



**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission  
January 16, 2019**

**CALL TO ORDER**

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, January 16, 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, and Commissioners Estes Banks, and Lynn Schultz-Writsel.

Staff Present: Principal Planner Mark Doering, Planner 1 Robert Messenger, 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**

Larimer called for approval of the agenda. Davis motioned to adopt the agenda as presented, **Motion #1** seconded by Schultz-Writsel. Motion carried.

**APPROVAL OF MINUTES**

The Commissioners requested a grammar and spelling correction. Davis motioned for approval of the December 12, 2018 Planning and Zoning Commission meeting minutes as amended. **Motion #2** was seconded by Schultz-Writsel. Motion carried.

The Commission requested a grammar and spelling correction. Davis motioned for approval of the December 12, 2018 joint work session minutes as amended. **Motion #3** was seconded by Schultz-Writsel. Motion carried.

**PUBLIC COMMENT**

Public comments opened at 6:07 pm. With no comments, public comment was closed at 6:07 pm.

**NEW BUSINESS**

**Rezoning Application for 28374 County Road 317**

Davis recused herself from the public hearing because she is the Trustee representing the Mountain Heights Baptist Church selling the property to the Heart of the Rockies Regional Medical Clinic.

Michael Wilbur, the attorney for the Salida Hospital dba HRRMC, explained the length he has been working on this project, the reasons for the project, the elimination of curb cuts, and hours and days of operation for the medical clinic and church.

Messenger gave a presentation on the rezoning application for HRRMC and he explained the zone district, the reason for the rezoning, size of the lot to be subdivided, vicinity map, the UDC criteria for approval, and the Town's recommendation.

The Commissioners verified the size of the piece of land being rezoned, the identities of surrounding property owners, the size of the addition, and if there would be community input.

Wilbur stated that the addition is still in the design phase, and the final size is not determined yet. He stated that the hospital would probably be willing to have a public input session.

Schultz-Writsel motioned to recommend that the Board of Trustees approve the Rezoning Application to allow a lot line adjustment between the Mountain Heights Baptist Church and the Heart of the Rockies Regional Medical Center (HRRMC) located at 28374 CR 317. **Motion #4** was seconded by Banks. Motion carried.

#### **STAFF / COMMISSION INTERACTION**

Doering presented the application for a new Planning and Zoning Commissioner candidate Craig Brown, and he explained the proposed length of Brown's term.

Doering informed the Commissioners of the Historic Preservation Commission approved by ordinance by the Board of Trustees. They are working on some architectural guidelines; particularly for East Main Street and possibly one block on each side of East Main Street. They will come before the Planning and Zoning Commission either in February or March. They are going to do a public outreach meeting on February 21st at the Community Center. The Commissioners felt that there was a need for historical architectural guidelines for the older and more historical buildings and the surrounding lots. They stated that several buildings in Town have a very significant history and the citizen's would be upset to lose those structures. They discussed the possibility of a historic district and historical guidelines for replacement of demolished or new structures in a specific location.

Larimer informed the Commissioners that Governor Hickenlooper designated Colorado as "Lifelong Colorado", having to do with making Colorado livable for seniors.

Banks inquired on the number of building permits issued in 2018. Doering stated that there were 71 new dwelling units for 2018. Larimer felt a marketing report on short term rentals should be compiled in Town.

Schultz-Writsel inquired if employee housing was going to be accommodated in the addition to the HRRMC building. Doering stated that he felt a local facility for the intoxicated in police custody would be beneficial.

Doering informed the Commission that in 2018 there were 64 licensed short term rentals, which accounts for approximately 94% of the ones being operated in Town limits. In 2019 there are 46 which have renewed.

#### **ADJOURNMENT**

There being no further business to come before the Commission, Banks motioned to adjourn the meeting at 7:13 pm, Davis seconded. **Motion #5** was unanimously approved.

Respectfully submitted:

  
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Preston Larimer, Chair

  
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Robin Mesaric-King, Planning Technician