

**Town of Bayfield
Planning Commission Meeting Minutes
November 14, 2023, Bayfield, Colorado**

I. Opening Ceremony

Chair Nyberg called the November 14, 2023, Town of Bayfield Planning Commission meeting to order at 6:30 p.m.

Planning Commissioners Present: Bryan Gadd, Mayor Ashleigh Tarkington, Jason Evans, Chris O'Shea Heydinger, Cash Snooks, and Chair Matthew Nyberg.

Commissioners Absent: Chris O'Shea Heydinger

Staff Present: Nicol Killian, Community Development Director; Mark Robinson, Parks and Trails Director; Jeremy Schulz, Public Works Director; Amber Lamb, Deputy Town Clerk; Police Chief, Michael Hoguet

Media Present: None

Pledge of Allegiance

General Public Input:

Chair Nyberg opened and closed public comment.

Joyce Cohen asked the Planning Commission to ban sales of puppies and kittens in pet stores. She is hoping for a preemptive ordinance. Adoption rates are down and euthanasia rates are going down. 16 towns in Colorado have passed this ordinance. She will email

Jill Blanchard said that she is in favor of the ordinance the previous speaker spoke of

Kat Katsos said that it was a pleasure to get to know the neighbors in Bayfield in the Comp Plan working group. Nicole was excellent and provided education sources. She hopes for a dark sky element in the Comp Plan. She read some facts..... Lastly she added that she supports the ordinance banning puppies and kitten sales at pet stores.

Brian Blanchard spoke in support of the ordinance as well.

Nicol Killian said that staff was directed to look at the ordinance and plans to make it a priority after the adoption of the Comp Plan and several Land Use Code changes. Bayfield has applied for a mentorship program to look at options to put us closer to a Dark Sky Ordinance. She added that the Board of Trustees has just entered into an energy efficiency audit agreement to look for areas for improvement. The audit is the first step.

Chair Nyberg closed public comment.

Disclosure of Conflicts of Interest: None

Approval of Agenda: Mayor Tarkington moved to approve the agenda for the November 14, 2023, meeting as presented. Commissioner Snooks seconded.

Vote:

Commissioner Gadd – Yes

Commissioner Snooks – Yes
Commissioner Evans – Yes
Mayor Tarkington - Yes
Chair Nyberg – Yes

II. Public Hearing Agenda:

a. 22-10 Comprehensive Plan Update and Mission, Vision and Values Updates

Nicol Killian, Community Development Director, presented the staff report. She said that the current Comprehensive Plan was adopted in 2018. It is the Planning Commission's duty to review the Comp Plan annually and make sure it is not outdated and to ensure that annual review is taking place. She did a public outreach process at block parties as well as the 4th of July event and those comments have been included. There were 10 members in the working group for the update. Staff brought in experts to help the community understand technical aspects. There is a lot of content that was in the prior comp plan but many things have been added. One example of this is Agriculture. All of the demographic information was updated. Workforce Housing is a big priority.

The County is in the process of updating their Hazard mitigation Plan. The working group looked at this as well and addressed concerns.

One public comment was received related to land use changes. The Comp Plan does not address land use changes. This is a larger public process with notification to the neighbors.

Mission, Vision and Values.

Mayor Tarkington asked if the sentence was too long? There is a lot of information in it so she understands why it was so long.

Kat Katsos said that when she looked at other communities this statement did a good job of capturing the values. She felt that the statement that the working group came up with expressed all of the essence of the Town of Bayfield

Commissioner Gadd commented on the ages and wages. Requested to change it to all.

Chair Nyberg opened public comment.

Brian Blanchard said that it was a pleasure being a part of the working group. He commended Nicol for formatting the Comp Plan into a straightforward document. He hopes that the PC reviews the document on a regular basis. Even though 92% of the people in Bayfield commute to Durango now, things are changing. He hopes that a citizen advisory board can be formed to help keep up with the plan.

Chair Nyberg closed public comment.

III. Action Agenda

a. Approval of September 12, 2023 Minutes

Evans moved to approve the September 12, 2023 minutes. Commissioner Nelson seconded the motion.

Vote:

Commissioner Gadd – Yes
Commissioner Snooks – Yes
Commissioner O'Shea Heydinger - Yes
Commissioner Evans – Yes
Mayor Tarkington - Yes
Chair Nyberg – Yes

b. Approval of October 10, 2023 Minutes

Mayor Tarkington made a motion to approve the October 10, 2023 minutes. Commissioner Evans seconded the motion.

Vote:

Commissioner Gadd – Yes
Commissioner Snooks – Yes
Commissioner O'Shea Heydinger - Yes
Commissioner Evans – Yes
Mayor Tarkington - Yes
Chair Nyberg – Yes

a. 22-10 Comprehensive Plan Update and Mission, Vision and Values Updates

Mayor Tarkington gave a big thank you to the working group for all of the work put into the plan.

Commissioner Evans asked if a goal requiring workforce housing for annexation should be changed to encouraged. He said that require is a strong word. Ms. Killian explained where the language came from. She said that some of the items are already in the Land Use Code. Ms. Killian and Commissioner Evans discussed requirements. Commissioner Evans said that he does not agree with putting strict requirements on land owners who want to annex into the Town, such as deed-restricted housing.

Ms. Katsos added that builders will do what is required to develop land. Mr. Evans disagreed.

Ms. Killian said that the requirements are in place to house our teachers, firemen and restaurant workers. Commissioner Evans takes issue with the word affordable housing. Building 1000 sq. ft. townhomes is not acceptable for families. He is concerned that we are encouraging out of state developers with big pockets capitalizing on our land.

Brian Blanchard agreed with Commissioner Evans and said that developers will do what is required. They will not do anything that is not required.

Commissioner Gadd said that we are walking a fine line with some of these requirements and it is driving up the costs. New codes and updated pricing is driving up the cost of housing. Ms. Killian said that we are trying to balance the difference.

Solar discussion

Mayor Tarkington made a motion to approve Resolution 2023-01 Comprehensive Plan Update and Mission, Vision and Values Update with the updates discussed.

Commissioner Nelson seconded the motion and the motion passed on a 4 to 2 vote.

Vote:

Commissioner Gadd – Yes

Commissioner Snooks – Yes

Commissioner O'Shea Heydinger - Yes

Commissioner Evans – No

Mayor Tarkington - Yes

Chair Nyberg – No

IV. Discussion and Adjourn

- a. Mississippi Pothole. He received a comment from concerned citizens regarding a pothole on Mississippi. Jeremy Schulz, Public Works Director, is looking in to options for contractors. Ms. Sickles added that the comment was related to the sewer, not road ownership.
- b. November 21, 2023 Next Board of Trustees Meeting
- c. December 12, 2023 Next Planning Commission Meeting
- d. Adjourn

Mayor Tarkington moved to adjourn the November 14, 2023, meeting. Chair Nyberg adjourned the meeting at 7:49 p.m.

Approved:


Matthew Nyberg, Chairperson

Attest:


Amber Lamb, Deputy Town Clerk