

**Town of Bayfield
Planning Commission Minutes
July 14, 2015
1199 Bayfield Parkway, Bayfield, CO 81122**

Planning Commissioners Present: Joe Mozgai (Chairman), Dr. Rick Smith (Mayor), Kalon Porter and Kelly Polites.

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

Media Present: Carol McWilliams, Pine River Times.

The meeting was called to order by Chairman Joe Mozgai at 7:00 p.m.

Roll Call: 4 members were present, Trustee Matt Nyberg and Commissioner Isaac Fleener arrived at 7:05pm

Pledge of Allegiance.

Approval of Minutes: Vice Chairman Porter made a motion to approve the minutes of the June 9, 2015 meeting as presented. Commissioner Polites seconded the motion. All were in favor; motion passed unanimously.

General Public Comment: None.

1. Chairman Mozgai commented that the applicant for the Variance 496 Dove Ranch Road-Second Driveway has pulled it from the agenda.

Public Hearing:

1. Preliminary Plat- Sossaman/Town of Bayfield Boundary Adjustment

Chairman Mozgai opened the public hearing and asked staff to give a presentation on the subject matter. Town Manager Chris La May gave a power point presentation on the boundary adjustment between property owned by The Town of Bayfield and the Sossaman Trust property.

Chairman Mozgai asked for public comment.

Jeff Dyar who resides at 780 Westview got up to ask if this would change the footprint of the existing water treatment plant. Mr. Dyar continued to state that it appears as if this boundary adjustment is just to clean up the real estate, not anything to do with any changes to the current water treatment plant and asked if that was a correct statement. Mayor Smith commented that, yes that is correct. Mr. Dyar continued to state that most of the group attending tonight would like to see what the plans are for the water treatment plant in the future and if those things could be made available.

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

Action Agenda:

1. Consideration of Approval of Preliminary Plat- Sossaman/Town of Bayfield boundary Adjustment (Sossaman Tract B & Bayfield Reservoir Tract)

Chairman Mozgai reopened the regular meeting for commissioner's comments and/or recommendations. Commissioner Fleener asked if the easement back to Sossaman would need to be abandoned. Town Manager Chris La May said yes and that when the plat is completed there will be a 40 foot easement back to Sossaman that will not interfere with the ditch or the new plant.

Chairman Mozgai asked for a motion. Mayor Smith made a motion to approve the Preliminary Plat- Sossaman/Town of Bayfield boundary Adjustment (Sossaman Tract B & Bayfield Reservoir Tract) and send it on to the Board of Trustees for consideration. Commissioner Nyberg seconded the motion. Chairman Mozgai asked for a roll call, all members presented voted in favor; motion passed unanimously.

Town Manager Chris La May stated that since there were a number of people in attendance that were interested in seeing the plans for the water treatment plant, that if the Planning Commission allowed, since it is not on the agenda he could give a short presentation. Chairman Mozgai thought that was a good idea. La May gave a power point presentation on the Wastewater Treatment Plan Project.

Public Hearing:

2. Town of Bayfield, Wastewater System Collection Analysis, May 2015

Chairman Mozgai opened the public hearing and asked staff to review the information. Town Manager Chris La May stated that he gave a power point presentation at the last meeting that identified the service area and projected service area. La May continued to give a brief power point presentation to refresh everyone.

Carol McWilliams of the Pine River Times stated that the information given regarding the ownership of the properties identified was old. Town Manager Chris La May stated that it would be more difficult and additional cost to change the ownership names in the document. The intent of the document is not to identify owners, but rather tracts and the dated information was not substantive to the purpose of the document. He also commented that the document would be reviewed in 5 years.

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

Action Agenda

2. Consideration of the approval of Resolution 336, A Resolution Adopting the Town of Bayfield Wastewater System Collection Analysis as a component of the Town of Bayfield Comprehensive Plan

Chairman Mozgai reopened the regular meeting for commissioner's comment and/or recommendation. Mayor Smith made a motion to approve Resolution 336, a Resolution adopting the Town of Bayfield Wastewater System Collection Analysis as a component of the Town of Bayfield Comprehensive Plan. Vice Chairman Porter seconded the motion. Chairman Mozgai asked for a roll call, all voted in favor; motion passed unanimously.

Public Hearing:

3. Town of Bayfield, Water Master Plan May 29, 2014

Chairman Mozgai opened the public hearing and asked staff for a report. Town Manager Chris La May stated that it is part of the Planning Commissions role to prepare and adopt the Comprehensive Plan. Water storage, treatment, and distribution systems are a key component of planning and therefore, it would be beneficial to adopt the Water Master Plan as a component of the Comprehensive Plan. Town Manager Chris La May gave a powerpoint presentation on the Town of Bayfield Water Master Plan.

Chairman Mozgai asked what happens in five years when the drinking water supply comes up short. Town Manager Chris La May stated that the Town leases water from Pine River Irrigation District for a source of "back up water"

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

Public Hearing:

3. Consideration of Approval of Resolution 337, A Resolution adopting the Town of Bayfield Water Master Plan as a Component of the Town of Bayfield Comprehensive Plan.

Chairman Mozgai opened the regular meeting for Commissioner's comment and/ or recommendation. Trustee Nyberg made a motion to adopt Resolution 337, a Resolution adopting the Town of Bayfield Water Master Plan as a Component of the Town of Bayfield Comprehensive Plan, Commissioner Polites seconded the motion. Chairman Mozgai asked for a roll call, all members present voted in favor; motion passed unanimously.

4. New/Unfinished Business

Chairman Mozgai asked if there was any new or unfinished business. Town Manager Chris La May stated that there was a new physical therapy business next to the Mercy offices on Wolverine; Re Deau Furnishings also went in next to the Grocery store and she is seeing lots of foot traffic, but few sales; Autocrafters is out and BoDean's Towing and Auto Body Shop will take over that location. The Board is also talking about an annexation for property on the other side of the bridge, however the application for that has not been received. La May continued to state that he will be meeting with La Plata county regarding the coordinated Land Use intergovernmental agreement.

5. Adjournment

Chairman Mozgai asked for a motion to adjourn the meeting, Mayor Smith made a motion to adjourn the meeting, Trustee Nyberg seconded the motion, the motion passed unanimously.

Meeting was adjourned at 8:08 p.m.

Approved:

Joe Mozgai, Chairman

Amy Witte, Administrative Assistant