

**Minutes**  
**Planning Commission Meeting**  
**Town of Paonia, Colorado**  
**August 05, 2024**

**RECORD OF PROCEEDINGS**

**Roll Call**

PRESENT

Chair Watson  
Vice Chair Howe  
Commissioner Brunner  
Commissioner Smith  
Commissioner McCarthy

**Approval of Agenda**

Commissioner Smith makes a motion, seconded by Commissioner McCarthy, to approve the agenda.

The motion carries unanimously.

**Approval of Minutes**

None

**Actions & Presentations**

1. Agenda Item #1: Discussion amongst Planning Commission members and Public regarding final draft of comprehensive plan.

Chair Watson and Commissioner Smith briefly discussed the amendments provided as well as confirming that there had been a motion about the housing study and needs assessment to be included in the master plan. The motion was made November 14, 2023, and approved the acceptance of the Housing Needs Assessment and Action Plan and require its inclusion in the draft of the Paonia Master Plan.

The Commissioners continue their discussion of the maps, expressing concerns for confusion with the various versions in different locations. The Ridgeway plan is discussed for its framework and layout as compared to Paonia's plan.

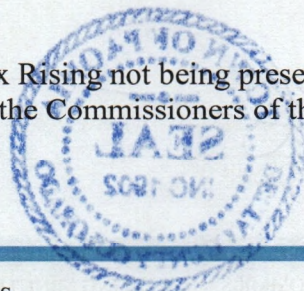
Commissioner Howe arrives at 6:22PM.

Commissioner McCarthy speaks to the need to discuss the Paonia document and its specifics rather than focusing on others.

The Commission discussed the number and approach of public comments received by the August 2<sup>nd</sup> date.

Vice Chair Howe notes the lack of inclusion of maps for land use, watershed, street maps, infrastructure maps, and others.

Commissioner Brunner questions Phoenix Rising not being present at the last two meetings. Commissioner Smith reminds the Commissioners of the remaining balance on same contractor's agreement as reason.



Commissioner Bruner states that the document before them is inadequate, needs to be returned to the board, and start over. The other Commissioners state the document can be adequate with some small amount of work by providing the missing water element and water conservation element.

The Commissioners discussed possible other avenues for communication regarding marking up and tracking changes. The approach to asking DOLA for an extension was also discussed since the deadline of September 30<sup>th</sup> won't be met.

Commissioner Bruner makes a motion that the deadline be extended 10 days from August 2<sup>nd</sup> for comments from the Commission.

The motion dies for lack of a second.

Commissioner McCarthy leads a discussion regarding the phrasing included which states balancing growth and development with the values of maintaining a small town contradicts other's views on what balancing is.

The Commissioners discussed contributions and challenges presented by locals, tourists, and remote workers.

Commissioner McCarthy takes exception to not prioritizing remote works since they live in town and are locals contributing to the economy. States that balancing tourism with those that live here is wrong. Commissioner Bruner states equating remote workers with tourists is an insult and are citizens that should be planned for.

The Commissioner's discussion shifts to Short Term Rentals (STRs) and Accessible Dwelling Units (ADUs). The discussion included the estimated number of STRs/ADUs. The group discussed the importance of aligning the plan with state statutes and ensuring it addresses housing needs and population projections.

Public Comment:

S. Patterson speaks about items discussed and in favor of including water elements.

C. Patterson speaks to addressing items already discussed and items identified during public engagement.

T. McCurdy speaks to focus on details of plan, rather than structure. She appreciates the plan as reflecting what community has expressed is important and speaks in favor and importance of passing a plan.

A Community Member speaks in favor of prioritizing rather than balancing. She also speaks of preference to remaining a residential community for residents, inclusion of maps, discussions of water, and a more concrete housing item.

The Commissioners decide to hold their next meeting on August 19, 2024, at 6:00PM.

Commissioner McCarthy makes a motion, seconded by Commissioner Bruner, to have the submitted commissioner comments posted on the master plan website on 8/6/2024.

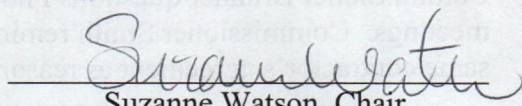
The motion carries unanimously.

### **Adjournment**

Chair Watson adjourns the meeting at 8:06PM

  
Ruben Santiago, Deputy Clerk



  
Suzanne Watson, Chair