



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission August 17, 2022

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, August 17, 2022 at the Community Center by Vice-Chair Lynn Schultz-Writsel. Also present were Commissioners Tony LaGreca (via Zoom), Craig Brown, Blake Bennetts and Tom Brown.

Staff Present: Planning Director Joseph Teipel and Planner II Doug Tart.

PLEDGE OF ALLEGIANCE

Commissioner Schultz-Writsel led in the Pledge of Allegiance.

ROLL CALL

Tart proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

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

APPROVAL OF MINUTES

Commissioner Bennetts motioned for approval of the August 3, 2022 minutes as amended. **Motion #2** was seconded by Commissioner Tom Brown. Motion carried.

PUBLIC COMMENT

Public Comment was opened at 7:03 pm. With no public comments, public comment was closed at 7:04 pm.

NEW BUSINESS

Teipel introduced Mary Coddington with Cappelli Consulting and Joe Green with Clarion & Associates, two of the consultants hired to analyze the Town's development code to find ways to increase opportunities and incentives for affordable housing development. Coddington and Green presented the findings from the Housing Affordability Code Audit. The findings can be found attached to the minutes.

As a result of the findings of the audit, the consultants drafted a set of proposed changes to portions of the zoning code, known as the Affordable Housing Zoning Incentive. Moving forward, it will be up to the Planning & Zoning Commission and the Board of Trustees to adopt any or all of the proposed changes. However, Coddington explained that for the proposed zoning changes to be maximally effective, it is recommended that all of the changes be adopted – for each change that is not adopted, additional subsidy is needed to offset the loss in savings for the developer.

The following recommendations for developments meeting affordability requirements resulted from the audit:

- Reduction in dimensional standards for R-1, R-1.5, R-2, R-3, and MU-1 zone districts
- Height density bonus for R-3, MU-1, MU-2, HC, and MU-MS zone districts
- Remove special use permit requirements for certain types of housing in the R-1, R-1.5, R-1, MU-1, HC, and I-1 zone districts
- Minimize parking requirement to one space per dwelling unit, regardless of building type

The following proposed “broad” changes are not contingent on meeting the affordability standard:

- Allow one attached and one detached ADU on a lot containing a single-family dwelling, while only allowing one ADU to be used as an STR
- Eliminate the R-3 zone district

In addition to the above-mentioned proposals, the consultants also proposed some changes to the Town’s Development Review requirements and process (which would apply only to new development meeting the affordable housing threshold), as well as suggesting some modifications to the Town’s short-term rental policy, incorporating development infrastructure cost sharing for affordable developments, requiring affordability for annexation proposals, and reserving water taps for affordable housing development.

The recorded audio from the meeting went out from approximately 40:00-45:00 due to an internet outage.

STAFF / COMMISSION INTERACTION

Teipel asked the Commissioners to keep the evening of Tuesday, September 27th open for a potential joint work session with the Board of Trustees regarding the Skyview/Crossman’s Addition development. The meeting starting time has yet to be determined – staff hopes to have the meeting run from 5/5:30-7:00 pm.

September 7 will be a public hearing to discuss potential updates to the UDC regarding permitted setback encroachments.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner LaGreca motioned to adjourn the meeting at 8:26 p.m. Commissioner Tom Brown seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Lynn Schultz-Writsel, Vice-Chair

Doug Tart, Planner II