

**Minutes**  
**Planning Commission Meeting**  
**Town of Paonia, Colorado**  
**April 30, 2021**

**RECORD OF PROCEEDINGS**

The Regular Meeting of the Paonia Planning Commission was called to order on Friday, April 30, 2021 at 1:01 pm by Barb Heck, Chairperson. Formal Video Record at <https://www.youtube.com/watch?v=ojbEpfTKEBA>

**Roll Call**

Commission members present were as follows: Chairperson Barb Heck, Commissioner Lucy, Commissioner Monica Foguth Hunter, Mayor Mary Bachran and Trustee Karen Budinger.

Also present were Town Administrator/Town Clerk Corinne Ferguson and Deputy Town Clerk Amanda Mojarro.

A quorum was present, and Chairperson Heck proceeded with the meeting.

**Approval of Agenda**

Motion to approve agenda as presented by Mayor Bachran, seconded by Commissioner Hunter. Motion carried.

**Unfinished Business**

Minutes: work session 02/18/2021 & regular minutes 4/16/21:

Motion to approve minutes as corrected by Mayor Bachran, seconded by Trustee Budinger. Motion carried.

Correction: 18-10-30 and add the Tree City Discussion.

**New Business.**

Appointment of New Commissioner Chair:

- Chairperson Heck nominated Commissioner Hunter for the Chairperson seat.
- Commissioner Hunter informed the committee she may consider stepping down from her seat due to the involvement in multiple projects.

Motion to temporarily appoint Lucy Hunter as the Chairperson by Mayor Bachran, seconded by Trustee Budinger. Motion carried.

Mattingly – Clark’s End Variance Application:

Public Hearing:

Chairperson, Barb Heck opened the Public Comment at 1:05 pm.

- Commissioner Hunter recused herself from the discussion and voting.

Lynn Mattingly developer of Clark’s End Subdivision brought forth a variance application requesting for the road grad cul-da-sac be increased by a 0.5%.

Publics concerns & comments:

- None.

Board concerns:

- None

Chairperson, Barb Heck closed the Public Comment.

Motion by Trustee Budinger, seconded by Commissioner Foguth to recommend to the Board to approve the variance request. Motion carried.

Ordinance – TBD Accessory Dwelling Units:

Town Administrator gave an overview of the Governmental Affairs Committee’s draft ordinance.

Discussion:

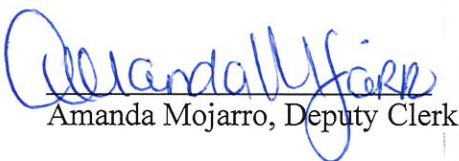
- Allow ADU’s as a second unit in R-1 zone.
- Discussion ensued about R-2 allowing for multiple units on the lot.
- Discussed the concern of parking and long-term parking issues.
  - Permit would need to apply for showing that there is adequate parking for the ADU.
- Discussed about selling if the ADU could be sold separately – Planning Commission was not in favor of this.
- Discussion ensued on ADU’s being accessible to the working group.
- Discussed the requirement/legal opinion of extending the water line.
- Discussion about the difference between the square footage of 800 in the ordinance and 500 Sq Ft. of the committee’s notes.
  - Mayor Bachran stated to address the Sq Ft. with setbacks if the lot does not meet the setbacks, then an ADU is not permitted.

Motion by Mayor Bachran, seconded by Trustee Budinger to recommend to the Board to include in the ordinance that Town setbacks be adhered to in the lots when creating the units.

Motion amended by Commissioner Hunter, seconded by Commissioner Foguth to recommend to the Board to approval with additional consideration to the setbacks and on item (c) change 1 off street parking space to adequate parking be provided. Motion carried.

**Adjournment**

Chairperson Heck adjourned the meeting at 1:38 pm

  
Amanda Mojarro, Deputy Clerk



  
Barb Heck, Chairperson