



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission October 5th, 2022

CALL TO ORDER

A joint meeting of the Planning and Zoning Commission and the Board of Trustees was called to order at 7:00 pm, Wednesday, October 5th, 2022 at the Community Center by Chair Preston Larimer. Also present were Vice-Chair Lynn Schultz-Writsel, and Commissioners Tony LaGreca, Craig Brown, Tom Brown, and Blake Bennetts. The members of the Board of Trustees that were present were Mayor Libby Fay, Mayor Pro Tem Gina Lucrezi, and Trustees Cindie Swisher, Mark Jenkins, Sue Cobb and Peter Hylton-Hinga.

Staff Present: Town Clerk Paula Barrett, Town Administrator Lisa Parnell-Rowe, Planning Technician Chase McCutcheon, Planning Director Joseph Teipel, and Planner II Doug Tart.

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

Preston Larimer motioned for approval of the agenda. Commissioner Craig Brown motioned to adopt the agenda as presented, **Motion #1** seconded by Commissioner LaGreca. Motion carried.

APPROVAL OF MINUTES

Commissioner Larimer motioned for approval of the August 3, 2022 minutes as amended. Commissioner Bennetts motioned to adopt the agenda as presented, **Motion #2** seconded by Commissioner LaGreca. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:03 pm.

- Filip Gearaert – 29734 Teal Run. – Why do you need 8 access points? Proposed to remove excess access points connected to Teal Run.

NEW BUSINESS

Teipel presented the sketch plan for The Crossings major subdivision. Teipel stated that the purpose of the sketch plan review is for developers to present their project to the Planning and Zoning Commission and Board of Trustees to review and to provide feedback.

Teipel then turned things over to Paul Andrews, the developer of The Crossings, who stated that the goal and vision is to create a diverse community (ages, income levels, etc.) and to make a community that is accessible to citizens of BV, not just for people to buy second homes. Andrews also mentioned the *Envision Chaffee* project, which wants to keep rural areas rural, and have the cities and towns in the county grow.

The project is 16 acres of residentially zoned property located west of Highway 24 behind Tractor Supply and to the east of Teal Run. The area was zoned for 206 lots 130 years ago. The plots are compact, and Andrews is looking to have each plot turned 90 degrees, so they run east to west. Affordable housing is on the east side of the development within Block 11, the center middle is intended to accommodate 3-bedroom homes, and to the west would be larger homes. The full project would also include commercial sites on the easternmost lots. The phasing will take 5-10 years to build out, which will equate to 20-30 new homes a year. Phase one is proposed to consist of the northern first three blocks.

Greenspace is an essential part of the design, consisting of parks and open space. The fronts of the houses have been designed to have porches fronting greenspaces, while the back would have alley facing garages. All residential area is zoned R-2 (this zoning makes it ready for denser residential uses.) ADUs are still in the works, but it can be a big part of the solution to the housing issue.

A good amount of water infrastructure will be necessary prior to building the first house. The plan will be to complete the water loop from north to south, which will be necessary to accommodate the required pressure. The developer is working with CDOT and the Town to establish access to the development.

Commissioner Larimer motioned for comments from the commission regarding the project.

Andrews explained that the northwestern connections to Teal Run are necessary for fire and safety, per Teipel. Commissioner Larimer asked about how the UDC addresses road connections. Teipel said that right of way cannot be blocked for a private party except for construction access.

Andrews indicated that the development is meant to be a community where you can ride your bike, walk your dog, meet with your neighbors, and there will be designs incorporated to slow down traffics. In regard to no bike lanes being included, Andrews stated that studies show that bike lanes speed up traffic because drivers are no longer looking for bikers because they are under the impression that they are in the bike lanes and not in risk but is open to bikes lanes.

Trustee Jenkins asked about the obligation of water usage. Andrews stated there are blocked off ratios of water SFEs per each development stage and that he is aware that the Town has to agree upon plan. Trustee Jenkins then asked about the potential impacts on the schools, stating concerns about pressure on teaching staff. Andrews responded that they have not had council with the schools yet. With staff, they are very conscious of this. The development planners will use the next 4-6 months to work through the specifics, and staff pressure in the schools will be addressed during that time. They also wanted the board to keep in mind that this is a 5 to10-year project. Commissioner Larimer Suggested development on South end first for traffic flow to avoid people having to drive through construction, concerned that there will be a separation for many years. Andrews stated that they do not own the bottom parts yet.

Trustee Swisher asked about being able to produce water if the water plant will be completed prior to houses being built, how many short-term rentals will be available, and if the designs will be modular. Teipel explained that the water plant will be completed in 2024. Andrews then stated that short term rentals are desired to be minimized, but that the economic reality is that some short-term rentals are necessary to keep balance. Andrewes suggested that a hotel in the commercial area should help this as well. For the modular question, Andrews said that the only way to build more affordable homes is to build using 'modified modulars'. The homes are built offsite, but then the exterior design can be implemented on site.

Trustee Lucrezi mentioned concerns about all other resources that we have in town (grocery/schools/etc.) and isn't sure how much the town could take on with regards to population.

Trustee Hylton-Hinga asked what guarantee of water would be required to get started on the project. Andrews replied that it is not realistic to ask for entire project's need of SFEs of water and that they are fine with starting after getting the committed allocation for the first phase. They will also need approval for commercial space as well, along with residential. Trustee Hylton-Hinga asked if it only makes sense to do development without commercial part? Andrews responded that it is possible to develop the residential

without commercial, but it is not ideal.

Teipel addressed the prioritization of water, stating that water is never guaranteed to a project until the water dedication fee is paid, which is at the time of the Final Plat, and final plat approval. Town cannot guarantee water to a development phase that isn't in motion. The commercial area will need an estimated 58 SFEs. The water right fee-in-lieu will be due on the lots that are being constructed. Commissioner Tom Brown suggested that apartments exist above retail space. Commissioner Schultz-Writsel asked about what the anticipated buyers are to be, between primary homeowners, secondary and investment. Andrews wants the majority of the residents to be full time residences. They are open to the idea of offering larger lots as an option as development progresses for the western portion of the development to allow for a cleaner transition to rural.

The development team has hired a traffic engineer (per CDOT guidelines) and are meeting with CDOT in the next couple of months. There was also the mention of a potential pedestrian crossing on US-24. The question of street parking was also brought up, and Andrews stated that street parking would be preferred. Parnell-Rowe rounded up the questions by asking if there would be a HOA or a similar association for the development. Andrews stated that there would be some form of an HOA to manage development and restrictions. Parnell-Rowe suggested covenant as a potential option.

STAFF / COMMISSION INTERACTION

No Staff/Commission interaction at this meeting

ADJOURNMENT

There being no further business to come before the sketch plan meeting, Commissioner Schultz-Writsel motioned to adjourn the meeting at 8:57 p.m. Commissioner LaGreca seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Chase McCutcheon, Planning Technician