



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
May 20, 2020**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, May 20, 2020 via Google Hangout Video Conferencing in Buena Vista, Colorado by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Estes Banks, Thomas Doumas, and Craig Brown.

Staff Present: Principal Planner Mark Doering and Planning Technician Doug Tart

PLEDGE OF ALLEGIANCE

Chair Larimer opened with the Pledge of Allegiance.

ROLL CALL

Doering proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

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

APPROVAL OF MINUTES

Schultz-Writsel motioned to waive approval of the April 01, 2020 and move to next meeting. **Motion #2** was seconded by Doumas. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:04 pm. No public was present on the video. With no comments, public comment was closed at 7:04 pm.

NEW BUSINESS

Doering brought up a potential new coding amendment regarding Boarding Houses, which the Town does not currently have a definition for in the UDC. Prior to the meeting, a packet was sent via email with a synopsis of residential uses in Town limits. The property in question is a remodeled 7-bedroom, 5-bathroom, and 2-kitchen house listed on Zillow as the "Rose Quartz Co-Living" house. The building used to be church, but got a Special Use Permit to be a B&B. It was later sold as a single-family home and then resold and modified to its current status. Leases are at least 30 days, so it is considered long-term housing for up to 14 people.

Typically, standard dwelling units include only one kitchen and this property has two. Therefore, according to the UDC, it is neither a single-family house, nor a multi-family because it is only one housing unit. It is not considered a short-term rental, so it technically does not fit in our current code. This is not a new concept to the town, as there is currently one on West Main Street.

The building's use was brought into question due to a complaint in March by an adjacent property owner regarding the number of people staying in the home. County records do not show seven bedrooms, so it is unknown if county building codes are being met, so the structure may not be legal. No permits were pulled from the county for work, so it should be determined if the structure is safe. Egress codes likely would not be met.

Doering read off the current definition of a Dormitory. Under current code, dormitories are not allowed in R-1 Zone District. There was also discussion of consideration of Co-housing as well, but that that use for multiple individual buildings on one lot, whereas this is one building.

Larimer agreed that this use should be allowed in town boundaries, and cited numerous rafting companies that buy houses to provide housing to guides. Said co-housing should be a Special Use Permit under R-1, would be wise to do with this. Doumas agreed that the town needs this type of housing, but we need to figure out how to make it work. A Special Use Permit would allow for the opportunity to decide if the location is adequate regardless of designated zone district in which it is located. Doering said that a single individual owns Rose Quartz and is renting rooms out to unrelated individuals for over a month at a time.

Larimer suggested that the Town come up with regulations regarding these kinds of uses, and that Special Use Permits should be able to be used in all residential zones. Current UDC does not allow dormitories in R-1 and R-2 zones. Doering says staff can put together proposal and bring to planning commission for approval.

Larimer makes the motion for staff to amend the UDC, and that a Special Use Permit is perhaps the way to go to possibly add a use, and carry forth the evaluation. Motion seconded by Brown.

Stated that Town Staff should not make UDC amendments specifically for the property in question, that this should be approached town wide. Doering agreed that the use evaluations should be done with consistency regardless of location.

Doering acknowledged that Chaffee County has been undergoing their Comprehensive Plan Process and is currently at the drafting point. The County would like the individual municipalities to weigh in on the plan. The highest interest is in common facilities such as transportation, water, etc. Larimer said some of this is covered by the Three-Mile Plan and asked what happened to the intergovernmental agreement. Doering stated discussion will follow the Comprehensive Plan discussion and that the county has a draft of the IGA. Several members of the County Commission are opposed to the IGA due to concern that perception is that county is giving away power to the towns. Doering said that it is not worth it for the town to expand to the northwest due to the number of single-family homes on large parcels and the infrastructure that would be required to serve them.

Doering thanked the Planning Commission and asked for any further questions.

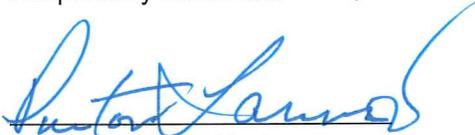
STAFF / COMMISSION INTERACTION

None

ADJOURNMENT

There being no further business to come before the Commission, Banks motioned to adjourn the meeting at 8:06 p.m. Schultz-Writsel seconded. **Motion #4** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Doug Tart, Planning Technician

