

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
July 22, 2024

RECORD OF PROCEEDINGS

Roll Call

PRESENT

Chair Suzanne Watson
Vice Chair Lyn Howe
Chair Suzanne Watson
Commissioner Paige Smith
Commissioner Bill Brunner

ABSENT

Commissioner Peter McCarthy

Approval of Agenda

Commissioner Brunner makes a motion, seconded by Vice Chair Howe, to allow for public comments after approval of minutes.

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.

Planning Commission Members and the Board of Trustees are to get comments to Town Staff for compilation and inclusion in the document provided as an attachment. All comments should be received no later than Noon on August 2nd, 2024. Public Hearing for Final Adoption of Comprehensive Plan by Joint Meeting of the Planning Commission and Board of Trustees on September 4th, 2024.

C. Stewart, in public comments, questions the accompanying map to the Comprehensive Plan.

The Commission's initial conversation centered around concerns about the FLUM map accompanying the comprehensive plan, with some finding it difficult to determine which properties are in which planning area due to a lack of detail.

Commissioner Smith speaks to the included map is more of a general design guide, not meant to be so prescriptive.

Chair Watson suggested adding a disclaimer clearly on the accompanying map about usage of the map. Possibly an intent statement as to the intent of the future land use plan included.

C. Patterson speaks of the need for clear definitions of areas of map.

The Commission members discussed zoning definitions as they relate to the map presented.

Commissioner Howe expresses concern about going too specific as it would start to direct zoning. She stated that this is more of a broad usage of the areas and potential in uses in the future. Various concerns and questions were raised about the comprehensive plan, including specificity of zoning categories, potential for confusion, impact on land use, need for more information on light manufacturing, and agreements with Delta County in place for the three-mile growth area.

Commissioner Brunner questioned the lack of inclusion of a water delivery system map as part of the plan. He also speaks about the water moratorium as it relates to planned growth.

Commissioner Smith states more maps should have been included but were not submitted but is in the process of getting them.

Town Administrator Wynn stated that while more maps can be provided, some are confidential and will not be included since they contain critical infrastructure information regarding the water system. He goes on to state there may be an opportunity to work with the subcontractor that Phoenix Rising used for the maps to provide requested maps.

Commissioner Smith suggests values in the plan become objectives and have policies associated with an outcome.

The Commissioners discuss Ridgway's plan as it compares to Paonia's plan, noting areas of the comprehensive plan framework that can be modified to look similar.

Town Administrator Wynn asks the Commissioners to advise him as to what they would like included in the comments sheet for work on those changes to begin. He states that a special hearing to adopt can be held September 30th due to the deadline. A second extension from DOLA is discussed as well and approach on how to proceed by showing progress.

The Commissioners discussed the Housing Action Plan, which was approved as a stand-alone document, and can be integrated into the comprehensive plan. They also agreed that a zoning plan was important to include in the plan.

Chair Watson clarified that instead of values and policies, the terms will be objectives and policies.

There is a discussion about if a motion is necessary to request inclusion of the maps, but Town Administrator Wynn suggested including those requests in comments to the plan would suffice. He goes on to state that the watershed area map is from the Town's GIS and is accessible.

C. Stewart speaks of past visions for the Town and Plans, and feels an extension is appropriate.

C. Patterson speaks to the simplicity of Olathe's mater plan.


Commissioner Smith reminds the Commission that comments are due Friday, August 2nd. She also states that she will include the comments deadline reminder as part of the mayor's report at the next board meeting.

The adoption and prioritization of the master plan were also discussed, with no motion to approve the plan for inclusion and a need for concrete comments made.

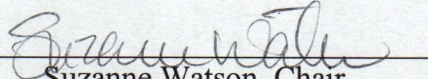
The Commission agrees to meet again to continue discussion on Monday, August 5th, 2024, at 6:00PM.

Adjournment

Chair Watson adjourns the meeting at 8:32PM


Ruben Santiago, Deputy Clerk




Suzanne Watson, Chair