



**The Buena Vista Planning & Zoning Commission
January 19, 2022 at 7:00 PM**

**Virtual Regular Meeting will be
held via Zoom.**

The public can join the meeting virtually via ZOOM. To participate in Public Comment and/or Public Hearings you may connect to the video conference.

Conferencing Access Information: <https://us02web.zoom.us/j/85826686080>

Listen via phone at 1-720-707-2699 Meeting ID: 858 2668 6080 Passcode: BuenaVista

AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Adoption**
- V. Approval of Minutes – December 1, 2021**
- VI. Public Comment**
- VII. New Business**
 - 1. Update on the Rodeo Grounds/Chicago Ranch Master Plan**
 - 2. Code Audit discussion**
- VIII. Staff/Commission Interaction – upcoming meetings**
- IX. Adjournment**



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission December 1, 2021

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, December 1, 2021 via at the Community Center and via Zoom video conferencing by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Thomas Doumas, Craig Brown, Tony LaGreca, and Blake Bennetts.

Staff Present: Planning Director Joseph Teipel, Principal Planner Mark Doering and Planning Technician Doug Tart.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Tart proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Larimer called for approval of the agenda. Commissioner LaGreca motioned to adopt the agenda as presented, **Motion #1** seconded by Commissioner Schultz-Writsel. Motion carried.

APPROVAL OF MINUTES

Commissioner Schultz-Writsel motioned for approval of the November 17, 2021 minutes as presented. **Motion #2** was seconded by Commissioner Brown. Motion carried.

PUBLIC COMMENT

Public comments opened at 6:02 pm. With no comments, public comment was closed at 6:02 pm.

NEW BUSINESS

Resident Thomas Brown joined the meeting to introduce himself to the Commissioners as an applicant for the vacant position as an alternate member on the Planning and Zoning Commission.

Commissioner Shultz-Writsel motioned to recommend to the Board of Trustees bringing Brown on as an alternate member. **Motion #3** was seconded by Commissioner LaGreca. Motion carried.

Prior to the applicant presentation for South Main phase 2, Commissioner Schultz-Writsel disclosed that she was a part of the South Main HOA meeting regarding the Major Subdivision.

JJ Kinsfather, project Manager for South Main presented as the applicant for a Major Subdivision for phase 2 of the South Main PUD. This was a public hearing to recommend to the Board of Trustees the Commission's approval of a preliminary and final plat.

Doering presented the staff report for South Main phase 2.

Phase 2 of the South Main PUD includes 20 buildable Lots, 2 Tracts and 7 Outlots. Outlots are not to be developed until they are further subdivided per the Buena Vista Municipal Code. Tracts are being created to allow for the development of drainage facilities and the common parking lot for the South Main PUD.

There would be 7 rights-of-way to be dedicated with the plat. This includes 3 alleys, a portion of Pine Street, a partial extension of South Main Street, Surf Street, and a public sidewalk.

Additionally, there would be the paving of River Park Road and the reconfiguration of the existing Ramsour Road to remove its connection to Arizona Street by connecting it to River Park Road.

Staff recommended that the Planning and Zoning Commission recommend approval of the South Main – Phase No. 2 Preliminary Plat and Final Plat based on the finding that the plat complies with the Buena Vista Unified Development Code with the 15 conditions outlined in the staff report.

The Commission requested that the modifications be made to the following conditions of approval:

- Condition #6 – modified to read “Prior to the issuance of building permits to the 10 lots within blocks 4, 7, and 9...”.
- Condition #8 – “River Park Road shall be constructed and the Ramsour Rd gravel surface shall be disconnected from Arizona Street and reconfigured to connect the pavement for River Park Road as identified in the approved construction plans by June 30, 2022.”
- Condition #14 - modified to read “...native grasses seeded and established” instead of being simply “restored”.
- Condition #15 -

Commissioner Dumas motioned to recommend the approval of the preliminary and final plats to the Board of Trustees with the amendments to conditions 6, 8, and 14 as presented in the PowerPoint and the addition 15 to the staff report with the proposed edits. **Motion #4** seconded by Commissioner Schultz-Writsel. Motion unanimously approved.

STAFF / COMMISSION INTERACTION

Doering said there will be a Resolution to go to the Board of Trustees to appoint Commissioner LaGreca as a regular voting member following the resignation of Commissioner Banks. Commissioner Brown would be reappointed for a period of 3 years.

There will be a joint session between the Buena Vista Planning and Zoning Commission and the Chaffee County Planning Commission on Wednesday February 16, 2022 to discuss the Areas of Desired Growth. Commissioner Dumas must recuse himself due to his position on the County Planning Commission. This meeting will begin at 6:00 pm instead of the recently approved 7:00 pm start time for 2022.

Doering mentioned the discussion regarding vegetative restoration of development sites and stated that restoration should be addressed in the Technical Manual that is currently being developed.

The next Commission meeting scheduled for December 15th at 6 pm will be a short meeting via Zoom to approve minutes from tonight’s meeting. The draft minutes will go to the Board of Trustees on December 14th.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Brown motioned to adjourn the meeting at 7:49 p.m. Commissioner Bennetts seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Doug Tart, Planning Technician