

**Town of Bayfield  
Planning Commission Minutes  
August 12, 2014  
1199 Bayfield Parkway, Bayfield, CO 81122**

**Planning Commissioners Present:** Joe Mozgai (Chairman), Troy McAllister (Vice Chairman), Dr. Rick Smith (Mayor), Kalon Porter, Isaac Fleener 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:** 6 present, 1 vacancy

**Pledge of Allegiance**

**Approval of Minutes:** Mayor Smith made a motion to approve the minutes of the July 8, 2014 meeting as presented. Commissioner Matt Nyberg seconded the motion. All were in favor; motion passed unanimously.

**Public Input:** None

**Action Agenda Item #1- Cargo Container Requirements**

Town Manager Chris La May read the proposed ordinance highlighting changes that were made since the last meeting. La May informed the Planning Commission that Tractor Trailers was addressed in the Municipal Code.

Chairman Joe Mozgai asked if we would rely on neighbors to complain about the length of time and how that would be enforced. La May responded that as long as it is being used on a temporary basis, it may not need to be enforced unless someone complains. However, if the container is to be used for 90 days, it would need a permit. Seasonal containers may not need a permit and can be tracked by staff without it being too cumbersome of a task.

Vice Chairman McAllister asked what is the definition of seasonal and if it was similar to the Lewis Mercantile Garden Center. Town Manager La May responded that the Lewis Mercantile Garden Center and other similar uses would be considered seasonal.

Commissioner Nyberg commented that if a permit was required, the time could be monitored more closely, as you have a reference point for tracking/enforcement purposes. Permit fees could be nominal.

Town Manager La May reviewed sub section F - Temporary storage. No permit would be needed if the property had a building permit; however, once the Certificate of Occupancy was issued the cargo container would need to be removed.

Chairman Mozgai asked if containers would have bigger signs. Town Manager La May responded that the signs are normally a painted decal on the container, so no signs exactly the same. Chairman Mozgai also questioned how we would handle an issue with the sign. Mayor Smith commented that is covered in the sign code. Town Manager La May responded that yes the signs would need to follow the sign code already in place.

Town Manager La May asked if there were any other comments or concerns.

Chairman Mozgai asked Town Manager La May if he was noting any changes for the final form and public notice. La May summarized the Planning Commission direction to change the ordinance to:

- 1.) Permits for all containers except 30 day
- 2.) Signage to follow the Land Use Code
- 3.) Include reference to penalties for violation

Chairman Mozgai asked what the next steps would be to move forward.

La May suggested that the changes could be incorporated into a final draft for legal review and then he would complete public notice of a public hearing, conduct the public hearing, and make decision. Any additional changes could be made after the public hearing if necessary. No vote is needed at this meeting.

### **Action Agenda Item #2 – Discussion – Detached Dwelling Units and/or Accessory Dwelling Units in Downtown Zoning Districts**

Town Manager La May incorporated the language from the last Town Board meeting that added a second family detached dwelling. With this change, a separate detached dwelling unit would be permissible in the Town Center zoning district. La May continued and stated that a Single Family Accessory Dwelling Unit (ADU) would not be required to have a separate tap in zones R10, R20 or R40, but that Town Center zoning would require two separate taps (sanitary and water) for two dwelling units.

Chairman Mozgai asked if there were any questions for the staff and if there were any changes to what was presented. There were no changes or questions.

Chairman Mozgai asked Town Manager La May if a final draft and public notice could be done for the next meeting or would we want to wait. La May responded that it should not be too much work to have the Cargo Container and detached dwelling units for the next meeting.

Chairman Mozgai questioned if the Board would be ok with this. Mayor Smith responded that the Board wants the Planning Commission to handle this and provide thoughts if needed.

### **New/Unfinished Business**

Town Manager La May informed the Commission that there would be a variance request before them at the next meeting. He also wanted to remind everyone about the 160 Access Plan Open House on Thursday with CDOT, Town of Bayfield, and La Plata County. La May provided some background on the 160 Access Plan. There is an approved Environmental Impact Statement (EIS) which is contrary to the desires of the Town. Through the Access Plan process there is some flexibility provided, with the hopes that the Access Plan will aid when the EIS is revisited. The Access Plan is viewed to be a crucial document for the Town, as far as intersections are concerned, because when the Town starts to look for money to fund a large project, there is a greater chance for it to happen if a planning document contains the information. Invites have been sent out to neighboring properties along the Highway 160 corridor, a notice has been published and there should be a good turn out.

**Adjournment**

Vice Chairman McAllister made a motion to adjourn the meeting. Commissioner Nyberg seconded and the motion passed unanimously. Meeting was adjourned at 7:40 p.m.

**Approved:**

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Joe Mozgai, Chairman

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Amy Witte, Administrative Assistant