

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission**

October 19th, 2022

CALL TO ORDER

A meeting of the Planning and Zoning Commission was called to order at 6:58 pm, Wednesday, October 19th, 2022, at the Community Center by Chair Preston Larimer. Also present were Vice-Chair Lynn Schultz-Writsel, and Commissioners Tom Brown, Blake Bennetts, Tony LaGreca, Craig Brown

Staff Present: 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

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

APPROVAL OF MINUTES

Commissioner Larimer motioned for approval of the October 5th, 2022, minutes. Commissioner Schultz-Writsel noted that the 7th paragraph, page 2 needs to have "South" capitalized, and that Commissioner needs to be capitalized as well. In the next paragraph Andrews needs the extra E removed. On the last page, 2nd paragraph, the second line from the bottom of the paragraph "offering larger lots needs to be followed by "as an." Commissioner Larimer noted that Geerhaert needs to start with G-e-e-r* (vs gear). Commissioner Larimer motioned to adopt the minutes as amended. Commissioner Schultz-Writsel seconded.

PUBLIC COMMENT

Public comments opened at 7:05 pm. No public comment. Closed at 7:05

NEW BUSINESS

Teipel, for reasons of legal and due diligence, requested that the Planning Commission consider continuing a public hearing with the South Main PUD. The hearing packet includes the amendment for the South Main PUD (Planned Unit Development.) Such an amendment requires a newspaper posting on time, a posting on the property, and a public notice postcard. The poster was not posted by the 15 days required prior to today's date. The staff is requesting continuation of the public hearing.

The applicant was notified, and they did not come to the meeting. Public comment opened by Commissioner Larimer. Commissioner Schultz-Writsel asked if she needs to recuse herself, due to living in the PUD. Teipel stated that if it regarded the HOA, then it might be necessary, but since it is just the PUD, it is no issue. Motion to continue to Nov 2nd, 2022. Commissioner Bennetts motioned to approve continuation, Lynn Schultz-Writsel seconded.

STAFF / COMMISSION INTERACTION

Tart gave an opportunity for McCutcheon to introduce himself.

Teipel notified the commission that the board is considering a water policy change to how the Town allocates SFE's. Town staff and board are actively pursuing additional water rights, but as of today, the Town only has around 280 SFE's left. The Town has multiple large subdivisions in the planning stages that will consume that amount. The administrator and board stated that their priority is to reorganize how we allocate our water. There may be building code/UDC changes coming in the future. UDC changes will need to come before P&Z prior to going to the Board of Trustees for approval. The joint session on November 16th, 2022 might be pushed to Dec 7th, and may include the mentioned water code changes.

Teipel stated that if we have water changes, that is a quasi-judicial topic. Commissioner Larimer asked if the 280 left is with or without the consideration of the future water plant. Teipel stated that the Town's current infrastructure has about 280 SFEs left, but we cannot process all 280 SFE's. The Town cannot use its full water rights with the current water treatment plant facility capacity.

Teipel stated that the 280 is how many SFEs the Town has left to give during an average drought/dry year. The Town has plans for engineering well number four in the River Park. The Town are working on the physical infrastructure. The Carbonate affordable housing has set aside SFEs that are not included in the 280 SFEs. The Town also has 1% on reserve. Existing properties and developments are not part of the 280 SFEs.

Commissioner Larimer asked if the irrigation at The Farm is accounted for in their allotted SFEs. Teipel responded that the irrigation is accounted for in the PUD's SFE count. Commissioner Tom Brown asked when the water plant will come online, and Teipel answered that it will come online by the end of 2024. Commissioner Tom Brown inquired about the Town's capability right now. Teipel responded that it depends on rainfall. Commissioner LaGreca asked what the status of the water policy change is. Teipel said that he does not know what will be fully drafted/considered.

ADJOURNMENT

There being no further business to come before the sketch plan meeting, Commissioner Craig Brown motioned to adjourn the meeting at 7:32 p.m. Commissioner Schultz-Writsel seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Chase McCutcheon, Planning Technician