



**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission**  
April 5<sup>th</sup>, 2023

**CALL TO ORDER**

A meeting of the Planning and Zoning Commission was called to order at 7:00 p.m., on Wednesday, April 5<sup>th</sup> 2023, at the Community Center by Commission Chair Preston Larimer. Also present were commissioners Tom Brown, Craig Brown, Blake Bennetts, Tony LaGreca, and Vice Chair Schultz Writsel (via Zoom.)

Staff Present: Planning Technician Chase McCutcheon, Planner II Doug Tart, Planning Director Joseph Teipel.

**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 LaGreca motioned to adopt the agenda as amended and was seconded by Commissioner Craig Brown. **Motion #1** passed.

**APPROVAL OF MINUTES**

Commissioner Larimer motioned to approve meeting minutes from March 15<sup>th</sup>, 2023, as amended. Commissioner Craig Brown seconded. **Motion #2** was unanimously approved.

**PUBLIC COMMENT**

Public comment was opened at 7:05 p.m.

With no comments, public comment was closed at 7:05 p.m.

**NEW BUSINESS**

Commissioner Larimer moved on to new business and opened the public hearing for the Chaffee County Public Safety Complex. Tart turned the meeting over to Beth Helmke, Deputy Director of Chaffee County, Chaffee EMS Director Josh Hadley, Gary Greiner, and partners from Diesslin Structures Inc. Helmke gave a background for why the new complex is being built on a parcel acquired by the County in 2017. After Helmke showed what the building and site will contain, Director Hadley added that the new facility will allow for a much better back-country response in the Northern District and be better prepared for any situation without relying on the South End facility in Salida for replenishing of supplies.

Tart noted that a public hearing is required because it exceeded the 10,000 square foot limit for Administrative review at roughly 16,000 square feet. Tart showed the existing conditions and where the site plan is in its

approval process. After showing the site dimensions, parking, and landscaping, which fit into the I-1 light industrial zoning, he described how the EMS facility fits all of the Major Site Plan approval criteria. The items that need to be addressed include proof of confirmation for use of existing SDCEA and Atmos easement for water and sewer, as well as a transportation impact memo and drainage report clarification. Tart noted that the staff recommends approval of the site plan, with conditions that are mostly standard for site plan reviews, then opened up for public comment.

Amy Eckstein, 119 Meadow Lane, asked for the County to explain what the drainage plan is for the property. Helmke responded that all drainage is contained and meets with FEMA requirements.

Public comment closed at 7:36.

The Commissioners had a brief discussion before Commissioner Larimer asked for a motion to approve Resolution Number two. LaGreca first, Bennetts seconded. **Motion #3** unanimously passed.

Larimer closed the hearing for the Public Safety Complex approval and opened the public hearing for the amendment to seasonal camping. Tart gave some background to the code amendment, and how additional parameters and additional district are being added to the seasonal camping code. The Town staff are looking to expand the use allowance to the Highway Commercial (H-C) as a temporary use. Special parameters will also be applied to the H-C zone, including a required setback from Highway 24 of 250 feet, and requiring for the camping areas to be located behind the primary business. Next, Tart explained how the code change meets all code change requirements, then opened it up to public comment.

Amy Eckstein, 119 Meadow Lane, commented that she hopes Town staff will recommend approval of the seasonal camping in the Highway-Commercial zone to the Planning and Zoning Commission.

Commissioner Larimer closed public comment, then asked to bring up the zoning map showing where Deerhammer's seasonal camping would be located, noting how close it would be to residential districts. Tart confirmed that the limitation of seasonal camping would still be April 1<sup>st</sup> to September 30<sup>th</sup>. Larimer asked if Town Staff considered applying this modification as a special use vs a temporary application. Tart responded that the temporary use served as a good testing position, with a special use permit being much more difficult to undo once set in place. Tart also confirmed that the short-term camping would only be for employees of the applying business.

Commissioner Tom Brown expressed concern about the impact that this code change would have on fire safety, the Town and local businesses and suggested that the Town opens up the seasonal camping to all zones of municipality. Commissioner Bennetts stated that he likes that the requirements are tied to a business, and the businesses can self-mitigate. Commissioner Larimer also believed that seasonal camping should be tied to businesses but suggests that there be modifications, such as refined definitions for toilet facilities, potable water requirements, and continue the hearing until those are made.

Larimer noted that the commission could approve, deny, or continue the hearing until the Town further refine the verbiage, potentially regarding egress, ingress, fire safety, and adding 24 hour access to bathrooms and contact. Larimer motioned to continue the hearing until the Town can further define the verbiage of requirements and restrictions with the code update. Tom Brown seconded. **Motion #4** unanimously passed.

Commissioner Larimer then opened the public hearing for the North Evans Street right of way dedication. Teipel explained that state law requires that when a Town considers accepting land as right-of-way, then it has to go through a public hearing. Teipel then continued with the history of the land in question, explaining how it was vacated, and why the Town recommends re-dedicating North Evans Street right-of-way. Teipel wrapped

up by explaining the benefits that the re-dedication would bring and recommended for the Town that the commission approves the rededication to the Board of Trustees.

Larimer opened for public comment. With no public comment, Larimer closed public comment.

Bennetts motioned to recommend the resolution to the Board Of Trustees as presented. Commissioner Craig Brown seconded. **Motion #5** unanimously passed.

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

Teipel noted that the Board of Trustees would like to have a joint meeting with the planning and zoning commission on Wednesday, April 19<sup>th</sup>, 2023.

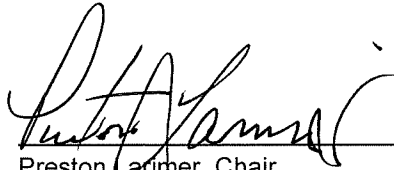
Commissioner Larimer recalled an article that he read about an electric vehicle charging stations and their lack of availability at apartment buildings and suggested that the Town look into requiring these.

Commissioner Bennetts recommends that we do not push the continuation of seasonal camping too far out, since it will be necessary for the Town to implement in the near future.

#### **ADJOURNMENT**

There being no further business, Commissioner Craig Brown motioned to adjourn the meeting at 8:50 p.m. Commissioner LaGreca seconded. **Motion #6** was unanimously approved.

Respectfully submitted:

  
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Preston Larimer, Chair  
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Chase McCutcheon, Planning Technician