

Minutes
Planning Commission Regular Meeting
Town of Paonia, Colorado
July 31, 2019

RECORD OF PROCEEDINGS

The Regular Meeting of the Planning Commission held Wednesday, June 26, 2019, was called to order at 6:00 PM by Chairperson Barbara Heck, followed by the Pledge of Allegiance.

Roll Call:

Commission members present were as follows:

Chairperson Barbara Heck
Commissioner Monica Foguth
Mayor Charles Stewart
Trustee William Bear

Absent Commission members were as follows:
Commissioner Lucy Hunter

Town Staff present were as follows:
Deputy Clerk Amanda Mojarro

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

Approval of Agenda

Motion made by Mayor Stewart, Supported by Trustee to approve to move item (6) six - Ordinance 2019-TBD - Establishing Temporary Suspension of Processing Applications for Retail Superstores for A Period of Six Months to be addressed as item (4) four on the agenda.

Motion carried unanimously

Unfinished Business

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Motion made by Trustee Bear, Seconded by Commissioner Foguth to approve minutes as presented.

Motion carried unanimously.

Ordinance 2019-TBD - Establishing Temporary Suspension of Processing Applications for Retail Superstores for A Period of Six Months

Chairperson Barbara Heck opened the meeting to discuss, Ordinance 2019-TBD - Establishing Temporary Suspension of Processing Applications for Retail Superstores for A Period of Six Months

Discussion ensued by Mayor Stewart regarding the referenced Ordinance above. Stated that having a (90) ninety-day period as an alternative to the (6) six-month period would be enough time to allow particulars to go through the normal course and that the (10,000 sq. ft) Ten Thousand Square Feet for commercial building to be reconsidered.

Discussion points:

- Having a (90) Ninety-day period in place of a (6) six-month period.
- (10,000) Ten Thousand square feet for commercial buildings.

Public Comment and Concerns:

- Retain a moratorium for businesses in general for HWY 133 area
- Retain a moratorium formula business specifically due to the zoning changes proposed in the town area.
- Retain a moratorium to remain on the HWY 133 corridor only without affecting the town

Motion made by Mayor Stewart Second by Commissioner Foguth to recommend to the Board of Trustees to approve with (3) three changes, regarding Ordinance 2019-TBD - Establishing Temporary Suspension of Processing Applications for Retail Superstores for A Period of Six Months. (1) One - have caption read (90) ninety days in line with what is in bodied in the text of the Ordinance 2019-TBD. (2) Second - a reference to (10,000 sq. ft) Ten thousand square feet be removed and the Ordinance 2019-TBD be applied to commercial and retail buildings. (3) Third - Change the title to read (90) ninety days. Motion carried unanimously.

Ordinance 2019-TBD - Creation of the Highway 133 Corridor Overlay District & Highway 133 Corridor Development Submittal Requirements & Design Standards.

Chairperson Barbara Heck opened the meeting to discuss Ordinance 2019-TBD - Creation of the Highway 133 Corridor Overlay District & Highway 133 Corridor Development Submittal Requirements & Design Standards.

Discussion ensued by Mayor Stewart elucidated the purpose of the above-referenced ordinance, in 2011 the Hwy 133 corridor did not get incorporated into the town's ordinances. Mayor Stewart furthermore elucidated on the provision of Hwy 133 corridor agreement pertains to properties once they are annexed, this is the purpose of the Ordinance 2019-TBD referenced above. Mayor Stewart informed that this is part of Delta County's expansion plan for the Town of Paonia.

Discussion Points:

- Purpose of the referenced above ordinance.
- Highway 133 corridor did not get incorporated into the town's ordinances in 2011.
- Provision of Hwy 133 corridor agreement apply to properties once annexed.
- Delta County expansion plan for the town

Members of the public disagree with being a part of the HWY 133 corridor annexation.

Mayor Stewart elucidated that properties could have an annexation agreement tied to it from previous owners.

Motion by Commissioner Foguth Second by Trustee Bear to recommend to the Board of Trustees approval of Ordinance 2019-TBD - Creation of the Highway 133 Corridor Overlay District & Highway 133 Corridor Development Submittal Requirements & Design Standards.

Main Motion Amended by Mayor Stewart Second by Trustee Bear to recommend to the Board of Trustees, if the Board does not impose a moratorium within Hwy 133 corridor to recommend passing the Emergency Ordinance of the town of Paonia, Colorado.

Motion to Amend, Motion Amended by Commissioner Foguth Second by Trustee Bear if the (90) ninety-day moratorium on Hwy 133 corridor ordinance passes, the suspension period will come into effect. Motion carried unanimously.

Ordinance – 2019-TBD – Formula Businesses

Chairperson Barbara Heck opened the discussion up for Ordinance – 2019-TBD – Formula Businesses.

Mayor Stewart read to the planning board the definition for Formula business under Ordinance – 2019-TBD – Formula Businesses Section 2. Amendment to the Town Code. Sec. 16-1-100 of the Town of Paonia Municipal Code is amended to add a definition for formula businesses.

Motion by Trustee Bear Second by Commissioner Foguth to recommend to the Board of Trustees Ordinance – 2019-TBD – Formula Businesses to be adopted, amending chapter 16 of the Town of Paonia regarding Formula Businesses.

Paonia Comprehensive Master Plan Preliminary Update by Vista Intern Evan Bolt

Chairperson Barbara Heck opened the discussion up for Paonia Comprehensive Master Plan Preliminary Update powerpoint presentation by Vista Intern Evan Bolt. Evan Bolt talked about the importance of keeping the master plan updated for competitive grants.

Discussion points:

- Land use
- Housing
- Utilities (water, sewer, trash and the after-action report from the water incident)
- Transportation
- Economic Development
- Sustainability (Renewable Energy, Environment and Dark Sky)
- Art & Culture
- Parks, Recreation, and Trails

Evan Bolt stated the importance of having the public input whether in-town or out of town for the update of the master plan. (4) Four public meetings will be held throughout the process. (1) First meeting will be in September; the conformation of the date will be announced at a later time.

Discussion points:

- Explanation by Mayor Stewart of why since 1996 there was no comprehensive plan
- Future meetings
- Public input whether you live in or out of town

Adjournment

Motion by Chairperson Heck supported by Trustee Bear to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned by Ms. Heck at 7:15 pm

Amanda Mojarro, Deputy Clerk

Barbara Heck, Chairperson

