

**Town of Bayfield  
Planning Commission Meeting  
May 13, 2008**

**Planning Commissioners Present:** Carolyn Hull, Joan Hanna, Jeff Wadsworth, Justin Talbot, Rick Smith, Bob McGraw

**Planning Commissioners Absent:** Ed Morlan

**Staff Present:** Justin Clifton (Town Manager), Joe Crain (Town Planner), Jack McGroder (Management Intern), Marianne Jones (Deputy Town Clerk)

**Town Board Members Present:** Robert Piccoli

The meeting was called to order @ 6:05 p.m.

**Minutes:** Bob McGraw requested one correction to the minutes. Carolyn made a motion to approve the minutes from the March 11th Planning Commission meeting as amended. Rick seconded the motion. All were in favor except Jeff who abstained from the voting.

Rick made a motion to approve the minutes from the April 8th Planning Commission meeting as submitted. Bob seconded the motion. All were in favor except Jeff who abstained.

**Public Input:** No public input was offered so it was immediately closed.

**Action Agenda Item #1: Motion & Vote To Go Into Study Session**

Rick made a motion to move into a Planning Commission study session. Carolyn seconded the motion. All were in favor, motion passed unanimously.

**Action Agenda Item #2: Consideration Of Any Modifications And/Or Changes  
To The East Side Land Use Plan**

Joe gave his staff presentation. He explained that the plan narrative (which was included in the Planning Commission packet) captures what has been done during the study sessions for the East Side Development. He noted that the staff has a few concerns. There is some concern about the Multi-Family Overlay on the 77.52 acres owned by Real Estate Ventures II (Southviews). Staff's concern is centered in the northern areas of the parcel.

Joe suggested that the best method of handling the overlay question would be to place a footnote on the Plan Map that the placement of Multi-Family Overlay will be determined upon "Sketch Plan" submission to the Town of Bayfield.

The Fleming property is currently under contract with the Bayfield School District. Scott Fleming will have 1 year to decide what he's going to do with the property. If the school ends up purchasing the property, the property will have community zoning.

There will also need to be a minimum of 20 acres of park space dedicated to the Town for this area of development. Joe said that the staff would like a park symbol at the corners where the Southviews, Byrd, & Goff properties come together as a potential location for an eastside park.

The floor was given to Brad Elder.

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Brad Elder stated that he would like to see a gym facility built adjacent to the school property when it develops. His hope is to get a lot of groups together and work as one to build a community facility. He would like to see this possibly happen in the southwest corner of the Southviews property.

Harry Goff has also expressed an interest in having passive park space on the southwest corner of his property near the barn. However, he is more interested in having a more historic type area instead of active park land. The topography of these properties is going to make it very hard for do any type of flat development which makes it more difficult to do active park space.

Joe mentioned that Scott Key, the director of Parks & Recreation stated at a previous meeting that the Parks Department needs more playing fields. The loss of the old middle school gym is also a big concern. The Town needs to look at getting the type of park space required for the population that will be brought in by this new development.

It was asked what the plan is regarding the loss of the Old-Middle School gym & facilities.

Rick answered that the Town Board has discussed having a meeting with the School District regarding this issue. The meeting has not been scheduled yet because the old Board wanted to wait until the new Board members were elected. Now that the election is over, the discussion will need to take place before any premature decisions are made.

Joe noted that a final determination will be made on the park issue when the properties are developed. It's been determined that 20 acres of park space will be needed in that area. The developers will have to work together on how they are going to meet the requirement.

Rick mentioned that it might be a good idea to get all the property owners involved in this development to sign a legally binding document outlining the plan for this area.

Brad responded that most of the property owners are prepared for these types of documents and are fine with proceeding with that course of action.

Rick requested that Scott Key give a detailed description of the specific park space needed & what the vision is for the Parks & Recreation Department in the future. This document can then be sent to the Eastside Development Property Owners to use as a guideline.

Joe noted that the park space determination will need to be made before the first property is submitted for sketch plan. But, he thinks that the proposed plan is ready for public hearing to be included into the comprehensive plan. The comprehensive plan will not set anything in stone but it will give an idea to potential homeowners/developers on what is proposed for these properties.

The staff feels that the best option for drainage would be a regional approach. But if a regional approach is not possible, each developer will have to keep their drainage on their own property. If a regional approach is taken, the Town will have to make sure that no other property owners are affected by the drainage.

Joe mentioned that a determination will also need to be made regarding the maintenance of the drainage plan once it is put into place. Currently, the Town is not set up to maintain this sort of project so maintenance will be a big issue that will need to be resolved. The Town also has to make sure that the proposed drainage plan produces good quality water. The Town's requirement is to make sure to control the release of water that is over and above the historic/natural flow. Any drainage over and above the historic/natural flow has to be contained.

Bob asked what happened at the meeting with CDOT (Colorado Department Of Transportation).

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Joe responded that it's going to be a long tedious process. A traffic study will have to be done. The east side property owners will all have to get together to request the access permit. It will also be up to the landowners to get the ball rolling for the traffic control study.

Rick commented that CDOT said that the street pattern will be very important. CDOT wants the street design to be very conducive for the residents. CDOT would like for people to use the interior streets more than the State Highway as a Town road. The Town will need to look at this very carefully so that there is enough internal circulation to carry the volume of people around without using the main highway.

The item was opened for public comment. None was offered so it was immediately closed.

**Action Agenda Item #3: Motion & Vote To Go Into Regular Planning Commission Session**

Rick moved to go back into Regular Session of the Planning Commission. Carolyn seconded the motion. All were in favor, motion passed unanimously.

**Action Agenda Item #4: Consideration of Setting Public Hearing On The East Side Land Use Plan For Inclusion Into The Bayfield Comprehensive Plan**

Rick made a motion to set a Planning Commission public hearing on July 8<sup>th</sup>, 2008 for consideration of the East Side Landowner Master Plan for inclusion into the Bayfield Comprehensive Plan with the following changes:

- The Multi-Family overlay be removed from the Southviews property & a note placed on the map that appropriate use of the overlay will be determined at time of "sketch plan".
- A park symbol be added at the point where lands owned by Elder, Byrd & Goff adjoin, as a reminder that approximately 20 acres of parkland will be required.

Carolyn seconded the motion. All were in favor, motion passed unanimously.

Brad thanked the Planning Commission for their time.

**Action Agenda Item #5: New/Unfinished Business**

Justin Talbot asked about the Economic Development study.

Jack answered that there's going to be an economic meeting held on May 22nd beginning @ 6:00 p.m. He is going to be sending out copies of another Town's study for the Board to review. This study will be discussed at the meeting on the 22nd.

Joan mentioned that the Bayfield Chamber of Commerce is having a representative from Region 9 & Fort Lewis College's Small Business Development Department at their meeting on Thursday @ 12:00 p.m. at the Bayfield library.

The meeting was adjourned @ 7:17 p.m.

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**Approved:**

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Joan Hanna  
Chairman

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Marianne Jones  
Deputy Town Clerk