

**Town of Bayfield**  
**Planning Commission Minutes**  
**October 9, 2012, 2012, 2012**  
**1199 Bayfield Parkway, Bayfield, CO 81122**

**Planning Commissioners Present:** James Sanders, Matt Nyberg, Kalon Porter, Marvin Seale, Pat Heyman

**Planning Commissioners Absent:** Rick Smith (Mayor), Chris Rhodes, Joe Mozgai (Vice Chairman)

**Staff Present:** Chris La May (Town Manager), Heather Poulton (Deputy Town Clerk)  
James Sanders called meeting to order.

**Minutes:** September 12<sup>th</sup>, 2012 Meeting minutes were approved unanimously.

**Public Input:** None offered.

**Public Hearing**

Chairman Sanders opened the public hearing.

Town Manager Chris La May presented the Blanding Utah group corporation for the Church of Jesus Christ Latter-day Saints requests for a variance to keep a monument sign that was placed adjacent to the church property at 1690 Bayfield Parkway. This sign was placed in the town right of way in error and is also in a residential zoning district, where the sign exceeds the allowable size.

La May presented the staff report and recommended that the Planning Commission approve a variance for the sign requirements and asked that they include in their approval a number of conditions including: 1) that the sign shall not exceed 34 sq. ft.; 2) that the property owner and the town board execute a license; 3) the property owner reimburses the town for the expense of preparation of the license and legal description; and 4) that the Planning Commission find that the variance is granted, as places of worship are allowed as a Use by Review in the R-10 Single Family Residential Zoning District; and the location of places of worship, in general, within the R-10 Single Family Residential District are an exceptional circumstance; and for the preservation and enjoyment of the right to use the property, in accordance with the approved use, and in a similar fashion as the adjacent Baptist Church, the variance may be granted without detrimental impact on the public welfare or injury to the property or improvements in the vicinity.

Carol Richmond, representing the Church of Jesus Christ Latter-day Saints stated that if the town needed the property at any time, the Church would remove the sign. She informed the Planning Commission that the reason the sign was placed in that location was to make it more visible. .

Von Johnson states that he lives in Durango and is here to represent the Church. He is a volunteer and a state president and responsible for congregations from Pagosa Springs to Cortez. He informed the Planning Commission that the Church's intent was to design the sign to match all the other churches in the region and he felt that the sign was an upgrade to what was already there.

Commissioner Nyberg asked when the sign was placed. Ms. Richmond stated: June of this year. Trustee Nyberg asked why the variance request was not until August. Ms. Richmond stated that she was unaware that she needed a variance.

Public Hearing was closed.

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**Action Item #1: Consideration of Variance of placement of sign in town Right of Way**

Commissioner Hayman made a motion to approve the request for the sign for the Church of Later Day Saints with the conditions as recommended by the staff.

Commissioner Porter seconded the motion.

Motion passed four to one, with Trustee Nyberg opposed.

**New and Unfinished Business**

None.

Commissioner Sanders made a motion to adjourn. Commissioner Seale seconded the motion. Vote was unanimously in favor.

Minutes were approved as submitted on November 8, 2012.

Approved:

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James J. Sanders  
Chairman

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Heather Poulton  
Deputy Town Clerk