



**The Buena Vista Planning & Zoning Commission
April 21, 2021 at 7:00 PM**

**Virtual Regular Meeting
Meeting will not be held
at the Buena Vista Community Center**

The meeting may be accessed virtually via ZOOM. To participate in Public Comment and/or Public Hearings you must connect to the video conference.

**Conferencing Access Information: <https://zoom.us/j/94997591795>
Listen via phone at **1-346-248-7799** Meeting ID: **949 9759 1795** Passcode: **1872210****

AGENDA

7:00 REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Adoption**
- V. Approval of Minutes – February 17, 2021**
- VI. Public Comment**
- VII. New Business**
 - 1. UDC General Discussion**
 - 2. General Map Update & Discussion**
 - 3. Future in-person meetings**
 - 4. Staff/Commission Interaction**
- VIII. Adjournment**



Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission February 17, 2021

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm, Wednesday, February 17, 2021 via Zoom video conferencing by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Estes Banks, Thomas Dumas, Craig Brown, and Alternate Commissioner Blake Bennetts.

Staff Present: Principal Planner Mark Doering, Project Manager Joel Benson, and Planning Technician Doug Tart.

PLEDGE OF ALLEGIANCE

Chair Larimer led in the Pledge of Allegiance.

ROLL CALL

Tart proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

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

APPROVAL OF MINUTES

Commissioner Banks motioned for approval of the February 3, 2021 minutes as presented. **Motion #2** was seconded by Commissioner Dumas. Motion carried.

PUBLIC COMMENT

Public comments opened at 6:03 pm. With no comments, public comment was closed at 6:03 pm.

NEW BUSINESS

Town staff presented information about the proposed changes to fees for water as it relates to development within town limits. This was the official public hearing for the Planning and Zoning Commission, so Town staff was looking for approval, approval with amendments, or no approval of the proposed changes to the water fees. If approved, it would move to the Board of Trustees for official adoption.

As it stands, the proposed changes would apply to all future development that does not have vested water rights. South Main's rights expired in 2020, Colorado Center has another 10 years, The Farm Phase 2 Subdivision would not require it because they are currently applying for the final plat and will have entered development prior to approval. It would, however, apply to the apartment units to be developed in a future phase. Undeveloped Sunset Vista IV lots would be affected by proposed changes.

Change of use would require analysis to determine if fees would be necessary to accommodate potential increase in water demand or meter size.

As currently proposed, any development that would need 50 or more SFE's would require a water report to be reviewed by staff. Preliminary plat vested rights are typically good for an average of three years, if no final plat approval or development occurs within the three-year window, rights may be lost, and developers would be required to adhere to the new or current regulations.

There is currently no language outlining a process for developers or builders who would want to seek an exemption from these development regulations.

The commission recommended an amendment the proposed changes to state that any potential development that proposes development greater than 32 SFE's with the potential development of primary and accessory uses of water would require a water report to be reviewed by staff.

The cash-in-lieu fee for water would be revisited annually by the Board of Trustees.

ADU's that are used as long-term rentals for at least three years will be allowed a waiver from the newly adopted water fees to promote long-term affordable housing.

Commissioner Larimer brought a typographical error in the draft ordinance to the attention of the staff and commission. At the third "whereas" down, "anew" needed to be corrected to "a new."

Commissioner Shultz-Writsel pointed out that the while the numbers were spelled out correctly in the draft ordinance, they should be followed with the number in parenthesis. Benson acknowledged addressing this when updating the draft ordinance.

Commissioner Doumas recommended approval of the ordinance with the amendments brought forth by the Commission. **Motion #3** was seconded by Commissioner Schultz-Writsel. Motion carried.

STAFF / COMMISSION INTERACTION

Commissioner Doumas announced that he was selected for a three-year term as a Chaffee County Planning Commissioner. Doering stated that in areas that present a conflict of interest, for example the County IGA, Doumas would have to recuse himself from such discussions.

Doering received the 'Missing Middle Housing' books at Town Hall for the Commissioners to pick up.

Doering had a conversation with Chaffee County Planner Jon Roorda and mentioned that both the Town of Buena Vista Planning Commission and the Chaffee County Planning Commission need to have a meeting to discuss details of the IGA.

Staff is working on a map of Town that shows areas with missing infrastructure that could impact development patterns.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Banks motioned to adjourn the meeting at 8:00 p.m. Dumas seconded. **Motion #4** was unanimously approved.

Respectfully submitted:

Preston Larimer, Chair

Doug Tart, Planning Technician