

**Town of Bayfield
Planning Commission Meeting
February 13, 2007**

Planning Commissioners Present: Bob McGraw, Mayor James Harrmann, Robert Piccoli, Pamela Smith, Niel Hieb, Bill Miller

Planning Commissioners Not Present: Joan Hanna

Staff Present: Justin Clifton, Joe Crain, & Marianne Hicks

The meeting was called to order @ 7:04 p.m.

Minutes: Marianne explained that the front office had computer issues and she was unable to print the minutes. She requested that this item be continued to the next meeting. Pamela made a motion to continue the approval of the minutes from the January 9th, 2007 meeting to March 13th, 2007. The Mayor seconded the motion. All were in favor, motion passed unanimously.

Public Input: Bruce with S & S Chemical gave an update. He said that they had a good turnout at the open house & they have put a bid in on a proposed location in Bayfield. He said that they have hired an appraiser and once they receive the appraisal of the property they will give the owners a counter offer. They haven't moved forward in the discussions with Joe Crain & Rich Graeber with the Fire District because they're waiting until they know for sure that they are going to be able to purchase the proposed site. He also stated that they are still very interested in moving to Bayfield and that they are trying diligently to move the process along.

Public input was then closed.

Action Agenda Item #1: Dove Ranch Subdivision - Unit 3 Amended Plat

Joe gave his staff report. He explained that the developer of Dove Ranch is requesting to modify the setback in Unit 3. These houses are accessed from the alley located on North & South Taylor Circle. The original plat was approved with a 20' setback in the front. Brad Elder is requesting that this setback be changed to 15'. This reduction in the front yard setback will help the access in and out of these lots. The Fire Department indicated that they would be in favor of the wider alley. This change would be recorded as a correction plat if it is approved by Planning Commission & the Town Board.

Bob asked the width of the alley.

Joe answered that it's 20 feet of paved street and that it's 30' lot to lot.

Niel asked about parallel parking on the area.

He was answered that parallel parking will not be allowed in the alleyway.

Bob asked about the house located on Lot # 2 that is already built.

Debbie Renfro (Engineer for Dove Ranch) explained that this house was built on the zero lot line but that it will flow with the other houses on the street. This house will be the only one that is allowed to encroach into the alley way.

The item was then opened to Public Input.

Hunter Swanson (524 Dove Ranch Road) stated that he is in the process of building a house @ 1708 North Taylor Circle. He said that taking some of the excessive setback in the front and adding it to the back will make these lots much more accessible and will help with the access in and out of the driveway. He said that he is in favor of this change.

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No other public input was offered so it was closed.

Niel made a motion that the Planning Commission recommends approval of the Dove Ranch request for a 15' front yard setback for the lots on Taylor Circle to give them more alley access. This would include Block 8 (with the exception of Lot 2) & Block 9. Pamela seconded the motion.

Bob said that he is concerned about leaving lot 2 out of the motion, because if other structures are built on this lot (such as a fence or a shed) they would be able to build up to the lot line.

Niel amended his motion to state that the exception would only apply to the existing structure on Lot 2.

Pamela seconded the amendment

All were in favor, motion passed unanimously.

Action Agenda Item #2: Discussion of Dove Ranch Sketch Plan & Annexation
Re: Density Allocation

Joe gave his staff report. He stated that the Town Board denied a request from Dove Ranch to amend their Sketch Plan. Due to this denial, the developer asked the Town staff to research the original adoption of the Master Plan & the Annexation Agreement of the Dove Ranch project.

The Annexation Agreement indicates that 160 lots were allocated in Unit 1. There are actually 151 lots plotted on the master sketch plan.

The Annexation Agreement indicates 75 allocated lots in Unit 3. There are only 70 lots plotted on the master sketch plan.

There is an actual count of 37 plotted lots in Unit 2. The Annexation Agreement only states that the units are Single Family R-10. In doing the calculation for this, Joe came up with a total of 57 allowable lots in Unit 2.

This means that there are 292 allowable lots under the Annexation Agreement for Dove Ranch. Brad is requesting 281 lots in his rezoning request & amended master sketch plan. The 281 lots is well within the boundaries of the original Annexation Agreement that was approved by the Town Board.

Joe said that he just wanted to let the Planning Commission know about this issue and the fact that it may be coming back in front of both Board's at some point.

Action Agenda Item #3: Sanitation District Update

Justin stated that there have been some significant changes with the District. The Town Board made a motion to begin the process to dissolve the District & to come up with an interim plan to assume the District's responsibilities. The Sanitation District agreed to the dissolution and agreed to turn over management authority to the Town. Justin said that this is a very important step forward because the Town staff is larger and can accomplish more on a faster schedule than the District.

Justin met with the State last week where he was informed that there is enforcement action pending against the District due to violations. He has another meeting tomorrow with the State and the Southern Ute Tribe to find out what type of enforcement action will be put into place.

Justin also gave an update on the Murray Mead subdivision. He stated that Murray Mead came to the Town staff asking to go ahead and record his subdivision plat despite the Town Board's decision not to create new subdivisions or record new plats. The Town Board decided not to allow this plat to be recorded.

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Justin said that the problem with the sewer is very complicated and that it would be very difficult to meet the criteria of the current permit. So, the Town is working closely with the State and is trying to come up with solutions without being frivolous with the taxpayer's money.

Pam asked if the Town is attempting to identify high contributors.

Justin answered that the Town is attempting to identify high commercial contributors, stop illegal dumping, and are performing grease trap inspections.

Bob Piccoli asked if the Town is going to need additional staff.

Justin answered that the Town is going to have to make some changes with staff.

Bill asked when the new plant will be built.

Justin said that the original date was March of 2008. However, with trying to work on the interim problems, it's possible that the date may be closer to the summer of 2008.

Pam wished Justin the very best and that she thinks the Town will do very well in this situation.

It was asked about the residents of Gem Village.

Justin said that they are going to have public meetings in Gem Village. The main priority is the Bayfield Plant enforcement actions but Gem Village will definitely be included and the Town will make sure to get their input on the things that will affect them. Gem Village has its own types of plant problems but it's not as severe as the Bayfield Plant. The Town will be looking at interim fixes for both plants.

Niel asked if violators are going to be prosecuted if they are found.

Justin answered that they are definitely going to be prosecuted. However, the testing takes time and they have to be careful not to jump to conclusions too quickly. However, there will not be any slack given to those that are actual violators.

Justin said that they are also hoping to have between 80% & 90% of the infiltration taken care of before the ditches are turned on this summer.

Action Agenda Item #4: New/Unfinished Business

Pam noted the article that was included in the packet. She said that the municipality in the article is having the same sort of issues that are happening in Bayfield.

Joe stated that the Town is planning to stay on top of new developments and work diligently on improving the existing infrastructure.

The Mayor asked if the Town is planning on increasing their lake storage.

Justin answered that the Town has a contract for water storage. The Town has 12,000 acre fee and 300 feet of standby. He doesn't think that the Town should increase this number until they are actually using the storage that they're already paying for. The Town staff will be looking at this number and will make a determination if more water storage is needed.

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Pamela made a motion to adjourn @ 8:05 p.m. The Mayor seconded the motion. All were in favor, motion passed unanimously.

APPROVED:

Robert Piccoli
Planning Commission Chair

Marianne Hicks
Planning Commission Secretary