

**Town of Bayfield
Planning Commission Minutes
September 13, 2016
1199 Bayfield Parkway, Bayfield, CO 81122**

Planning Commissioners Present: Joe Mozgai, Kalon Porter, Isaac Fleener, Matt Salka (Mayor), Tish Nelson, Brenna Morlan 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 Mozgai at 6:59 p.m.

Roll Call: Six members were present. Commissioner Nelson arrived at 7:05 p.m.

Pledge of Allegiance

Approval of Minutes: Commissioner Fleener made a motion to approve the minutes of the August 9, 2016 meeting as presented. Commissioner Morlan seconded the motion. All were in favor; motion passed unanimously.

Public Input: None.

Action Agenda

1. Discussion and Possible Action- Sign Allowances for Vacation Rentals in the Town Center and Mill Street Land Use Districts:

Chairman Mozgai asked staff for the report. Town Manager Chris La May stated that this is essentially a continuance from the last meeting where signs were discussed for vacation rentals in the downtown zoning districts. La May continued that a draft Ordinance was prepared and if the Planning Commission is fine with language, it would still need to go through the public process including publishing notice of hearing in the paper. The Board of Trustees would still make the final decision. The Ordinance allows for signs advertising vacation rentals in the Town Center (TC) and Mill Street (MS) zoning classification, where properties may be mixed use. Manager La May mentioned that the planning commission may wish to discuss the size of the signs. The current sign code allows for a sign up to 150 square feet, which may be excessive for this vacation rental use.

Commissioner Morlan commented that in the Ordinance it doesn't state that all the other sign usages apply, such as no flashing signs, etc... She questioned whether there should be something along those lines. La May commented that the language could be changed to something along the lines of "other than size, all other sections of the sign code apply".

La May stated that he put a limit of 50 square feet in the draft ordinance as a starting point. Commissioner Fleener commented that 50 square feet seemed big for a house on Church Street as an example. Mayor Salka asked what the applicant with the vacation rental had envisioned as to the sign. Town Manager Chris La May stated that he believed it wasn't more than 25 square feet.

The Commission discussed the size of sign and decided that fifteen (15) square feet was adequate with all other sign requirements applicable.

Town Manager Chris La May stated that it would be ready at the next meeting with a public hearing for the Ordinance.

New/Unfinished Business

Chairman Mozgai asked for any new or unfinished business. Town Manager Chris La May stated that there is some new construction of storage units on the East side of Town by Bayfield Gardens. Also excavation for the storage facility of the gluten free, sugar free cookie manufacturer is underway but doesn't sound like that will be located. Tailwinds Nutrition will likely occupy the space as a warehouse. The building where Tailwinds is located has sold to Simchat Hamoshiach Belt Emunah Inc. It is believed that Tailwinds will continue to occupy the front half of the old Steamworks Building. Mayor Salka asked if the vision is for the church to take over the entire building. La May commented that with the rental income it may not be likely at this point.

There is a heavy equipment repair shop that is going in next to AmeriGas on Bayfield Parkway. La May stated that there has been some interest in Highlands Subdivision, a 40 acre tract above Dove Ranch. The annexation was never completed, so it would have to go through annexation again. Chairman Mozgai asked what kind of development would be built. La May commented that it would be single family homes, some larger lots possibly.

Chairman Mozgai asked when the new school will be built, by the current middle school, and will a new intersection be done as well. La May stated that the annexation agreement would likely be completed and approved at the Board of Trustees next meeting. The "East" intersection improvement includes the entire corridor West to Commerce Drive, and a financial contribution from the school would allow some improvement along that corridor, but not the full intersection. Chairman Mozgai asked if the other road improvements would be done. La May said yes either before or concurrently when the school is built.

Chairman Mozgai asked if the bridges were still planned this year. La May stated that he hopes to have it out to bid in October. Chairman Mozgai commented that it would be nice to see the path connect to the senior center, as he believes they would use it frequently. La May said that the Town has been awarded a grant from the Department of Local Affairs for a Master plan, open space, park trails and recreation facilities, so that we can start looking at linking paths and identify where we can connect to BLM or Forest Service lands with a coordinated trail system. Chairman Mozgai asked about the missing link in the path past the roundabout north to the Fire Station. La May stated that most of the trails/bike paths are constructed with grants and that

particular one was funded by CDOT. It is typically more economical to have a larger project than small.

Commissioner Fleener asked what was the water coming out of the liquor store, and if it would impact the storm water. Commissioner Morlan commented that she believes the basement flooded. La May said that he did not know what it was but that it would not have much impact on the storm water.

Adjournment

Mayor Salka motioned to adjourn the meeting, Commissioner Nelson seconded the motion. All were in favor. Meeting was adjourned at 7:40 p.m.

Approved:

Joe Mozgai, Chairman

Amy Witte, Administrative Assistant