



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission**
February 15, 2023

CALL TO ORDER

A meeting of the Planning and Zoning Commission was called to order at 7:00 pm, on Wednesday, February 15, 2023, at the Community Center by Chair Preston Larimer. Also present were Vice-Chair Lynn Schultz-Writsel (via Zoom), as well as Commissioners Tom Brown, Craig Brown, and Tony LaGreca. Commissioner Bennetts joined after quorum was declared.

Staff Present: Planning Technician Chase McCutcheon, Planner II Doug Tart, Planning Director Joseph Teipel, and Recreation Special Projects Manager Earl Richmond.

PLEDGE OF ALLEGIANCE

Commissioner Larimer led in the Pledge of Allegiance.

ROLL CALL

Tart proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Commissioner Larimer called for approval of the agenda. Commissioner Tony LaGreca motioned to adopt the agenda as amended and was seconded by Commissioner Craig Brown. **Motion #1** passed.

APPROVAL OF MINUTES

Commissioner Tom Brown motioned to approve meeting minutes from January 18th as amended. Commissioner LaGreca seconded. **Motion #2** was unanimously approved.

PUBLIC COMMENT

Public comment was opened at 7:03 pm.

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

NEW BUSINESS

Commissioner Larimer opened new business. Earl Richmond gave a summary of the history and plans to build a park with four lots located in Sunset Vista. Richmond noted the park will be inclusive for all, and the Peaks View Trail will be extended as well. Tart summarized Cordova Park's history, starting in 2005 when Sunset Vista's filing was approved. Tart also noted that the Town will have to also do a minor subdivision. Commissioner Larimer opened public comment at 7:14, and with no comments, public comment was closed at 7:14. Tart informed the Commission that they can either recommend to the Board of Trustees approval with conditions, approval without conditions, or recommend a denial of the application. Commissioner Craig Brown motioned to recommend approval without conditions to the Board of Trustees. LaGreca seconded the motion. **Motion #3** passed unanimously.

Commissioner Larimer turned the meeting to the next subject, a discussion regarding the transfer of development rights. Teipel briefly summarized the concept, and then turned the meeting over to Miles Cottom to explain how the county is approaching the TDR concept. The simplified summary is that the goal of this implementation is to keep the "town, town and the county, county." This is achieved by keeping large and special areas of land preserved as they are so the community can benefit from them now and into the future, by allowing a landowner to transfer their development rights to a more applicable area.

Cottom wanted the Commission to think about what areas are desired to be preserved, including open spaces and wildlife corridors, and what areas are best to receive. The credits received are based off of a certain amount of land for a certain amount of money and will receive a credit to allow the developer to be able to build additional units in town. Cottom noted that this program doesn't have to be perpetual, and the Town can take credits until development is where the Town wants it to be.

Commissioner Larimer moved on to call for a vote for who would stand in for the chair/vice-chair while Larimer and Commissioner Schultz-Writsel are out during March. Commissioner Bennetts noted that he believes seniority would be an appropriate route, which would nominate Commissioners Craig Brown and Tony LaGreca, but it doesn't have to be based off of this. Blake Bennetts, Tony LaGreca, and Craig Brown will be at the hearing on March 1st, Commissioners Larimer, Schultz-Writsel and Tom Brown will not. Teipel stated that the Town will look into whether access via Zoom for meetings will count for quorum, but not for votes. Teipel requested a motion for who will serve as commission chair during Larimer and Schultz-Writsel's absence.

Commissioner Bennetts motioned that Commissioner Craig Brown be the Chair for the March 1st meeting and Commissioner LaGreca will be the chair for the March 15th meeting. Commissioner Tom Brown seconded the motion. **Motion #4** unanimously passed.

Commissioner LaGreca motioned to adopt a Commissioner absentee policy that states if both the chair and vice chair are absent during a Commission meeting, then the next most senior Commissioner will be the chair for that meeting. Commissioner Bennetts seconded. **Motion #5** unanimously passed.

STAFF / COMMISSION INTERACTION

There was no Staff/Commissioner Interaction.

ADJOURNMENT

There being no further business, Commissioner Craig Brown motioned to adjourn the meeting at 8:17 p.m. Commissioner Blake Bennetts seconded. **Motion #6** was unanimously approved.

Respectfully submitted:


Preston Larimer, Chair


Chase McCutcheon, Planning Technician