

Town of Bayfield
Planning Commission Meeting
June 9th, 2009
1199 US Highway 160B Bayfield, CO 81122

Planning Commissioners Present: Bob McGraw (Chairman), Ed Morlan (Vice-Chairman), Rick Smith (Mayor), Debbi Renfro (Town Board Member), Gabe Candelaria, Michelle Nelson, Pat Heyman

Staff Present: Joe Crain (Town Planner), Marianne Jones (Deputy Town Clerk)

The meeting was called to order @ 7:02 p.m.

Bob welcomed the new Planning Commission member, Gabe Candelaria.

Minutes: Rick made a motion to approve the minutes from the May 12th, 2009 as submitted. Michelle seconded the motion. All were in favor except Gabe & Debbi who abstained from the voting.

Public Comment: The item was opened for public comment. None was offered so it was immediately closed.

Action Agenda Item # 1: Public Hearing: Bayfield Construction Specifications Code

Joe gave his staff report. He explained that the Bayfield Construction Specifications Code has taken 3 years to complete. This will be the first time that Bayfield will have its own code regarding construction standards. There were several people who served on the committee that put together this document, including Debbi Renfro and Gabe Candelaria. This committee went through the entire document page by page to make sure that it includes all of the information that is needed for any new development that is constructed in Bayfield. Joe explained that this document will be converted into code form and will be a separate code from the Bayfield Land Use Code & the Bayfield Town Code.

Joe read through the Bayfield Construction Specifications Code Table of Contents in order to document all of the items that are covered in this new code.

Joe commented that Bob had a question regarding why framing was not included in the code.

Gabe answered that framing is referred to in Section 15. However, the only framing that is mentioned in this code is the framing of the concrete form for new infrastructure.

Michelle commented that in the general comments the code states that applicants must call 48 hours in advance for inspection. However, in the concrete & structural sections it states that applicants have to call 24 hours in advance.

Gabe answered that the paving section references 24 hours because of temperature & other environmental items that are prevalent to the paving process.

Michelle mentioned that it might be a good idea to change the general section to state that applicants need to call 48 hours in advance unless otherwise specified.

Rick clarified that this code will not apply to single-residential homes being built within the Town limits. This code will only apply to the construction of a new subdivision or new infrastructure.

Michelle asked who does the licensing for contractors.

Joe answered that all contractors have to get a Town Business License.

Town of Bayfield
Planning Commission Meeting
June 9th, 2009
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Gabe mentioned that the only specifications that are going to be difficult for contractors to meet are the paving requirements.

Debbi stated that the committee did get input from the paving companies and the code was modified so that the requirements specified are actually attainable.

Ed asked if this code is comparable to the Durango standards.

Debbi answered that the committee began the process by reviewing the Dove Ranch standards, which were essentially developed using the Durango standards. However, once they looked at the Cortez standards they discovered that they liked them much better so they decided to incorporate those standards into the Bayfield code. The committee went through several different communities' standards and incorporated in the items they felt were pertinent for Bayfield.

Ed asked who served on this project committee.

He was answered that Ron Saba, Four Corners Paving, Snooks Concrete, Scott & Sons, Gabe Candelaria, Tom Au, Jim Flint, Russ Jones, Brent Adams, & Debbi Renfro all served on this committee.

Bob asked if Ron has any comments on this matter.

Joe answered that Ron is in full support of this document.

Michelle asked who will be inspecting all of these items.

Joe answered that either the Town engineer or the Director of Public works will do the inspections.

Debbi answered that the code does state that either the Public Works Director or the Town Engineer will be performing the inspections. This gives the Town the option to decide who will do the inspection for each individual item.

The item was opened for public comment.

Jim Sawyer (332 Hottle Lane) stated that he is a little disappointed with the attendance at this meeting because he feels that more of the construction professionals should have taken an interest in this process. He said that he feels the Town has done a good job on these specifications.

No additional public comment was offered so it was closed.

Bob said that he feels that this is a wonderful effort and that it looks great. He is glad to hear that a lot of people that know about this sort of construction feel good about the document.

Rick commented that this has been in the works for a long time and commended all of the people who were involved and made it happen.

Ed asked when these standards will be put into effect.

Joe answered that they will take effect after the Town Board approves them. This version of the form will be available for anyone who develops right away after the approval. However, the Town will be sending the document off so that it can be codified. Once that is completed the Town will keep the codified version on hand for anyone that is developing.

Gabe asked if this will be available on the website.

**Town of Bayfield
Planning Commission Meeting
June 9th, 2009
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Marianne answered that it will be put on the website once it is approved in the uncoded version. Once it's codified, the new version will replace the uncoded version on the website.

Rick made a motion to recommend that the Town Board approve the Bayfield Construction Specifications Code. Michelle seconded the motion. All were in favor so the motion passed unanimously.

Action Agenda Item #2: New/Unfinished Business

Bob asked if there are any plans for road repair this summer.

Joe answered that he did not know.

Joe mentioned that the Fox Farm subdivision will be coming to the Planning Commission with a final set of subdivision asbuilts once they are finalized.

The meeting was adjourned @ 7:37 p.m.

Approved:

Bob McGraw
Chairman

Marianne Jones
Deputy Town Clerk