



**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission  
May 17<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, May 17<sup>th</sup> 2023, at the Community Center by Commission Chair Preston Larimer.

Staff Present: Planning Technician Chase McCutcheon, Planner II Doug Tart, Town Administrator Lisa Parnell-Rowe.

**PLEDGE OF ALLEGIANCE**

Commissioner Larimer led in the Pledge of Allegiance.

**ROLL CALL**

Tart proceeded with the roll call and declared a quorum.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Preston Larimer	Chair	Present
Lynn Schultz-Writsel	Vice Chair	Present
Tony LaGreca	Commissioner	Present
Craig Brown	Commissioner	Present
Blake Bennetts	Commissioner	Absent
Thomas Brown	Alternate	Present
Thomas Dumas	Alternate	Absent

**AGENDA ADOPTION**

Commissioner Larimer called for approval of the agenda. Commissioner Tom Brown motioned to adopt the agenda as amended and was seconded by Commissioner LaGreca. **Motion #1** passed.

**APPROVAL OF MINUTES**

Commissioner Larimer motioned to approve meeting minutes from May 3<sup>rd</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 opened new business by noting that the first item of business, seasonal camping in the Highway Commercial Zone District, has been canceled. Larimer then opened the second public hearing, a special use permit for the application of Hotels, motels, and other forms of public lodging and boarding at 418 and 426 East Main Street. Tart noted that the two applicants are going to present together, since the two applications are nearly identical.

The two applicants, Brad Campbell of CKS River Supply, and Anna Winger of Buena Viking introduced themselves and gave a summary of their building projects and why they are applying for the special use permit. Tart then gave a summary of how the two projects had gotten to where they are now. Tart then went on to describe the properties, how the CKS building (426 E. Main St.) has four units and a commercial space, and the Buena Viking (418 E. Main St.) only having three units and a commercial space, which sets both applications well below the need for a major site plan application. Tart then explained how the Mixed Use Main Street Zone District that the two properties are located in requires a special use application and how these two applications meet the requirements for the application.

Upon Tart's completion of staff summary, the hearing was open for the public to comment. Meg Sierant of 115 North Colorado Avenue, commented that her business shared the back alley with the two applicants, and while she is very excited for both projects, she noted that the back alley is in rough shape, and asked if there is a plan to repave that eventually. Tart responded that the businesses that have frontage on the alley are responsible for that portion, and part of the public improvements that the applicants are paying for would go towards their portion of the alley.

Commissioner Larimer asked if the property could be residential, under the impression that it could not. Tart noted that while the MU-MS zone district did not allow single family homes, other residential units such as apartments are allowed. Commissioner LaGreca asked for confirmation of the parking requirements for the MU-MS zone district. Tart confirmed that the requirement is 1 ½ spaces per 25' of street frontage. Tart also confirmed that 2 bike parking spaces equates to ½ of an automobile parking space. LaGreca also asked if there were additional building code criteria for these projects. Tart noted that building code is separate from the Town (handled by County.) Campbell noted that the two buildings are under one meter, so dividing or condominiumizing would not be possible. Winger added that the original intention of the project was to provide employee housing, but costs required both owners to pursue short term lodging for the time being. Winger also added that when the building is paid off, that they would again pursue long term housing.

Commissioner Larimer noted that the Planning Commission has a recommendation from Staff to approve, and also confirmed that there will be an approval of each address.

Commissioner Craig Brown motioned to approve 418 E. Main St. as submitted with staff conditions. Commissioner Schultz-Writsel seconded. **Motion #3** was passed unanimously.

Commissioner LaGreca motioned to approve with conditions the special use permit for 426 E. Main St. Commissioner Larimer seconded. **Motion #4** unanimously passed.

Campbell noted that the business owners of the shared alley want to pave it, but the push-back received has been from Town and BV Sanitation due to the inability to locate their utility lines.

Public Hearing closed at 7:32 pm.

### STAFF / COMMISSION INTERACTION

Tart noted that this was to be his last Planning and Zoning Commission, and noted how much he has enjoyed working with the Planning and Zoning Commission and would like to join in as a Commission in the not so far off future. Commissioners offered congratulations and reflected on his last three years with the Planning Department of Buena Vista.

Lisa Parnell-Rowe wished the best to Doug and noted that he will be missed. Parnell-Rowe then summarize what was to become of the Planning Department.

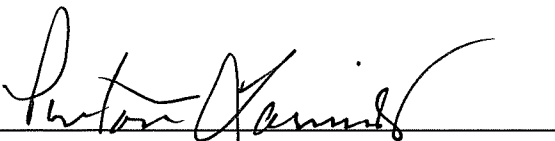
Commissioner Larimer asked why the Seasonal Camping Code Change was canceled. Tart noted that he did not feel right passing a code change on his last Planning and Zoning Commission meeting.

The Commission then briefly discussed the Crossing major subdivision, and why the following meeting has been cancelled. Parnell-Rowe noted that she was not comfortable with where the project was at and did not feel that it was ready to present, particularly pertaining to the traffic plan that was still pending.


### ADJOURNMENT

There being no further business, Commissioner Schultz-Writsel motioned to adjourn the meeting at 8:03 p.m. Commissioner LaGreca seconded. **Motion #5** was unanimously approved.

Respectfully submitted:



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Preston Larimer, Chair



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Chase McCutcheon, Planning Technician