



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
March 1, 2017**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:01 pm, Wednesday, March 1, 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, Tim Bliss, and Alternate Commissioners Lynn Schultz-Writsel.

Staff Present: Town Administrator Brandy Reitter, 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.

AGENDA ADOPTION

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

APPROVAL OF MINUTES

Davis requested that the duplicate name from the call to order is removed. Banks asked for correction to his comments about brownstones for section 3.2.1.a. 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.

Larimer stated that first and last names were alternated between and that needs to be consistent. Page 38- Remove the word "How" building height is measure from the diagram sentence. **Motion #2** to approve the February 15, 2017 minutes as amended by Larimer was seconded by Banks. 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

Chapter 3- Use Regulations

Doering outlined the reasons why the Town is changing the code, and the comprehensive plan approved in 2016 by Board of Trustees was the guiding document for the Unified Development Code (UDC).

Chapter 16.03 of the Draft UDC

Doering outlined the goals for the rewriting of the UDC: reduce amount of land uses, make them not so specific to one thing, clarify use specific regulations, evaluate and allow more uses where appropriate; permitted, special, temporary use structures, and prohibited uses.

JJ Kinsfather arrived at 6:16 pm

Shelton confirmed no changes had occurred to Chapter 3, last meeting was only discussion.

STAFF / COMMISSION INTERACTION

Chapter 3

Reitter stated that the format and the timeframe in which the BOT will review the UDC has not been determined.

Doering outlined how the changes will appear in the copy of the UDC being distributed to the Planning and Zoning Commission and the Board of Trustees to review and discuss.

Reitter stated that the use tables include what people have requested; the Town attempted to anticipate new uses for future, also.

JJ Kinsfather at 905 Swift Circle asked for clarification on manufactured and mobile homes.

Kinsfather, the Commission, Doering, and Reitter discussed the definitions, uses, zone districts, inspection process, restrictions, and specifications for co-housing, manufactured, modular, mobile, RV's, and tiny homes.

3.2.1.a.2 Variation of exterior walls front facades on same vertical plane. Page 46 Front facades.

1 ok

2 Remove and remove associated graphic

Kinsfather, the Commission, Doering, and Reitter discussed the minimum size requirement for co-housing, the reasons, definitions, and uses. Doering and Reitter explained that the minimum size allows for community features such as laundry facilities, kitchen, parking, and other amenities. The Commission generally agreed that the minimum size restriction was acceptable.

Doering and Reitter explained condominiumization and the legal issues and challenges associated with the process.

Revise definition for co-housing.

3.2.3.a.2 Commercial uses in a community gardens, remove "for the sale of produce and plants."

3.2.3.j.2, Short term rentals; ADU not used as a short term rentals. Remove

3.2.3.l.2 Microbrewery/ distillery, needs more defined it is unclear.

3.2.3.l.4 Noise and odor abatement, need to add the reference to the Nuisance code section. Add the text, "Shall provide noise and odor abatement for manufacturing/ production and consumption areas."

Manufacturing, tasting, restaurant, break it down more and clarify.

3.2.4.h, transmission lines-STRIKE the word "line".

3.2.4.C.2 Revise to say, "shall not be occupied for dwelling purposes." Remove household purposes, sleeping, and need to add reference in RV section for nuisance code.

Doering presented a picture of several cell towers, and explained the difference between them, and then explained what the Town wants. Reitter explained where the code information for cell towers came from and the need for restrictions.

Doering and the Commission reviewed the temporary uses.

3.3.4.1 Purpose-Remove

3.3.4.2 Size and quantity, maximum size only. Remove minimum size

3.3.4.3.c Remove, washer and dryer requirement.

Kinsfather clarified the definition for an ADU, the allowed uses, and the requirements.

3.3.4.5.b Remove time restriction

Kinsfather left 8:13 p.m.

3.3.4.d.2.d add the text, "or approved equal of sufficient quality."

Doering explained the definition of temporary buildings, and provided an example for the Commissioners.

3.4.4.3.c, the last sentence should be removed.

STAFF / COMMISSION INTERACTION

Next meeting review Chapter 3 and move Chapter 4 to April 5, 2017.

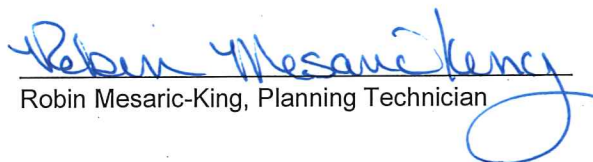
ADJOURNMENT

There being no further business to come before the Commission, Commissioner Larimer motioned to adjourn the meeting at 8:31 p.m. Commissioner Banks seconded. **Motion #3** was unanimously approved.

Respectfully submitted:



Trey Shelton, Chair



Robin Mesaric-King, Planning Technician