



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
August 28, 2019**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, August 28, 2019 at the Buena Vista Community Center, 715 East Main Street, Buena Vista, Colorado by Chair Preston Larimer. Also present were Commissioners Lynn Schultz-Writsel, Thomas Doumas, and Alternate Commissioner Craig Brown.

Staff Present: Principal Planner Mark Doering 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. Doumas motioned to adopt the agenda as presented, **Motion #1** seconded by Brown. Motion carried.

APPROVAL OF MINUTES

Doumas motioned for approval of the July 31, 2019 minutes as presented. **Motion #2** was seconded by Brown. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:02 pm. With no comments, public comment was closed at 7:02 pm.

NEW BUSINESS

Appointment of a new Vice-Chair Person: The Commissioners generally discussed candidates for the Vice Chair position. Doumas motioned to nominate Schultz-Writsel as the Vice-Chair Person for the Planning and Zoning Commission. **Motion #3** was seconded by Brown.

Introduction of new Commissioner Applicant Tony LaGreca

Tony LaGreca introduced himself, explained his history, and why he would like to be on the Planning and Zoning Commission. Larimer explained the process for appointment to the Commission and the duties for an alternate commissioner. Doumas motioned to recommend the application of Tony LaGreca to the Board of Trustees for appointment to the Planning and Zoning Commission. **Motion #4** was seconded by Brown.

Public Hearing – PUD Modification: To review proposed modifications to change the number of allowed lots and setbacks in the Colorado Center Planned Unit Development (PUD).

Charlie Chupp, founder of Fading West Homes and developer of The Farm Subdivision, explained that he plans to build a factory in the Colorado Center PUD for the assembly of modular homes. He then went

through the mission of his company, the low supply of homes, lack of contractors, concept and business model test, type of house construction, why they are building modular homes, elevations, the size of the proposed factory, the reason for the request for the setback modifications, the company partners, and the economic impact. The Commission inquired where they were going to get employee housing and if there was a seasonal aspect to the business. Chupp stated they are going to build residential, multi-family, and commercial which should eliminate a down season. Commissioners inquired on multiple shifts, and Chupp stated that they are starting with 1 shift but could increase to two. Chupp stated that the average build time for a modular is seven days and what will be built in the factory versus on site. The Commissioners inquired if the factory will build Accessory Dwelling Units, duplexes, and triplexes and Chupp confirmed.

Doering gave a presentation on the PUD modification, he explained the size of the factory, the location, major PUD modification criteria, the adjustment to the total number of lots in the Colorado Center PUD, the minor subdivision process, setback modification measurements and percentages, the approval criteria, surrounding zoning and setbacks, site plan, locations of proposed modification to setbacks and stated that this would only apply to this specific property.

The Commission inquired on the surrounding I-1 Zone District setbacks bordering the PUD and the water SFE calculation for the PUD.

Public Hearing – Major Site Development Review: To review an application by Fading West Homes for an approximately 110,000 sq. ft. office and manufacturing facility on a 7-acre site located at the S.E. corner of McCombs Street and McCormick Place.

Doering explained the reasons for a major site plan review and presented the site plan with an aerial photograph, detailed the surround buildings and road locations, the Colorado Center zone district maps and uses, photos of the surrounding area, stated that the PUD allows taller building heights than Town, the components of the site plan, drainage of site, landscaping plan, truck route, and the approval criteria with Town's recommended conditions.

Dan Quigley of DOWL Engineering stated they had updated the original traffic study for the Colorado Center PUD and explained the findings. He explained the width of the empty and loaded car carriers, the pavement design report, the traffic pattern that will be used on the roads and the turning radii needed, the needed road improvements and locations, McCombs road thickness and materials from previous road design, the new road design for currently unpaved road, and the Highway access which is adequate for trucks.

Micah Salazar, Chief Operating Office of Fading West Homes, LLC, explained there will be pilot cars escorting the modular units after they leave the factory and the estimated number of units leaving the factory in a year.

Public comment opened at 8:38 pm. With no comments, public comment was closed at 8:38 pm.

The Commission generally discussed the PUD Modification for the setbacks and reducing the number of lots in the Colorado Center PUD. Schultz-Writsel motioned to recommend APPROVAL to the Board of Trustees for the Major PUD Modifications regarding setbacks and lot size/number. **Motion #5** was seconded by Doumas, unanimously approved.

The Commission generally discussed the major site plan review. Doumas motioned to APPROVE the Major Site Plan for the manufacturing/office use, with the following conditions:

1. Approval from the Board of Trustees is required for the Major PUD Modification that will allow for the proposed setbacks as shown on the Major Site Plan. If the Board does not approve the Major PUD modification, this approval shall become invalid and then a new site plan in compliance with the current Colorado Center PUD setbacks will need to be submitted and approved by the Planning and Zoning Commission prior to the issuance of a building permit.

2. Prior to the issuance of a building permit for the Property, the following conditions must be satisfied:

a. A Public Improvements Agreement for all required public improvements to be constructed for the proposed Major Site Plan will need to be approved by the Town prior to the issuance of a building permit.

b. The Owner shall obtain written approval of all necessary easements from the adjoining property owner for drainage to the south to Town's satisfaction and shall record those easements with the Chaffee County Clerk and Recorder's Office.

c. The Owner shall address all redline comments from Town staff and submit a complete revised Major Site Plan set of drawings for its approval.

3. If the open areas on the Property contain outside storage for any materials other than the carriers needed for transport of homes, the applicant shall install solid screening meeting Town's requirements after obtaining a fence permit.

4. The Owner shall maintain any offsite drainage improvements in good working condition at their own expense.

5. If any portion of the truck haul route, including but not limited to, road surface, shoulders, ditches, and signage, identified on the site plan is damaged by trucks hauling houses, or by houses being transported, to or from the site, it shall be the responsibility of the Owner to promptly make all repairs, at the Owner's sole cost, upon a request by the Town. All repairs shall be in accordance with all standards adopted by the Town and subject to the approval of the Buena Vista Public Works Department.

Motion #6 was seconded by Schultz-Writsel, unanimously approved.

STAFF / COMMISSION INTERACTION

The Commission discussed that Craig Brown will now be a regular commission member, getting a gift for Annie Davis, the electric charging station in South Main needs to have the LED lights dim at night, future discussion on all illuminated screens and bring in a lighting expert.

The Commission decided to cancel the September 4, 2019 Planning and Zoning Commission Meeting.

ADJOURNMENT

There being no further business to come before the Commission, Doumas motioned to adjourn the meeting at 9:06 p.m. Schultz-Writsel seconded. **Motion #7** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Robin T. Mesaric-King, Planning Technician