

**Town of Bayfield
Planning Commission Minutes
May 13, 2014
1199 Bayfield Parkway, Bayfield, CO 81122**

Planning Commissioners Present: Joe Mozgai (Chairman), Troy McAllister, Kalon Porter, Matt Nyberg

Staff Present: Chris La May (Town Manager), Wendi Weinstein (Administrative Assistant)

Media Present: None

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

Roll Call: 4 present, 2 absent, 1 vacancy

Pledge of Allegiance

Approval of Minutes: Matt Nyberg made a motion to approve the minutes of the April 15, 2014 meeting as presented. Chairman Joe Mozgai seconded the motion. All were in favor; motion passed unanimously.

Public Input: David Black, 606 Buck Highway/580 South West Street, was present for input regarding Action Agenda Item #2 – Cargo and Shipping Container Requirements.

Action Agenda Item #1- Continuation of Consideration of Approval of Variance Request for Second Driveway, Lot 38, Mountain View Subdivision

This item has been delayed to a date yet to be determined.

Action Agenda Item #2 – Discussion – Cargo and Shipping Container Requirements

Town Manager Chris La May reported that the Board of Trustees removed the language in Ordinance 385, adopting Temporary Use requirements, related to portable on-demand storage units and remanded that portion of the requirements back to the Planning Commission.

Manager La May presented some samples of Code requirements from various communities for consideration, noting that even though each community handles the situation differently, there are a few points that seem to be consistent: (1) There are different requirements in different zoning classifications, (2) Containers typically need to meet existing dimensional requirements (i.e. setbacks), and (3) No stacking of containers is allowed.

Mr. La May's report also included photographs of various portable on-demand storage units from around Bayfield.

Mr. La May noted that the Board of Trustees would like to see some clarification of language regarding these portable structures/cargo & shipping containers, and Staff is seeking input and direction on the initial draft of an ordinance regulating cargo and shipping containers.

David Black, 606 Buck Highway/580 S. West Street, addressed the Planning Commission, noting that he has a shipping container on his commercial lot in which he stores equipment and/or inventory. David made the point that in many cases, these containers are nicer in appearance than the buildings they are next to, and noted that the portable containers are cheaper than building a shed. While he supports the Town's intentions to make the containers look nicer, David hopes the Town would be reluctant to prohibit them altogether.

Chairman Joe Mozgai asked Chris why the Board of Trustees sent this item back to the Planning Commission.

Manager La May replied there was some concern about "pushback" from some business owners regarding possible restrictions for the portable storage units.

Chairman Mozgai asked if that means we shouldn't go forward.

Commissioner/Trustee Matt Nyberg remarked that the Board's concern was mainly with the language and wording of the requirements. They would like to see more clear definition of the terms "cargo" versus "portable on-demand." The Board would also like more clarification on different requirements for residential and commercial uses of these containers.

Chairman Mozgai asked how the Planning Commission felt about the stacking of these containers. All members of the Commission agreed they do not want to allow stacking.

Manager La May remarked there is no perfect solution. There is a strong feeling among residents that nobody wants these structures permanently next to their residence, and that is why we need to determine what constitutes "temporary" use. The challenge with some of the industrial units is their high visibility. Mr. La May noted that the Board is concerned with hampering local businesses.

Chairman Mozgai asked if we could lump together commercial and industrial.

Manager La May replied there is not a consensus for doing that.

Chairman Mozgai asked how we would enforce a short term with a commercial property, and asked how we can address existing structures.

Commissioner Troy McAllister noted that he believes we should settle the permanency issue first, and asked if portable units already in place can be grandfathered in.

Mr. La May noted the Planning Commission had already come up with grandfathering provisions.

Chairman Mozgai suggested the Planning Commission revisit what has already been done and see if more direction can be given.

Commissioner/Trustee Nyberg reiterated the language needs to be comfortable.

David Black spoke again to the Commission and brought up the possibility that some folks could use these portable structures as "affordable housing."

Chairman Mozgai asked Commissioner/Trustee Nyberg if he could bring the subject up at the next Town Board meeting. Matt replied that he would.

Manager La May suggested that he prepare a draft of an ordinance for the Commission to work off of. Members of the Planning Commission supported that direction.

Chairman Mozgai remarked that it seems clear the Planning Commission has some homework to do and asked the Commissioners if they agree that we need to revisit all issues related to the shipping and cargo containers.

All members of the Planning Commission present agreed to further discussion and study.

New/Unfinished Business

Mr. La May reported that a Visioning Bayfield workshop was held on April 29, 2014. Out of that workshop came six Visioning Statements which we posted on our website for residents to consider and supply comments. Mr. La May also noted that the 2008 Economic Development Plan is being revisited and we are moving forward with some items that are still relevant. Mr. La May also noted that some topical focus groups were formed – Transportation and Land Use, Parks and Recreation, Local Business Climate, and Community Resources. Those groups are scheduled to hold meetings later this month.

Adjournment

Commissioner Kalon Porter made a motion to adjourn the meeting. Commissioner Troy McAllister seconded and the motion passed unanimously.

Meeting was adjourned at 7:51 p.m.