



**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission  
November 2<sup>nd</sup>, 2022**

**CALL TO ORDER**

A meeting of the Planning and Zoning Commission was called to order at 6:58 pm, Wednesday, November 2<sup>nd</sup>, 2022, at the Community Center by Chair Preston Larimer. Also present were Commissioners Tom Brown, Blake Bennetts, Tony LaGreca, Craig Brown, and Thomas Doumas.

Staff Present: Planning Technician Chase McCutcheon and Planning Director Joseph Teipel

**PLEDGE OF ALLEGIANCE**

Commissioner Larimer led in the Pledge of Allegiance.

**ROLL CALL**

McCutcheon proceeded with the roll call and declared a quorum.

**AGENDA ADOPTION**

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

**APPROVAL OF MINUTES**

Commissioner Craig Brown motioned to approve meeting minutes from October 19<sup>th</sup> as amended. Commissioner Bennetts seconded. Motion #2 was unanimously approved.

**PUBLIC COMMENT**

Public comment was opened at 7:01. With no public comments, public comment was closed at 7:01.

**NEW BUSINESS**

Tonight was a Public hearing for the South Main PUD. Teipel turned the meeting over to applicant Jed Selby of South Main. Selby gave a history of the South Main PUD (Planned Unit Development.) Teipel noted that he wanted to leave a majority of the time for discussion but wanted to summarize the basics of the proposed amendment. There are two distinct approvals. The first is a PUD amendment. The second is a new Development Agreement. Teipel stressed that this commission meeting is to focus on the PUD amendment. With the UDC (Unified Development Code) being updated after the creation of South Main, the PUD amendment needs to be updated to conform with the UDC.

The proposed regulating plan update moves the west boundary to better align with existing lots outside of the PUD, resulting in lots only being in a single zone. This also provides a connection to Gold Street as well as updates sections of Swift Street to be pedestrian only. Teipel noted that neither Chaffee fire nor the Buena Vista Police Department had concerns with this proposal. Another proposed change is to update for changes in the drainage facility's location, as well as re-align a large portion of the southwest corner to accommodate mixed-use housing. It also includes a deed-restricted section for affordable housing. Teipel referenced Section 16.04.2.5.c of the UDC for the Commission to consider when questioning any portion of the updated PUD agreement.

Teipel opened the meeting for public comment.

Jeff Baird, 800 South Main Street, stated that their alley is being turned into a street. Relatively often, a construction trailer is blocking the alley at this point in time, and short-term renters and concert goers are already parking on his lot. Baird doesn't know how this is going to work and does not like the proposed change. Baird also stated that Buzz Boulevard has been torn up as well, and there is no way to get home at times. The proposed point for drivers to turn left or right will confuse people.

Jon Schmidt (via zoom), 804 South Main Street, stated that his concern is with the mobility out of the neighborhood. The alley is not a two-way street and should not become a major street.

Mark Doering (via zoom), 539 Arizona Street, commented that in the new proposal, it looks as though the open space is disappearing, and that more housing is showing up in the southwest section of South Main, and requests that the commission requires South Main to maintain open space that was designated as such for the last 17 years.

Selby stated that there is a rule that every lot must have an address on a street, which is why the alleys are being changed to streets in name only. He also noted that from the very beginning of South Main, Swift Street was planned to be a pedestrian street. The roads in question are 24 feet wide, which is the code standard for two direction traffic. One of the components of South Main Phase 3 is that South Main will build several parking lots to address the parking dilemma. Regarding the removal of open space, Selby stated that South Main still meets the minimum requirement for open space. The open space that is being replaced is being replaced with workforce housing. The housing is also intended to screen less attractive buildings in town over by Collegiate Commons. Schmidt asked if the previously mentioned 24-foot measurement is the paved surface on the roads. Selby responded that the paved area is 20 feet wide, which meets requirements for two-way traffic.

Public comment closed at 8:00

Commissioner Larimer noted that he is concerned about the increased traffic use of alley areas, because there are garages that open into a zero setback. He then asked if there is a way to limit the traffic that is going onto Swift Street and suggested that the traffic coming out of the parking lot be directed towards Eddyline's location. Commissioner Larimer's second comment was to follow up on Doering's comment about open space. Commissioner Larimer stated that it is frustrating to be an owner that bought property thinking that it was going to be one thing, and finding out that it becomes something else and ended his statement by commending South Main for working with the Town of Buena Vista while updating the PUD amendment.

Commissioner Larimer asked how Selby sees the Collegiate Commons Apartment's entrance developing with buildings being built all the way to the border regarding the aesthetic flow from one development to another. Selby responded that he believes nice buildings create nice space. Selby views the open space in question as being low quality in comparison. Selby believes the building will help create a better visual screen.

Commissioner Craig Brown asked how South Main intends to handle parking for major events. Selby answered that once the neighborhood's built out, there will be five parking lots. South Main is going to require anyone with a lot 25 ft or longer to create their own off-street parking. Commissioner Larimer asked about the parking lot behind the South Maine square, and how that is going to be handled. Selby stated that there will be rules for that lot. Commissioner Larimer asked if Selby sees where comments are coming from regarding renaming alleys as streets. Selby said that changing the name will not change the function, and stated that certain buildings could be shifted a few feet to make room for more maneuverability.

Commissioner Bennetts stated that the majority of times he drives down Swift Street, people are parked on both sides. Selby stated that signage will be added to mitigate this issue. Selby stated that the entire dirt area

south of the bike shop will be developed as a part of Phase 3. Commissioner Bennetts also noted that the proposed changes to the southeast corner are some of the best improvements in the proposed PUD Amendment, creating access to areas flowing through into and out of the PUD. Commissioner Craig Brown stated that in some of the drawings there is a bridge planned off of Front Loop near the South Main square. Selby confirmed that a bridge is planned. Larimer asked if the bridge land in BLM (Bureau of Land Management) land, and Selby confirmed that it is, and that he envisions a suspension bridge like that in Needleton, Colorado.

Commissioner Tom Brown stated that the increased population in South Main will need to have transit considered, and suggests that South Main develop a 5-10 year plan for transportation, and start developing strategies regarding transportation and bike racks for special events. Commissioner Bennetts seconded the transit considerations and also suggested that with special event advertisements, South Main posts where parking is located. Commissioner Larimer and Commissioner Bennetts confirmed that the east side of the proposed bridge will end up in the State of Colorado Division of Wildlife's land.

Commissioner Bennetts noted that there is the issue of creating access for residents but restricting the public. One-ways may be an option so long as they do not restrict residents from accessing their homes. J.J. Kinsfather with South Main addressed the alley issue. He stressed that the blueprints are linework from the original blueprints. Swift Street was always intended for pedestrian use only. It has never been intended for cars to travel both ways. South Main is not proposing any physical changes to the existing streets. Regarding the garage access issues, signage is a great way to address the issue.

Teipel noted that it is not traditional to have applicants make commitments to the public during commission hearings. Commissioner Larimer asked for any other areas of concern from the Commissioners. Commissioner LeGreca requested that minutes be brought up from previous conversations regarding developments for the Commissioners to reference in future Planning and Zoning meetings.

Commissioner Bennetts motioned to approve the amendments to the South Main PUD as presented in the packet. **Motion #3** was seconded by Commissioner Craig Brown.

#### **STAFF / COMMISSION INTERACTION**

Teipel noted that the November 16<sup>th</sup> meeting will be a joint meeting to discuss the Homestead Major Subdivision Sketch Plan. Teipel added that there will be a commission meeting on December 7<sup>th</sup> regarding the Town's water policy approach. There will then be a Board of Trustees meeting on the following Tuesday (13<sup>th</sup>), and Planning and Zoning commissioners are welcome to attend.

#### **ADJOURNMENT**

There being no further business to come before the PUD amendment meeting, Commissioner Blake Bennetts motioned to adjourn the meeting at 9:11 p.m. Commissioner Tom Brown seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

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Preston Larimer, Chair

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Chase McCutcheon, Planning Technician