



**The Buena Vista Planning & Zoning Commission
Buena Vista Community Center, Piñon Room
715 East Main Street
July 31, 2019 at 7:00PM
*AGENDA***

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Adoption**
- V. Approval of Minutes – July 10, 2019**
- VI. Public Comment**
- VII. New Business**
 - 1. Public Hearing – Major Site Development Review** – To review an application by Fading West Homes for an approximately 91,000 sq. ft. manufacturing facility on a 7 acres site located at the S.E. corner of McCombs Street and McCormick Place.
- VIII. Staff/Commission Interaction**
- IX. Adjournment**



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission July 10, 2019

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, July 10, 2019 at the Buena Vista Community Center, 715 E Main Street, Buena Vista, Colorado by Chair Preston Larimer. Also present were Vice Chair Annie Davis, Commissioners Estes Banks, Lynn Schultz-Writsel, and Thomas Doumas.

Staff Present: Principal Planner Mark Doering and Planning Technician Robin Mesaric-King.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Mesaric-King proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Doering added an item to the agenda in New Business. Larimer called for approval of the agenda as amended. Davis motioned to adopt the agenda as amended, **Motion #1** seconded by Schultz-Writsel. Motion carried.

APPROVAL OF MINUTES

Davis motioned for approval of the June 26, 2019 minutes as presented. **Motion #2** was seconded by Doumas. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:03 pm. With no comments, public comment was closed at 7:03 pm.

NEW BUSINESS

Grant

Becky Gray, Chaffee County Housing Director, gave a presentation on a grant which combines health and housing. She explained whom the grant was offered through, what it would be used for, type of grant, what the focus of the grant is, grant details, grant activities, number of topics to research, how the research will be conducted, and educational events.

Special Use Permit for an Above Ground Bulk Storage Tank for Socorro Brewing CO (Eddyline Brewing) at 102 Linderman Avenue

Brian England, owner of Eddyline Brewing, outlined the request for an additional grain silo, the reasons for the new silo, pumps being purchased, schedule to dump silo, and mechanism to dump spent grain.

Doering gave a presentation on the reasons for a special use permit, the criteria used to evaluate the application, what would be stored in the tank, the site, zone district, surrounding zone districts, location of the proposed and current silos, size of silos, elevation drawings, specifications on silo, photos of the

current conditions, and Town's recommended conditions for approval. The Commissioners clarified the screened storage for the site and discussed flammability concerns.

Sarah Kuhn of 111 South Gunnison Avenue was happy to hear they are trying to address the site issues and inquired on the proposed use on the loading dock.

Davis motioned to APPROVE the Special Use Permit for an above ground bulk storage tank for spent grains, with the following conditions:

1. The above ground bulk storage tank shall only be used to store spent grains and not converted to storage of any combustible materials.
2. The applicant shall meet all Chaffee County Building and Fire Department requirements for the adopted International Fire Code, 2015 edition for construction of the proposed above ground bulk storage tank at the time of a building permit.
3. Prior to the Town approving the building permit for the proposed above ground bulk storage tank, a fence permit meeting the requirements of Section 4.4.6. of the UDC for screening storage areas shall be submitted. Said screening shall be under construction prior to the completion of the above ground bulk storage tank and completed within 180 days of the completion of the tank's construction to allow for the required screening to be installed with winter weather conditions.
4. Failure to maintain the required screening to Town standards in the UDC shall be cause for consideration of revocation of the SUP and/or grounds for a nuisance violation identified in the Municipal Code.

Motion #2 was seconded by Schultz-Writsel. Motion carried.

STAFF / COMMISSION INTERACTION

The Commission discussed a Special Session on July 31st, 2019 and why a major site plan is reviewed by the Planning and Zoning Commission.

Schultz-Writsel motioned to cancel the July 24, 2019 meeting and have a meeting July 31, 2019 at 7:00 pm. **Motion #3** was seconded by Banks. Motion carried.

Doering informed the Commissioners that there is a Planning Conference September 18th to 20th in Snowmass and invited the Commissioners to attend. Schultz-Writsel expressed interest in attending.

The Commission inquired on year to date permits numbers.

ADJOURNMENT

There being no further business to come before the Commission, Banks motioned to adjourn the meeting at 8:29 p.m. Davis seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Robin Mesaric-King, Planning Technician



TOWN OF BUENA VISTA

P.O. Box 2002
Buena Vista, CO 81211
Phone: (719) 395-8643
Fax: (719) 395-8644

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: July 30, 2019
MEETING DATE: July 31, 2019
ADDRESS: TBD – Property at the Southeast corner of McCormick Place and McCombs Street
APPLICANT: Charlie Chupp representing Fading West Homes, LLC
REQUEST: A Major Site Plan for an approximately 91,000 square-foot Manufacturing Facility
TOWN STAFF: Mark N. Doering, Principal Planner

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission continue the public hearing to a date certain. The applicant has not addressed all the items staff identified in its review comments to be able to take the application to the Planning and Zoning Commission for a final decision. Staff would recommend that the Planning and Zoning Commission open the public hearing and immediately continue the hearing to a later specific date. The property was posted with the public hearing signs and adjoining property owners were notified by first class mail. Therefore, the public hearing needs to be opened and continued to a later date. Staff would recommend that the next available meeting date for this application's public hearing be August 21, 2019, to allow the applicant to be able to respond to staff comments and provide final drawings that the Planning and Zoning Commission can review. Continuing the public hearing will not require renoticing the adjoining property owners or republishing notice in the paper, but staff will provide additional notice of the new date if the Planning and Zoning Commission decides that it is needed when it makes its decision to continue the application.

CC: Charlie Chupp, Fading West Homes, LLC.