



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

July 15, 2020

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 7:00 pm, Wednesday, July 15, 2020 via Zoom virtual meeting by Chair Preston Larimer. Also present were Vice Chair Lynn Schultz-Writsel, Commissioners Estes Banks, Thomas Doumas, Craig Brown, and Alternate Commissioner Tony LaGreca.

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

PLEDGE OF ALLEGIANCE

Chair Larimer led in 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. Doumas motioned to adopt the agenda as presented, **Motion #1** seconded by Banks. Motion carried.

APPROVAL OF MINUTES

Schultz-Writsel motioned for approval of the June 3, 2020 minutes as presented. **Motion #2** was seconded by Brown. Motion carried.

PUBLIC COMMENT

Public comments opened at 7:04 pm. With no comments, public comment was closed at 7:04 pm.

NEW BUSINESS

The first item of New Business was the South Court Social Site Plan. Larimer read a statement regarding how the meeting was going to run and how public comments would be handled.

South Court Social developer Alan Kelly introduced himself to the Commission and public. He stated his intentions for the project to address the Town's shortage of long-term homes and commercial properties and the economic feasibility of the project to be developed as proposed.

Kelly stated the major site plan had been reviewed by Town Staff and is consistent with the Town's Comprehensive Plan, complies with the Town's code and applicable standards, and has adopted many of the recommendations proposed by the Historic Preservation Commission.

Kelly handed the presentation over to Allen-Guerra Architecture Designer and Project Manager Tim Sabo to explain the project design in more detail. Sabo stated that the project is two mixed-use buildings with approximately 5500 sq. ft. of flexible commercial space on the ground floor with a courtyard in between

the two buildings. There are seven parking spaces and the upper two floors provide sixteen apartment units of varying sizes. Sabo said that continuing the flow of the parking and sidewalk design down East Main Street will aid in the safety for students and museum visitors by creating a clearer traffic pattern.

Sabo then discussed how the project aligns with specific components of the Town's Comprehensive Plan:

- To bring more commercial development, office retail, and service spaces
- Support tourists and long-term year round use
- Make affordable housing that is attractive to families
- Create various housing options as projects that "pay their way" as opposed to subsidized projects
- Expand range of housing types by having full-time long-term residents as opposed to short-term rentals
- Housing infill in existing neighborhoods to minimize sprawling infrastructure
- Walkability and access to amenities and services
- Sustainable development
- Maintain historical architectural style within scale of existing buildings

Sabo turned the floor over to Doering for the staff report presentation on South Court Social. Doering stated that a Major Site Plan was completed for this project to ensure compliance with code and design standards, as is done with every commercial or mixed-use project over 10,000 sq. ft. or with 10 or more residential units.

Doering explained how the design is compatible with the Town's Comprehensive Plan:

- Promoting new housing on underdeveloped or vacant parcels
- Land-use should be compatible with adjacent uses and historic properties
- New construction should reflect current design approaches
- Consider accessibility, parking, and alternative transportation
- Each development should pay its fair share for street improvements
- Ensuring density, infill, and adaptive reuse of structures
- Infill in proximity to historic districts should be similar in scale and architectural character
- Preventing displacement of resident housing by tourism uses
- Integrate increased density and environmentally sensitive design and historic preservation concepts

Doering explained how the project is compliant with all applicable aspects of the Development Code and design requirements within the MU-MS zone district. The Historic Preservation Commission identified nine elements to be addressed and the applicants were able to address seven.

Public comments were received from Conrad Nelson, Suzy Kelly, and Paul Ahrens and were reviewed by the Planning and Zoning Commission.

Doering stated the staff recommends that the Planning and Zoning Commission approve the major site plan with some conditions:

1. For consideration of the application, it was reviewed as long-term residential and general retail uses. Any proposed changes would require UDC compatibility or a Special Use Permit
2. No short-term rentals are permitted
3. Condominiumization would require a separate review
4. Payment of fees: School and Park fees in lieu prior to issuance of building permit

5. Any changes requested by Building Department is reflected in updated plans provided to the Town
6. Prior to encroachments into right-of-way, the approval of an encroachment permit is required
7. Proposed lighting must meet Town requirements
8. Developer must pay equal share of construction of the alley
9. Infill agreement for public improvements must be signed prior to issuance of building permit
10. Prior to Certificate of Occupancy:
 - a. Subdivision to combine three lots into one
 - b. Any rooftop equipment must be screened from view
 - c. Public improvements along East Main & South Court streets must be installed, inspected, and approved by Town
11. Sign permit required prior to any installed signage
12. No overnight parking on East Main Street
13. All commercial tenants must obtain business licenses
14. All commercial tenants must clear and maintain sidewalks

Doering opened up the floor to the Commissioners for questions. Larimer asked about future requirements for short-term rentals and the subdivision process. Doering explained that any future conversion to short-term rentals would require a Special Use Permit and that the minor subdivision would be reviewed by staff and approved by the Town Administrator. LaGreca asked about the use of the courtyard, which Sabo explained would be used for both residents and as service entrance for commercial.

Banks mentioned that this appears to be the first time that the Historic Preservation Committee, the UDC, and the Comprehensive Plan have come together, making it easy to approve the project.

Larimer opened the floor for public comment. Jimmy Sellars, of 802 C Street in Salida, commented first to endorse the Kelly family. Suzy Kelly, of Buena Vista, then commented to ask if parallel parking could be implemented instead of diagonal parking, as well as to ask where tenants and customers would park with seven parking spaces for the sixteen proposed units. With no further public input, public comments were closed at 8:14.

Doering stated that the Board of Trustees voted on the diagonal parking with a 10 foot sidewalk and a mid-block crossing with a flashing signal as opposed to the parallel parking.

Brown motioned the Planning and Zoning Commission to approve the resolution as proposed with the 15 conditions. **Motion #3** was seconded by Doumas. Larimer brought it to a vote, with all five members voting to pass the resolution. Doering explained that the Minor Subdivision and Public Improvement Agreement would still need approval once reviewed by the Town Administrator and Town Engineers.

Doering introduced the next item on the agenda which was the Chaffee County IGA (Intergovernmental Agreement). Doering stated that the Board of County Commissioners heard at a public meeting, for the first time, to have an IGA between the Town and the County. The board made some minor adjustments to the proposed IGA, and once approved it will go to the Town's Board of Trustees.

Doering stated that the next Planning and Zoning Commission meeting on August 5th, which includes a Public Hearing for the Sangre de Cristo annexation, will be held via Zoom. The zoning request will be formally heard during this meeting.

STAFF / COMMISSION INTERACTION

The commission and staff discussed the current housing trends in Buena Vista, the potential for future Covid-related growth, and how the South Court Social project helps to provide long-term housing in town.

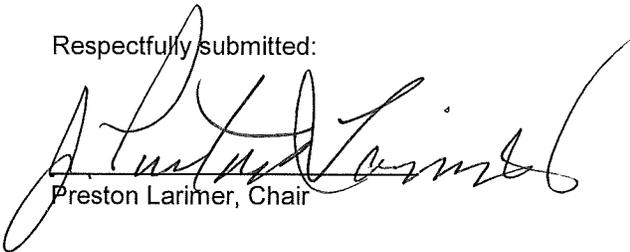
Banks asked about the previously discussed addition to the UDC to address the dormitory-style building on South Gunnison. Doering stated that the plan is to bring the issue back to the Planning and Zoning Commission in the fall.

Doering stated that Code Enforcement Officer, Grant Bryans, is currently working on the camper and RV enforcement in Town and will potentially join the August 5th Planning and Zoning Commission meeting to discuss.

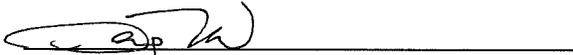
ADJOURNMENT

There being no further business to come before the Commission, Banks motioned to adjourn the meeting at 9:36 p.m. Brown seconded. **Motion #4** was unanimously approved.

Respectfully submitted:



Preston Larimer, Chair



Doug Tart, Planning Technician