

Minutes
Planning Commission Regular Meeting
Town of Paonia, Colorado
June 26, 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 Lucy Hunter
Commissioner Monica Foguth
Mayor Charles Stewart
Trustee William Bear

Town Staff present were as follows:

Administrator Ken Knight
Deputy Clerk Amanda Mojarro

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

Approval of Agenda

Motion made by Trustee Bear, Supported by Commissioner Hunter to approve the agenda.
Motion carried unanimously

Unfinished Business

Minutes – May 30, 2019

Motion made by Mayor Stewart, Seconded by Trustee Bear to approve minutes as presented.
Motion carried unanimously.

Public Hearing: 215 Delta Ave. Variance – Shane Smith

The purpose of the Public Hearing is to hear the applicants 20ft garage Variance request and to hear public comments.

Chairperson Barbara Heck opened the meeting to discuss, Mr. Smith's variance request for a garage roof height of 20ft.

Administrator Knight read staff notes to the planning commission.

Discussion ensued by Mr. Smith stating his reasons for a request for having a 20ft height roof, are the addition of solar panels and more storage area.

Mr. Smith's contractor communicated to the planning committee the mechanics behind having a 20 ft height roof.

Discussion ensued by Mayor Stewart the option of a wider roof.

Mr. Smith expressed that he would like to stay within the character and aesthetics of the house and not loose off-street parking, for this to happen the roof would need to be higher and not wider.

Discussion points:

- Loss of off-street parking
- House would lose the character
- Roof height explanation
- A taller garage door needs a higher ceiling
- A wider roof

Discussion ensued by Trustee Bear regarding the contentious of the past request of variances for having a higher roof.

Discussion points:

- Possible denial from the board of trustees
- contentious matter among the board of trustees and the community

Mayor Stewart read the ordinance of Sec. 16-11-60. - Requirements for accessory buildings and uses, (e) Accessory buildings shall not exceed fifteen (15) feet in height.

Administrator Knight stated that the ordinance has been in place since 1983 and was amended in 2000 and 2015, has not changed and has been the standard since 1983.

Motion by Trustee Bear Supported by Mayor Stewart to recommend to the Board of Trustees denial of Mr. Smith's 20 ft height garage roof variance. Motion carried unanimously.

Public Hearing: 419 Stahl Rd – Greenbelt Addition Annexation

The purpose of the Public Hearing is to hear the applicant's Annexation request and to hear public comments.

Administrator Knight read staff comments regarding the Greenbelt Addition Annexation. Stating that the property is within the Delta County / Town of Paonia Highway 133 planning area.

Charris Ford, owner of 419 Stahl Rd communicated to the planning committee currently, he does not have a water or sewer tap and is requesting to be annexed into to the Town of Paonia to be able to have water and sewer tap and to be a part of the community. Mr. Ford disclosed the preference of the zoning to be zoned to have the ability of future commercial use.

Discussion points:

- Vegetable stand
- Small future retail business
- Zoning category
- Farming Avocation

Discussion ensued by Trustee Bear regarding the developing resources for Mr. Ford's property.

Administrator Knight read Sec. 16-2-110. - DR, Developing Resource District along with Sec. 16-2-20. - E-1, Estate Residential District.

Discussion ensued by planning committee members to take into consideration the zoning for the surrounding properties, to refrain from spot zoning. Planning Committee members in favor of the annexation with appropriate zoning for Mr. Ford's property according to the use.

Discussion point:

- DR, Developing Resource District.
- E-1, Estate Residential District.
- Future annexation

- Spot Zoning

Administrator Knight along with Commissioner Hunter recommended (2) two motion be made (1) one for the annexation (2) second for the zoning.

Motion by Commissioner Hunter Supported by Trustee Bear to recommend to the Board of Trustees approval Mr. Charris Ford's annexation. Motion carries unanimously.

Commissioner Hunter called a (5) five-minute recess at 7:05 pm. The meeting resumed at 7:10 pm

Discussion by Commissioner Foguth regarding Mr. Ford's concern with the type of the property will be zoned as.

Motion by Commissioner Foguth to recommend to the Board of Trustees approval to discuss with owner and research the zone for his property with the planning committee. Motion failed for lack of a Second.

Motion by Commissioner Hunter to recommend to the Board of Trustees approval to zoning Mr. Charris Ford's property - 419 Stahl rd. as E-1, Estate Residential District. Motion carried unanimously.

Chairperson called for a (1) one-minute recess at 7:17. The meeting resumed at 7:18 pm.

Public Hearing: Lynn Mattingly Major Subdivision - South Clark

The purpose of the Public Hearing is to hear the applicant's Annexation request and to hear public comments.

Commissioner Hunter recused her self due to personal conflict.

Administrator Knight read staff comments regarding the South Clark subdivision. The Development Review Committee and Staff reviewed Ms. Lynn Mattingly's major subdivision on South Clark application. Recommends the approval of South Clark major subdivision with condition requested and be incorporated into the approval that the Paonia Volunteer Fire Department has set, a letter is included in the packet. The rights and uses of the irrigation water supply are incorporated into the covenants and conditions of the homeowners association.

Ms. Mattingly briefly explained to the planning committee, the property originally is zoned as R-2 it accommodates (8) eight residences currently. Requesting to build (7) seven townhomes with a cul-de-sac at the end of the street and to be re-zoned as R-1 PUD, to provide affordable housing for the community. Parcels will be sold in pairs each one will have its own deed.

Discussion ensued regarding the traffic, parking issues and access from Colorado Avenue with South Clark subdivision development.

Discussion points:

- Parking for family visiting
- Possible access through Colorado Avenue
- A concern with the back of the Properties facing Colorado Avenue is sloped.
- Colorado is part town and county
- Authorization of Colorado Avenue
- Parking along Colorado avenue

Discussion ensued regarding the request for (4) four variances. The preliminary plat submission - variance request are included in the packet.

Discussion ensued by Mayor Stewart addressed deems the (4) variances are permissible under zone R-1 PUD.

Administrator Knight communicated the (4) four variances are permissible under the R-1 PUD zone. Variances were furnished as (1) one in lieu of applying for (4) separate variance request.

Public comments regarding the South Clark subdivision:

- Fill Colorado Ave to be usable as access for traffic
- Square feet for developing in an R-2 zone
- Traffic density
- Parking
- Construction
- A (50%) fifty percent increase in street traffic

Discussion ensued issues to be analyzed by the board, traffic, parking and water pressure.

Discussion ensued by Trustee Bear what requirements will the applicant endure.

Administrator Knight communicated the requirement is to build to the town standards and there are no bond requirements on taps.

Motion by Mayor Stewart to recommend to the Board of Trustees approval of Lynn Mattingly Major Subdivision - South Clark with the condition by staff with some proposal of mitigation on traffic and parking issues Second by Commissioners Foguth. Motion carried unanimously.

Adjournment

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

The meeting was adjourned by Ms. Heck at 8:33 pm

Amanda Mojarro, Deputy Clerk

Barbara Heck, Chairperson