

**Town of Bayfield
Planning Commission Minutes
February 9, 2016
1199 Bayfield Parkway, Bayfield, CO 81122**

Planning Commissioners Present: Joe Mozgai (Chairman), Kalon Porter, Tish Nelson and Matt Nyberg.

Staff Present: Chris La May (Town Manager), Amy Witte (Administrative Assistant)

Media Present: None.

The meeting was called to order by Chairman Joe Mozgai at 7:07 p.m.

Roll Call: Four members were present.

Pledge of Allegiance

Approval of Minutes: Vice Chairman Porter made a motion to approve the minutes of the January 12, 2016 meeting as presented. Commissioner Nelson seconded the motion. All were in favor; motion passed unanimously.

Public Input: Jennifer Slebodnik of 710 N Wilmer Drive is new to Bayfield and asked if there was a policy on bear proof trash containers similar to Durango's policy and bear proof trash containers that are available for residents. Town Manager Chris La May stated that there is not a policy but that residents are asked not to put the trash out until the day of trash pickup if possible. Chairman Mozgai commented that he has not had any problems with bears in the Dove Ranch area. Town Manager Chris La May stated that generally the bear problems that have occurred are along the river by Eagle Park, around North Street and the Mill Street area. La May continued to state that the bear proof cans have been contemplated, but that it would raise costs, so they were not pursued. Commissioner Nyberg encouraged Ms. Slebodnik as a new resident to attend any Town Board meetings on the first and third Tuesday of every month and that public comments are always welcome.

Chairman Mozgai then asked for any other comment, hearing none he then closed the public comment.

Action Agenda:

1. River Bank Subdivision-Sketch plan:

Town Manager Chris La May stated that the Town recently acquired, with help of a GOCO grant a 23 acre property south of the primary school gymnasium site. Part of the purchase and sale agreement, with the school district, provided that the Town would annex the property, then subdivide and deed the residential portion back to the school. La May informed the Planning Commission that subdivision requires a three pronged approach:

1. Sketch plan to identify any issues with subdividing the property;
2. Preliminary plan requiring a public hearing and recommendation to the Board; and
3. Final Plat that is approved by the Board of Trustees, which would typically deal with engineering of roads, water and sewer lines and a subdivision agreement.

Manager La May stated that there won't be any improvements to the property, but the subdivision would create a legal description for a parcel to be deeded back to the school district, which meets obligation stated in the purchase and sale agreement. La May continued to state that the role of the planning commission is to review the sketch plan, ask questions, express any concerns and then make a recommendation to the Board of Trustees.

Chairman Mozgai asked if there was another plan that would come out of this between the two boards. Town manager Chris La May stated that the Board will review the sketch plan, and preliminary plan, and ultimately approve the final plat. The Planning Commission will review the sketch plan and preliminary plan. La May continued to state that the application has been sent out to all the referral agencies.

Chairman Mozgai asked for public comment. Jennifer Slebodnik who was in attendance asked what the plan was for the property. Town Manager Chris La May stated that the purchase was made possible with the help of GOCO (Great Outdoors Colorado) and so the property is required to be a park in perpetuity.

Chairman Mozgai asked if it was the overall plan to connect all the parks to this property and the river. La May stated that yes it is a long term goal and stated that this property abuts the Senior Center on the west side; although there are wetlands in between this property and the Senior Center property, which creates a challenge, but gives the Town ownership of the corridor along the north side of the river. The twin bridge replacement plans also include continuation of the bike path from Eagle Park north to Mill Street. Long term the Town would like to have a path continue south. The Rodeo association owns a piece of property adjoining where a trail easement may need to be obtained. Commissioner Nyberg asked if the time frame could be defined more. Town Manager Chris La May stated that the Town was happy to secure the property for that purpose and would look at having the project funded through a grant possibly with the help of Great Outdoors Colorado. The next step would be part of a park planning project, not just for this property but to include the entire park and trail system.

Chairman Mozgai asked for a motion. Vice Chairman Porter motioned to approve the Sketch Plan of the River Bank Subdivision with the following recommendations to be included in the preliminary plan:

- 1) Existing structures
- 2) 100 Year Flood Plain
- 3) Location of fire hydrants
- 4) Easements and rights-of-way
- 5) Contour intervals no greater than 2 feet
- 6) Use of adjacent property

Commissioner Nelson seconded the motion. Chairman Mozgai asked for a roll call, all were in favor; motion passed unanimously.

New/Unfinished Business

Chairman Mozgai asked if there was any new or unfinished business. La May stated that there is a Town Board election in April. The Mayor and three trustee positions are open. Petitions for candidacy were due January 25th. One petition was received for Mayor and three petitions were received for trustee positions. There is a period of 20 days before the election in which write in candidate affidavits can be accepted, if none are received, then the election may be cancelled and the candidates appointed. If that is the case, Matt Salka, who is a current trustee, is a candidate for Mayor and if elected will vacate his trustee seat. Any member of the planning commission or resident of the Town that has interest in running for the Town Board is welcome.

Manager La May continued to state that at the next meeting will have a recommendation to the Board for the annexation of the River Bank Subdivision, possibly an annexation for the school property and a use by review for an in home daycare.

Commissioner Nelson inquired about the McCoy property annexation that was mentioned at the last meeting. Town Manager Chris La May stated that a petition was submitted, but not complete. Commissioner Nelson asked how that works, does the Town Staff help them get everything straight before the planning commission sees it. Town Manager La May stated that, yes the application is reviewed for substantial compliance and fees are paid before the planning commission typically sees it.

Commissioner Nelson asked if the School is going to do a bond. La May stated that if the school was already in the Towns boundary then the Town as a local entity wouldn't get a chance to make recommendations. The plans would be brought to the planning commission for a cursory review and the building permit would go through the State Department of Education. However, the property the school is looking at is in the unincorporated County, which will need water and sewer services. The Town typically requires annexation for those services. La May continued to explain that with the annexation the Town and School will enter into an agreement for any improvements to the existing infrastructure and intersections as needed.

Adjournment

Chairman Mozgai asked for a motion to adjourn the meeting. Commissioner Nelson made a motion to adjourn the meeting, Vice Chairman Porter seconded the motion. The motion passed unanimously. Meeting was adjourned at 7:45 p.m.

Approved:

Joe Mozgai, Chairman

Amy Witte, Administrative Assistant