



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
March 1st 2023**

CALL TO ORDER

A meeting of the Planning and Zoning Commission was called to order at 7:00 pm, on Wednesday, March 1st, 2023, at the Community Center by Chair Preston Larimer. Also present were Commissioners Craig Brown, Blake Bennetts, and Tony LaGreca.

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 Bennetts motioned to approve meeting minutes from February 15th, 2023, as amended. Commissioner LaGreca seconded. **Motion #2** was unanimously approved.

PUBLIC COMMENT

Public comment was opened at 7:02 pm.

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

NEW BUSINESS

Commissioner Larimer opened new business. The first of the two public hearings was the adoption of the rodeo grounds master plan. Teipel gave a quick introduction of the rodeo ground and then turned the meeting over to Chris Lieber, owner of NES, Inc., and James McGrady, general manager of Triview Metropolitan District. McGrady gave the history of the rodeo grounds master plan and how it got to where it is today. Lieber then gave a presentation going over the process of the design for the Master Plan, and how it can be complementary to the other forms of recreation in Town.

Commissioner LaGreca asked what the next steps are going to be regarding the Town taking control of the Rodeo Grounds land. McGrady explained that the steps would be the adoption of the master plan, annexation

of land into Buena Vista's limits, and the process of going through water court, then the land will be dedicated to the Town.

Teipel added the steps mentioned will be included in the annexation agreement. Commissioner Larimer asked how the revegetation will not revert back to sagebrush and thistle. Teipel explained that while he would not get into the specifics, that both Triview and the Town have separate revegetation plans that can be implemented. Commissioner LaGreca asked if there would be a rezoning for the master plan. Teipel confirmed that the rezoning would need to be approved by the Planning and Zoning Commission, and then the Board of Trustees would approve the annexation and rezoning in the same meeting. Commissioner Craig Brown asked if the sportsman club would become a Town organization. Teipel explained that while the Town doesn't want to control the clubs' operations, it would instead try to cauterize the organizations and give them an area to operate in.

Commissioner LaGreca motioned to adopt Resolution #1 to approve the Rodeo Grounds Master Plan as amended in the presentation. Commissioner Bennetts seconded. **Motion #3** unanimously passed.

Commissioner Larimer opened for the 2nd public hearing for multiple amendments to the municipal code. Teipel started with proposed code amendments to the municipal public service water service/storage facilities. The change dedicates a section and a definition in the Unified Development Code to water storage facilities. The amendments would also give use-specific standards to public service water facilities and explains where it is allowed. Teipel then opened up to questions from the commissioners. Commissioner Larimer pointed out that a formatting error in the proposed updated table excluded OSR as an area that allowed for use by right in that area.

Tart brought forth three additional changes. The first was amending the requirements for two-family dwellings. Tart explained the Town is seeking to make two-family dwellings a use-by-right in R-1 and R-1 OT zone districts. The current code requires a special use permit to help mitigate cases of over-crowding. Tart believes that this might help minimize minor subdivisions by allowing residents to build a two-family home on the same lot without having to subdivide the larger lots around Town. Tart explained to Commissioner Larimer that two-family dwellings are two attached residencies, while a single family attached dwelling is three or more attached dwellings. Larimer then asked why the Town thinks that the special use permit needs to be removed. Tart explained that with requiring larger lot sizes on single lots, the low-density character would be able to be maintained without needing so much red tape. Larimer was concerned that the rural areas of R-1 would be at risk of losing that characteristic. Teipel explained that this is structured to prevent smaller lots from feeling overcrowded, and that the effect of a duplex would not be felt in the larger lots.

Tart then moved on to adding single-family attached to R-1 OT as a use-by-right. Since R-1 OT allows for denser housing, the Town thought it would make sense to add this as a property type to the in-fill dense/walkable district. Teipel explained that this could be tied together with the previously mentioned 2-family dwelling.

Lastly, Tart moved on to the live-work use, explaining that the live-work use currently requires the owner of the company to live in the residence. The Town proposed to modify the verbiage to allow staff employees to reside in the live-work spaces as well, instead of just the owners. This would apply to the H-C (Highway Commercial) and I-1 (Light Industrial) zone districts. Tart noted the current requirement states that the residential portion would have to be above or behind the primary building, and that the residential unit cannot be used as a short-term rental.

With no public comment, Commissioner Bennetts motioned to approve Amendments to Sections 16.2, 16.3.1, 16.3.2, and 16.7.2 of the Buena Vista Municipal Code regarding two-family and single-family attached

dwellings, the live-work use, and Public service water facilities, and added a note that public service water facilities for Highway Commercial be special use, I-1 should be permitted and OSR should be permitted. Commissioner LaGreca seconded. **Motion #4** unanimously passed.

Commissioner Larimer closed new business at 8:42 pm.

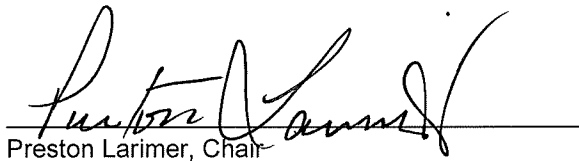
STAFF / COMMISSION INTERACTION

Tart explained the next meeting for the major site plan application of the county EMS major site plan still has not received resubmission, and the following meeting will still happen, but will mostly be continued. Tart noted it was discovered that the Unified Development Code states a quorum as three members.

ADJOURNMENT

There being no further business, Commissioner LaGreca motioned to adjourn the meeting at 8:47 p.m. Commissioner Craig Brown seconded. **Motion #5** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Chase McCutcheon, Planning Technician