



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission January 20, 2020

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, January 20, 2021 via Zoom video conferencing by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Estes Banks, Thomas Doumas, Craig Brown, and Alternate Commissioner Blake Bennetts.

Staff Present: 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

Chair Larimer called for approval of the agenda. Commissioner Doumas motioned to adopt the agenda as presented, **Motion #1** seconded by Commissioner Banks. Motion carried.

APPROVAL OF MINUTES

Commissioner Schultz-Writsel motioned for approval of the December 18, 2020 minutes as amended. **Motion #2** was seconded by Commissioner Doumas. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:04 pm. With no comments, public comment was closed at 7:05 pm.

NEW BUSINESS

Micah Salazar, Chief Operating Officer at Fading West, presented the preliminary plat and major site plan for the Farm Subdivision, Phase 2.

Development of Phase 1 began in 2016, with the first home sale occurring in 2018. By 2020, 83 homes had been sold or were under contract, with just seven lots remaining of the 90 that made up Phase 1.

The primary goal at The Farm is to create more attainable housing in Buena Vista for the local workforce to have opportunity at home ownership. Salazar stated that 84% of residents are primary residents of Buena Vista.

Phase 2 will consist of 51 single-family attached & detached units, as well as one multi-family lot, which will be a part of a separate site plan. It will also contain The Farm's largest park. There will be no "wide lot" Westgate or Raleigh as there were in Phase 1. There will be 40 townhomes within eight attached 5-plex's, 11 detached two-story franklin & loft units with detached ADU's available as extra option.

Doering then presented the staff report for Phase 2 of The Farm. The Major Site Plan review is only for the single-family attached and detached units, not the multi-family apartment units, which will be on a separate Site Plan. It is required to go through the Major Subdivision process due to more than 10 lots being proposed.

Doering explained that the Major Site Plan is reviewed by the Planning & Zoning Commission at a Public Hearing for the final decision. The Preliminary Plat will go to the Board of Trustees on February 23, 2021. The review of prelim plat allows Town and Board to ensure compliance with the Unified Development Code and Comprehensive Plan. The Site Plan review ensures compliance with development and design standards, previous land use approvals, and the mitigation of any potential impacts.

Doering stated that the Site Plan provides necessary roads and public infrastructure, meets water and sewer connectivity requirements, water and public infrastructure requirements, open space requirements, and contains a rational phasing plan.

The Farm is zoned R-3, and all building permit reviews in the future will ensure R-3 requirements are being met. The Farm will be required to install public improvements to connect Antero Circle to Barnwood Drive on the southeastern portion of The Farm.

Doering stated that staff has evaluated the criteria and it does meet all criteria for the Preliminary Plat and Major Subdivision. The staff's recommendation is the approval of the Major Site Plan with the following conditions:

- The approval of the Preliminary Plat and Final Plat shall create the lots, tracts, and public right-of-way's as shown in site plan
- Prior to issuance of building permits, the Final Plat and Public Improvement Agreement shall be recorded with the county
- The Preliminary Plat shall have the recommendations of the Board of Trustees with the condition that any remaining review comments by Town staff, RG Engineers, Buena Vista Sanitation District, and other referral agencies must be addressed prior to approval of the Final Plat.

Commissioner Banks commented on the quality of work done by Fading West, stating that the project is a "big time opportunity for Buena Vista" and recommended the approval of the preliminary plat and approval of the major site plan.

Commissioner Larimer acknowledged the necessity of quality, affordable housing in Town and how the Farm addresses this need.

With no public comment, Commissioner Schultz-Writsel motioned to approve the Major Site Plan with the outlined conditions, Banks seconded. **Motion #4** was approved.

Commissioner Schultz-Writsel motioned for approval of Preliminary Plat by the Board of Trustees with the outlined conditions. Brown seconded. **Motion #5** was approved.

STAFF / COMMISSION INTERACTION

Doering ordered books for the commission called "The Missing Middle". He also stated that the Town authorized 70 residential dwelling units in 2020. There were 79 residential units issued in 2019. The Town outpaced Salida in 2020, and almost outpaced Salida and Poncha Springs combined.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Banks motioned to adjourn the meeting at 7:40 p.m. Chair Larimer seconded. **Motion #6** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Doug Tart, Planning Technician