

**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission**

October 5, 2016

**CALL TO ORDER**

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, October 5, 2016 at Buena Vista Community Center, 715 E Main Street, Buena Vista, Colorado by Chair Trey Shelton. Also present were Commissioners Annie Davis, Estes Banks, and Tim Bliss, and Alternates Ed Barkowski and Lynn Schultz-Writsel. Staff Present: Principal Planner Mark Doering, Planner I Scott Reynolds, and Planning Technician Jill Abrell.

**PLEDGE OF ALLEGIANCE**

Chair Shelton led in the Pledge of Allegiance.

**ROLL CALL**

Abrell proceeded with the roll call and declared a quorum.

**AGENDA ADOPTION**

Shelton called for approval of the agenda. **Motion #1** by Davis seconded by Bliss to adopt the agenda as presented. Motion carried.

**APPROVAL OF MINUTES**

Davis motioned for approval of the September 21, 2016 minutes. **Motion #2** was seconded by Bliss. Motion carried.

**PUBLIC COMMENT**

Shelton opened the public comment portion of the hearing at 6:03 p.m. With no comments received, the public comment portion of the hearing was closed at 6:03.

**NEW BUSINESS**

**Mick's Minor Subdivision**

Samuel Mick of 401 Hwy 24 N. rose to address the Commission. Mr. Mick stated that he used to own the Shopko building but sold it and kept the land around it. He would like to be able to develop and sell the property around the Family Dollar separately from the Family Dollar and so is requesting a minor subdivision of the property.

Doering then presented the staff report. He noted that the minor subdivision would create two commercial lots from one existing lot at 401 Hwy 24 N. and that no new public improvements were required. Doering stated that this property had previously been through a subdivision, but the new subdivision would create one new vacant lot and reconfigure the other lot which already has an existing building located on it. He presented the project location map and zoning map and noted the configuration of the proposed lots and that it was zoned B-2 Highway Business. Doering then showed the utility map and noted the water and sewer line locations near the property.

Doering then presented site photos showing the property. He highlighted where the subdivision would fit around the existing buildings, including the Shopko and Family Dollar. He commented that the Shopko would not be part of the subdivision but that the subdivision would allow for a new commercial business to be constructed between the Family Dollar and the Shopko that would meet building and fire codes.

Doering then showed the proposed final plat. He noted that the subdivision would be split between Lots 1A and 1B and would wrap around Shopko, but that Shopko was not part of the proposed subdivision. He stated that with the subdivision, an additional building could also be constructed north of Shopko. Doering summarized that the subdivision gave potential for two new commercial buildings to be developed but also noted that that could require a Special Use Permit to allow for multiple buildings on one lot.

Doering then discussed access for the lots. He noted the loading docks on the back side of the buildings and that Lot 1A had access to Arkansas Street.

Doering then discussed required easements for the subdivision. He noted access and utility easements on the rear of the property and north side of the property. He noted that one easement was not continuous because when the land was originally platted, there had been an alley through the missing area. With the alley, there was no need for an easement. He stated that an easement would have to be added to correct this and connect the existing easements. Doering then showed loading areas for trucks for Lot 1B and Lot 2 and stated that an easement would need to be created to allow the trucks to drive over the property. Doering then noted proposed parking easements that would allow for parking areas for Lot 1B. He finally noted that a service line would be required for water, so an easement would need to be put in place to allow for the water service line.

Doering stated that an easement had already been created to allow shared parking and access with the previous subdivision but that that easement would need to be updated to reflect the new configuration of the proposed subdivision plat. He also stated that the two easements would need to be connected to ensure the utility companies would be able to provide services to any new development.

Doering noted that Chapter 7, Goal 6 of the Comprehensive Plan does encourage infill and density and that this development meets that goal.

Doering then reviewed the criteria for a Minor Subdivision and noted that the development conforms to the requirements of the Subdivision Ordinance and that the new lots meet the lot size requirements of the Town's zoning ordinance. Doering stated that with Condition #1 added, the development meets the criteria for adequate utility service availability and that proper easements currently exists or will be modified or created and that the applicant will dedicate those easements to the Town as required. Finally, he noted that proper drainage control has been demonstrated with the existing buildings, and that any new buildings will have to show proper drainage at the time of building permit.

Doering concluded by stating that staff recommends approval with the following conditions:

1. Prior to recordation of the final plat, the Final Plat drawings shall be corrected to the satisfaction of the Principal Planner.

Banks noted that the plan appeared to be comprehensive and straightforward. Doering commented that both lots will have adequate access and utility services once the easements are put in place. Bliss noted parking seemed to be adequate. Schultz-Writsel commented that 20 feet is not very wide for a new

commercial building. Doering stated that they can build property line to property line in the B-2 zone district. Mr. Mick added that the building could be a maximum of 2,000 square feet. Doering commented that that is about the size of the businesses on Main Street. Bliss inquired about parking easements. Mr. Mick responded that there are parking easements all over the property. He also noted that parking would be available in the rear of the building for employees if parking became an issue. Mr. Mick noted that the rear of the property also has easements that would allow for employee parking.

With no further discussion, Davis motioned to recommend to the Board of Trustees approval of Mick's Minor Subdivision with the condition as outlined by staff. Bliss seconded and **Motion #3** carried.

#### STAFF / COMMISSION INTERACTION

Shelton noted that he would be absent at the next meeting and the November 16 meeting. Barkowski noted that he would also be absent for the October 19 meeting. Doering stated that a discussion of changes to the R-3 zone standards was scheduled for the October 19 meeting. He stated that the R-3 zone district is the highest density zone and allows for multifamily housing units. He commented that there is an upcoming proposal related to the proposed R-3 zone district standard changes and that these changes would go into effect prior to approval of the Unified Development Code (UDC).

Doering noted the upcoming APA Conference and stated that there was room for additional Commissioners to attend if interested and available.

Doering commented that there is also a conference taking place in Durango and that Chaffee County Housing Trust is trying to create a county wide group to attend and would like Buena Vista to participate. Banks noted interest in attending.

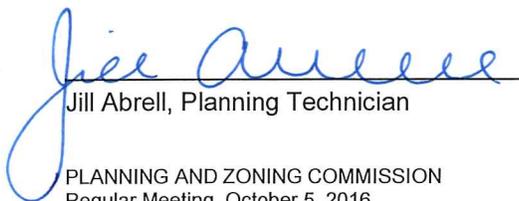
Banks expressed appreciation for Doering's presentation skills and style. Shelton agreed and added that Reynolds was also doing well giving presentations.

#### ADJOURNMENT

There being no further business to come before the Commission, Commissioner Banks motioned to adjourn the meeting at 6:22 p.m. Commissioner Davis seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

  
for - Trey Shelton, Chair

  
Jill Abrell, Planning Technician