

Town of Bayfield
Planning Commission Minutes
April 12, 2016
1199 Bayfield Parkway, Bayfield, CO 81122

Planning Commissioners Present: Joe Mozgai (Chairman), Kalon Porter, Isaac Fleener, Kelly Polites, Matt Salka (Mayor) 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 7:00 p.m.

Roll Call: Six members were present.

Pledge of Allegiance

Approval of Minutes: Vice Chairman Porter made a motion to approve the minutes of the March 8, 2016 meeting as presented. Commissioner Nyberg seconded the motion. All were in favor; motion passed unanimously.

Public Input: None

Public Hearing:

1. CRG/Gosney Subdivision- Preliminary Plan

Chairman Mozgai opened the public hearing. Commissioner Fleener recused himself from the public hearing as well as the action agenda items. Town Manager Chris La May gave a brief description of the properties, the 13 acre North property being the Gosney Annexation which is divided by Bayfield parkway. La May continued to say that the CRG/Gosney Annexation (South) property is currently in unincorporated La Plata County and was previously subdivided as Lots 1-3 Gosney Minor Exemption Subdivision. Applicant wants to further subdivide lot 1 into 2 distinct lots; one being 2.95 acres and the other 41.23 acres. The preliminary plan review process is intended to review for compliance with the subdivision standards and requirements as stated in the Land Use Code and in conformance with the Bayfield Comprehensive Plan. There are no public improvements or extension of roads, water and/or sewer lines.

The application was sent out to the referral agencies on February 19, 2016. La Plata County Engineering commented in relation to County Road 516 that future development may require access permits. The State Geologist commented regarding the flood plain risk and suitability for buildings due to the soil conditions. Bayfield Parks and Recreation commented regarding river access in lieu of parks fee. La May commented that those things could be worked out through the annexation process with the Board of trustees.

Town Manager La May continued to state that public notice was published and property owners within 200 feet were notified of this meeting. The application is in conformance with the Town's Comprehensive plan, which identifies Lower Density Single Family Residential land use classifications. Lots 1 and 2 would be zoned R-40 single family residential. Lot 1 currently has a house on it, which would remain and no structures are on the proposed Lot 2. Town Manager Chris La May stated that the Sketch Plan requirements to show the 100 year flood plain and certification for the Planning Commission Chair on the plat have been met. There is no water or sewer services being requested and no impacts to the storm water drainage. Dedication of water rights as well as conveyance of public areas can be dealt with through the annexation and agreement with the Board of Trustees.

Town Manager Chris La May stated that the Planning Commission should consider the initial zoning of the property and determine whether the R-40 zoning classification is appropriate, along with the physical arrangement of the parcel, compliance with the Town's Comprehensive plan, Town policies, any testimony at the public hearing. The Planning Commission shall make recommendation to the Board of Trustees for their consideration at their next meeting. Town Manager Chris La May also stated the Planning Commission shall consider the following criteria in its action on the zoning:

- (1) Is there a need for the proposed uses within the area or community or will there be benefits to the community?
- (2) Are the proposed uses compatible with the surrounding area or uses?
- (3) Will there be adverse impacts from the allowed uses and can these impacts be adequately mitigated?
- (4) Are adequate public facilities and services available to serve development for the type and scope of uses suggested by the land use district category?
- (5) Is the proposal in conformance with the intent, policies and requirements of the Bayfield Comprehensive Plan?
- (6) Is the proposal solely to provide special privileges to a single piece of land that is surrounded by properties with other land use district designations?

Staff recommended the Planning Commission recommend approval of the CRG/Gosney Subdivision – Preliminary Plan, R-40 Single Family Residential Zoning for Lots 1 and 2.

Chairman Mozgai asked if there were any questions from the board. There were none. Eric Nelson, the applicant's representative, spoke on behalf of CRG Construction and Cory Gosney. Mr. Nelson stated that it was a lot line adjustment, as stated in the staff report. Chairman Mozgai asked if the Board had any questions for the applicant's representative.

Commissioner Polites asked what the R-40 zoning was. Town Manager Chris La May stated that the R-40 zoning is a single family residential lot with a minimum of 40,000 square foot lot. Commissioner Polites then asked how many homes were proposed on the lots. Eric Nelson commented as of right now only the two homes that are currently there, but it is an option to further subdivide sometime in the future. Manager La May commented that if the property was

further subdivided it would come before the planning commission and be further subdivided into 40,000 sq. ft. lots, but would have development challenges due to the flood plain and setbacks from gas well currently on the lot.

Chairman Mozgai asked for any other comments. Hearing none he closed the public hearing.

Action Agenda:

1. Recommendation for CRG/Gosney Subdivision –Preliminary Plan

Chairman Mozgai asked for comments from the commission. Hearing none, he asked for a motion. Commissioner Polites made a motion to recommend approval of the CRG/Gosney Subdivision-Preliminary Plan, and R-40 Single Family Residential Zoning for Lots 1 and 2. Commissioner Nyberg seconded the motion. All were in favor. Motion passed unanimously.

2. Recommendation for CRG/Gosney Annexation (South)

Chairman Mozgai asked for comments from the board. Hearing none he asked for a motion. Vice Chairman Porter made a motion to recommend to the Board of Trustees the approval of the CRG/Gosney Annexation with the following conditions:

- 1) Property owner agree to extend or pay for a pro-rated share of the cost to extend a public water main and install a service water line to Lots 1 & 2 of the of the CRG Subdivision, and Lot 2 of the Gosney Minor Exemption Subdivision when a public water main is located within 100 feet of the properties.
- 2) Property owner agree to extend sanitary sewer service or pay a pro-rated share of the cost to extend a public sewer main to Lots 1 & 2 of the of the CRG Subdivision and Lot 2 of the Gosney Minor Exemption Subdivision, when a public sewer main is located within 400 feet of the properties.
- 3) Property owner shall upon connection to the Town's water system, convey to the Town of Bayfield the necessary water rights for uses on the property and payment of the pro-rated share of cost to convert irrigation shares to municipal use.

Commissioner Nyberg seconded the motion. All members were in favor. Motion passed unanimously.

3. Recommendation for Gosney Annexation (North)

Chairman Mozgai asked for comments from the commission. Town Manager Chris La May mentioned that there is no proposed development for this property and that it was the Town's request that the North property be annexed along with the South property to provide contiguity on the east side of the bridges. Staff recommended approval of the Gosney Annexation (North) with the condition that the property owner convey water rights upon connection to the Towns

water system. Chairman Mozgai asked for a motion. Mayor Salka made a motion recommend to the Board of Trustees the approval of the Gosney Annexation (North) with the following conditions:

1) Property owner shall upon connection to the Town's water system, convey to the Town of Bayfield the necessary water rights for uses on the property and payment of the prorated share of cost to convert irrigation shares to municipal use.

Commissioner Nyberg seconded the motion. All were in favor. Motion passed unanimously

New/Unfinished Business

Chairman Mozgai asked if there was any new or unfinished business. Town Manager Chris La May commented that there is a land use application for the annexation of a property on the west side of County Road 501 across from the old Amerigas site that is up for review at the next meeting. La May continued to state that there are four active Land use applications, the School property that the Town recently acquired; Bayfield School annexation, which just had a public hearing and met all the requirements to be eligible for annexation; CRG/Gosney, which was just presented; and the Lirot annexation that was mentioned on County Road 501. Town Manager Chris La May stated that he is also anticipating an application for a warehouse/office space in the Bayfield Business Center.

Chairman Mozgai asked if there was anything more. Town Manager Chris La May then mentioned that he was approached regarding a mobile home park and wanted to know the planning commission's perspective. Chairman Mozgai asked where the mobile home park would be located. La May pointed out the parcel of land between Buck Highway and Mesa Avenue on top of the plateau and commented that with the trailer parks in Durango being sold and potentially redeveloped there may be high demand. The application has not yet been submitted, but just an inquiry as if the planning commission would look favorably on the idea. Commissioner Nyberg asked how many units were proposed. La May Stated that no number or layout has been proposed yet and with the way mobile home parks are generally situated twenty or thirty units might fit in that location.

Chairman Mozgai then asked if there was any news of new businesses coming to town. Town Manager Chris La May commented that he was aware of the one manufacturing/office space project.

Adjournment

Chairman Mozgai asked for a motion to adjourn the meeting. Commissioner Polites made a motion to adjourn the meeting. Commissioner Nyberg seconded the motion. The motion passed unanimously. Meeting was adjourned at 7:35 p.m.

Approved:

Joe Mozgai, Chairman

Amy Witte, Administrative Assistant