

**Town of Bayfield  
Planning Commission Meeting  
August 12, 2008  
11 West Mill Street Bayfield, CO 81122**

**Planning Commissioners Present:** Ed Morlan, Bob McGraw (Vice Chairman), Joan Hanna (Chairman), Rick Smith (Mayor), Debbi Renfro (Town Trustee), Carolyn Hull

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

**Media Present:** Carole McWilliams – Pine River Times

The meeting was called to order @ 7:03 p.m.

**Minutes:** Carolyn requested that the correction that was made to the previous months Planning Commission meeting minutes be documented in detail. (Note: Carolyn had requested that a change be made to the June 10<sup>th</sup> meeting to correct “Just” on page 2 to “Justin”.)

Rick made a motion to approve the minutes from the July 8<sup>th</sup>, 2008 Planning Commission meeting as amended. Bob seconded the motion. All were in favor, motion passed unanimously.

**Public Input:** Thomas Vacanti (312 Half Moon Circle) asked about the water/irrigation situation in the Sunrise Estates subdivision.

Justin answered that the Town has been in negotiations for the past 2 years. The east side drainage ditch is the main area of concern at this point. The Town is trying to get that issue resolved first. Once the ditch issues have been resolved, the Town will then begin negotiations for the irrigation system but the time frame for the irrigation system is still undetermined. It is also a concern that the submitted specifications for the irrigation system will not work. Justin stated that a bond is much more difficult to call than a Letter of Credit so it's making this process much longer than anticipated. However, the Town is continuing to hold the developers feet to the fire and is attempting to get all of these items addressed and resolved in some way.

It was asked if there will be compensation to the Sunrise residents since they are being forced to use Town water instead of the promised irrigation water.

Justin explained that the water fund in the Town's budget is an enterprise fund which means that it is self-sustaining by the money that is received through utility payments every month. The problem with the irrigation system was caused by an error by the developer and the Town staff is reluctant to force the other Town resident taxpayers to absorb any fees that are waived due to this dilemma. Everyone involved in this situation got a “raw deal” because the developers made an agreement to construct the subdivision according to the specifications that were submitted but they failed to do so. The Town is attempting to do everything that they can to mend this problem without causing undo hardship on any of the other citizens.

Cindy Smart (1330 Kremer Drive) stated that she is the President of the HOA (Homeowners Association) for Sunrise Estates and she wants the Planning Commission to be aware of decisions that were made by previous Planning Commission Boards regarding this subdivision. She explained that she has come up with a list of items that need to be addressed and problems that could have been avoided if there would have been better decisions made by the Planning Commission. She is going to submit this letter to the Planning Commission for them to review. She is very concerned that the Town is trying to repair this predicament using a low cost budget but the residents of this subdivision want it to be done right instead of affordable. She feels that the Town is not doing what they should to fix this problem and fix it right.

Joan responded that she would like to continue this conversation until the list of items is presented to the Planning Commission to review.

Brenda Yarina (841 Tamarack) stated that she agrees with what Cindy said.

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Public input was closed.

**Action Agenda Item #1: Scott Trinklein/Lynn Matievich  
T&M Minor Subdivision  
Request For Waiver  
Requirement For Natural Gas Connection**

Joe gave his staff report. He explained that on December 18<sup>th</sup>, 2007 the Town Board approved a 2 lot minor subdivision for Scott Trinklein & Lynn Matievich (T&M Subdivision). The normal requirement for a subdivision is that utility services (including water, sewer, telephone, gas, and electric) be provided for all newly created lots. The applicants are requesting a waiver of the natural gas requirement for the second lot.

Joe explained that the staff does understand the rationale that has been presented by the applicants; but they feel that if they support a waiver of this nature it could set a dangerous precedent regarding the provision of services that are required by the Town subdivision standards. Purchasers of subdivision lots are generally under the assumption that all services will be in place in order for lots to be sold.

**Staff Recommendation:**

*The Staff recommends that the Planning Commission recommend denial of this request to the Town Board.*

Joe explained that if the Planning Commission feels that the Waiver should be granted, staff recommends that the Planning Commission make "Findings of Fact" in order to avoid a precedent that could be used by other Developers.

**Suggested Findings Of Fact:**

1. *Due to the size of the subdivision being two lots and*
2. *Due to the fact that to install a gas line, it would require tearing up a paved surface and*
3. *That the applicant is willing to record a document indicating that there is no natural gas line to the lot and holding the Town harmless*
4. *That the Planning Commission believes that this waiver is justified based on the above, the Planning Commission recommends that the Town Board allow this Waiver request with the following condition:*

*That the applicant will create at their expense, a document to be filed with the County Clerk that holds the Town harmless and informs any future buyer that no natural gas provided to the property.*

Joan said that she has looked in Section 6-6 & 7-3 of the Bayfield Land Use Code which deals with utilities and she can't find where it says "gas" specifically.

Joe answered that it is assumed that all new subdivisions will have all utility services. The Land Use Code does not specifically state gas service but the Town requires all new developers to put in all of the utility services.

Bob McGraw asked if a future owner of this lot would be able to obtain natural gas to this piece of property.

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Joe answered that there is an easement to the property that could be used for gas service however; it would have to be put in at their expense. Any buyer will need to be aware of this fact upon purchasing this property.

The floor was given to the applicant.

Scott Trinklein (1844 Highway 160B) explained that him and his wife want to build their retirement cottage on the second lot of their subdivision and they would like to build it "green". They are concerned about the availability of natural gas in the future and the cost of it as it continues to increase. He explained that the easement will remain in place if a future owner wishes to install a gas line; however, Scott is trying to look toward the future and use solar power instead of gas. Scott plans to use the money he will save by not putting in the gas line towards solar panels. He stated that he is willing to do a title note on the property that states that there is no natural gas to the property.

Bob asked about the map that was included in the packet.

Scott explained that he was told that he will have to dig 2 trenches, one for the water line & one for the gas line because the gas & water cannot be placed in the same trench. He will have to dig up the asphalt driveway in order to put in these trenches. It would be less expensive to only have to patch the driveway for one trench instead of two.

Debbi mentioned that since these lines will only be "service" lines instead of "main" lines, it might be possible to place both line into the same trench instead of having to dig two.

Rick stated that he understands the request to put in a solar house; however, the Town Board has taken the standpoint that whenever a new lot is created it is required that the developer run all utilities to the property line regardless of whether or not they will be used. Any potential buyer will expect to have the utilities to the property line and would be upset with the Town if this was not done on this lot.

Justin said that the gas franchise agreement with Source Gas should probably be consulted before a decision is made on this matter. He apologized that it wasn't done prior to the meeting.

The item was opened for public input.

Carole McWilliams commented that the Town should be doing their part to encourage residents that want to go solar.

Public input was then closed.

Ed noted that the Land Use Code does not specifically mention gas service so he doesn't feel that it should be required by the Town. The Town owns & operates that water & sewer service; therefore, it is something that the Town can require and enforce. But since this is something that is not owned by the Town and not specifically required by the Land Use Code he doesn't think that it should be mandatory.

Rick stated that he holds the position that gas service is a utility and it is the responsibility of the owner to run the service to the property line. He does not think it is fair that a future property owner should have to absorb the cost of running the line if they decide they want natural gas on this property. He feels that gas is part of the utilities requirement and it should be run to the property line.

Bob said that he thinks that the gas franchise agreement needs to be consulted before any decision is made on this matter. He also said that the staff should look into whether or not both services can be put into the same trench.

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Ed Morlan made a motion to continue this item to the September 9<sup>th</sup> Planning Commission Meeting so that information can be obtained regarding the Gas Franchise between the Town of Bayfield & Source Gas and to find out if it is possible to put a gas service & a water service line in the same trench.

Carolyn seconded the motion.

4 were in favor, Rick & Joan were opposed.

**Action Agenda Item #2: Public Hearing: Southviews Annexation & Sketch Plan**  
**Applicant: Real Estate Ventures II, LLC**  
**East ½, Sec 1, T 34 N, R 7 W**  
**Parcel # 567701100026 & 567701400027      75.029 Acres**

Joe gave his staff report. He stated that this 75+ acre parcel is owned by Real Estate Ventures II, LLC (Bradley Elder). Brad submitted an annexation request back in 2005; however, Brett Boyer (the previous Town Manager) & the Town Board decided not to process the request due to the reluctance of key property owners to dedicate right-of-way (ROW) for the Shell intersection. The only ROW dedication that the Town currently has is on the Sunflower Estates property.

Now that the Northeast Area Land Use Plan has been adopted as a part of the Bayfield Comprehensive Plan, and a CDOT access permit has been requested, owners of the Byrd and Southviews properties have decided to proceed with formal annexation requests to the Town of Bayfield.

The Town Board has decided that new developments will be subject to exactions to help off-set some of the costs with managing & maintaining new growth. The following information was included in the staff recommendations regarding exactions for this project:

**Exactions:**

*The Town of Bayfield faces challenges in the areas of adequate equipment and staff to meet new development requirements. However, it has been decided by the current Town Board that as annexations occur, the Town of Bayfield will require exactions in the form of participation from the annexee in the purchase of new equipment as well as land dedications. Negotiations for this annexation have yet to begin but will include exactions of this nature.*

*The State Statutes give the authority to cities and towns to make these kinds of exactions and for Bayfield it is extremely important that this avenue be used to the fullest extent. In using this technique, the staff feels that it is very important to use equity and parity in dealing with different annexations. In some cases it will be equipment for public works and public safety, in other cases it will be equipment for parks and recreation. The important thing is to treat developers with equity and parity, making sure that none is being asked to contribute more or less than another.*

*Towns in Colorado generally depend on sales tax revenue for Town operations and capital improvements. In the case of Bayfield much of the Town's sales tax is leaked to the City of Durango, thus making it difficult to adequately fund Town operations. The method of taking exactions at the time of annexation will assist as a viable remedy to the current situation.*

Joe also mentioned that access to Highway 160 will be a necessity as well as a ROW for an arterial connection that will service both the Southviews & Byrd properties. Improvements will have to be made to

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the Shell Intersection. The owners of these lands will need to participate in the financing of these improvements.

Staff Recommendations:

*Staff recommends that Town Board that the Southviews Annexation be approved with the following conditions:*

1. *That an acceptable Annexation and Development Agreement be developed with the appropriate exactions placed in the Agreement*
2. *That the Annexation and Development agreement identify Annexee financial commitments for the construction of the Shell Intersection.*
3. *That the Annexation and Development Agreement contain language that commits ROW dedication for the intersection and arterial access road.*
4. *That the Annexation and Development Agreement address parkland dedication.*
5. *That no subdivision of the property be allowed until a CDOT permit is achieved and financial commitments for construction of the intersection and arterial road are in place.*

Joe noted that condition #5 only applies to the southern portion of the Southviews property. The Mesquite phase could move forward without the CDOT permit because it meets the access requirements documented in the Bayfield Land Use Code. However, it would be limited to only 20 units.

Bob asked when the exactions will happen.

Justin answered that it will be negotiated through the Annexation Agreement process. The Annexation Agreement will outline what items are required and when they have to be completed. However, the Town will need to be thoughtful on coming up with timeframes and be cognizant of possible issues that could come up in the future.

Joan asked exactly what items are being voted on this evening.

It was clarified that there are 4 items on the table for this meeting. The Southviews annexation, the Southviews sketch plan, the Byrd annexation, & the Byrd sketch plan.

Ed asked if it is appropriate to consider past problems with other developments as a condition on these new submittals.

Justin answered that it is within the purview of the Boards to decide what the restrictions of development are for each development. It could be a restriction to not allow recordation of the plat until past issues are resolved or outstanding items are completed.

The floor was then given to the applicant, Bradley Elder.

Brad Elder (100 Dove Ranch Road) stated that he is going to give a presentation on the sketch plan for the Southviews & Byrd projects. He said that the Town of Bayfield is low on available commercial properties and there aren't enough work-force homes. He stated that he is trying to come up with a plan that will address all of these needs by using both of these properties.

Brad noted that Fred Copenhaver (the applicant listed on the development permit application) is not acting as the developer for the Byrd project, he is only acting as agent for Nancy and Oscar Byrd as the project goes through the annexation & sketch plan process.

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He gave a slide show presentation documenting both the Byrd & Southviews projects. It included detail on proposed uses for each property, the types of buildings that could be constructed, where it will be located, why it is important to have these uses, etc.

*Note: (A copy of this presentation has been added to the packet for this meeting in the official Planning Commission packet book & in the official Planning Commission minute book).*

Rick asked about the original maps that were approved for the inclusion into the comprehensive plan. This map showed a triangular piece of land on the Southviews/Byrd/Goff properties that was supposed to be dedicated for park land.

Brad responded that he has already sent over maps with possible locations for the park land dedication. There have been discussions regarding locating the park land on the Goff property; however, this is still in negotiations.

Ed asked if the Town has heard from the Division of Wildlife regarding these requests.

Joe answered that he still hasn't heard from the Division.

Ed asked if the staff could "rattle their cage" in order to get some feedback. He expressed that he would really like to hear their input on the matter.

Joe answered that he will send each newly submitted item to them as they are presented to the Town to request for comments and he will also attempt to reach out further to them if they don't respond.

Bob asked about the relationship between these properties being annexed and the Shell intersection.

Joe answered that the CDOT access permit is going to require that the Town establish maximum densities for the area. The Town needs some concrete information about what is going to be located on these properties to present to CDOT. The sketch plan will assist in this effort because it will give a concept to what is going to be constructed.

Brad responded that he has talked to Jim Horn with CDOT and Jim has written up preliminary comments, has issued a permit number, and it has already determined that a traffic study is going to be required. The traffic study will determine the entire scope of improvements needed.

Bob asked if the reason for the shift from the large homes in the Dove Ranch Subdivision to these smaller, more affordable type housing is based on the current economy.

Brad answered that it is based on the current economy. This effort is geared towards promoting jobs and work force housing for these job creators. He doesn't think that the larger lot format is of predominant interest at this point so he hopes that this proposal will be a more viable option.

It was asked why a grocery store would be more interested in this area than the other commercial areas in Town.

Brad answered that the grocery store chains that he has spoken with all want Highway 160 frontage. They don't want their clientele to have to get off the highway to get to their location.

The item was then opened for public comment.

Cindy Smart (1330 Kremer Drive) asked who the developer will be for the Byrd property.

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Brad answered that it will probably be him. He is looking into finding investors, end-users, etc to help with some of the financial obligations but the bulk of it will probably fall to him for the actual developing. He reiterated that it will not be Fred Copenhaver or Jim Morris doing the actual work.

Cindy responded that the Town is very lucky that Brad does quality developments and that she is not concerned about the type of development that Brad will produce. However, she asked how many meetings the Planning Commission has had regarding the procedures for annexation.

It was explained that the Town does not have study sessions prior to hearing an annexation.

Cindy said that she feels that is a potential problem and could lead to a replication to what has happened on the Sunrise Estates Subdivision. She thinks there needs to be meetings with the developer prior to the public hearing to address all of the potential issues that could arise and come up with development guidelines on how the development will be done. She is very concerned that this item will be passed on to the Town Board without any real input from the Planning Commission.

Brenda Yarina (847 Tamarack) stated that in the past the Planning Commission has made decisions on annexing & developing; however, none of this information gets passed on to the next boards. The Planning Commission needs to come up with consistent procedures and policies that will be passed on to the next Boards so that everyone is on the same page.

David Peck (1382 Kremer Drive) stated that he lives across the highway from the barn on the Goff property and he is concerned about the industrial uses. He wanted to know what kind of impact this industrial use is going to have on his property.

Brad answered that the industrial use will not be located on Highway 160 frontage. It's going to be situated farther back in the development. There will be commercial use located right off of 160 using Planned Unit Development procedures.

Paul Karmazin (442 Jenkins Ranch Road) commented that there are always going to be some sort of problems with each new development. However, there are definitive guidelines that have to be followed. Change is always somewhat painful; however, once a plat is approved there are imposed regulations & guidelines on how things are built. If someone else takes over the property it would be very difficult not to follow these guidelines. He stated that the Town just needs to make sure that once a development is approved that it is actually done as promised and it meets the required standards.

The Sunrise homeowners stated that this is the problem, the Town has not made the developers meet the required standards and they think that these issues need to be resolved before proceeding with any new developments.

Dave Gore (82 Alpine Forest Drive) stated that this project would be very beneficial to the Bayfield area. He has met with realtors in this area and it is unanimous that this type of development is needed and will help Bayfield to grow substantially. Many interested buyers have complained that they don't want to live in Durango but they don't want to purchase in Bayfield because it doesn't offer the services they need which leads to them having to drive to Durango anyways. He said that this sketch plan is a very well thought out proposal.

Joan responded that the Planning Commission agrees that this is a needed development which is why it was adopted into the Comprehensive Plan.

Paul Karmazin stated that he agrees with what Dave Gore said. He feels that this plan is the most practical platform to help propel Bayfield into establishing themselves as an independent township instead of being

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considered a stepchild to Durango. He feels that this developer is very passionate about making this happen and he feels that this development has many more pros than it does cons.

Public comment was then closed.

Ed noted the Agency Comment sheet that was submitted by Ron Saba, the director of Public Works. Ron comments that the Town's departments are struggling to support its current infrastructure and he also mentions that the Dove Ranch project has not been completed as promised and that he would like to see that project done before another one is granted. Ron also requests that this item be continued until the process of reviewing the infrastructure standards & the rates for water & sewer is finished. Ed noted that he feels there are two major problems with approving this annexation request; the Town's ability to handle the development and the past obligations that have not been fulfilled.

Justin responded that there are concerns if the Town decides not to annex this property into the Town. If it is denied, the applicant could take it to the County and the Town would lose all control of how it is developed and the restrictions that are implemented. Just because the Town denies the request does not mean it's not going to happen.

Rick remarked that the Town Board & the Planning Commission has spent a lot of time coming up with a plan for the eastside development. It's a large piece of land and it is kind of scary. The Town doesn't want to make the same mistakes that have been made in the past so a plan has been formulated to keep this from happening. The Town is attempting to figure out density ahead of time and anticipate the types of uses that are going to be in this area. The property owners have all gotten together and have said what they are willing to construct on their parcels and they have expressed willingness to participate in the intersection improvements. However, the Town's development standards have not been codified yet. The staff, a couple of the Board members, engineers & residents have all been working together to come up with these standards so that there are not any grey areas about what is expected with a new development. This process does need to be completed before this development proceeds. The annexation could be approved but he feels that there should be a restriction that states that the infrastructure standards need to be finalized prior to developing. This will cover both the Town and the developer because the developer will know ahead of time what is expected of them.

Bob expressed that he is concerned about the state of the Town's infrastructure but feels that these problems cannot be remedied without more sales tax revenue coming in. He likes annexing this property specifically for that reason.

Rick made a motion to recommend approval of the Southviews Annexation (Parcel # 567701100026 & 567701400027) to the Town Board subject to staff recommendations 1 – 5 (with the exception that recommendation #5 does not apply to the Mesquite phase of the subdivision, however; the Mesquite phase will be limited to only 20 units) and the addition of condition #6:

*#6: Subdivision of the property will not be approved until the infrastructure & development standards have been codified so that they may be used by the developers for the project.*

Bob McGraw seconded the motion.

Debbi disclosed that she works for the developer (Brad Elder) on another project but is not working on this particular development.

Rick replied that he doesn't feel that it's a problem since she is not working on Southviews.

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All were in favor except Carolyn who was opposed. She remarked that her reason for opposition is because of the comments made by Ron Saba and that she feels that the Dove Ranch subdivision (specifically the park) needs to be finished before the developers begins another project.

It was decided by the Planning Commission to move onto the Byrd Annexation (moving the Southviews & Byrd sketch plans to item 3A).

**Action Agenda Item # 3: Public Hearing: Byrd Annexation  
Applicant: Fred Copenhaver as agent for Oscar & Nancy Byrd  
Sec 1 & 12, T 34 N, R 7 W  
Parcel # 567701400017 43.44 Acres**

Joe gave his staff report. He explained that the applicant is requesting annexation of a 40 + acre parcel that is located just east of the current Town limits. The recently adopted Bayfield Comprehensive Plan shows the property to be commercial and light industrial. This property is important in the extension of Bayfield to the east. It is also important in that it presents an opportunity for commercial expansion and light industrial uses consistent with the stated desires of the Town.

The same exactions & access information that were listed for the Southviews annexation also apply to this annexation.

**Staff Recommendations:**

*Staff recommends that the Planning Commission recommend to the Town Board that the Byrd Annexation be approved with the following conditions:*

1. *That an acceptable Annexation and Development Agreement be developed with the appropriate exactions placed in the Agreement*
2. *That the Annexation and Development agreement identify Annexee financial commitments for the construction of the Shell Intersection.*
3. *That the Annexation and Development Agreement contain language that commits ROW dedication for the intersection and Arterial access road.*
4. *That no Subdivision of the property be allowed until a CDOT permit is achieved and financial commitments for construction of the intersection and arterial road are in place.*
5. *That the Annexation Agreement addresses park land dedication.*

The Mayor noted that he would like to include the additional staff recommendation stating that subdivision of the property will not be approved until the infrastructure & development standards have been codified.

Ed stated that he would like to add a condition that any developer/financial partner that is associated with the Sunrise Estates Subdivision must resolve the outstanding items in that subdivision before final plat approval is granted for this property.

The item was opened for public comment.

Harry Goff (1824 Eastlawn) asked about contiguity of the property.

Joe answered that the property has enough contiguity across the highway to allow for annexation.

No additional public comment was offered.

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Rick made a motion that the Planning Commission recommends approval to the Town Board of the Byrd Annexation subject to staff recommendations 1 – 5, with the addition of condition #6 & #7:

#6: Subdivision of the property will not be approved until the infrastructure & development standards have been codified so that they may be used by the developers for project.

#7: If there are any developers or financial partners that were involved with the Sunrise Estates subdivision that are also involved in the development of the Byrd parcel, it shall be required that negotiations between the Town and these partners/developers be resolved prior to any subdivision of this project.

Bob seconded the motion.

4 were in favor, Ed & Carolyn were opposed. Ed voiced that his reason for opposition is because of the applicant's prior history as developer of the Sunrise Estates Subdivision. Carolyn stated her reasons as being the same as her oppositions to the Southviews property.

A short break was called @ 7: 35 p.m.

The meeting was called back to order @ 7:45 p.m.

**Action Agenda Item 3A: Byrd & Southviews Sketch Plan**

Joe gave his staff report. The combined acreage for the two parcels is approximately 128.5 acres. The Byrd property consists of commercial and some light industrial properties, while the Southviews property includes a proposed senior campus for a nursing homes/assisted living,/other senior uses, as well as public uses, Multi-Family lots and Single Family lots.

The layout and uses proposed seem to be consistent with the recently adopted Northeast Area Plan. The Byrd commercial/light industrial area is divided into larger lots to facilitate the development of retail uses by different developers. The original developer will be required to install the basic infrastructure of water sewer and road systems. It is expected that the future users of these lots will install the private infrastructure needed for uses that will occur.

The southern portion of the Southviews property designated for the Senior Campus will use the same large lot approach with several large lots created. The original subdivider will be responsible for construction of the street system that accesses these lots as well as curb and gutter, water and sewer. Subsequent developers will have the obligation for the private improvements as the lots develop.

The large lot or "Super Lot" method of subdivision works well for retail, industrial and special use development and is used by a number of communities as a matter of practice. The method of development is generally limited to this type of land use. It is not generally used in residential development unless the residential parcel is very large, such as over several hundred acres.

The middle and northern portions of Southviews will be developed with several different housing types to include multi-family, town houses, patio homes, duplex and single family homes. Areas that abut existing development will be platted to the approximate size of the adjacent lots. Most of the multifamily development will occur within the interior of the original parcel. The Mesquite Phase of development is located in the northwest portion of the Southviews parcel and consists of single family, duplex units and an apartment complex backing up to the large hill created by the Highlands at Dove Ranch. The applicant makes some logical points in his narrative indicating that multi-family structures would act to shield the bare wall of hillside,

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and also with the water tanks located very near to the west, the development would not be out of scale at this location.

Staff is not comfortable with the "Super Lots" in the residential portion of Southviews and would encourage the applicant to bring more detail to the plan. There are some important elements that do not appear on the plan such as parks and trails.

The project narrative goes into quite a bit of detail but does not address the need for strict design guidelines particularly for the commercial / light industrial development on Byrd property. As has been discussed in both the Northeast Area Plan and in the Economic Development discussions, it is critical that these guidelines be in place when the first development occurs.

Joe stated that staff is comfortable with the set-up of the Byrd sketch plan but feels that the Southviews sketch plan needs some additional work.

**Staff Recommendations:**

*The Staff would recommend approval but only with the following conditions:*

1. *That the applicant revise the Southviews Sketch Plan to reflect a smaller lot layout in order to more adequately reflect true use and layout of the property.*
2. *That the applicant address parks and trails on the Southviews Sketch Plan*
3. *That the applicant addresses how the Los Pinos ditch will be handled in the Byrd Sketch Plan narrative.*

Debbi commented that she would like to see a master drainage report & plan, a master utility plan, & a water & sewer plan just so it can be determined if everything will work for the entire area.

Joe stated that this would be a good time to decide if these documents are something that should be required at Sketch Plan. If that is the determination of the Planning Commission then this item would need to be continued until they are received.

Bob asked about the lack of park space on the Southviews sketch plan.

Joe answered that the park plan could be done through a regional approach to the entire area along with trails, drainage, etc. but it would need to be addressed. Also, Brad has mentioned putting the park area on the Goff property, which is also an option.

Carolyn stated that if this is approved it's very possible that the Town will not have a park for a very long time because it's possible that the Goff property will not come in for annexation/sketch plan right away. She said that the Town & the Boards might want to find better measurements of project time frames so that the Town doesn't run into the problem that already exists with the park in the Dove Ranch subdivision not being constructed yet.

The floor was given to the applicant.

Brad Elder documented where the main corridor ROW going north & south is located. He also discussed where Colorado Drive will tie into the Byrd Property and the north/south corridor through the properties.

He explained that the Southviews does show the actual conceptual lots. They are relatively large lots so it's possible that there could be some re-subdivision later on but the map documents the intended lot lines. He

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realizes that there are some big lots but he thinks the plans shows exactly how he would like to see the plat recorded.

He mentioned that the neighborhood storage zones will be platted as a Planned Unit Development. The trail system needs to be developed further and the connections still need to be figured out. He stated that the densities of the plan are set forth in the project data that is located at the bottom of the plat map. The Los Pinos Ditch hasn't been addressed yet in the Byrd Property. He hopes to keep it as a water feature but is resigned that the Ditch Company will probably require that it be piped. He plans to look at that further during the preliminary plat process.

Brad noted that Harry Goff is ready to dedicate the park land right now if that is required by the Town.

It was asked about the neighborhood storage zone.

Brad answered that it would be a commercial storage area with a preference for local residents. It would be independently owned and it would be a revenue generator. He hopes to use this neighborhood storage area to help camouflage the well site.

It was asked if there if the drainage plan will accommodate for a 100 year flood.

Brad answered that the drainage plan is being projected at a 100 year flood estimate.

There was a long discussion regarding how the drainage will work and where it will be detained.

Debbi noted that she feels that the Planning Commission and the Board need to see the drainage reports & the plan so that they can be convinced that the drainage system is adequate.

Ed asked how much of the development will be allowed without the new intersection at the Shell station.

Brad stated that he is hoping that there may be a couple of phases that could come in without the completion of the intersection. However, the Mesquite phase is the only one that currently has the needed access points that would allow for recordation without the intersection and that phase would be limited to only 20 units. It was noted that there is no way that the entire project could be totally built out without the intersection being constructed.

Ed asked when the intersection feasibly be completed.

Brad answered that it is not known at this time.

Joe asked about the grades of the roads.

Brad answered that the roads meet all of the grade standards. There are no roads that are higher than a 10% grade. Most of them are a 2 – 5% grade and they have southern exposure.

There was a discussion regarding the properties that are zoned R-20 on Oak Street. There was a concern that these larger lots are being abutted to R-10 lots and Multi-Family on the Southviews property.

Brad stated that he will check with the residents on Oak Street and find out if they want larger lots on the area of Southviews. However, he doesn't think that it's something that should be required because there is an extreme topographical difference running in between the two areas.

Joan commented that she doesn't feel that this sketch plan agrees with what was approved for inclusion into the Bayfield Comprehensive Plan. She thinks that the whole project has higher density than what was

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approved into the comprehensive plan. She's also concerned because there is no medium density at all in the entire proposal.

Brad argued that the project has always been planned for high density. He's not planning on any medium density on this property because the entire area is surrounded by medium density lots.

Joe remarked that the staff supports HDR (High Density Residential) zoning with some Multi-family in this area.

Justin mentioned that high density does have advantages. There are more homes/buildings per square feet of infrastructure which increases revenue. HDR also reduces the amount of infrastructure that has to be maintained but still brings new growth & population to the area. The staff & the Boards have already determined that this is the best location for high density in looking at the conceptual map of potential growth for the Town.

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

Ed Morlan made a motion to table both the Southviews & the Byrd Sketch Plans until the September 9<sup>th</sup> Planning Commission meeting so that information on the following items can be presented for consideration:

- Utility Master Plan
- Drainage Plan
- Drainage Report
- Water & Sewer Service Plan
- 

It was also requested that a new sketch plan be submitted showing different sizing of the lots that abut the R-20 zone on Oak Street & less Multi-Family throughout the subdivision.

Carolyn seconded the motion. All were in favor, motion was unanimous.

**Action Agenda Item #4: New/Unfinished Business**

No new or unfinished business was presented for discussion.

The meeting was adjourned at 11:15 p.m.

**Approved:**

\_\_\_\_\_  
Joan Hanna  
Chairman

\_\_\_\_\_  
Marianne Jones  
Deputy Town Clerk

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