

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
March 13, 2024

RECORD OF PROCEEDINGS

Roll Call

PRESENT

Vice-Chair Mary Bachran
Commissioner Steve Clisset
Secretary Lyn Howe

ABSENT

Chair Dave Knutson
Commissioner Suzanne Watson

Approval of Agenda

Secretary Howe makes a motion, seconded by Commissioner Clisset, to approve the agenda.

Motion carries unanimously.

Approval of Minutes

January 17, 2024 Planning Commission Minutes
February 7, 2024 Planning Commission Minutes

Secretary Howe motions, seconded by Commissioner Clisset, for approval of January 17th and February 7th meeting minutes.

Motion carries unanimously.

Actions & Presentations

1. Public Hearing

Presentation of the Draft Element of the Comprehensive Plan - Infrastructure: Water, Sewer & Treatment, Urban Forest, Sanitation & Resource Recovery
Vice-Chair Bachran opens the Public Hearing at 5:03 PM

Vice-Chair Bachran explains the public hearing process.

Town Administrator Wynn explains that this hearing will be a little different than the typical quasi-judicial hearing. This hearing is with the intent to gather input and there will be a common period for the next two weeks on this element. Public is invited for input.

Vice-Chair Bachran asks the board if they have any disclosures, conflicts of interest, or ex-parte contacts. None are heard.

Town Administrator Wynn states there is no staff presentation. Calla Rose will be presenting.

C. Rose (Phoenix Rising) begins her presentation by thanking the public and staff for resources put towards project. She presents the mission statement (Vision), read by a public participant present in the room.

C. Rose proceeds to go through the remaining items in the Infrastructure Element Worksheet - Values, Policies & Actions. She explains that Policies & actions should be a reference and that the action items are to-do items, which are non-binding and are suggestions. Most action to-do items are under the Infrastructure Actions, which included development of a comprehensive Capital Improvement Plan, utility rates study, GIS data system, public updates, budgeting, and low-income household options. She goes on and suggests a checklist of items for staff/trustees as next steps (suggested actions).

C. Rose proceeds to the discussion about water. Hard infrastructure was primary focus, suggests land management such as temporary, small water cycling, and/or green space management. She also discusses the town's water sheds and background on snowpack/monsoon water. She also provided a bit of background information on climate change and effects on ground water resources, and approaches to stabilizing small water cycles in water sheds.

Town Administrator Wynn states that action items would be added as addendum as action items to move forward. Prioritizes importance of action items for future.

R. Reindle speaks about transfer development rights (TDR) may be useful for thinking about water. Wildlife area and you can build on it and have water rights transferred. And idea for creative development and TDR could be moved closer to town.

B. Brunner speaks to the report has no reference to existing water studies.

C. Rose points out elements are noted on web site.

B. Brunner states that what is missing is a description of system that is not adequately shown. Feels report is missing items, or not included.

C. Rose encourages B. Brunner to read full element posted online, reminds folks that this a high-level reference document. Goes through points about how & frequency of updates. Identified most of public does not understand how Paonia water system works. Items presented are from internal documents and public input.

B. Brunner speaks against lifting water moratorium. Feels existing studies have done enough and doesn't feel more studies are necessary.

Commissioner Clisset states that these are guidelines from which town board will make decisions as to how to move forward into the future. That the studies mentioned by B. Brunner should be included. The town uses 4.5% of water designed for usage. 2.3 billion usages allowed, but usage is 9.5 million. Asks how the why and usage fit into the plans.

C. Rose states that one of the recommendations is to get a sense of what average usage for tap is. Feels that type of data can be utilized for planning. But questions about volume of usage should be addressed.

Commissioner Clisset states that this issue goes back to zoning.

C. Rose states that this will require a few more years of water usage/flow. Continue to look at water in system, what taps are using, and what you must work with. In speaking with experts, they could not provide commitment of having future snowpack water.

Secretary Howe states the hydrogeological studies will be helpful in the future.

C. Rose discusses drought and planning for it.

Vice-Chair Bachran states that she likes the idea of policies discussed about working one the water shed and doing restoration. Improvement will improve everything downstream.

Commissioner Clisset states that water action item #14 (working with the US forest Service and USNRCS) will require BLM involvement.

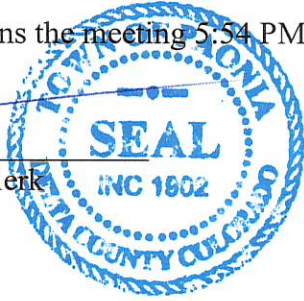
Vice-Chair Bachran closes the public hearing at 5:53 PM.


Adjournment

Vice-Chair Bachran adjourns the meeting 5:54 PM



Ruben Santiago, Deputy Clerk





Mary Bachran, Vice-Chair

