



**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission  
February 15, 2017**

**CALL TO ORDER**

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, February 15, 2017 at the Buena Vista Community Center, 715 E Main Street, Buena Vista, Colorado by Chair Trey Shelton. Also present were Vice Chair Preston Larimer, Commissioners Estes Banks, Annie Davis, and Tim Bliss, and Alternate Commissioners Lynn Schultz-Writsel, and Ed Barkowski.

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

**PLEDGE OF ALLEGIANCE**

Chair Shelton led in the Pledge of Allegiance.

**ROLL CALL**

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

**ANNOUNCEMENT**

Ed Barkowski announced his resignation from the Planning and Zoning Commission effective at the end of tonight's meeting.

**AGENDA ADOPTION**

**Motion #1** by Davis seconded by Bliss to adopt the agenda as presented. Motion carried.

**APPROVAL OF MINUTES**

Shelton called for the approval of the February 1, 2017 minutes. Bliss requested removal of the 2<sup>nd</sup> "would" and rewriting the sentence under public comment closed, 2<sup>nd</sup> line, if the project would likely not go forward. Change "if" to "is" on sentence about proposed subdivision. Larimer requested adding the word "inventory" to the sentence about the "missing part of housing market". **Motion #2** to accept minutes as amended by Larimer was seconded by Bliss. Motion carried.

**PUBLIC COMMENT**

Shelton opened the public comment portion of the hearing at 6:07 p.m. With no comments received, the public comment portion of the hearing was closed at 6:07 p.m.

**NEW BUSINESS**

**UDC- Changes to Chapter 1 and 2 Review**

Shelton requested all recommended changes to be shown as a highlighted strike out with changes next to it instead of text replaced and highlighted changes.

**Chapter 1**

Doering presented the recommended changes from the Planning and Zoning Commission for Chapter 1.

Banks requested the reasons why the Manufactured Home district was removed included in the changes presented to the Board of Trustees. Also, any changes the Planning and Zoning Commission recommended and the reasons why it was recommended included.

### **Chapter 2 Comments from the Planning and Zoning Commission**

Doering reviewed all the changes that the Planning and Zoning Commission had recommended for Chapter 2.

Doering presented UDC zoning handouts for the general public to the Planning and Zoning Commission.

Revise the screening verbiage for mixed use buildings

R-3 the height maximum shows 40' instead of 35' in the chart.

The Commission member generally agreed that the summary table should be located at the beginning of the section. Also to move the specific zone summary chart to the front of the relevant specific section and remove the individual zone charts. Bliss/Larimer

Page 38, the drawing for where building height is measured needs a better graphic.

Article 16.02, figure 2a, this is for existing built out areas, on an infill lot.

The Planning and Zoning Commission generally agreed that their recommendations had been addressed for chapters 1 and 2.

Doering proposed moving chapters 1 and 2 up to Board of Trustees for review, and then continue moving chapters up as they are approved by Planning and Zoning Commission, after they are finished being revised with modifications, removals, additions and the reasons why changes were proposed. Davis/Larimer 6:52

### **Chapter 3- Use Regulations- Preliminary review by the Planning and Zoning Commission**

The commissioners verified that the Manufactured Home district information would go away if the Board of Trustees approved the removal of the MH zone district, and Doering confirmed.

Doering reviewed the table of allowed uses, and Shelton verified that there are definitions for all of the allowed uses.

Larimer clarified the definitions for home day care and personal care.

Doering outlined the changes recommended by the Town staff to the Planning and Zoning Commission in the UDC.

Bliss verified where definitions are located in the UDC.

Larimer asked about the HC zone. The accessory uses around The Palms Condominium- Living quarters above commercial. Doering clarified that is live/work situation.

The terms lodging facilities, hotel, motel, short term vs long term rentals were discussed and there definitions. Allowed uses 3.1 looked at the definition of hotel, motel, and short term and long term rental. Commissioners requested a more comprehensive definition for co-housing.

The commission requested clarification on solar energy small vs large. Is it in the definition? Doering stated that there is 10 Kw limit per parcel for small solar energy. Shelton stated that we need to look into a normal roof Kw panel capacity and be prepared for improvement of technology.

Doering reviewed specifics noted in the use charts, and additional requirements and the standards that have to be met.

Doering explained that cell tower restrictions have numerous pages. Doering explained who regulates what, FAA and FCC and what the Town regulates. Doering will get a real picture to show an example of good and bad cellular towers.

Doering presented on accessory uses and structures, standards, regulations and the impact on the neighborhood, temporary uses and structures.

3.2.1.a.2 Residential uses, variation of external walls. Townhomes have one long blank wall. Larimer stated that different colors, roofs, planes, porches fix the problem of a flat facade; South Main rowhomes would not be allowed. The concept of brownstones comes out of the east, specifically, Hoboken, Manhattan and Brooklyn. BV Townhouses borrow from that concept. The elevation of brownstones rarely changes on a given block, so therefore there is no reason for us to change elevations on townhouses in BV. Typically, roof lines are not changed on brownstones in a given block, where change happens is on the individual buildings porches. That is where the creativity individuality comes into play. Doering stated that in the comprehensive plan, it dictates to regulate some design elements. The commissioners think that this needs cleaned up.

Shelton verified that B&B limited to 5 rooms is in the current code, but removed in the UDC. He does not agree that guest's rooms should have to be in principal building. 3.2.1.i.

The commission questioned community gardens: 3.2.3.a.2, no permanent structures except greenhouses or storage sheds, and think this is not a clear statement. Not being able to sell products out of a permanent building needs rewritten. The commission generally agrees that we should not prohibit selling out of permanent shed, and that enclosed storage needs clarification.

What is the difference between a microbrewery versus distillery; don't identify tasting room.

The commissioners verified that the footnotes will be removed prior to the UDC being published.

In the area for microbrewery, what is the 15,000 gallons associated to? Gallons brewed or capacity? Needs clarification.

The commission inquired on the noise and odor abatement section, and Doering stated the Town already has to deal with noise and scent regulations and complaints.

Doering and the commission discussed ADU's and there use, size and amenity requirements, concerns for life and safety regulations, vacation rental permits, and the potential pitfalls for use restrictions.

Bliss and Barkowski think that in ADU section under 3c, a washer and dryer are not necessary in an ADU. Doering, replied that a plumbing hookup is required by County building codes.

On page 54, RVs, c1- remove blank 3.2.4.

Doering and the commissions discussed the definitions for long term and short term storage of RV and the problems associated with them. The commission generally feels the definitions need reworded for clarity.

The retail display on page 70, Section 3.3.4.c. accessory display square footage restriction, would like more clarification.

Doering and the commissioners discussed enclosed storage, open storage, outdoor storage, and the restrictions and approved material. The commission generally feels that pictures would be beneficial in this section.

Doering clarified what has changed in the temporary uses section.

Shelton verified that there were no other questions tonight.


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


Doering reviewed an email about Board of Trustees work session on the 2nd and 4th week of the month. There is a special meeting on February 22nd at 6pm in the Aspen Room at the Community Center. Doering handed out the Colorado Municipality Magazine to the commission members. He stated he is trying to find helpful training aids for Planning and Zoning Commission.

#### **ADJOURNMENT**

There being no further business to come before the Commission, Commissioner motioned to adjourn the meeting at 8:34 p.m. Commissioner Banks motioned and Bliss seconded. **Motion #3** was unanimously approved.

Respectfully submitted:

  
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Trey Shelton, Chair

  
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Robin Mesaric-King, Planning Technician