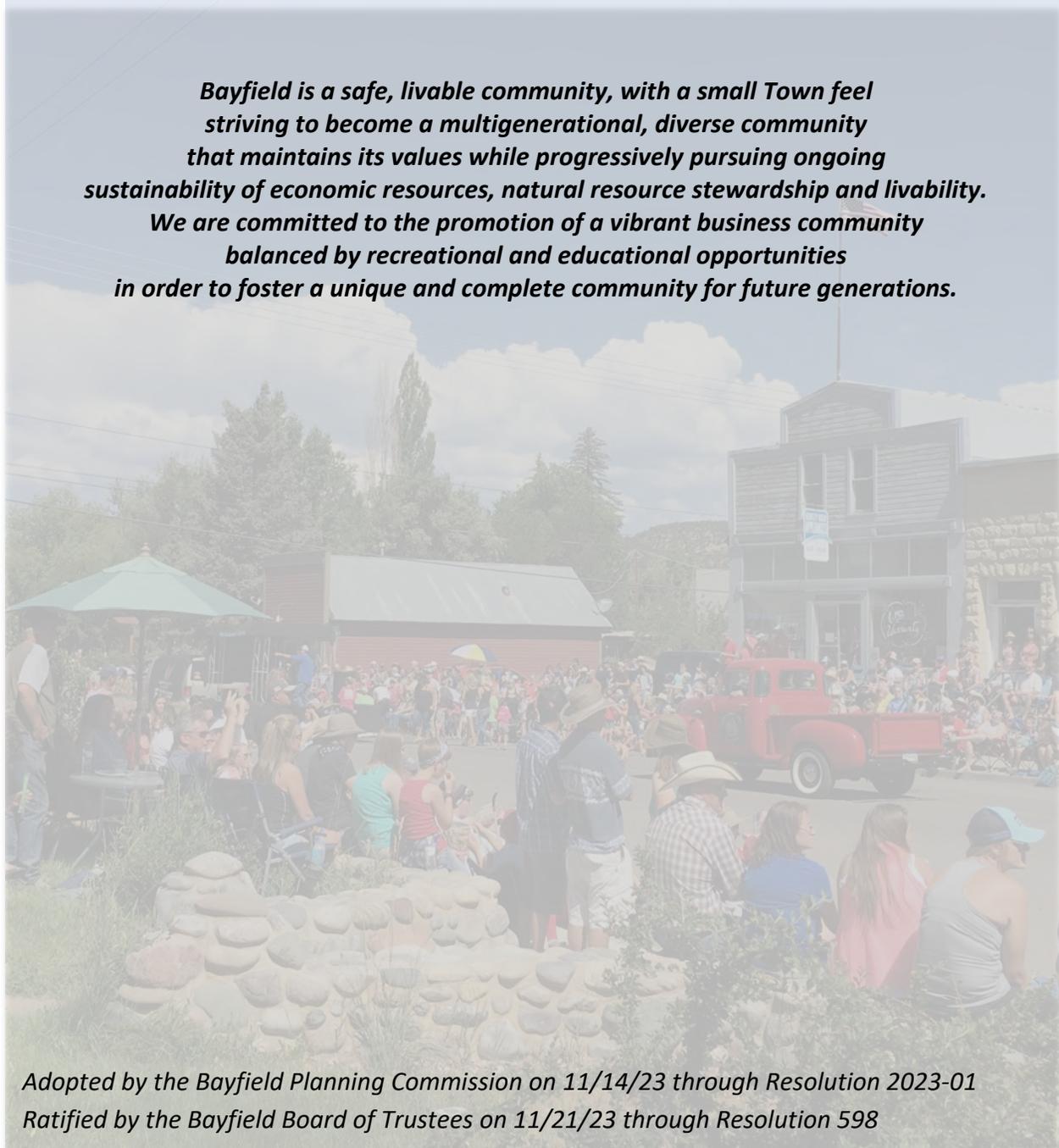


Plan Bayfield

2023 Comprehensive Plan Update

Where Stars Shine Bright

Bayfield is a safe, livable community, with a small Town feel striving to become a multigenerational, diverse community that maintains its values while progressively pursuing ongoing sustainability of economic resources, natural resource stewardship and livability. We are committed to the promotion of a vibrant business community balanced by recreational and educational opportunities in order to foster a unique and complete community for future generations.



*Adopted by the Bayfield Planning Commission on 11/14/23 through Resolution 2023-01
Ratified by the Bayfield Board of Trustees on 11/21/23 through Resolution 598*

2023 ACKNOWLEDGEMENTS

The Town of Bayfield would like acknowledge the following people that assisted, supported or approved the 2023 Comprehensive Plan Update.

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- Shirley Diaz, Housing Development Specialist at Colorado Division of Housing – Housing Discussion
- Heidi Aggeler, Managing Director of Root Policy Research – Housing Discussion
- Ryan Orendorff, Previous Director of Bayfield Parks and Recreation – Recreation Discussion
- Paul Black, Owner of L-J Ranch and President of the Schroder Irrigation Ditch Company – Agriculture Discussion
- Ed Holland, Outreach Specialist with Franklin Energy – Sustainability in Utilities Discussion
- Amy Fiala, Program Coordinator at Black Hills Energy – Sustainability in Utilities Discussion
- Emily Missildine, Energy Management Key Account Specialist at La Plata Electric Association – Sustainability in Utilities Discussion
- Jon Kenney, Energy Management Program Architect at La Plata Electric Association – Sustainability in Utilities Discussion
- Molly Morris, Home H2O Program Manager at Four Corners Office for Resource Efficiency – Water Sustainability Discussion
- Pete Foster P.E., Vice President of Wright Water Engineers, Inc. – Water Sustainability Discussion

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1. INTRODUCTION & CONTEXT



1.1 WHAT IS A COMPREHENSIVE PLAN

Colorado State Law C.R.S. 31-23-206 requires municipalities with populations of 2,000 people or more in the state to have a master plan (often referred to as comprehensive plan) adopted by its planning commission. This plan is an advisory document that guides land development decisions like zoning, subdivision regulations and annexations; it helps the community achieve its vision and goals; and it addresses current and long-term needs. The Plan will also serve as the foundation for intergovernmental agreements, community services, capital improvement programming, along with detailed studies and programs coordinated by the Town. Typically, the contents of a Comprehensive Plan include land use, housing, utilities, recreation, transportation, economic development, sustainability, environment, and recreation and tourism elements.

The Town of Bayfield last updated their Comprehensive Plan in 2018. Since that time, the community, in partnership with State, County and non-profit entities, has completed over 14 different plans and studies to evaluate, improve and set a course for the future of Bayfield. The intent of the 2023 Update is to acknowledge the extensive planning efforts that have taken place to date and combine the most effective strategies and the Town's Vision to create a new, 20-year strategic plan for the Town of Bayfield.

1.2 2023 COMPREHENSIVE PLAN UPDATE PROCESS

Comprehensive Plans should go through substantial updates or rewrites every 10 years. However, it is important to keep a Comprehensive Plan current and relevant through necessary amendments and ongoing implementation monitoring. After five years, the Town of Bayfield determined that an update to the 2018 Comprehensive Plan was necessary in order to keep it relevant and consistent with community values and goals that have changed and evolved, especially after the COVID-19 Pandemic impacts to Colorado, La Plata County, and specifically Bayfield.

1.3 ACCOMPLISHMENTS FROM THE 2018 PLAN

Since the 2018 Bayfield Comprehensive Plan was adopted, the Town of Bayfield, in conjunction with other agencies, has been able to accomplish many of the goals outlined in the plan. These accomplishments include:

- Land Use and Housing: The first Tiny Home Village was constructed; and annexed 229 acres with the potential for 860 new housing units and 360,000 sf of commercial space.
- Economic Development: In the process of ISP Vendor procurement for Town-wide broadband.
- Recreation and Environment: Completed the Parks and Recreation Master Plan inclusive of the Joe Stephenson Park Plan; and installed underground irrigation at Joe Stephenson Park.
- Transportation: Received grant funding to implement Mill Street Sidewalk improvements; received grant funding to initiate Bayfield Center Shared Use Pathway reconstruction project; received grant funding to study a pedestrian crossing on Highway 160; voters passed the 1% sales tax for street operations and capital projects; engaged engineering for the Highway 160 signalized intersection project on the east end of Bayfield Parkway; and continue to support the Roadrunner Transit service.
- Utilities and Infrastructure: Completed a Utility Rate Study with an updated model planned in 2024; started a backflow prevention compliance program; and adopted an I & I Fee to manage service line infiltration.

1.4 LONG RANGE PLANS AND DOCUMENTS

Over the years, the Town of Bayfield, in conjunction with non-profit agencies, county departments, special purpose districts, and state divisions, has completed many different plans and/or documents influencing land development and growth policies in the Town. The current list of Long Range Plans and Documents can be found on the Town’s website at: <https://www.bayfieldgov.org/plans>. The plans and documents are listed below.

Figure 1 Town of Bayfield Long Range Plans and Documents			
Plan / Document Name	Date Adopted	Plan / Document Name	Date Adopted
Land Use Code	Ongoing	Comprehensive Plan	2018
Stormwater Feasibility Plan	In Process	Future Land Use Map	2018
Joe Stephenson Park Master Plan	2022	La Plata County Hazard Mitigation Plan	2018
Development Impact Water Review	2022	Water Master Plan	2018
La Plata County 3-Year Workforce Housing Investment Strategy	2022	La Plata County Comprehensive Plan	2017
Zoning Map	2021	Parks, Open Space, Trails & Recreation Master Plan	2017
Construction Specifications	2021	Infrastructure Design Standards	2017
Drought Management Plan	2021	Community Assessment	2015
Southwest Colorado Regional Housing Needs Assessment	2021	US 160 Access Study	2015
Three Mile Plan	2020	Master Drainage Plan	2014
Wastewater Master Plan	2020	US 160 Traffic Feasibility Plan	2014

Broadband Vision & Planning Study	2020	CDOT US 160 Durango to Bayfield Final EIS	2006
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1.5 PUBLIC ENGAGEMENT

The 2023 Comprehensive Plan update process included public outreach to seek input from community members at key points throughout the process. At the 2022 Town of Bayfield Block Parties on June 16, 2022; July 21, 2022; August 18, 2022; and at the Bayfield 4th of July celebration on July 4, 2022; Town staff asked the community to weigh in on the following:

- The Town’s current Mission, Vision and Values;
- The Town’s Strengths;
- The Town’s Challenges;
- The Town’s Opportunities;
- What they love about Bayfield; and
- What they wish was different about Bayfield.

A list of public outreach comments is located in Appendix A.

1.6 WORKING GROUP

One part of the public outreach process was the creation of the Comprehensive Plan Working Group. The Town solicited letters of interest from residents (both inside and outside Town limits) and business owners to be a part of the Working Group and the Board of Trustees approved the members on July 19, 2022.

The Working Group's role included: monthly meetings from August, 2022 until June, 2023; collaboration amongst group members; supplementation of other public input received; researched relevant mandates and initiatives and collected data sources; provided guidance, reviewed and provided feedback to Town staff on the mission, vision, values, policies, objectives and implementation measures; and made recommendations to the Planning Commission and Board of Trustees on the updated 2023 Comprehensive Plan.

Town staff put together a Comprehensive Plan Topic Schedule for each month that the working group met, and invited experts in the topic fields to come and speak with the Working Group.

Figure 2 Comprehensive Plan Topic Schedule	Date
Introduction to a Comp Plan	8/30/22
Mission/Vision Values	9/27/22
Stormwater	10/25/22
Economic Development	11/29/22
Housing/Transportation	1/24/23
Recap	2/28/23
Recreation/Agriculture/Environment	3/28/23
Land Use and Future Land Use Map	4/25/23
Sustainability/Resiliency and Utilities	5/23/23
Water	6/27/23

1.7 PLAN REVIEW AND ADOPTION

The first complete draft of the 2023 Plan was made available to the public on October 4, 2023 via the Town website. On November 14, 2023, the Planning Commission reviewed the draft pursuant to Colorado State Law (C.R.S. §31-23-208) and held a public hearing. After the public hearing and consideration of all the public input, the Planning Commission voted to approve Resolution 2023-01 adopting the Plan. The Board of Trustees held a public hearing on November 21, 2023 and approved Resolution 598 ratifying the Planning Commission's approval of the 2023 Comp Plan Update.

1.8 IMPLEMENTATION OF THE 2023 BAYFIELD COMPREHENSIVE PLAN

A comprehensive plan, and all of its subsequent updates, is a document to be used by the Planning Commission and the Board of Trustees to direct land use decisions for the Town. The vision, goals and strategies of the 2023 Bayfield Comprehensive Plan Update will be implemented via regulatory tools such as zoning, subdivision regulations, annexations and capital improvement programs. It is important that future members of the Board of Trustees and Planning Commission understand the 2023 Bayfield Comprehensive Plan Update and the importance of implementation. To make sure this happens, there should be regular orientations for all new members as they are appointed and elected into their positions. Town staff should provide annual updates to the Planning Commission and Board of Trustees on how the Plan's Implementation Strategies have been accomplished

1.9 AMENDING THE 2023 BAYFIELD COMPREHENSIVE PLAN

As the Town grows and community values change, the Comprehensive Plan must be able to adapt. The Planning Commission and Board of Trustees should reevaluate and update the plan in response to major changes in the community every three to five years. Citizens may also request changes to the Comprehensive Plan. Both the written and the graphic elements of the Comprehensive Plan may be amended from time to time, as needed. If an amendment is requested, the Board of Trustees and Planning Commission must determine if the requested change is in the best interest of the Town. If so, the Comprehensive Plan may be amended, provided the following criteria are met:

- A. The amendment improves the implementation of one or more of the Goals or Strategies of the 2023 Bayfield Comprehensive Plan. In cases where amending the Comprehensive Plan to implement one Goal or Strategy conflicts with another Goal or Strategy, the Planning Commission and Board of Trustees will weigh in and evaluate the situation to determine if the amendment would be in the best interest of the community.
- B. The amendment will not pose a detrimental impact on existing or planned Town facilities, services, or transportation arteries.

2. COMMUNITY PROFILE & FORECAST



2.1 BAYFIELD HISTORY

The original settlement in the Pine River Valley was named Los Pinos. John Taylor, the first settler who claimed to be in the Pine River Valley, arrived between 1871 and 1873. After his arrival, Los Pinos was settled by approximately fifteen families.

The area started to develop as a ranching community. It was homesteaded by George Morrison and later sold to R.C. and Clarence Hensley. In 1894, it was sold to William A. and Laura E. Bay, who settled in what is now downtown Bayfield. Their home still stands at 225 Pearl Street; the street was named after Mr. Bay's daughter.

After having been in the area for a few years, William A. Bay determined that the area was in need of a town settlement where economic activities can occur such as receiving supplies. As such, he donated eighty acres of land in April 1898. During the same period, the Schiller family also donated land to lay out a town with lots and street. A coin toss between the Bays and Schillers determined which family would get to name the new Town. It would have been called "Schillerville" had Mr. Schiller won. In 1906, Bayfield was incorporated with George Wheeler as the first mayor. It was founded as a rural business center to serve regional agriculture needs.



2.2 PHYSICAL PROFILE

The location and geographic attributes of Bayfield and the surrounding area were instrumental in cultivating the rich ranching heritage and community that exists in Bayfield today. To provide a geographic and regional context, this section discusses the location of Bayfield, physical geography of the region, and publicly owned lands in and around Bayfield.

2.2.1 LOCATION & GEOGRAPHY

The Town of Bayfield is located in southwest Colorado in the eastern part of La Plata County. It is approximately 18 miles east of Durango and 40 miles west of Pagosa Springs on Highway 160. The Town, which is located in the Pine River Valley, is adjacent to the Los Pinos River. United States Forest Service (USFS), Bureau of Land Management (BLM), and Southern Ute Indian Tribal (SUIT) lands surround the Town and provide additional year-round outdoor recreational opportunities and seasonal hunting activities. The Town of Bayfield has an elevation of 6,900 feet, which contributes to its well-defined seasons.

Figure 3 Land Ownership/Management in La Plata County	Acres
Private Ownership (including County and Municipal Lands)	461,185
San Juan National Forest, U.S. Forest Service Management	396,050
Bureau of Land Management	21,823
State of Colorado	23,287
Southern Ute Indian Tribe	179,055
Ute Mountain Indian Tribe	1,685
TOTAL ACRES	1,083,085

The Vallecito Reservoir, north of Bayfield, and the Los Pinos River provide the much-needed water to sustain the productive farming and ranching activities within the Town and surrounding area. Due to decades of flowing irrigation water to various farms and ranches, wetlands have popped up around the Town which is crisscrossed with irrigation canals and ditches. With the expansion of the highway system, US Highway 160 became a major lifeline for commerce transporting people and goods to La Plata County and its many destinations.

2.3 REGULATORY SETTING

It is important to understand the governments, special districts, and other enforcement agencies responsible for monitoring and enforcing regulations and developing policies which may impact the growth, development, and community in and around Bayfield. This section provides a brief overview of these agencies and their general role within the Bayfield community. To gather information for this section, Town staff reached out to individual agencies, and websites were reviewed.

2.3.1 TOWN OF BAYFIELD

Bayfield is a statutory town governed by an elected Town Board comprised of a mayor and six board members. There are many Town services including but not limited to public works including streets, water treatment and distribution, wastewater collection and treatment and stormwater management; law enforcement; planning, zoning and building; parks and recreation; and administrative services. The Planning Commission reviews land use and development proposals and makes recommendations to the Board of Trustees as they relate to these proposals.

2.3.2 BAYFIELD POLICE DEPARTMENT

The Bayfield Police Department, formerly known as the Bayfield Marshal's Office, is staffed by seven officers, which includes the Police Chief, a school resource officer, a deputy with the South West Drug Task Force Team, and one administrative assistant. The office provides 24/7 law enforcement and animal control services to area residents. The office also coordinates with other law enforcement agencies in the region to provide a range of protection services to residents in and outside Bayfield's jurisdictional limits.

2.3.3 LA PLATA COUNTY

The Board of County Commissioners is comprised of three elected officials, each of which represents a different geographic district within the county. The Board of County Commissioners perform legislative, budgetary, and policy-making functions, administers the La Plata County Land Use process, and advocates for the people of La Plata County at all levels of government, among other activities. Other elected officials include the county assessor, clerk and recorder, district attorney, surveyor, coroner, treasurer and sheriff. The county provides a wide range of services including building and code enforcement, emergency management, planning, public works, environmental services, senior services and motor vehicle services. Some of these services are coordinated with the Town of Bayfield and other municipalities within the county to the extent feasible and appropriate.

2.3.4 UPPER PINE RIVER FIRE PROTECTION DISTRICT (UPRFPD)

The Upper Pine River Fire Protection District (UPRFPD) is an all hazards fire protection district providing structure and wildland fire response, technical rescue, paramedic and ambulance services in eastern La Plata County and parts of western Archuleta County. The district covers 282 square miles with eight fire stations supported by one administration facility. The district covers the communities of Bayfield, Gem Village, Forest Lakes, and the Vallecito and Lemon Reservoirs. The district has a significant wildland urban interface and several communities that are intermixed within the forest. UPRFPD works closely with the USFS and the La Plata County Public Health Department (previously San Juan Basin Public Health). The district is staffed with 34 fulltime people and supplemented with part time and seasonal staff. The district is a Title 32 Colorado special district and is governed by a five-member Board of Directors. Board members are elected by their constituents and establish policies to be implemented by the Fire Chief.

2.3.5 BAYFIELD SCHOOL DISTRICT

The Bayfield School District is comprised of four schools: a primary school (grades k-2), an intermediate school (grades 3-5), a middle school (grades 6-8), and a high school (grades 9-12). The School District is the Town's largest employer with 116 certified staff members including teachers; deans; counselors; building administrators; 15 paraprofessionals; and 54 classified staff including administrative assistants, maintenance workers, nutrition workers, transportation staff and other workers. The school Board has five members who serve four-year terms and guide the district's strategic direction. The school Board is also responsible for hiring a Superintendent and setting policy for the district.

2.3.6 PINE RIVER LIBRARY DISTRICT

The Library District was established in 1934. The library moved from Mill Street to its current location in the Business District north of Highway 160 in 2004. An expansion in 2012 enlarged the library to 12,000 square feet providing the community with a beautiful and hi-tech space for a Town the size of Bayfield. The library is filled with books, audiobooks, public access computers, tablets, e-readers and more, and offers public computers and tech support, meeting rooms, a children's imagination room, comfortable chairs for reading, passport and notary services, and a large selection of books, magazines, audio and video materials, online databases, and downloadable media including audio, video, music, and e-books. A Community Garden serves the residents by providing space for garden beds, teaching classes and serving the food needs of the community. The Pine River Library Board of Trustees consists of seven members that provide governance for the Pine River Public Library District. The current staff of 14, including a Director and Assistant Director, eagerly serve the Bayfield community.

2.3.7 PINE RIVER CEMETERY DISTRICT

The Pine River Cemetery began with a donation of land from Walter Dunham in 1883. The cemetery incorporated in 1905, and in 1953 a tax was approved that provided a 1 mill levy to the cemetery to supplement the costs of providing dignified care for those buried within its grounds, and a comforting place for visitors and mourners to attend, remember, pay tribute to and honor departed individuals, many of which are United States Veterans. The cemetery has a Board of Directors consisting of three members that are appointed by the La Plata County Board of County Commissioners. As of 2023, burial plots are over 2000.

2.3.8 LA PLATA-ARCHULETA WATER DISTRICT (LAPLAWD)

LAPLAWD provides safe potable public drinking water and fire protection water in rural areas of southeast La Plata County and southwest Archuleta County. The district is run by a five-member Board of Directors. Each person on the board represents one district within the service area, which is determined by population. The board works with appropriate staff and consultants to identify and to prioritize necessary maintenance, improvements, and pipeline construction.

LAPLAWD and the Town of Bayfield share capacity at the Town's water treatment facility and potable water storage tanks in the greater Bayfield area. Master meters have been, and will continue to be, installed to meter water as it flows from the Town's distribution system to LAPLAWD's distribution system.

2.3.9 FOREST LAKES METROPOLITAN DISTRICT (FLMD)

FLMD, governed by a five-member elected board of directors, was established in 1973 as a taxing authority responsible for providing water, sewer, roads and recreational services for residents within the Forest Lakes subdivision. While FLMD is not within the Town limits of the Town of Bayfield, or even within the 3-mile boundary, the residents identify themselves as part of the Bayfield community and frequent Bayfield for a variety of goods and services, including participation in the Town’s recreational leagues and school district. According to their website, FLMD is approximately 1,865 acres in size, and consists of 1,600 parcels with approximately 826 structures and 2,000 residents.

2.3.10 OTHER ORGANIZATIONS AND NON-PROFITS

The Town of Bayfield works closely with or is a member of the following organizations and non-profits:

- La Plata County Regional Housing Alliance
- La Plata County Economic Development Alliance
- HomesFund
- Habitat for Humanity of La Plata County
- Region 9 Economic Development District of Southwest Colorado
- Pueblo Community College – Bayfield Campus
- Pine River Shares
- Pine River Senior Center
- Bayfield Chamber of Commerce
- Bayfield River Valley Centennial Rotary Club
- Bayfield Lions Club
- Bayfield Heritage Days
- Pine River Arena Association
- Pine River Valley Heritage Society
- Southern Ute Indian Tribe
- Southern Colorado Community Action Agency
- Local Faith Based Religious Organizations

2.4 DEMOGRAPHIC CHARACTERISTICS

Historic and existing demographic information has been compiled from the 2020 Census, the 2021 American Community Survey, and the 2021 Colorado State Demographer’s Community Profile for Bayfield.

2.4.1 HISTORIC AND PROJECTED POPULATION GROWTH

Population change is measured in three manners: migration (in and out), births, and deaths. The largest influence in Bayfield’s population growth will be the influx of people moving to Bayfield. Bayfield’s population in 2021 was 2,885 and is projected to be 5,232 in 2050. This is an increase of 55% between 2021 and 2050.

Figure 4 identifies the projected population at 5-year milestones including 2021, as well as the percent change between each interval and Bayfield’s changing share of the overall La Plata County population. The basis for the projections is that over time, more people moving to La Plata County will move to Bayfield, therefore, Bayfield’s share of the county population will increase more rapidly over time. The

growth projections forecasted in this Comprehensive Plan differ slightly from previous planning efforts. The methodology used in this plan was developed in conjunction with the State Demographer’s office based on most recently acquired data and latest trends.

Figure 4 Population Projections				
Year	Bayfield Population	% Change	County Population	% of County Population
2000	1,549		43,941	3.5%
2005	1,828	15.3%	48,105	3.8%
2010	2,357	22.4%	51,441	4.6%
2015	2,573	8.4%	54,300	4.7%
2020	2,839	9.4%	55,656	5.1%
2021	2,885	1.6%	56,250	5.1%
2025	3,583	19.5%	60,000	6.0%
2030	4,078	12.1%	65,000	6.3%
2035	4,396	7.2%	68,750	6.4%
2040	4,694	6.3%	72,540	6.5%
2045	4,972	5.6%	77,500	6.4%
2050	5,232	5.0%	80,000	6.5%

SOURCE: COLORADO STATE DEMOGRAPHER

2.5 RACE & ETHNICITY

Based on 2020 Census data, approximately 75.5% of the Bayfield population identified themselves as White alone. The Town is less racially and ethnically diverse than Colorado overall; however, it has become more diverse in recent years. Between 2000 and 2021, the percentage of those who identified themselves as Hispanic, American Indian, Black or African American, or Asian increased from approximately 14% to 24%.

According to the US Census, by 2050, the greatest shift in Bayfield demographics will be the notable increase in those who identify themselves as Hispanic, increasing from 13.5% in 2017 to 24.3% in 2050. Of the projected 5,232 Bayfield residents in 2050, 3,518 would identify themselves as non-Hispanic while another 1,270 would identify themselves as Hispanic alone. The other 444 residents would identify themselves as American Indian, Asian, or Black.

Figure 5 Race and Ethnicity Characteristics				
	2021		2050	
American Indian (non-Hispanic)	46	1.6%	299	5.7%
Asian non-Hispanic	3	.1%	105	2%
White non-Hispanic	2,187	75.7%	3,518	67.2%
Hispanic	649	22.5%	1,270	24.3%
Black non-Hispanic	0	0%	40	.8%
TOTAL	2,885		5,232	

SOURCE: US CENSUS AND COLORADO STATE DEMOGRAPHER

2.6 AGE CHARACTERISTICS

Each age group has different needs which provide valuable insights into what services and amenities should be sought after. For example, 18 to 24 year-olds have very different spending habits, different healthcare needs, and find different things enjoyable than those who are 65 years and older. Furthermore, people who are between the ages of 25 to 44 typically indicate prime workforce and family households. In summary, the age characteristics of the population, and its changes over time, provides strong indicators of the types of housing, personal services, entertainment, and employment options which should be planned for. Changes in the age of the Bayfield population over time will strongly influence the future needs of the Bayfield Community.

Figure 6 Population Distribution by Age for 2021

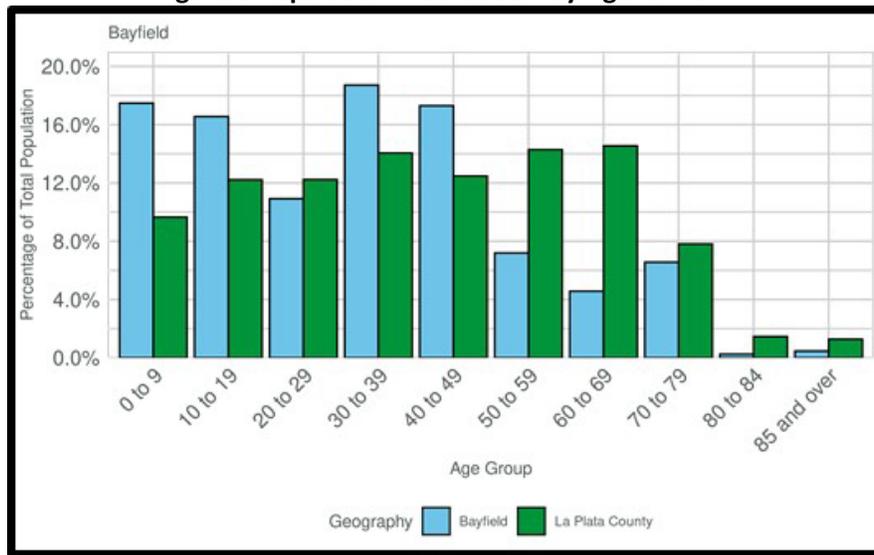
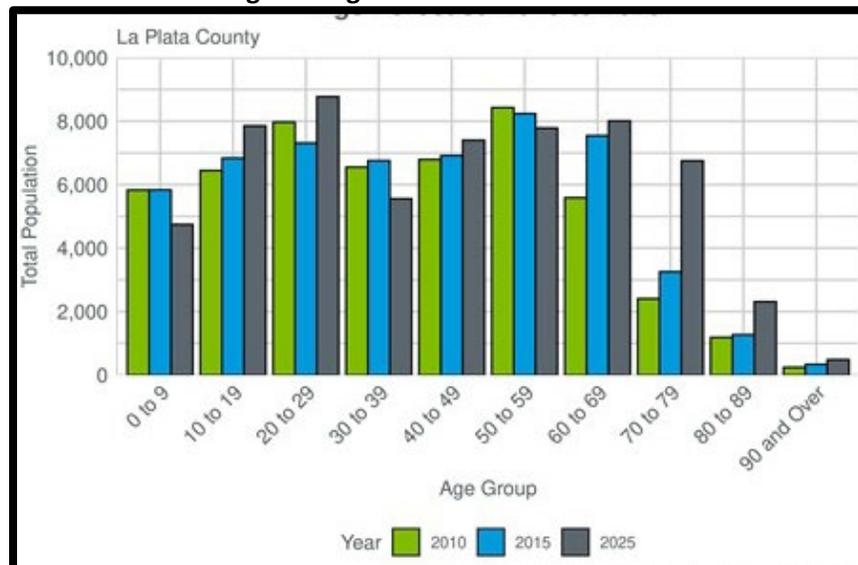


Figure 7 Age Forecast: 2010 to 2025



SOURCE FOR FIGURE 6 & 7: US CENSUS AND COLORADO STATE DEMOGRAPHER

2.7 ECONOMIC CHARACTERISTICS

Understanding the community’s economic indicators and characteristics, as they exist today is crucial in paving a path forward to grow and expand the local economic base and to identify specific services and industries to target for workforce development and business attraction. The sections below provide an overview of existing economic conditions. Information used throughout this section has been retrieved from either the 2021 Bayfield Demographic and Economic Profile from the State Demographer, which sources a variety of other Colorado agencies, or information provided by the US Census. Due to anticipated changing future conditions, particularly with the labor force and economy, projections for individual economic indicators were not prepared for this plan update.

2.7.1 EDUCATIONAL ATTAINMENT

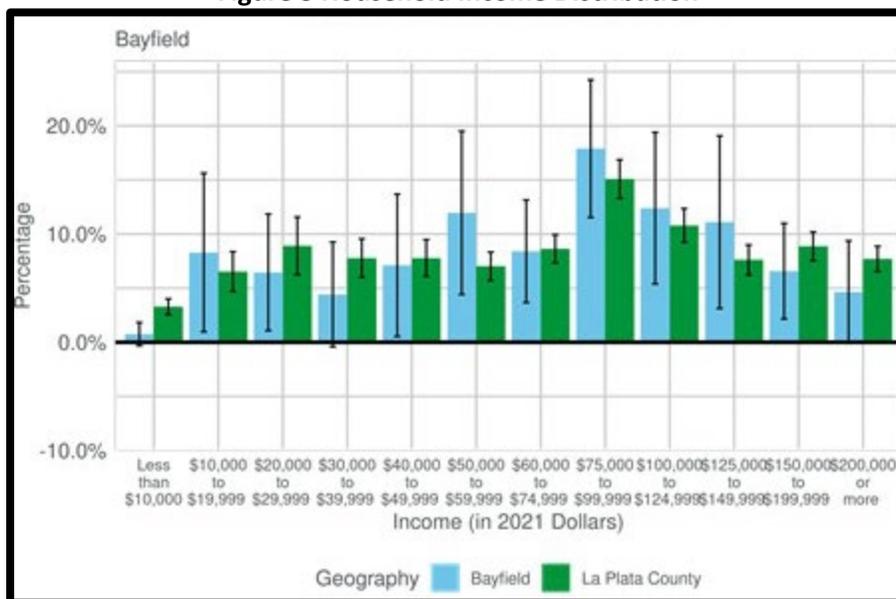
Educational attainment is measured for the population 25 years of age and over. It should be noted that educational attainment does have the potential to influence one’s employment sector and earnings but it should not be considered as the primary factor.

Information retrieved from the 2021 American Community Survey (a division of the U.S. Census Bureau) concludes that the share of Bayfield residents having obtained either a high school diploma or equivalent and attended some college is greater than residents of Colorado and La Plata County. However, the share of those who have earned either a bachelor’s or graduate/professional degree is lower in Bayfield than in Colorado and La Plata County overall.

2.7.2 INCOME

La Plata County has a greater share of households earning below \$49,999, and has a greater share of households earning over \$150,000, than Bayfield does (see Figure 8). Conversely, Bayfield has a notably greater share of households earning between \$50,000 and \$149,999 than La Plata County.

Figure 8 Household Income Distribution

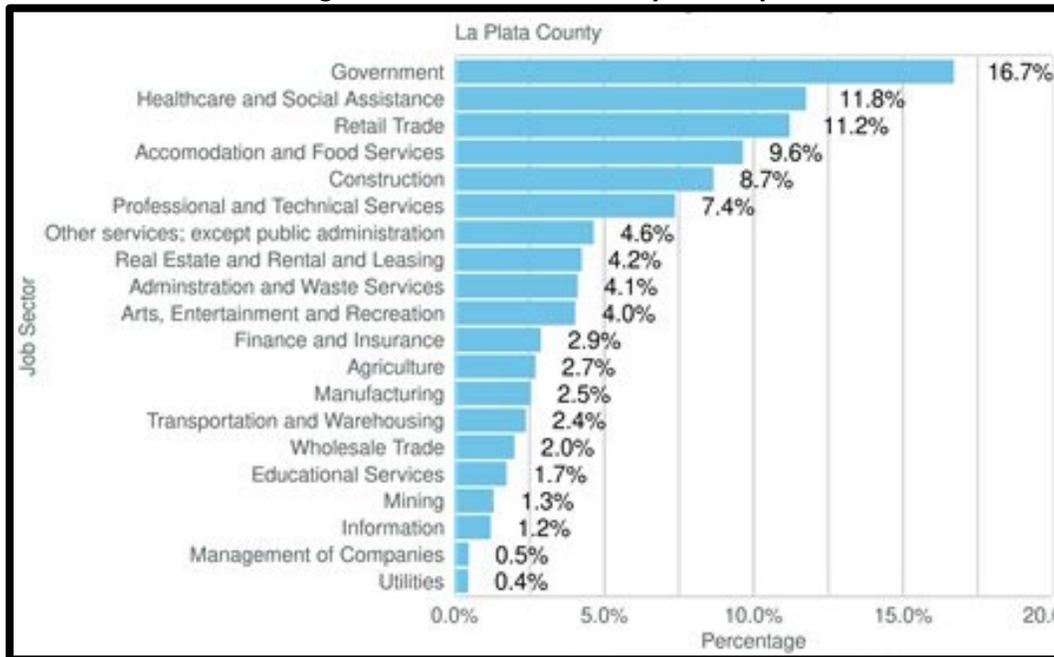


SOURCE: US CENSUS AND COLORADO STATE DEMOGRAPHER

2.7.3 EMPLOYMENT

Because of Bayfield's relative size, employment is better looked at on a county level. From this information, Bayfield can identify industry and employment gaps, which the Town may be able to fill by attracting, retaining, and providing training for residents. The bar chart below (Figure 9) indicates the highest number of jobs in La Plata County by industry. A quick review of this chart indicates that the La Plata County economy has one clear top industry, Government. The Government sector includes local, state, federal, and military jobs. The next two sectors with the highest number of jobs in La Plata County are Healthcare and Social Assistance and Retail Trade. These top three job sectors account for over 39% of the County's jobs. It is also important to note that, mining activities, including oil and gas extraction, accounted for 1.3% of jobs in 2021. Furthermore, there are a number of sectors, which are not offered in La Plata County, and therefore not included in the chart below. By understanding the county's job sectors, Bayfield can develop policies and strategies to either attract the top three industries, or to encourage a new industry that the region may desire to diversify the economy.

Figure 9 2021 Share of Jobs by Industry



SOURCE: US CENSUS AND COLORADO STATE DEMOGRAPHER

The 2021 Bayfield Community Profile states that the population and employment growth rates often vary due to changes in the labor market including labor force participation rates, age, unemployment rates, multiple job holdings, and/or commuting. Other forces that can influence the labor market include business cycle fluctuations and faster or slower periods of economic growth. As such, State Demographer anticipates that population growth rates in La Plata County will exceed employment growth rates between 2020 and 2040.

Figure 10 La Plata County Jobs and Population Forecast				
	Jobs	Annual Growth Rate of Jobs	Population	Annual Growth Rate of Population
2010	31,509		51,441	
2015	33,936	2.1%	54,302	1.4%
2020	33,239	-5.4%	55,656	.3%
2025	36,560	1.3%	59,679	1.9%
2030	38,912	1%	64,674	1.3%
2035	40,747	.8%	68,745	1.2%
2040	42,508	.9%	72,540	1%

SOURCE: COLORADO STATE DEMOGRAPHER

2.8 HOUSING

When it comes to planning for housing needs, there are two basic factors: supply and demand. Housing supply refers to the characteristics of the existing housing stock including housing type (single-family, apartment, condominium, etc.) and size, which currently exists in Bayfield. Housing demand is the projected future housing stock to meet the housing needs of the future population. Based on the future population estimate of 5,232 by 2050 and the average household size in Bayfield of 2.69, there will need to be a minimum of 1,945 homes in 2050. In 2021, there were 1,129 housing units in Bayfield. Therefore, the difference between 2021 and the projected population is an additional 816 homes. Over the planning period, that averages to an additional 28 homes built per year to meet that future demand. Demand must take into account the number of dwelling units needed to house the projected population in addition to the type of housing that that population needs or desires. For example, retirees and millennials have been shown to desire low maintenance homes, which do not tie them down financially or physically. Therefore, if these age groups represent a large portion of the Bayfield population, apartments, condominiums, or patio homes may be good housing types to allow. These findings are reflected in the Housing Goals later in this plan.

Figure 11 Housing Units in Bayfield in 2021	
Housing Type	
Total Housing Units	1,129
Occupied Housing Units	1,066
Vacant Housing Units	63
Vacancy Rate	5.6%
Total Population	2,885
Household Population	2,866
Group Quarters Population	19
Persons Per Household	2.69

SOURCE: COLORADO STATE DEMOGRAPHER

2.9 GROWING TRENDS IMPACTING BAYFIELD

2.9.1 BABY BOOMERS

Many people of the Baby Boomer generation have begun to retire and some have made or anticipate a change in their living situation. The departure of this age group from the labor force will create opportunities for younger populations to fill this void, potentially attracting new residents to Bayfield and the surrounding area. The increase in younger populations as well as the continued presence of the Baby Boomer generation will place additional demand on the housing stock and create a need to diversify the range of services and amenities provided.

2.9.2 CHANGES IN HOUSING

Traditional rural and suburban development has focused on low-density single-family housing units. However, these trends have begun to change in communities across the country. People are looking for diversity in the housing stock, which may include mixed-use development, high-density multi-family housing units, or even tiny houses. This is fueled by the increasing desire to live, work, and play in the same community. People are interested in revitalized downtown districts or newly developed areas that encourage people to walk or bike, offer smaller spaces that are cheaper and require less maintenance, and provide access to goods and services within proximity to their homes. As the population in and around Bayfield continues to grow, it will be essential to introduce a range of housing options that can accommodate a diverse demographic.

2.9.3 INTEREST IN SMALL RURAL TOWNS

Small Towns and historically more rural communities have experienced both economic hardship as well as somewhat of a resurgence in recent years. Economic hardship has often times been associated with not enough economic diversity to sustain itself when market conditions change. In addition, the lack of employment often results in people moving to where jobs are more plentiful. However, trends have shifted, especially after COVID-19, and many people are moving to small Towns and historically rural communities for the quality of life, the availability of affordable housing and better school options. These people bring innovative new business ideas or may work remotely, and therefore can live anywhere. As it relates to Bayfield, the importance of preserving Bayfield's rich agricultural heritage cannot be overstated and can be showcased in a variety of ways. However, it will also be important to attract people who will help diversify the economic base.

2.9.4 RESORT DESTINATIONS

There are numerous challenges as well as countless opportunities associated with resort destination Towns increasing in popularity. While Durango is the main destination draw in La Plata County, Bayfield is starting to see more the trickle of vacation rentals and second homes coming to town because of the beautiful natural setting, the easy access to a diverse range of outdoor recreational opportunities, and the small town culture and charm. These types of units do impact the housing affordability and inventory in a community. In order to keep Bayfield livable, the Town will need to balance the need to regulate these types of units while also understanding that these units will help fuel the local economy.

2.9.5 STATE REGULATORY IMPACTS

In Colorado, the housing supply has not kept up with the population growth and the housing demands leading to increase housing costs. The State estimates that it will add 1.72 Million people by 2050, and

nearly 1/3 of Colorado's households spend more than 30% of their incomes on housing (www.colorado.gov). The Colorado Governor signed an executive order (D 2023 014) on August 21, 2023 creating Strategic Growth Goals for Colorado aimed at increasing housing availability and affordability.

In 2022, the Colorado voters passes Proposition 123 creating a Colorado Affordable Housing Financing Fund. In order to qualify for funding, local governments had until November 1, 2023 to commit to increase affordable housing units by 3% each year for the next 3-years. At the time the commitment was due, the Town of Bayfield had 157 affordable units. Therefore, the Town needs to provide 14 additional affordable units by the end of 2026.

3. LAND USE



As Colorado continues to grow, Bayfield will also increase its residential population. The community desires to do this while also maintaining the Town's rural and agricultural heritage. The success of such an undertaking will be the result of land use planning that is cognizant of a land use balance appropriate for the setting, sensitive to the needs of various constituents, and supportive of a diverse economy. The Future Land Use Plan reflects a land use pattern that strives to create harmony among land uses and their impacts on the natural and built environment as well as the social fabric of the Bayfield community.

Revenue from sales tax, preservation of agricultural lands, and lifestyle amenities, are vital to a vibrant and thriving community. Striking a balance among these will be important to Bayfield's future. To ensure this balance is met, evaluation criteria are needed to allow decision makers to make sound, informed decisions for the future of Bayfield. The Land Use Goals and strategies identified below, along with the Future Land Use Map (See Appendix C), are intended to provide sufficient guidance to the Town in making future land use decisions not only within the Town limits, but also within the 3-mile area adjacent to the Town limits as required by C.R.S. 31-12-105.

3.1 LAND USE TYPES

3.1.1 RESIDENTIAL LAND USE

Bayfield has historically been a bedroom community to Durango. As such, a large portion of Bayfield's land is used for residential homes. A large portion of those homes are single-family detached homes on lots ranging from a quarter-acre to over one-acre. In fact, over 52% of the land area in Bayfield, or 405.2 acres, is zoned for residential as a primary use. Over 81% of the parcels within Bayfield are zoned for residential as a primary use. This is a Town wide average density of 2.2 homes per acre.

While this magnitude of residential land uses does not create land use conflicts at this point, to meet the anticipated growth while keeping these development patterns, an extraordinary amount of land will be required. This creates additional concerns such as the high cost of utilities and public roads, increased travel/commuting times, inability to preserve natural view corridors, land development into areas not suited for development (ie floodplain, steep slopes, wildfire prone areas, etc), and other negative impacts of sprawl. To prevent this from occurring at the current trend, the residential densities do need to be increased and the housing stock should be varied.

3.1.2 COMMERCIAL LAND USE

Commercial land uses are primarily concentrated along the Highway 160 corridor and in downtown Bayfield along or near Mill Street. The community has expressed interest in increasing economic activity within the Town by seeing more local businesses that provide basic goods and services, including some retail and restaurants.

To ensure its long-term financial sustainability and vitality, commercial activity needs to be increased. While residential properties do provide some property tax revenue to the Town, municipalities in Colorado rely heavily on revenue from sales tax to support public services such as public utilities, infrastructure maintenance, parks and recreational programs, and public safety. Any increase in sales tax revenue is a net positive for Bayfield.

The Comprehensive Plan identifies primary commercial areas for employment and/or sales tax generation. Because of the limited resource of land, it is imperative that land identified as commercial within the Future Land Use Map be held for such uses to ensure the property provides sales tax revenue to maintain town services. Requests to rezone designated property from commercial or mixed-use classifications to residential only classifications are not supported by this plan.

3.1.3 INDUSTRIAL LAND USE

Light industrial land uses are currently found in small pockets along Highway 160, in the southeast area of Town along Bayfield Parkway, and in the Bayfield Business Center. There are no heavy industrial uses in Bayfield, and this may not be desirable as residential land uses would be in close proximity no matter where heavy industrial would be located. However, there is a need for a larger employment/industrial park to house distribution centers and limited small-scale manufacturing.

3.2 LAND USE CLASSIFICATIONS

To meet the future land use balance, the following classifications are identified on the Town of Bayfield's Future Land Use Map found in Appendix C:

EMPLOYMENT/LIGHT INDUSTRIAL: Primary employment as well as businesses engaged in the production, storage, and wholesale distribution of products. This classification is also appropriate for general storage, warehousing, mini warehousing, and other uses generally classified as light industrial.

GENERAL COMMERCIAL: Businesses providing the sale of goods and offering services to the local and visiting population.

MIXED-USE: Sales tax generating uses allowed in the General Commercial designation while also allowing residential units above or beside the commercial use. Residential uses should average 10 residential units per acre.

HIGH DENSITY RESIDENTIAL: Residential areas consisting of single-family and duplex uses with an average density of 8.5 residential units per acre. Multi-family uses in this area (such as Townhomes, condos, rowhouses, apartments, etc) should average approximately 20 residential units per acre. Lot sizes within this land use area should average 5,000 square feet.

MEDIUM DENSITY RESIDENTIAL: Single-family residential areas with an average density of 4.5 residential units per acre and average lot sizes of 10,000 square feet.

LOW DENSITY RESIDENTIAL: Single-family residential areas with an average density of 2 residential units per acre and average lot sizes of 20,000 square feet.

RURAL AGRICULTURE: Parcels having the potential for incorporation into the Town in the future as larger intact parcels with a mix of agriculture, residential, heritage ranching, ag-tourism and agriculture business uses.

OPEN SPACE/PARKS: Land designated for parks, trails, open space, or recreational uses.

COMMUNITY SERVICE: Municipal utilities, schools, and other uses provided by public utilities for the use of the public.

GEM VILLAGE BUSINESS OVERLAY: Gem Village is a neighborhood with a range of existing regional commercial, restaurant, light industrial and residential uses. A mix of general commercial and light industrial uses supporting the retail and service needs of the region are characteristic of this overlay and should continue to be encouraged and supported.

3.3 LAND USE GOALS

GOAL 1: DEVELOP DESIGN STANDARDS AND GUIDELINES THAT ENHANCE THE AESTHETIC VALUE AND SUSTAINABILITY OF THE BUILT ENVIRONMENT, AND FOSTER DESIRED ARCHITECTURAL DESIGN AND CHARACTER FOR SPECIFIC AREAS WITHIN THE TOWN.

- A. Develop commercial design standards unique to Bayfield that showcase the Town's history while also allowing for modern interpretations of historic structures.
- B. *Investigate designating Mill Street a historic downtown and create design standards that respect and represent its historic character.*
- C. *Evaluate the Land Use Code setbacks, height, parking and streetscape standards and update from time to time as needed to ensure that it adequately meets the desires of the community.*
- D. *Promote the use of signage that is consistent with community character and helps enhance the architecture of the building.*
- E. *Adopt standards to minimize light pollution and encourage lighting applications that enhance our dark skies.*

GOAL 2: ENCOURAGE INFILL DEVELOPMENT THAT IS IN PROXIMITY TO AMENITIES AND SERVICES THAT WILL CONTRIBUTE TO THE REDUCTION OF RESOURCE CONSUMPTION AND GREENHOUSE GAS EMISSIONS, AND IMPROVE QUALITY OF LIFE.

- A. Identify and annex County enclaves along Bayfield Parkway, Highway 160 and County Road 501 that will provide a benefit to the Town.
- B. Prioritize rehabilitation of existing structures over new development when feasible.
- C. Prioritize development that is adjacent to existing utility services.
- D. When new commercial development is being proposed, encourage mixed use/multi-level buildings that have retail below and residential above.
- E. Adopt criteria that encourages rehabilitation and redevelopment of buildings along Mill Street to support mixed use.
- F. Create an inventory map of existing vacant platted lots and their current zoning.
- G. Site new commercial buildings, including mixed use, along Highway 160 and other primary corridors so they are easily accessible to area residents and visible to visitors.
- H. Identify areas along or in proximity to primary corridors where light industrial uses would be appropriate.
- I. Site new residential development in proximity to primary corridors with sidewalks and recreational trails connecting to commercial and public uses.

GOAL 3: MAINTAIN AND UPDATE THE FUTURE LAND USE MAP, AS NEEDED FROM TIME TO TIME, TO PROVIDE GUIDANCE ON LAND USE DECISIONS FOR THE PUBLIC AND DECISION MAKERS.

- A. Future Land Use Map updates should be consistent with plan priorities, compatible with future land uses for surrounding areas of the community, and enhance the overall quality of life in the community.
- B. The current Future Land Use Map shall be available to the public on the Town's website.
- C. Future Land Use Map updates shall be provided to La Plata County to ensure their Bayfield District Plan is consistent with the Town's Future Land Use Map.
- D. Coordinate with La Plata County to create an Intergovernmental Agreement (IGA) for cooperative planning efforts in areas within the Town of Bayfield's Future Land Use Map. The IGA should identify the appropriate reviewing roles and responsibilities of the County and the Town when land use applications are requested within the Future Growth Area and within the 3-mile plan area.

4. HOUSING



As the cost of living continues to soar in La Plata County, maintaining the affordability of Bayfield is of paramount importance. Many community members have chosen to live in Bayfield for the great schools and more affordable housing. The word affordable though has a different connotation for different income levels. This is why the housing stock, regardless of form, must continue to be affordable to a variety of income levels, accessible to all types of families, residents of the future, and be diverse to meet the changing needs of people over time.

Current housing trends are heavily influenced by the Baby Boomer and the millennial generations. Both of these generations are seeking housing options which do not require extensive maintenance, are affordable, do not tie them to a location for long-term, and allow them to achieve other lifestyle choices such as recreation, travel, career enhancement, and entertainment. These are people who are choosing places to live based on their lifestyle choices rather than by the location dictated by employment opportunities or family members. As the population continues to shift, opportunities for all residents to have access to housing that will meet their economic, health, and preferential needs must be provided.

There are several local agencies and non-profits, that assist in cultivating home ownership and developing financially attainable housing. HomesFund is a non-profit organization whose mission is to “build diverse and resilient communities by supporting the development of affordable housing programs, and empowering residents with the financial resources and educational tools to achieve homeownership in Southwest Colorado.” (HomesFund Website-2023). HomesFund oversees the Town’s Deed-Restricted units and provides a mortgage assistance program to help local residents purchase a home. Habitat for Humanity of La Plata County is another non-profit that is doing work in Bayfield. Habitat for Humanity oversaw the construction of the Fox Farm Village Deed-Restricted neighborhood in Bayfield.

4.1 HOUSING GOALS

GOAL 4: DIVERSIFY HOUSING TYPES TO MEET THE CHANGING POPULATION DEMANDS.

- A. Continue dialogue with agency partners and local businesses to better assess demographic trends that will define how to meet housing needs in the future.
- B. Inventory current housing stock and continue to track new developments.
- C. Diversify housing types through various land use and zoning classifications to meet the needs of all community members, from low-density single-family homes to multi-family homes and mixed-use commercial/residential buildings.
- D. Revisit the Land Use Code lot and unit square footage requirements to make sure they align with current needed housing types.
- E. Encourage the construction and use of Accessory Dwelling Units (ADUs).

GOAL 5: CONSIDER HOUSING NEEDS OF THOSE SEEKING POTENTIALLY LESS TRADITIONAL HOUSING OPTIONS SUCH AS TINY HOMES, ACCESSORY DWELLING UNITS, AND MULTI-UNIT COMPLEXES WITH SHARED PUBLIC AND OUTDOOR SPACES.

- A. Encourage the rehabilitation or repurposing of existing buildings for residential use.
- B. Require Affordable/Workforce Housing through the Annexation Process.
- C. Require an architectural and amenity guide for all new subdivisions that includes architectural character renderings, parks and open space amenities, trails including walking and biking paths, and elements that serve a family oriented neighborhood.

GOAL 6: DEVELOP HOUSING OPTIONS FOR ALL INCOME LEVELS.

- A. Work with appropriate partners and government entities to ensure that attainable and affordable housing thresholds are suitable for the area.
- B. Require proposed annexations to provide a report to the Town that accounts for up-front costs as well as long-term maintenance and utility costs when considering potential development scenarios.
- C. Promote non-traditional housing options within residential and mixed-use zoning designations.
- D. Create an Affordable and Workforce Housing Incentive Program to encourage developers to build deed restricted or subsidized housing by providing:
 - 1. Infrastructure Support
 - 2. Fee Reductions
 - 3. Density/Infill Bonus Opportunities
 - 4. Public/Private Partnerships
 - 5. Redevelopment Opportunities
 - 6. Use by Right Simplified Processes
 - 7. Reduced Parking Requirements
 - 8. Other
- E. Reduce the energy demand and water use of existing and proposed housing to reduce long-term costs to residents including:
 - 1. Require water wise landscape standards.
 - 2. Recommend new housing units to be solar ready.
 - 3. Continue to adopt newer Building and Energy Codes.

4. Investigate funding options to help residents reduce existing high water demand landscaping.

GOAL 7: UNDERSTAND FUTURE HOUSING NEEDS OF BAYFIELD'S CHANGING POPULATION.

- A. Expand on La Plata County Regional Housing Needs Assessment for Bayfield specifically.
- B. Support regional and county wide housing efforts.
- C. Identify land for the purpose of affordable housing land banking.
- D. Continue to track and assess short-term rental impacts on long-term housing in the community.

5. ECONOMIC DEVELOPMENT



The agricultural and ranching history in and around Bayfield represents a great source of pride for area residents. It has also been an economic driver for the community for many years. The oil and gas industry has also been an economic driver in the region over the past few decades. Not surprisingly, as the population in and around Bayfield has increased, so has the provision of goods and services. This in turn has helped attract new residents and businesses. However, the economy has not diversified enough to support sustained population growth, particularly if employment in an individual industry changes as is the case with oil and gas, which has dramatically decreased over the past few years. With its proximity to a wide variety of outdoor recreational activities and its projected increase to double the population by 2050 (see Chapter 2 Community Profile and Forecast) Bayfield has an exciting opportunity to diversify its economy in a way that capitalizes on some of the area's most spectacular resources.

La Plata County has experienced tremendous population and employment growth since 2000. Total employment growth rates for the County show 42,508 jobs by 2040 which means that over 9,000 jobs will be added to the County in less than 20 years. Where will these jobs go and what will they entail? There is a theory that jobs follow people. Without jobs, population growth is likely to be slow, flat, or declining. Therefore, it is important to grow the population of Bayfield in order to attract more jobs.

According to the State Demographer, 92% of Bayfield residents commute out of Bayfield with a high percentage commuting to Durango. They live in Bayfield because of great schools, a more rural lifestyle, a higher quality of life, and a lower cost of living.

A strong focus of this Plan and the goals that follow relates to economic development, and expanding and developing Bayfield's tourism attraction, as required in C.R.S. 31-23-206(5). This is obtained in three main ways:

1. By being the basecamp for visitors who seek to enjoy the natural amenities and beauty of the surrounding area;
2. By enhancing the economic benefits of Bayfield's recreational opportunities; and

3. By the ability to capture tourism activities through exploring methods to share Bayfield’s rich local heritage and culture.

5.1 ECONOMIC DEVELOPMENT GOALS

GOAL 8: ATTRACT, RETAIN AND EXPAND DIVERSE ECONOMIC OPPORTUNITIES FOR BAYFIELD RESIDENTS AND THE LOCAL ECONOMY.

- A. Inventory Bayfield's business types (including home-based businesses) to get a better understanding of the types of goods and services that currently exist in Bayfield.
- B. Create incentives to foster the growth of local businesses.
- C. Review the Land Use Code to make sure it supports multi-story, pedestrian-oriented commercial districts that include a mix of small and large commercial spaces with residential or live-work components.
- D. Encourage commercial locations within new developments.
- E. Encourage small businesses that provide goods and services to local residents.
- F. Promote local artisans and handcrafted goods.

GOAL 9: ENCOURAGE INVESTMENT IN DOWNTOWN AND MILL STREET TO ENHANCE THE EXPERIENCE FOR BOTH RESIDENTS AND VISITORS.

- A. Create a Downtown and Mill Street Plan with Design Guidelines.
- B. Encourage Mixed-Use Development on Mill Street.
- C. Work with property owners along Mill Street that have vacant or underutilized lots to determine redevelopment opportunities.
- D. Continue the installation of new ADA compliant sidewalks and ramps along Mill Street.
- E. Create economic development/redevelopment incentives for properties along Mill Street.

GOAL 10: ENCOURAGE TOURISM THAT FOCUSES ON THE ENJOYMENT OF BAYFIELD’S NATURAL, RECREATIONAL, CULTURAL AND HISTORIC RESOURCES.

- A. Inventory Bayfield's current community events and amenities/facilities to determine what is underutilized.
- B. Connect with owners of amenities/facilities to help capitalize on existing infrastructure.
- C. Encourage community events and activities that include:
 1. Arts and Music
 2. Agri-Tourism
 3. Recreational
 4. Cultural
 5. Historical
 6. Social
- D. Encourage lodging opportunities in the community.
- E. Study the pros and cons, and process of adopting a Lodgers Tax.
- F. Implement the Parks and Recreation Master Plan and Joe Stephenson Park Concept Plan.

GOAL 11: SUPPORT LOCAL EDUCATIONAL, TRADES, AND ENTREPRENEURSHIP OPPORTUNITIES THAT FOSTER THE CREATION OF NEW SMALL BUSINESSES.

- A. Support the Chamber of Commerce and their events and activities.
- B. Encourage Tech School training at Bayfield High School and Pueblo Community College.
- C. Highlight the services of the La Plata County Economic Development Alliance and the Region 9 Economic Development District of SW Colorado for business needs.
- D. Encourage participation in training programs with the Small Business Development Center and Colorado Workforce Center in underrepresented business sectors to attract new businesses looking for skilled workers, and encourage the start of new businesses.
- E. Promote educational, business, and personal development resources offered by the Pine River Library.
- F. Encourage co-working spaces with access to broadband to serve home based businesses and entrepreneurs.

6. AGRICULTURE



Preserving and showcasing Bayfield’s rich agricultural heritage is paramount to area residents. While much of the area is steeped in farming and ranching activities, portions of Bayfield have been developed for residential and commercial uses. Such developments are anticipated to continue to the extent permitted by municipal regulations. However, appropriate land management policies will help ensure that designated tracts of Bayfield are maintained for agricultural purposes. Lands prime for agricultural activities, such as grazing and farming, are identified on the Future Land Use Map and should be restricted for such uses. Prime lands include soils classified as prime and unique farmlands by the Natural Resources Conservation Service, river corridors, and areas that are accessible to existing irrigation ditches and / or have sufficient water rights. The importance of identifying an appropriate balance between agricultural and other land uses cannot be overstated. A common theme that emerged while seeing community input, was the desire to grow but somehow maintain the Town’s rural and agricultural heritage. Growth and rural character do not always go together, but with purposeful land use planning, it can be accomplished. Rural character is sometimes identified with larger residential lots and wide-open spaces. One way this can be accomplished, while still promoting responsible growth, is to allow for infill development to have increased densities so that the sprawl does not impact prime farmland agricultural operations.

6.1 AGRICULTURE GOALS

GOAL 12: PROMOTE AND SHARE BAYFIELD’S AGRICULTURAL HERITAGE.

- A. Develop strategies to protect and diversify Bayfield's agricultural economy.
- B. Inventory agricultural products and services local farmers can provide.
- C. Encourage partnerships between the school district and local farmers and ranchers to provide food to schools.
- D. Support a location for a year-round farmers market.
- E. Encourage local agriculture properties to have farm to table culinary options for local restaurants.

- F. Establish and embrace Bayfield's reputation historically as a supply Town and social center for area farmers and ranchers.
- G. Enhance the equestrian heritage of the area.

GOAL 13: RESTRICT PRIME AGRICULTURE LANDS FOR AGRICULTURAL USES AND REDUCE DEVELOPMENT PRESSURE IN AREAS BASED ON:

- A. Soil types
- B. Water availability
- C. Topography
- D. Conservation easements or other financial support

GOAL 14: CREATE EDUCATIONAL, RECREATIONAL, AND FOOD SUPPORT OPPORTUNITIES AROUND BAYFIELD'S AGRICULTURE HERITAGE AND BUSINESSES INCLUDING:

- A. Encourage training in agriculture business at Bayfield High School and Pueblo Community College.
- B. Support Pine River Shares programs for individuals experiencing food insecurity.
- C. Support Farm to School programs, Farm to Table programs and Table to Farm zero-waste programs
- D. Support FFA/4H programs in the community
- E. Encourage internships and summer program opportunities at local farms and agriculture businesses.
- F. Support local Farm Coops and CSA (Community Supported Agriculture) programs.

GOAL 15: CREATE AN AGRICULTURE ZONING DISTRICT IN THE BAYFIELD LAND USE CODE.

- A. Reach out to local farmers and ranchers that own property adjacent to the Town limits to determine if they are interested in annexing into the Town limits.
- B. Create a working group of local farmers and ranchers that own property adjacent to the Town limits to propose specific criteria and uses that would be allowed in the agriculture zone.

7. RECREATION



Bayfield offers a number of recreational opportunities for its residents and surrounding county residents. The Town's softball, volleyball, and youth football, soccer and basketball programs are well enrolled and popular with the community. This is highlighted when adult softball league games evolve into community gathering events. Furthermore, through discussions and a survey of residents, the overwhelming response was that Bayfield's recreation programs are highly valued and appreciated.

In 2017, the Town adopted its first Parks, Open Space, Trails and Recreation Master Plan. The findings of the 2017 POSTR Master Plan concluded with a list of Goals related to park and open space facilities, guidelines and standards for park facilities and equipment, and a 10-year outlook on capital improvements and staffing needs. Furthermore, the plan resulted in a Goals map, which indicates locations of existing and future parklands, trail connections, and other recreation related facilities. The Composite Master Plan Goals map developed through the 2017 POSTR Master Plan is incorporated into the Future Land Use Map developed through the 2018 Bayfield Comprehensive Plan process.

In 2023, the Town of Bayfield conducted another preference survey to determine what the community wanted to see in the Joe Stephenson playground equipment, better ADA access, more walking paths, more gathering spaces, improved skate park, new splash pad, dog parks, a stage area for entertainment, basketball courts and pickle ball courts. This public process made it clear to Town staff that the community prioritizes recreational activities, and as the population grows, additional land will have to be dedicated and available for neighborhood parks, community parks and open space parks. Furthermore, the demands on recreational programs such as soccer, football, basketball, baseball, and softball will increase as the demographic profile of people moving to Bayfield shifts to young families with school-aged children. As this shift occurs, increased programmatic and financial pressures will be placed on the Town's recreational operations and staff.

While programmed activities are important to keep a community active, Bayfield is lucky enough to be situated in a geographic region which boasts many natural amenities. Some of these amenities, offering a wide range of year-round activities, are the Los Pinos River, Vallecito Reservoir, Wolf Creek and Purgatory Resort ski areas, and easy access to the Weminuche Wilderness and San Juan National Forest, Navajo Reservoir State Park, and Bureau of Land Management public lands. These public lands offer a full range of outdoor activities from hunting and fishing, to boating, camping and backpacking, to hiking and mountain biking, to ATV and snowmobiling trails. Bayfield is a hidden gem for outdoor enthusiasts.

7.1 RECREATION GOALS

GOAL 16: CONTINUE TO IMPLEMENT THE 2017 PARKS, OPEN SPACE, TRAILS AND RECREATION MASTER PLAN (POSTR)

- A. Update the 2017 Parks, Open Space, Trails and Recreation Master Plan from time to time as needed to ensure that it adequately meets the needs of the community.
- B. Complete the projects identified and prioritized in the 10-year parks and recreation outlook outlined in the 2017 POSTR Master Plan, and continually update this list as part of the POSTR updates.

GOAL 17: DEVELOP AND MAINTAIN A SYSTEM OF PARKS AND RECREATIONAL FACILITIES AND PROGRAMS THAT ADEQUATELY SERVE THE NEEDS OF THE COMMUNITY AS BAYFIELD'S POPULATION GROWS.

- A. Prioritize needed improvements to parks and incorporate them into the Town's annual budget process.
- B. Strategize funding for the Park Master Plan.
- C. Engage the community to consider funding a new indoor recreation facility.
- D. Provide recreation facilities that are consistent with local standards and National Parks and Recreation Association (NRPA) guidelines.
- E. Embrace and encourage the use of areas outside the Town limits for recreational purposes including Sauls Creek National Forest and Vallecito Reservoir, and identify land opportunities to expand access the Los Pinos River for walking, hiking and biking.
- F. Continue to evaluate recreational programs such as soccer, football, basketball, softball, baseball and volleyball to determine if the Town can continue to provide the desired level of service to residents with the current facilities and fee schedules.

GOAL 18: DEVELOP AND MAINTAIN A SYSTEM OF MULTI-MODAL TRAIL NETWORKS THROUGHOUT BAYFIELD.

- A. Connect park amenities, recreation facilities and residential neighborhoods with trail systems to improve access and use among residents and visitors.
- B. Utilize the trail system as a recreational amenity and a means of transportation.
- C. Improve river connectivity and access throughout the community for fishing, boating and other recreational activities.

GOAL 19: CREATE A LONG-TERM SUSTAINABLE FUNDING SOURCE FOR FUTURE PARKS AND RECREATION FACILITIES, PROGRAMS AND PROJECTS.

- A. Explore the use of sales tax, lodgers tax, creating a recreation district beyond Bayfield's Town limits, or other long-term funding opportunities.
- B. Continue to evaluate grant funding for recreation capital investments.
- C. Evaluate the Town's cost to run recreation programs and special events and make sure the adopted fees continue to remain feasible for those services.

GOAL 20: REQUIRE NEW DEVELOPMENTS TO PROVIDE PARKS AND RECREATION FACILITIES FOR THEIR NEW RESIDENTS.

- A. Work with developers of new subdivisions to make sure they provide space for new parks and open space or provide support for neighboring public spaces.
- B. Update the Park Land Dedication acreage and impact fee requirements, and the Park Facility impact fees regularly as needed based on level of service standards and new growth needs.
- C. Require new developments to provide multi-modal trail networks throughout their project with linkages to larger community trail networks and recreational amenities.

GOAL 21: UNDERTAKE SUSTAINABILITY MEASURES FOR LONG-TERM MAINTENANCE OF PARK AND RECREATION FACILITIES.

- A. When possible, park sites should maximize water retention and reuse for landscape irrigation.
- B. Facilities requiring irrigation should have automatic, underground systems that maximize water efficiency.
- C. Where parks or public spaces abut the Los Pinos River or other waterways, the waterway safeguard should be paramount in development and use.

8. TRANSPORTATION



Highway 160 serves as the primary travel corridor to and through Town, as well as the main access into Town and commercial centers. In addition, it is the main transportation corridor between Durango and points to the east as far as Denver. The Town and CDOT are currently reviewing the feasibility of installing a second signalized intersection on Highway 160 and East Bayfield Parkway. Since Highway 160 is an interstate highway, CDOT’s involvement is required for any improvements done to intersections along the corridor.

While most of the local street network operates at a good level of service, challenges to the future network to continue operation at these levels are a concern including:

- Limited access onto Highway 160;
- Limited connectivity regarding future land use areas; and
- Future traffic demands exceeding capacity and safety of current intersections.

Public Transit is primarily available in Bayfield through the Southern Colorado Community Action Agency (SoCoCAA). This program offers public transportation services between Bayfield, Ignacio, and Durango. In 2022 Bustang, Colorado’s regional bus service started providing service to Bayfield. Bustang connects Bayfield to Grand Junction, Denver, Pueblo, Alamosa, Colorado Springs, and other communities throughout Colorado.

The projected population growth will inevitably have impacts on the regional transportation network. Future impacts will include physical wear and tear on roadways as well as the need to upgrade design standards, cross sections, and streetscape design to reflect adjacent land uses and facilitate the safe and efficient movement of vehicles, bicyclists, and pedestrians. To meet these needs, innovative and creative solutions should be sought which will be functional, yet also ensure the small-Town character and

agricultural heritage of the Town is upheld. Figure 13 below identifies the projected vehicle trips per day based on future population build out by roadway and what the future classification of that roadway should be based on anticipated vehicle trips per day. This will guide the Town in developing appropriate design standards and streetscape design elements to meet the future needs of the roadway as well as adjacent land uses. The future roadway classifications are depicted on the Future Transportation Map in Appendix

Figure 12 Future ADT & Roadway Classifications					
Roadway	Existing Average Daily Traffic (VPD)	Anticipated Average Daily Traffic Addition (VPD)	Average Daily Traffic (VPD) = Existing ADT + Anticipated ADT Addition	Type of Roadway	Roadway Geometry**
HWY 160	5,800	33,828	39,628	Expressway	4-6 Lane With TWLT/Turn Lanes
Bayfield Pkwy	6,800	15,923	22,723	Arterial	4 Lane With TWLT/Turn Lanes
Buck Hwy	1,900	3,281	5,181	Arterial	2-4 Lane With TWLT/Turn Lanes
CR 501	8,676	25,454	34,130	Arterial	4 Lane With TWLT/Turn Lanes
CR 502	1,062	55	1,117	Major Collector	2 Lane With TWLT/Turn Lanes
CR 509	1,269	1,956	3,225	Major Collector	2 Lane With TWLT/Turn Lanes
CR 516	1,144	55	1,199	Major Collector	2 Lane With TWLT/Turn Lanes

8.1 TRANSPORTATION GOALS

GOAL 22: IDENTIFY ROUTES, AMENITIES, AND FUNDING SOURCES THAT CREATE SAFE NON-MOTORIZED CONNECTIONS ACROSS HIGHWAY 160.

- A. Determine the safest locations for Highway 160 pedestrians crossings and identify the type of crossing needed.
- B. Design, fund, and install multi-use paths throughout Bayfield as identified within the 2017 POSTR Master Plan.
- C. Prioritize the design and funding of the new Bayfield east intersection with Highway 160.
- D. Establish public/private partnerships to help fund the new Bayfield east intersection.
- E. When a road connecting the Bayfield Intermediate School to Highway 160 is constructed, the intersection shall be pedestrian/bike friendly including refuges in turn lanes and in the highway median.
- F. Install wayfinding signage in accordance with Goals from the Signage Location Plan and Message Schedule prepared by Tangram in December 2017.

GOAL 23: PROVIDE A RESILIENT TRANSPORTATION NETWORK THAT ENCOMPASSES ALL MOBILITY OPTIONS TO SUPPORT USERS OF ALL AGE GROUPS, ABILITIES, AND TRANSPORTATION MODES.

- A. Develop revised street cross sections providing adequate vehicle lane width, bike lanes, and sidewalks (multi-modal design) as appropriate based on neighborhood character, adjacent land uses, and roadway classification.
- B. Incorporate multi-modal design principles into all subdivision regulations and street section design standards.
- C. Increase non-vehicular circulation and connectivity between schools and primary corridors used by students as laid out in the 2017 POSTR Master Plan.
- D. Make modifications to current streets to accommodate bicyclists and pedestrians based on multi-modal design principles.
- E. Design and reconfigure Mill Street to create a pedestrian focused environment.

GOAL 24: CONTINUE TO EVALUATE TRAFFIC VOLUMES THROUGHOUT BAYFIELD TO ENSURE THAT ROADS ARE CLASSIFIED, DESIGNED AND UPDATED CORRECTLY.

- A. Establish a formula for how build out scenarios within the anticipated urban growth boundary would affect traffic volumes.
- B. Continually work with local stakeholders, agency partners, and the general public to identify approaches that may help reduce single-occupancy vehicle trips.
- C. Require traffic analysis from all new or redevelopment projects.

GOAL 25: IDENTIFY AND/OR ESTABLISH FUNDING SOURCES FOR LARGE TRANSPORTATION INFRASTRUCTURE PROJECTS.

- A. Continue to measure the success of the 2015 Street Tax.
- B. Explore outside sources (such as CDOT, FHWA, DOLA, and health based non-profit organizations) to assist in the cost-sharing of transportation improvements along Highway 160.
- C. Utilize special improvement districts, grants, low interest loans, and public-private and public-public partnership to assist in funding of large transportation projects.
- D. Determine a street impact fee for new development.

GOAL 26: INCREASE PUBLIC TRANSPORTATION AND RIDE SHARING SERVICES.

- A. Coordinate with SoCoCAA to provide adequate public transportation services to Bayfield residents.
- B. Continue to support the Bustang statewide service by making sure there are adequate bus stop locations in the community.
- C. Coordinate with nearby municipalities and agency partners for potential State and Federal funding for public transportation and ride sharing programs specifically addressing commuter traffic between Bayfield and Durango.

9. UTILITIES & INFRASTRUCTURE



The Town of Bayfield is currently able to provide sufficient water and sewer utility capacity to its residents. Infrastructure within the current service area is not constraint for new development, however, the ability to provide cost effective expansion of infrastructure is the constraining factor for future development on vacant property within the service area. As a future growth strategy is considered, it is imperative that thought also be given to infrastructure impacts to truly grow in a sustainable manner. One reason Bayfield is attractive to families and new residents is its affordability. However, the costs of off-site public improvements required to develop property and associated utility fees, coupled with the value placed on property, is chipping away at Bayfield’s affordability.

New development, regardless of land use type, will require expansion of utilities and supporting infrastructure. As growth build out scenarios are evaluated, it is important to also consider the costs of constructing and maintaining an expanded utility network. The cost of infrastructure actually decreases as density increases because there are more users within each segment, therefore, reducing the per-user cost to that improvement. It may also indirectly reduce the consumption of resources, particularly potable water because residents would have smaller yards and less landscaping to maintain.

9.1 UTILITY TYPES

9.1.1 ELECTRICITY

La Plata Electric Association (LPEA) partners with Tri-State Generation and Transmission to provide power to Bayfield and surrounding La Plata and Archuleta counties. Infrastructure to support electric generation includes a combination of above and below grade facilities. Infrastructure includes transmission lines, utility poles, and substations. Environmental constraints such as topography, wetlands, and private property can make the construction and operation of some facilities more challenging than others.

9.1.2 TELECOMMUNICATIONS

Conversations with local stakeholders and agency partners indicate that supply of high-speed internet was sufficient in 2018 to meet the demand. However, with COVID 19, and many having to remote work from home, it was clear that Bayfield needed better high-speed internet to meet the current needs and to meet the growing demand for telecommunication and broadband connectivity. While there are currently fiber optic lines available in Bayfield, the lines are not available to all neighborhoods nor to all businesses yet. High-speed fiber is currently under construction community wide and expected to be completed by mid 2024. Connectivity has clear economic advantages; therefore, expansion of accessibility to broadband services is a priority for the Town.

9.1.3 POTABLE WATER

The Town of Bayfield is a potable water purveyor that provides water service to customers in Bayfield Town limits and the surrounding area. Although the water source is Vallecito, the water inventory is an assortment of Town owned water shares converted for municipal use available in raw water status. The raw water is pumped to the treatment plant from a Los Pinos diversion at the Pine River pump station. The Public Works Department currently manages 15.5 miles of distribution lines, a booster pump station, a water treatment facility with the capacity of 2.5 million gallons per day, and 1.7 million gallons of storage capacity. The water treatment facility currently can produce 2.5 million gallons per day, with capabilities to expand an additional 1 million gallons per day for a total treatment capacity of 3.5 million gallons per day.

A portion of water treated by the Town of Bayfield are water shares owned by the La Plata Archuleta Water District (LAPLAWD). The Town has an agreement with LAPLAWD that requires operational and financial responsibility for water treatment costs including the cost of expansion. LAPLAWD provides potable water to La Plata County and southwest Archuleta County. Although the LAPLAWD service area covers approximately 400 square miles, the water distributed is a small fraction of LAPLAWD's services are. Much of the district is currently served by wells or hauling water. The costs of the last upgrade and expansion of the plant was paid for by LAPLAWD to increase the capacity by 1 million gallons per day. LAPLAWD has 750,000 gallons per day while the Town retains the remaining 250,000 gallons per day allotment.

Average peak summer demand is .75 million gallons per day, this includes LAPLAWD's demand. Based on these calculations, when working at full design capacity the treatment facility can support 7,000 single-family equivalents, therefore the treatment plant will not have to be expanded to service the projected population growth. Current water restrictions are less about water resources and more about dividing up water demand on alternating days due to lack of storage during the outdoor watering season. This includes a .25 million gallons per day tank at the location of the highlands tank and a 1.5 million gallons per day tank at the same elevation as the Tamarack tank site. Per the 2022, Development Impact Review, growth will justify additional Storage tanks.

9.1.4 WASTEWATER TREATMENT AND COLLECTION

The Town of Bayfield provides wastewater collection and treatment services within the Town limits and for the unincorporated community of Gem Village and adjacent areas. The sewer system includes 23.5 miles of 8-inch to 15-inch diameter gravity sewer, four lift stations, and two miles of 4- inch and 6-inch force mains. Wastewater is conveyed to Bayfield's wastewater treatment facility, which has a design

capacity of 0.6 million gallons per day on a monthly average. Peak inflows during irrigation season run around .35 million gallons per day or about 55% of design capacity.

The Town has implemented an Inflow and Infiltration (I & I) program to identify and reduce I & I that increases wastewater treatment influent hydrologic capacity. Capacity triggers that could require plant expansion, when I & I is simply not intended to be collected with discharged sewer. The five year program is a flat fee structure to fund service wide inspection to identify private and public service line breaches and mitigate or eliminate I & I into the collection system.

9.1.5 STORMWATER

Stormwater is a major utility in the Town of Bayfield that has risen to a top priority after a series of storms in 2022 caused a lot of property damage. As of May 2, 2023, the Town of Bayfield adopted an Enterprise Utility Fund for Stormwater and is working with the Town engineer on a Stormwater Feasibility Study, which will be an update to the 2014 Master Drainage Plan.

While the Town will most likely not reach Colorado’s MS4 (Municipal Separate Storm Sewer System) requirements during the planning horizon, any improvements made associated with stormwater management should take these regulations into account to minimize additional costs to retrofit assets and infrastructure if, and when, the Town reaches this threshold.

9.2 UTILITIES & INFRASTRUCTURE GOALS

GOAL 27: ESTABLISH REGULARLY SCHEDULED REVIEWS OF UTILITY MASTER PLANS TO ENSURE SUFFICIENT CAPACITY EXISTS TO MEET FUTURE DEMAND.

- A. Review utility demand every 2-3 years, when revised population projections become available, and/or prior to the onset of construction activities associated with new large-scale development in coordination with other service providers.
- B. Review the water master plan and wastewater master plan to identify priorities and costs annually through the municipal budgeting process.
- C. Conduct rate studies every 7-10 years and incorporate operational expenses into the rates as needed in the interim.
- D. Update the Water, Wastewater and Stormwater plans every 7-10 years.

GOAL 28: BALANCE THE DEMAND OF DEVELOPMENT WITH EFFICIENT PROVISION OF FACILITIES AND SERVICES.

- A. Establish a regular capital plan and maintenance schedule to maintain and replace older mainlines.
- B. With new development, ensure resiliency and hazard mitigation measures by establishing redundancy in the public utility system such as looping water systems, installation of shutoff valves, installation of backflow prevention devices, and regular water testing at treatment facility.
- C. Monitor the infiltration in the Town’s wastewater system and continue to develop strategies to reduce infiltration in existing infrastructure.
- D. Continue to secure adequate water rights with new annexations and subdivisions.
- E. Educate and provide outreach to help the community reduce their utility demands.

GOAL 29: COORDINATE WITH OTHER UTILITY PROVIDERS AND AGENCIES TO ENSURE RELIABLE SERVICE AND EFFICIENCIES.

- A. Create a shared trench policy requiring utility providers to coordinate utility installation, when feasible to increase efficiencies in utility installation.
- B. As needs arise, complete a broadband extension plan for Bayfield to identify the locations for logical extensions and to evaluate service provisions.
- C. Support broadband infrastructure for residential and business access throughout Bayfield.
- D. Evaluate current water service area boundary in coordination with LAPLAWD to ensure the most efficient service is provided to customers.
- E. Continue to work with utility providers to ensure adequate facilities are in place and promote conservation efforts.

GOAL 30: IDENTIFY FUNDING SOURCES TO ASSIST IN PAYING FOR MAJOR INFRASTRUCTURE PROJECTS.

- A. Create private-public partnerships among service providers, the Town and developers.
- B. Incorporate restricted cash balance budgeting to act as matching funds for State and Federal grant opportunities for planned major projects.

GOAL 31: CREATE OR UPDATE LONG-TERM STORMWATER PLANS AND EVALUATE THEM REGULARLY AS CONDITIONS CHANGE.

- A. Forward the Stormwater Feasibility Study as a Stormwater Master Plan.
- B. Adopt and update the Stormwater Feasibility Master Plan as needed.
- C. Update the Stormwater standards in the Bayfield Infrastructure Design Standards consistent with the adopted Stormwater Master Plan.
- D. Continue to evaluate the Stormwater Utility Enterprise Fund adopted in 2023, and set a fee based on the Stormwater Feasibility Study's engineering cost estimates.
- E. Create a Watershed Management Plan in cooperation with adjacent agencies.
- F. Determine the need and location of all stormwater infrastructure and detention facilities.

GOAL 32: MAKE SURE NEW DEVELOPMENT AND REDEVELOPMENT IS ADEQUATELY ADDRESSING APPLICABLE STORMWATER NEEDS.

- A. Protect sensitive floodplains, riparian areas, wetlands and steep hillsides from new development impacts.
- B. Encourage low impact development that maximizes permeability and minimizes offsite discharge, reduces parking lot and driveway pavement areas, and increases building height and density to reduce building footprints.
- C. Use low impact and water wise landscaping, such as native, drought tolerant plants, and reduce turf areas.
- D. Require green infrastructure such as bio-swales, rain gardens, permeable pavement, green roofs, urban tree canopies, etc.
- E. Require new developments to landscape detention ponds using Best Management Practices.

10. WATER EFFICIENCY & CONSERVATION



While the Town currently has sufficient water rights, this will not always be the case. The Town has adopted multiple policies directed at increasing efficient water use as well as limiting water use during droughts and summer months. Currently, the Town has watering restrictions from May to September that limit outdoor watering and irrigation based on address. In addition, the Town has adopted a tiered water rate schedule where increased water use results in exponentially higher rates.

Based on population projections and anticipated growth, the Town may not always be in such a good situation with its water. By laying the groundwork now to implement incentives for efficient water use and increase education and awareness, especially due to the documented ongoing drought conditions, it is imperative that the Town implement water wise measures moving forward. The Town is currently in the process of changing some water rights from irrigation use to municipal use. Water court cases take several years to complete.

In May of 2021 the Town adopted the Drought Management Plan. This plan outlines a process to mitigate drought impacts on the Town including setting trigger points, mitigation strategies and response measures for sustainable conservation level droughts, serious level droughts, extreme level droughts and long-term droughts.

10.1 WATER EFFICIENCY & CONSERVATION GOALS

GOAL 33: REDUCE WATER USE IN TOWN FACILITIES AND TOWN PARKS.

- A. Convert current sprinkler heads to rain sensor equipped sprinkler heads in Town parks and

properties.

- B. Evaluate shifting park irrigation systems to a raw or a treated water system.
- C. Continue to audit the Town's water system annually and identify steps for increased efficiencies.

GOAL 34: ESTABLISH A WATER WISE EDUCATIONAL PROGRAM.

- A. Partner with the Library District and School District to develop a youth water use and efficiency educational program.
- B. Develop educational materials such as brochures, pamphlets, and website materials to inform residents and business owners of the potential cost savings associated with water efficiencies.
- C. Adopt a Water Efficiency Plan and update as needed.

GOAL 35: EXPLORE ESTABLISHING A REBATE PROGRAM FOR WATER EFFICIENT PURCHASES AND IMPROVEMENTS.

- A. Partner with utility providers to support and encourage residents to install water efficient appliances in their homes or businesses.
- B. Partner with utility providers to support and encourage private property owners to install automatic irrigation and drip systems with moisture sensors.

GOAL 36: DEVELOP XERISCAPING STANDARDS AND RAIN POLICIES.

- A. Develop and adopt a list of native plant materials, including ground covers, trees, shrubs, and flowers, which thrive in the Bayfield environment and are drought tolerant.
- B. Apply for grant funding to help support the removal of turf/grass areas and replacement with water wise landscaping.
- C. Model the Town's standards on Town owned properties.

GOAL 37: ENSURE ADEQUATE RAW WATER RIGHTS AND AMPLE STORAGE ARE AVAILABLE FOR THE TOWN'S USE.

- A. Establish additional storage to firm up current raw water supply by either purchasing or acquiring land and constructing a storage reservoir upstream from the existing Water Treatment Plant.
- B. When the Town acquires additional raw water rights through development, purchase, annexation or other means, change existing rights to Municipal use or require adequate fee in-lieu.
- C. Continue to update the 2022 Development Impact Water Review report as needed when new developments are proposed in the community.

11. RISK ASSESSMENT & RESILIENCY



The accurate assessment of hazard risks and vulnerabilities is becoming increasingly important for communities in Colorado and for a Town like Bayfield. Colorado is a land of extremes and is not exempt from natural disasters. By assessing Bayfield’s natural and man-made risks, the Town can develop and implement mitigation policies and priorities to anticipate, thrive and positively adapt to, or rebound from changing conditions or challenges, including disasters and climate change. In addition, the Town will be able to maintain its quality of life, smart growth, durable systems, and conservation of resources for present and future generations.

Community risks have been identified, assessed, and inventoried as part of the La Plata County Hazard Mitigation Plan (HMP) that was updated in 2018. Goal 3.4 of the plan proposes to “Continue to reduce impacts of natural hazards on future development through land use planning, subdivision review, permitting and building codes.” The updated 2023 Bayfield Comprehensive Plan will rely on the risks identified and conclusions made in the 2018 HMP’s and apply land use policies to mitigate risks to the extent feasible. The 2018 HMP states that Bayfield is susceptible to a wide range of natural hazards including potential dam failure, drought, flooding, severe weather, wildfire and winter storms. Such events have the potential to adversely impact infrastructure and social networks. They may also potentially result in long-lasting effects on the economy. By all accounts, resiliency is: acknowledging that hazards are inevitable; mitigating potential impacts to the greatest extent feasible as appropriate; anticipating ancillary impacts of individual events; and implementing geographically specific smart growth plans that will directly support resiliency and assist vital networks and systems to get back online in an expeditious fashion to pre-event status.

To become a resilient community, there are a number of strategies that can be used to reduce risk and exposure. These strategies include lowering levels of risk, reducing levels of vulnerability, facilitating ongoing and coordinated planning efforts with utility providers, governing agencies, and other appropriate parties, strengthening informal social networks, and planning at the appropriate scale. In order to become resilient to the greatest extent feasible, it is appropriate to consider strategies that cover the full spectrum of hazards and resiliency, both those natural and man-made.

Figure 13 Top Bayfield Hazards and Risks		
Hazard	Probability	Impact
Winter Storm	Likely	Critical
Severe Weather	Likely	Limited
Flood	Likely	Minor
Dam Failure	Possible	Catastrophic
Drought	Possible	Critical
Geohazards	Possible	Limited
Wildfire	Possible	Minor

Source: La Plata County Hazard Mitigation Plan 2018

In addition to the natural hazards identified in the HMP such as flooding, wildfire, winter storms, etc, there are numerous oil and gas wells within the Town limits or future growth area. As growth pushes into areas where wells currently exist, it will be important to evaluate the risks associated with these facilities. Working with the operators and County staff to adopt adequate setback and development standards associated with the many oil and gas wells in and around the Town limits, is one strategy to address this potential conflict.

11.1 RISK ASSESSMENT & RESILIENCY GOALS

GOAL 38: PROMOTE REDUNDANCIES WITHIN SYSTEMS AND COMMUNICATION FOR CRITICAL FACILITIES.

- A. Inventory, evaluate, update and coordinate physical addressing and GIS data for critical facilities.
- B. Limit or prohibit development of land within Bayfield’s wildland urban interface (WUI), 100-year flood plain, floodway, steep slopes, and fire prone areas.
- C. Develop policies and standards within the Bayfield Land Use Code requiring development applications to minimize and mitigate risks such as fire, flood, and drought and optimize resiliency. Such standards should be implemented through land use, subdivision, and building permit reviews.
- D. Participate in the Community Rating System (CRS) and identify and pursue actions that improve the Town’s CRS rating.
- E. Consider adoption of development standards requiring nonconforming properties to be brought into compliance.

GOAL 39: PURSUE ENGINEERING AND PHYSICAL PROJECTS THAT PROVIDE MITIGATION FOR PRIORITY HAZARDS.

- A. Work with ditch companies and other stakeholders to establish a Ditch Treatment Policy outlining standards and Wildfire Burning in the San Juan National Forest criteria for appropriate treatment of ditches which would be enforced through the development review process.

GOAL 40: IDENTIFY LOCATION OF ALL ACTIVE AND ABANDONED OIL AND GAS LINES WITHIN THE TOWN'S GROWTH BOUNDARY AND INCLUDE THEIR LOCATIONS ON DEVELOPMENT PLANS AND SITE PLANS.

- A. Establish a required buffer distance between oil/gas wellheads and residential homes.
- B. Create oil and gas regulations in the Bayfield Land Use Code.

GOAL 41: EDUCATE THE PUBLIC ABOUT RISKS AND PROGRAMS TO MITIGATE THOSE RISKS (FLOOD INSURANCE, WILDFIRE) AND FIND INNOVATIVE METHODS TO INCREASE PUBLIC PARTICIPATION IN MITIGATION MEASURES AND PROGRAMS.

- A. Develop a public outreach strategy for educating residents that live within the floodplain of the importance of flood insurance.
- B. Develop or make available the strategies and options to reduce flood risk and flood insurance premiums.

GOAL 42: DISCOURAGE DEVELOPMENT WITHIN ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATE IMPACTS AS NECESSARY.

- A. With the intent to protect, map the Town of Bayfield's watershed area and understand what developments may impact the watershed area and conveyance system to ensure a safe, clean and quality raw water supply.
- B. Identify areas where development should be discouraged such as:
 - a. Flood hazard areas
 - b. Wildlife habitat areas
 - c. Unstable soil/geologic areas
 - d. Steep topography areas
 - e. River and stream areas
 - f. Wildland and forested areas where fires are a concern
 - g. Wetland areas
 - h. Archeological/historic resource areas
 - i. Scenic resource areas
- C. Establish a River Overlay District that further limits development, and specifies setback distances from the river, types of structures and construction which may occur within that district, and other standards which are intended to preserve the natural river corridor.

GOAL 43: UPDATE THE WILDLAND URBAN INTERFACE MAP AND IMPLEMENT MEASURES TO REDUCE THE FIRE RISK TO THE TOWN OF BAYFIELD AND SURROUNDING AREAS.

- A. Work with La Plata County Office of Emergency Management and Upper Pine River Fire Protection District to determine what areas surrounding Bayfield should be a part of the Wildland Urban Interface area.
- B. Adopt the International Wildland Urban Interface Building Code.

12. IMPLEMENTATION



In order to actually achieve the goals and strategies of this Plan, the Figure 14 below identifies the stakeholders that will need to be involved in the implementation of each specific goal. In addition, the Timeframe column provides a general timeframe of when these strategies should be achieved based on stakeholder effort and cost.

Figure 14 Implementation Plan		
Goal	Stakeholders	Timeframe
GOAL 1: DEVELOP DESIGN STANDARDS AND GUIDELINES THAT ENHANCE THE AESTHETIC VALUE AND SUSTAINABILITY OF THE BUILT ENVIRONMENT, AND FOSTER DESIRED ARCHITECTURAL DESIGN AND CHARACTER FOR SPECIFIC AREAS WITHIN THE TOWN.		
A. Develop commercial design standards unique to Bayfield that showcase the Town's history while also allowing for modern interpretations of historic structures.	Town of Bayfield	0-2 Years
B. Investigate designating Mill Street a historic downtown and create design standards that respect and represent its historic character.	Town of Bayfield, Business/Property Owners, Pine River Valley Heritage Society	3-5 Years
C. Evaluate the Land Use Code setbacks, height, parking and streetscape standards and update from time to time as needed to ensure that it adequately meets the desires of the community.	Town of Bayfield	Ongoing
D. Promote the use of signage that is consistent with community character and helps enhance the architecture of the building.	Town of Bayfield	Ongoing
E. Adopt standards to minimize light pollution and encourage lighting applications that enhance our dark skies.	Town of Bayfield	2024

Goal	Stakeholders	Timeframe
GOAL 2: ENCOURAGE INFILL DEVELOPMENT THAT IS IN PROXIMITY TO AMENITIES AND SERVICES THAT WILL CONTRIBUTE TO THE REDUCTION OF RESOURCE CONSUMPTION AND GREENHOUSE GAS EMISSIONS, AND IMPROVE QUALITY OF LIFE.		
A. Identify and annex County enclaves along Bayfield Parkway, Highway 160 and County Road 501 that will provide a benefit to the Town.	Town of Bayfield, La Plata County	0-2 Years
B. Prioritize rehabilitation of existing structures over new development when feasible.	Town of Bayfield, Property Owners, Developers	Ongoing
C. Prioritize development that is adjacent to existing utility services.	Town of Bayfield	Ongoing
D. When new commercial development is being proposed, encourage mixed use/multi-level buildings that have retail below and residential above.	Town of Bayfield, Property Owners, Developers	Ongoing
E. Adopt criteria that encourages rehabilitation and redevelopment of buildings along Mill Street to support mixed use.	Town of Bayfield, Business/Property Owners	2-4 Years
F. Create an inventory map of existing vacant platted lots and their current zoning.	Town of Bayfield	0-2 Years
G. Site new commercial buildings, including mixed use, along Highway 160 and other primary corridors so they are easily accessible to area residents and visible to visitors.	Town of Bayfield	Ongoing
H. Identify areas along or in proximity to primary corridors where light industrial uses would be appropriate.	Town of Bayfield	0-2 Years
I. Site new residential development in proximity to primary corridors with sidewalks and recreational trails connecting to commercial and public uses.	Town of Bayfield	Ongoing
GOAL 3: MAINTAIN AND UPDATE THE FUTURE LAND USE MAP, AS NEEDED FROM TIME TO TIME, TO PROVIDE GUIDANCE ON LAND USE DECISIONS FOR THE PUBLIC AND DECISION MAKERS.		
A. Future Land Use Map updates should be consistent with plan priorities, compatible with future land uses for surrounding areas of the community, and enhance the overall quality of life in the community.	Town of Bayfield	Ongoing
B. The current Future Land Use Map shall be available to the public on the Town's website.	Town of Bayfield	Ongoing
C. Future Land Use Map updates shall be provided to La Plata County to ensure their Bayfield District Plan is consistent with the Town's Future Land Use Map.	Town of Bayfield, La Plata County	Ongoing

Goal	Stakeholders	Timeframe
D. Coordinate with La Plata County to create an Intergovernmental Agreement (IGA) for cooperative planning efforts in areas within the Town of Bayfield's Future Land Use Map. The IGA should identify the appropriate reviewing roles and responsibilities of the County and the Town when land use applications are requested within the Future Growth Area and within the 3-mile plan area.	Town of Bayfield, La Plata County	2-4 Years
GOAL 4: DIVERSIFY HOUSING TYPES TO MEET THE CHANGING POPULATION DEMANDS.		
A. Continue dialogue with agency partners and local businesses to better assess demographic trends that will define how to meet housing needs in the future.	Town of Bayfield, School District, UPRFPD, La Plata County RHA, local businesses	Ongoing
B. Inventory current housing stock and continue to track new developments.	Town of Bayfield	0-2 Years
C. Diversify housing types through various land use and zoning classifications to meet the needs of all community members, from low-density single-family homes to multi-family homes and mixed-use commercial/residential buildings.	Town of Bayfield	0-2 Years
D. Revisit the Land Use Code lot and unit square footage requirements to make sure they align with current needed housing types.	Town of Bayfield	0-2 Years
E. Encourage the construction and use of Accessory Dwelling Units (ADUs).	Town of Bayfield	Ongoing
GOAL 5: CONSIDER HOUSING NEEDS OF THOSE SEEKING POTENTIALLY LESS TRADITIONAL HOUSING OPTIONS SUCH AS TINY HOMES, ACCESSORY DWELLING UNITS, AND MULTI-UNIT COMPLEXES WITH SHARED PUBLIC AND OUTDOOR SPACES.		
A. Encourage the rehabilitation or repurposing of existing buildings for residential use.	Town of Bayfield	Ongoing
B. Require Affordable/Workforce Housing through the Annexation Process.	Town of Bayfield	0-2 Years
C. Require an architectural and amenity guide for all new subdivisions that includes architectural character renderings, parks and open space amenities, trails including walking and biking paths, and elements that serve a family oriented neighborhood.	Town of Bayfield	0-2 Years
GOAL 6: DEVELOP HOUSING OPTIONS FOR ALL INCOME LEVELS.		
A. Work with appropriate partners and government entities to ensure that attainable and affordable housing thresholds are suitable for the area.	Town of Bayfield, HomesFund, La Plata RHA	Ongoing

Goal	Stakeholders	Timeframe
B. Require proposed annexations to provide a report to the Town that accounts for up-front costs as well as long-term maintenance and utility costs when considering potential development scenarios.	Town of Bayfield	0-2 Years
C. Promote non-traditional housing options within residential and mixed-use zoning designations.	Town of Bayfield	0-2 Years
D. Create an Affordable and Workforce Housing Incentive Program to encourage developers to build deed restricted or subsidized housing by providing: <ol style="list-style-type: none"> 1. Infrastructure Support 2. Fee Reductions 3. Density/Infill Bonus Opportunities 4. Public/Private Partnerships 5. Redevelopment Opportunities 6. Use by Right Simplified Processes 7. Reduced Parking Requirements 8. Other 	Town of Bayfield	0-2 Years
E. Reduce the energy demand and water use of existing and proposed housing to reduce long-term costs to residents including: <ol style="list-style-type: none"> 1. Recommending water wise landscape standards. 2. Require new housing units to be solar ready. 3. Continue to adopt newer Building and Energy Codes. 4. Investigate funding options to help residents reduce existing high water demand landscaping. 	Town of Bayfield	Ongoing
GOAL 7: UNDERSTAND FUTURE HOUSING NEEDS OF BAYFIELD'S CHANGING POPULATION.		
A. Expand on La Plata County Regional Housing Needs Assessment for Bayfield specifically.	Town of Bayfield	0-2 Years
B. Support regional and county wide housing efforts.	Town of Bayfield	Ongoing
C. Identify land for the purpose of affordable housing land banking.	Town of Bayfield	Ongoing
D. Continue to track and asses short-term rental impacts on long-term housing in the community.	Town of Bayfield	Ongoing
GOAL 8: ATTRACT, RETAIN AND EXPAND DIVERSE ECONOMIC OPPORTUNITIES FOR BAYFIELD RESIDENTS AND THE LOCAL ECONOMY.		
A. Inventory Bayfield's business types (including home-based businesses) to get a better understanding of the types of goods and services that currently exist in Bayfield.	Town of Bayfield, local Businesses	0-2 Years

Goal	Stakeholders	Timeframe
B. Create incentives to foster the growth of local businesses.	Town of Bayfield, Chamber of Commerce	0-2 Years
C. Review the Land Use Code to make sure it supports multi-story, pedestrian-oriented commercial districts that include a mix of small and large commercial spaces with residential or live-work components.	Town of Bayfield	0-2 Years
D. Encourage commercial locations within new developments.	Town of Bayfield	Ongoing
E. Encourage small businesses that provide goods and services to local residents.	Town of Bayfield	Ongoing
F. Promote local artisans and handcrafted goods.	Town of Bayfield	Ongoing
GOAL 9: ENCOURAGE INVESTMENT IN DOWNTOWN AND MILL STREET TO ENHANCE THE EXPERIENCE FOR BOTH RESIDENTS AND VISITORS.		
A. Create a Downtown and Mill Street Plan with Design Guidelines.	Town of Bayfield, Property Owners, Business Owners	2-4 Years
B. Encourage Mixed-Use Development on Mill Street.	Town of Bayfield	Ongoing
C. Work with property owners along Mill Street that have vacant or underutilized lots to determine redevelopment opportunities.	Town of Bayfield	Ongoing
D. Continue the installation of new ADA compliant sidewalks and ramps along Mill Street.	Town of Bayfield	Ongoing
E. Create economic development/redevelopment incentives for properties along Mill Street.	Town of Bayfield	2-4 Years
GOAL 10: ENCOURAGE TOURISM THAT FOCUSES ON THE ENJOYMENT OF BAYFIELD’S NATURAL, RECREATIONAL, CULTURAL AND HISTORIC RESOURCES.		
A. Inventory Bayfield's current community events and amenities/facilities to determine what is underutilized.	Town of Bayfield	0-2 Years
B. Connect with owners of amenities/facilities to help capitalize on existing infrastructure.	Town of Bayfield	Ongoing
C. Encourage community events and activities that include: 1. Arts and Music 2. Agri-Tourism 3. Recreational 4. Cultural 5. Historical 6. Social	Town of Bayfield	Ongoing
D. Encourage lodging opportunities in the community.	Town of Bayfield	Ongoing
E. Study the pros and cons, and process of adopting a Lodgers Tax.	Town of Bayfield	2024

Goal	Stakeholders	Timeframe
F. Implement the Parks and Recreation Master Plan and Joe Stephenson Park Concept Plan.	Town of Bayfield	0-10 Years
GOAL 11: SUPPORT LOCAL EDUCATIONAL, TRADES, AND ENTREPRENEURSHIP OPPORTUNITIES THAT FOSTER THE CREATION OF NEW SMALL BUSINESSES.		
A. Support the Chamber of Commerce and their events and activities.	Town of Bayfield	Ongoing
B. Encourage Tech School training at Bayfield High School and Pueblo Community College.	Town of Bayfield	Ongoing
C. Highlight the services of the La Plata County Economic Development Alliance and the Region 9 Economic Development District of SW Colorado for business needs.	Town of Bayfield	Ongoing
D. Encourage participation in training programs with the Small Business Development Center and Colorado Workforce Center in underrepresented business sectors to attract new businesses looking for skilled workers, and encourage the start of new businesses.	Town of Bayfield	Ongoing
E. Promote educational, business, and personal development resources offered by the Pine River Library.	Town of Bayfield, Pine River Library	Ongoing
F. Encourage coworking spaces with access to broadband to serve home based businesses and entrepreneurs.	Town of Bayfield	Ongoing
GOAL 12: PROMOTE AND SHARE BAYFIELD'S AGRICULTURAL HERITAGE.		
A. Develop strategies to protect and diversify Bayfield's agricultural economy.	Town of Bayfield	0-2 Years
B. Inventory agricultural products and services local farmers can provide.	Town of Bayfield	0-2 Years
C. Encourage partnerships between the school district and local farmers and ranchers to provide food to schools.	Town of Bayfield	Ongoing
D. Support a location for a year-round farmers market.	Town of Bayfield	Ongoing
E. Encourage local agriculture properties to have farm to table culinary options for local restaurants.	Town of Bayfield	Ongoing
F. Establish and embrace Bayfield's reputation historically as a supply Town and social center for area farmers and ranchers.	Town of Bayfield	Ongoing
G. Enhance the equestrian heritage of the area.	Town of Bayfield	Ongoing
GOAL 13: RESTRICT PRIME AGRICULTURE LANDS FOR AGRICULTURAL USES AND REDUCE DEVELOPMENT PRESSURE IN AREAS BASED ON:		
A. Soil types	Town of Bayfield	Ongoing
B. Water availability	Town of Bayfield	Ongoing
C. Topography	Town of Bayfield	Ongoing

Goal	Stakeholders	Timeframe
D. Conservation easements or other financial support	Town of Bayfield	Ongoing
GOAL 14: CREATE EDUCATIONAL, RECREATIONAL, AND FOOD SUPPORT OPPORTUNITIES AROUND BAYFIELD’S AGRICULTURE HERITAGE AND BUSINESSES INCLUDING:		
A. Encourage training in agriculture business at Bayfield High School and Pueblo Community College.	Town of Bayfield	Ongoing
B. Support Pine River Shares programs for individuals experiencing food insecurity.	Town of Bayfield	Ongoing
C. Support Farm to School programs, Farm to Table programs and Table to Farm zero-waste programs	Town of Bayfield	Ongoing
D. Support FFA/4H programs in the community	Town of Bayfield	Ongoing
E. Encourage internships and summer program opportunities at local farms and agriculture businesses.	Town of Bayfield	Ongoing
F. Support local Farm Coops and CSA (Community Supported Agriculture) programs.	Town of Bayfield	Ongoing
GOAL 15: CREATE AN AGRICULTURE ZONING DISTRICT IN THE BAYFIELD LAND USE CODE.		
A. Reach out to local farmers and ranchers that own property adjacent to the Town limits to determine if they are interested in annexing into the Town limits.	Town of Bayfield	0-2 Years
B. Create a working group of local farmers and ranchers that own property adjacent to the Town limits to propose specific criteria and uses that would be allowed in the agriculture zone.	Town of Bayfield	0-2 Years
GOAL 16: CONTINUE TO IMPLEMENT THE 2017 PARKS, OPEN SPACE, TRAILS AND RECREATION MASTER PLAN (POSTR)		
A. Update the 2017 Parks, Open Space, Trails and Recreation Master Plan from time to time as needed to ensure that it adequately meets the needs of the community.	Town of Bayfield	2-4 Years
B. Complete the projects identified and prioritized in the 10-year parks and recreation outlook outlined in the 2017 POSTR Master Plan, and continually update this list as part of the POSTR updates.	Town of Bayfield	2-4 Years
GOAL 17: DEVELOP AND MAINTAIN A SYSTEM OF PARKS AND RECREATIONAL FACILITIES AND PROGRAMS THAT ADEQUATELY SERVE THE NEEDS OF THE COMMUNITY AS BAYFIELD’S POPULATION GROWS.		
A. Prioritize needed improvements to parks and incorporate them into the Town’s annual budget process.	Town of Bayfield	Annually
B. Strategize funding for the Park Master Plan.	Town of Bayfield	Ongoing
C. Engage the community to consider funding a new indoor recreation facility.	Town of Bayfield	3-5 Years

Goal	Stakeholders	Timeframe
D. Provide recreation facilities that are consistent with local standards and National Parks and Recreation Association (NRPA) guidelines.	Town of Bayfield	Ongoing
E. Embrace and encourage the use of areas outside the Town limits for recreational purposes including Sauls Creek National Forest and Vallecito Reservoir, and identify land opportunities to expand access the Los Pinos River for walking, hiking and biking.	Town of Bayfield	Ongoing
F. Continue to evaluate recreational programs such as soccer, football, basketball, softball, baseball and volleyball to determine if the Town can continue to provide the desired level of service to residents with the current facilities and fee schedules.	Town of Bayfield	Ongoing
GOAL 18: DEVELOP AND MAINTAIN A SYSTEM OF MULTI-MODAL TRAIL NETWORKS THROUGHOUT BAYFIELD.		
A. Connect park amenities, recreation facilities and residential neighborhoods with trail systems to improve access and use among residents and visitors.	Town of Bayfield	Ongoing
B. Utilize the trail system as a recreational amenity and a means of transportation.	Town of Bayfield	Ongoing
C. Improve river connectivity and access throughout the community for fishing, boating and other recreational activities.	Town of Bayfield	0-10 Years
GOAL 19: CREATE A LONG-TERM SUSTAINABLE FUNDING SOURCE FOR FUTURE PARKS AND RECREATION FACILITIES, PROGRAMS AND PROJECTS.		
A. Explore the use of sales tax, lodgers tax, creating a recreation district beyond Bayfield's Town limits, or other long-term funding opportunities.	Town of Bayfield	Ongoing
B. Continue to evaluate grant funding for recreation capital investments.	Town of Bayfield	Ongoing
C. Evaluate the Town's cost to run recreation programs and special events and make sure the adopted fees continue to remain feasible for those services.	Town of Bayfield	Ongoing
GOAL 20: REQUIRE NEW DEVELOPMENTS TO PROVIDE PARKS AND RECREATION FACILITIES FOR THEIR NEW RESIDENTS.		
A. Work with developers of new subdivisions to make sure they provide space for new parks and open space or provide support for neighboring public spaces.	Town of Bayfield, Developers	Ongoing
B. Update the Park Land Dedication acreage and impact fee requirements, and the Park Facility impact fees regularly as needed based on level of service standards and new growth needs.	Town of Bayfield	0-2 Years

Goal	Stakeholders	Timeframe
C. Require new developments to provide multi-modal trail networks throughout their project with linkages to larger community trail networks and recreational amenities.	Town of Bayfield	Ongoing
GOAL 21: UNDERTAKE SUSTAINABILITY MEASURES FOR LONG-TERM MAINTENANCE OF PARK AND RECREATION FACILITIES.		
A. When possible, park sites should maximize water retention and reuse for landscape irrigation.	Town of Bayfield	Ongoing
B. Facilities requiring irrigation should have automatic, underground systems that maximize water efficiency.	Town of Bayfield	Ongoing
C. Where parks or public spaces abut the Los Pinos River or other waterways, the waterway safeguard should be paramount in development and use.	Town of Bayfield	Ongoing
GOAL 22: IDENTIFY ROUTES, AMENITIES, AND FUNDING SOURCES THAT CREATE SAFE NON-MOTORIZED CONNECTIONS ACROSS HIGHWAY 160.		
A. Determine the safest locations for Highway 160 pedestrians crossings and identify the type of crossing needed.	Town of Bayfield	2024
B. Design, fund, and install multi-use paths throughout Bayfield as identified within the 2017 POSTR Master Plan.	Town of Bayfield	Ongoing
C. Prioritize the design and funding of the new Bayfield east intersection with Highway 160.	Town of Bayfield	2024
D. Establish public/private partnerships to help fund the new Bayfield east intersection.	Town of Bayfield	2024
E. When a road connecting the Bayfield Intermediate School to Highway 160 is constructed, the intersection shall be pedestrian/bike friendly including refuges in turn lanes and in the highway median.	Town of Bayfield	0-2 Years
F. Install wayfinding signage in accordance with Goals from the Signage Location Plan and Message Schedule prepared by Tangram in December 2017.	Town of Bayfield	Ongoing
GOAL 23: PROVIDE A RESILIENT TRANSPORTATION NETWORK THAT ENCOMPASSES ALL MOBILITY OPTIONS TO SUPPORT USERS OF ALL AGE GROUPS, ABILITIES, AND TRANSPORTATION MODES.		
A. Develop revised street cross sections providing adequate vehicle lane width, bike lanes, and sidewalks (multi-modal design) as appropriate based on neighborhood character, adjacent land uses, and roadway classification.	Town of Bayfield	0-2 Years
B. Incorporate multi-modal design principles into all subdivision regulations and street section design standards.	Town of Bayfield	0-2 Years

Goal	Stakeholders	Timeframe
C. Increase non-vehicular circulation and connectivity between schools and primary corridors used by students as laid out in the 2017 POSTR Master Plan.	Town of Bayfield	Ongoing
D. Make modifications to current streets to accommodate bicyclists and pedestrians based on multi-modal design principles.	Town of Bayfield	5-10 Years
E. Design and reconfigure Mill Street to create a pedestrian focused environment.	Town of Bayfield	Ongoing
GOAL 24: CONTINUE TO EVALUATE TRAFFIC VOLUMES THROUGHOUT BAYFIELD TO ENSURE THAT ROADS ARE CLASSIFIED, DESIGNED AND UPDATED CORRECTLY.		
A. Establish a formula for how build out scenarios within the anticipated urban growth boundary would affect traffic volumes.	Town of Bayfield	2-4 Years
B. Continually work with local stakeholders, agency partners, and the general public to identify approaches that may help reduce single-occupancy vehicle trips.	Town of Bayfield	Ongoing
C. Require traffic analysis from all new or redevelopment projects.	Town of Bayfield	Ongoing
GOAL 25: IDENTIFY AND/OR ESTABLISH FUNDING SOURCES FOR LARGE TRANSPORTATION INFRASTRUCTURE PROJECTS.		
A. Continue to measure the success of the 2015 Street Tax.	Town of Bayfield	Ongoing
B. Explore outside sources (such as CDOT, FHWA, DOLA, and health based non-profit organizations) to assist in the cost-sharing of transportation improvements along Highway 160.	Town of Bayfield	Ongoing
C. Utilize special improvement districts, grants, low interest loans, and public-private and public-public partnership to assist in funding of large transportation projects.	Town of Bayfield	Ongoing
D. Determine a street impact fee for new development.	Town of Bayfield	0-2 Years
GOAL 26: INCREASE PUBLIC TRANSPORTATION AND RIDE SHARING SERVICES.		
A. Coordinate with SoCoCAA to provide adequate public transportation services to Bayfield residents.	Town of Bayfield	Ongoing
B. Continue to support the Bustang statewide service by making sure there are adequate bus stop locations in the community.	Town of Bayfield	Ongoing

Goal	Stakeholders	Timeframe
C. Coordinate with nearby municipalities and agency partners for potential State and Federal funding for public transportation and ride sharing programs specifically addressing commuter traffic between Bayfield and Durango.	Town of Bayfield, City of Durango, Town of Ignacio, La Plata County, CDOT	2-4 Years
GOAL 27: ESTABLISH REGULARLY SCHEDULED REVIEWS OF UTILITY MASTER PLANS TO ENSURE SUFFICIENT CAPACITY EXISTS TO MEET FUTURE DEMAND.		
A. Review utility demand every 2-3 years, when revised population projections become available, and/or prior to the onset of construction activities associated with new large-scale development in coordination with other service providers.	Town of Bayfield	2-3 Years
B. Review the water master plan and wastewater master plan to identify priorities and costs annually through the municipal budgeting process.	Town of Bayfield	Annually
C. Conduct rate studies every 7-10 years and incorporate operational expenses into the rates as needed in the interim.	Town of Bayfield	7-10 Years
D. Update the Water, Wastewater and Stormwater plans every 7-10 years.	Town of Bayfield	7-10 Years
GOAL 28: BALANCE THE DEMAND OF DEVELOPMENT WITH EFFICIENT PROVISION OF FACILITIES AND SERVICES.		
A. Establish a regular capital plan and maintenance schedule to maintain and replace older mainlines.	Town of Bayfield	Ongoing
B. With new development, ensure resiliency and hazard mitigation measures by establishing redundancy in the public utility system such as looping water systems, installation of shutoff valves, installation of backflow prevention devices, and regular water testing at treatment facility.	Town of Bayfield, Developers	Ongoing
C. Monitor the infiltration in the Town’s wastewater system and continue to develop strategies to reduce infiltration in existing infrastructure.	Town of Bayfield	Ongoing
D. Continue to secure adequate water rights with new annexations and subdivisions.	Town of Bayfield	Ongoing
E. Educate and provide outreach to help the community reduce their utility demands.	Town of Bayfield	2024
GOAL 29: COORDINATE WITH OTHER UTILITY PROVIDERS AND AGENCIES TO ENSURE RELIABLE SERVICE AND EFFICIENCIES.		
A. Create a shared trench policy requiring utility providers to coordinate utility installation, when feasible to increase efficiencies in utility installation.	Town of Bayfield, Utility Providers	0-2 Years

Goal	Stakeholders	Timeframe
B. As needs arise, complete a broadband extension plan for Bayfield to identify the locations for logical extensions and to evaluate service provisions.	Town of Bayfield, ISP Providers	2-4 Years
C. Support broadband infrastructure for residential and business access throughout Bayfield.	Town of Bayfield	Ongoing
D. Evaluate current water service area boundary in coordination with LAPLAWD to ensure the most efficient service is provided to customers.	Town of Bayfield, LAPLAWD	0-2 Years
E. Continue to work with utility providers to ensure adequate facilities are in place and promote conservation efforts.	Town of Bayfield, Utility Providers	Ongoing
GOAL 30: IDENTIFY FUNDING SOURCES TO ASSIST IN PAYING FOR MAJOR INFRASTRUCTURE PROJECTS.		
A. Create private-public partnerships among service providers, the Town and developers.	Town of Bayfield, Service Providers, Developers	Ongoing
B. Incorporate restricted cash balance budgeting to act as matching funds for State and Federal grant opportunities for planned major projects.	Town of Bayfield	Ongoing
GOAL 31: CREATE OR UPDATE LONG-TERM STORMWATER PLANS AND EVALUATE THEM REGULARLY AS CONDITIONS CHANGE.		
A. Forward the Stormwater Feasibility Study as a Stormwater Master Plan.	Town of Bayfield	2024
B. Adopt and update the Stormwater Feasibility Master Plan as needed.	Town of Bayfield	7-10 Years
C. Update the Stormwater standards in the Bayfield Infrastructure Design Standards consistent with the adopted Stormwater Master Plan.	Town of Bayfield	2024
D. Continue to evaluate the Stormwater Utility Enterprise Fund adopted in 2023, and set a fee based on the Stormwater Feasibility Study's engineering cost estimates.	Town of Bayfield	2024
E. Create a Watershed Management Plan in cooperation with adjacent agencies.	Town of Bayfield, La Plata County, Town of Ignacio, Southern Ute Indian Tribe, Pine River Irrigation District, Ditch Companies	3-5 Years
F. Determine the need and location of all stormwater infrastructure and detention facilities.	Town of Bayfield	2024

Goal	Stakeholders	Timeframe
GOAL 32: MAKE SURE NEW DEVELOPMENT AND REDEVELOPMENT IS ADEQUATELY ADDRESSING APPLICABLE STORMWATER NEEDS.		
A. Protect sensitive floodplains, riparian areas, wetlands and steep hillsides from new development impacts.	Town of Bayfield	Ongoing
B. Encourage low impact development that maximizes permeability and minimizes offsite discharge, reduces parking lot and driveway pavement areas, and increases building height and density to reduce building footprints.	Town of Bayfield	Ongoing
C. Use low impact and water wise landscaping, such as native, drought tolerant plants, and reduce turf areas.	Town of Bayfield	0-2 Years
D. Require green infrastructure such as bio-swales, rain gardens, permeable pavement, green roofs, urban tree canopies, etc.	Town of Bayfield	0-2 Years
E. Require new developments to landscape detention ponds using Best Management Practices.	Town of Bayfield	Ongoing
GOAL 33: REDUCE WATER USE IN TOWN FACILITIES AND TOWN PARKS.		
A. Convert current sprinkler heads to rain sensor equipped sprinkler heads in Town parks and properties.	Town of Bayfield	Ongoing
B. Evaluate shifting park irrigation systems to a raw or a treated water system.	Town of Bayfield	Ongoing
C. Continue to audit the Town’s water system annually and identify steps for increased efficiencies.	Town of Bayfield	Ongoing
GOAL 34: ESTABLISH A WATER WISE EDUCATIONAL PROGRAM.		
A. Partner with the Library District and School District to develop a youth water use and efficiency educational program.	Town of Bayfield, School District, Pine River Library	0-2 Years
B. Develop educational materials such as brochures, pamphlets, and website materials to inform residents and business owners of the potential cost savings associated with water efficiencies.	Town of Bayfield	2024
C. Adopt a Water Efficiency Plan and update as needed.	Town of Bayfield	0-2 Years
GOAL 35: EXPLORE ESTABLISHING A REBATE PROGRAM FOR WATER EFFICIENT PURCHASES AND IMPROVEMENTS.		
A. Partner with utility providers to support and encourage residents to install water efficient appliances in their homes or businesses.	Town of Bayfield	Ongoing

Goal	Stakeholders	Timeframe
B. Partner with utility providers to support and encourage private property owners to install automatic irrigation and drip systems with moisture sensors.	Town of Bayfield	Ongoing
GOAL 36: DEVELOP XERISCAPING STANDARDS AND RAIN POLICIES.		
A. Develop and adopt a list of native plant materials, including ground covers, trees, shrubs, and flowers, which thrive in the Bayfield environment and are drought tolerant.	Town of Bayfield	2024
B. Apply for grant funding to help support the removal of turf/grass areas and replacement with water wise landscaping.	Town of Bayfield	2024
C. Model the Town’s standards on Town owned properties.	Town of Bayfield	Ongoing
GOAL 37: ENSURE ADEQUATE RAW WATER RIGHTS AND AMPLE STORAGE ARE AVAILABLE FOR THE TOWN'S USE.		
A. Establish additional storage to firm up current raw water supply by either purchasing or acquiring land and constructing a storage reservoir upstream from the existing Water Treatment Plant.	Town of Bayfield, Developers	0-5 Years
B. When the Town acquires additional raw water rights through development, purchase, annexation or other means, change existing rights to Municipal use or require adequate fee in-lieu.	Town of Bayfield	Ongoing
C. Continue to update the 2022 Development Impact Water Review report as needed when new developments are proposed in the community.	Town of Bayfield	Ongoing
GOAL 38: PROMOTE REDUNDANCIES WITHIN SYSTEMS AND COMMUNICATION FOR CRITICAL FACILITIES.		
A. Inventory, evaluate, update and coordinate physical addressing and GIS data for critical facilities.	Town of Bayfield	Ongoing
B. Limit or prohibit development of land within Bayfield’s wildland urban interface (WUI), 100-year flood plain, floodway, steep slopes, and fire prone areas.	Town of Bayfield	Ongoing
C. Develop policies and standards within the Bayfield Land Use Code requiring development applications to minimize and mitigate risks such as fire, flood, and drought and optimize resiliency. Such standards should be implemented through land use, subdivision, and building permit reviews.	Town of Bayfield	0-2 Years

Goal	Stakeholders	Timeframe
D. Participate in the Community Rating System (CRS) and identify and pursue actions that improve the Town’s CRS rating.	Town of Bayfield	0-2 Years
E. Consider adoption of development standards requiring nonconforming properties to be brought into compliance.	Town of Bayfield	3-5 Years
GOAL 39: PURSUE ENGINEERING AND PHYSICAL PROJECTS THAT PROVIDE MITIGATION FOR PRIORITY HAZARDS.		
A. Work with ditch companies and other stakeholders to establish a Ditch Treatment Policy outlining standards and Wildfire Burning in the San Juan National Forest criteria for appropriate treatment of ditches which would be enforced through the development review process.	Town of Bayfield, Ditch Companies	2-4 Years
GOAL 40: IDENTIFY LOCATION OF ALL ACTIVE AND ABANDONED OIL AND GAS LINES WITHIN THE TOWN’S GROWTH BOUNDARY AND INCLUDE THEIR LOCATIONS ON DEVELOPMENT PLANS AND SITE PLANS.		
A. Establish a required buffer distance between oil/gas wellheads and residential homes.	Town of Bayfield	0-2 Years
B. Create oil and gas regulations in the Bayfield Land Use Code.	Town of Bayfield	0-2 Years
GOAL 41: EDUCATE THE PUBLIC ABOUT RISKS AND PROGRAMS TO MITIGATE THOSE RISKS (FLOOD INSURANCE, WILDFIRE) AND FIND INNOVATIVE METHODS TO INCREASE PUBLIC PARTICIPATION IN MITIGATION MEASURES AND PROGRAMS.		
A. Develop a public outreach strategy for educating residents that live within the floodplain of the importance of flood insurance.	Town of Bayfield	0-2 Years
B. Develop or make available the strategies and options to reduce flood risk and flood insurance premiums.	Town of Bayfield	0-2 Years
GOAL 42: DISCOURAGE DEVELOPMENT WITHIN ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATE IMPACTS AS NECESSARY.		
A. With the intent to protect, map the Town of Bayfield's watershed areas and understand what developments may impact the watershed area and conveyance system to ensure a safe, clean and quality raw water supply.	Town of Bayfield	0-2 Years

Goal	Stakeholders	Timeframe
B. Identify areas where development should be discouraged such as: <ul style="list-style-type: none"> a. Flood hazard areas b. Wildlife habitat areas c. Unstable soil/geologic areas d. Steep topography areas e. River and stream areas f. Wildland and forested areas where fires are a concern g. Wetland areas h. Archeological/historic resource areas i. Scenic resource areas 	Town of Bayfield	Ongoing
C. Establish a River Overlay District that further limits development, and specifies setback distances from the river, types of structures and construction which may occur within that district, and other standards which are intended to preserve the natural river corridor.	Town of Bayfield	3-5 Years
GOAL 43: UPDATE THE WILDLAND URBAN INTERFACE MAP AND IMPLEMENT MEASURES TO REDUCE THE FIRE RISK TO THE TOWN OF BAYFIELD AND SURROUNDING AREAS.		
A. Work with La Plata County Office of Emergency Management and Upper Pine River Fire Protection District to determine what areas surrounding Bayfield should be a part of the Wildland Urban Interface area.	Town of Bayfield	0-2 Years
B. Adopt the International Wildland Urban Interface Building Code.	Town of Bayfield	2-4 Years

APPENDIX A
2022 COMMUNITY OUTREACH COMMENTS



COMPREHENSIVE PLAN SUMMER 2022 PUBLIC OUTREACH

Town staff had a booth at the June 16th, July 21st and August 18th Block Parties and the 4th of July event. We received a lot of interest in current development projects and the future of Bayfield. Here is what the community has said so far:

What do you love about Bayfield?

- The small town feeling. Kind people.
- You know everyone and such kind people.
- The community.
- Small town feel.
- Small town feeling and being able to walk to just about anything you need. An organization such as Pine River Shares that serves so many diverse needs and provides volunteer and leadership opportunities. Great neighbors. Friendly people willing to get to know them in the 2-years they have lived here.
- Small town. It is kept clean, does not seem to be many homeless and very little crime. Close to Durango, yet have stores in Bayfield. Hard working people live here.

What do you wish was different about Bayfield?

- More things to do and more options for food places that are easy and not super expensive.
- Would like more communication and less red tape. Like to see Pine River Shares be able to farm the abandoned farm near it to produce protein foods for the whole Pine River Valley. More infrastructure to support self-sufficiency, new business and more jobs (i.e. better grocery store, butcher shop, wool mill, cold storage units, commercial kitchen and composting facility). Better and more efficient ways to conserve our natural resources, especially water. Promote all local products.
- Cannot find a small house to buy after looking for 3 years. Looking for something smaller than the current homes for sale (one bed/one bath). 65 years old and do not want a large home, but there is nothing to accommodate the aging people. Find it difficult to meet other people, there does not seem to be any community bulletin board for social gatherings. Like at the post office, library and hardware store. Interested in hiking and art and both of those areas seem to be lacking of information, and doesn't want to drive to Durango for this. Volunteers at Pine River Shares but community events seems to be lacking. Enjoys the block parties. Lonely. Bayfield is a tight community with people living here for generations, which makes it tough for outsiders.

Mission & Vision:

- Community and family focus
- Expansion of business opportunities
- More restaurants and bars
- More activity for children
- Open space
- Increased business/commercial opportunities
- Cut library funding & build a rec center

Values:

- Family
- Family & God
- Family
- Environment, farming and ranching
- Family, God, Country
- Traditional values and education
- Family & feeling of home
- Family
- God & family
- Community
- We have many differing viewpoints & perspectives, all are important
- Community & family
- Church & family

Strengths:

- Public Education
- Small town America feeling
- Organizations & Non-profits
- Wonderful people
- Friendly open people
- Teachers at Beep
- Teachers at Primary School
- Community
- Friendly inviting community
- Location & small town
- Community events
- Pine River Shares

Challenges:

- Gas prices
- Housing prices
- Encouraging people to move here
- Commuter community reduces involvement
- Affordable housing
- Good paying jobs
- Affordable grocery store
- Affordable housing for young families
- Fiber internet
- Water
- City Market please
- Food prices
- To grow but keep small town values
- Getting people to work
- Politics
- Light at Buck Highway and Bayfield Parkway
- What to do to help seniors who live alone
- Church zoning

Opportunities:

- New grocery store
- Target
- Location
- Petting Zoo
- Getting a new grocery store with better/more options and hopefully prices
- New Grocery Store
- Bike route over the Pine River
- More small businesses, restaurants, coffee shops (working locations)
- Public spaces can be retained, especially along the river corridor
- Another fast food option
- Dog park/dog washing station
- A bike/walking route through town
- Orphanage
- More sidewalks in all residential areas (Clover Drive)
- Bikes
- Rec Center
- Rec Center
- Rec Center with pool
- Pool

COMPREHENSIVE PLAN SUMMER 2022 PUBLIC OUTREACH

- Rec Center
- Target grocery store
- Restaurant
- Splash pad
- Hotel
- Youth baseball fields
- We are a family oriented community that needs facilities for our kids (fields, etc.)

APPENDIX B
2023 STATE DEMOGRAPHY OFFICE – COLORADO
DEMOGRAPHIC PROFILE FOR BAYFIELD

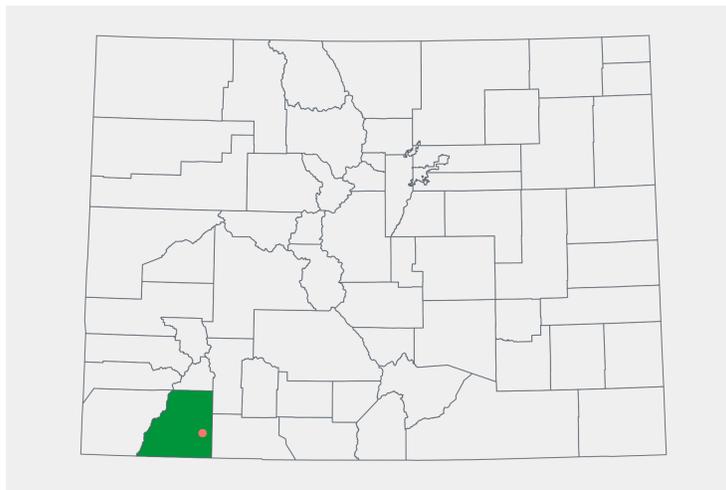


State Demography Office Colorado Demographic Profile

Print Date: 09/21/2023

Community Profile for Bayfield

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Bayfield	La Plata County	Colorado
Population (2021)+	2,885	56,278	5,814,707
Population Change (2010 to 2021)+	528	4,837	764,375
Total Employment (2021)+			
Median Household Income [^]	\$76,176	\$75,089	\$80,184
Median House Value [^]	\$336,000	\$430,200	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	8.5%	9.7%	9.6%
Percentage of Population Born in Colorado [^]	49.2%	36.4%	41.9%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Bayfield. The table shows the overall population growth rate for Bayfield, La Plata County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Bayfield.

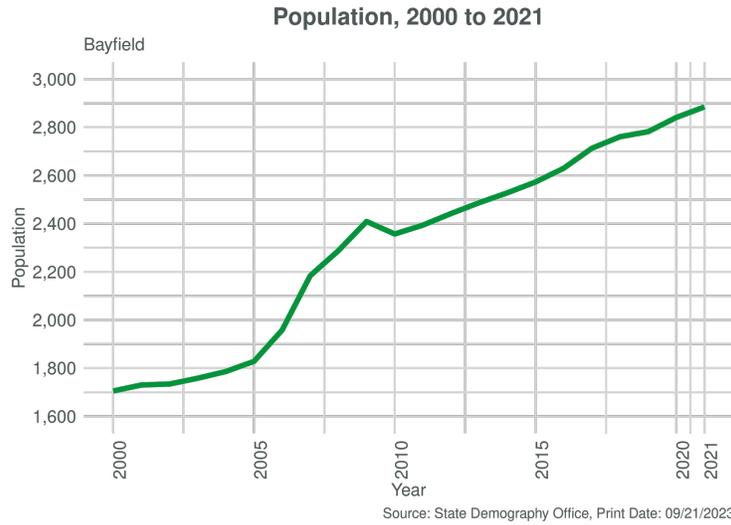
Table 2: Population Growth Rate

Year	Bayfield		La Plata County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	1,090		32,284		3,294,473	
1995	1,422	5.5%	38,760	3.7%	3,811,074	3.0%
2000	1,705	3.7%	44,578	2.8%	4,338,801	2.6%
2005	1,828	1.4%	47,713	1.4%	4,662,534	1.4%
2010	2,357	5.2%	51,441	1.5%	5,050,332	1.6%
2015	2,573	1.8%	54,300	1.1%	5,446,594	1.5%
2020	2,841	2.0%	55,657	0.5%	5,784,156	1.2%
2021	2,885	1.5%	56,278	1.1%	5,814,707	0.5%

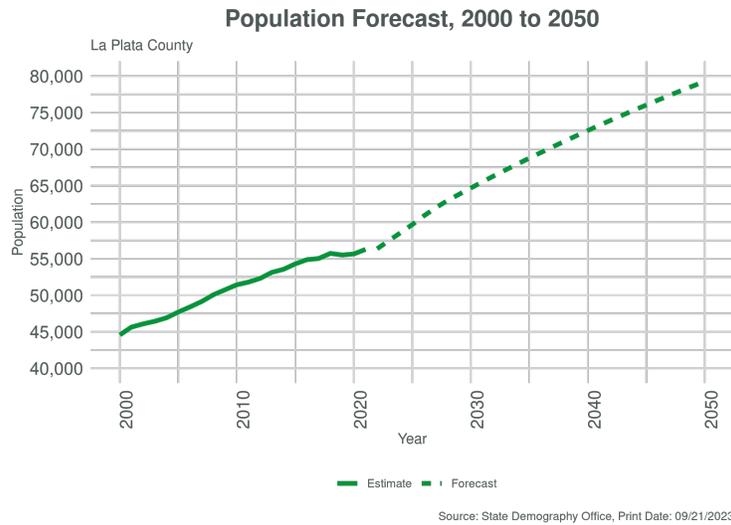
Note:

Source: State Demography Office, Print Date: 09/21/2023

At the end of 2021 the estimated population of Bayfield was 2,885, an increase of 44 over the population in 2020. The growth rate for Bayfield between 2020 and 2021 was 1.5 percent compared to 1.1 percent for La Plata County and 0.5 percent for the State of Colorado.

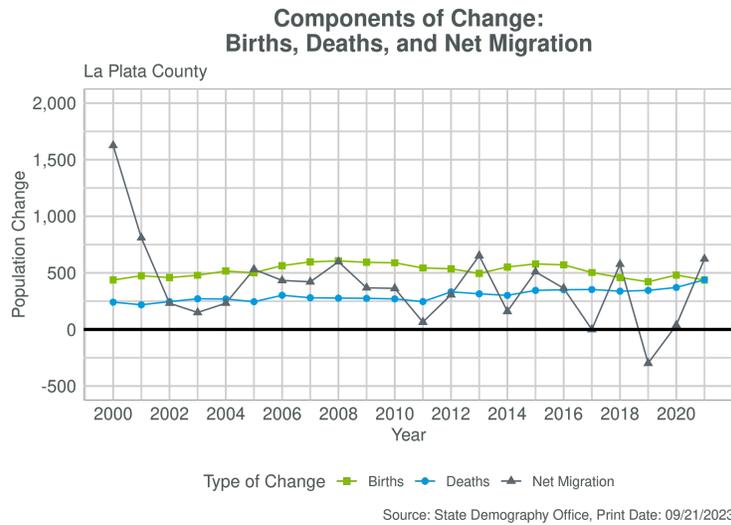


The population of La Plata County is forecast to reach 55,656 by 2020 and 72,540 by 2040. Overall, the growth rate for La Plata County is expected to increase between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.8 percent, between 2020 and 2030 the forecast growth rate is 1.5 percent, while the forecast growth rate between 2030 and 2040 is 1.2 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

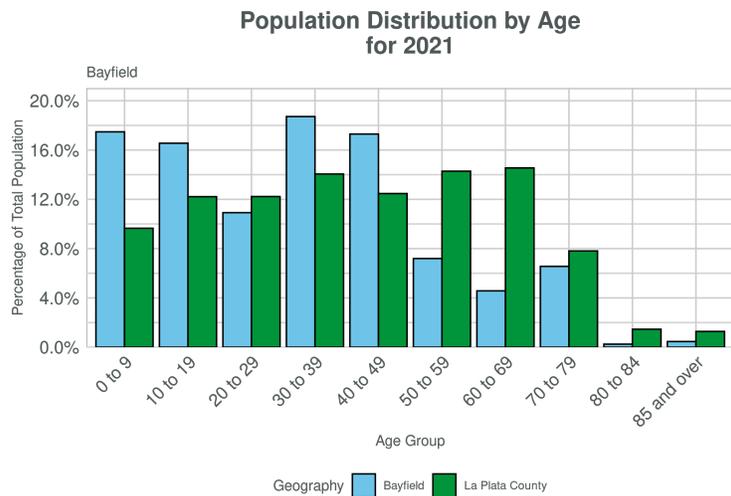


Over the past five years, between 2017 and 2021, the population of La Plata County has increased by 1,394 people. The total natural increase (births - deaths) over this period was 675 and the total net migration (new residents who moved in minus those who moved out) was 1,303. Note: Components of Change data are only available for Colorado counties.

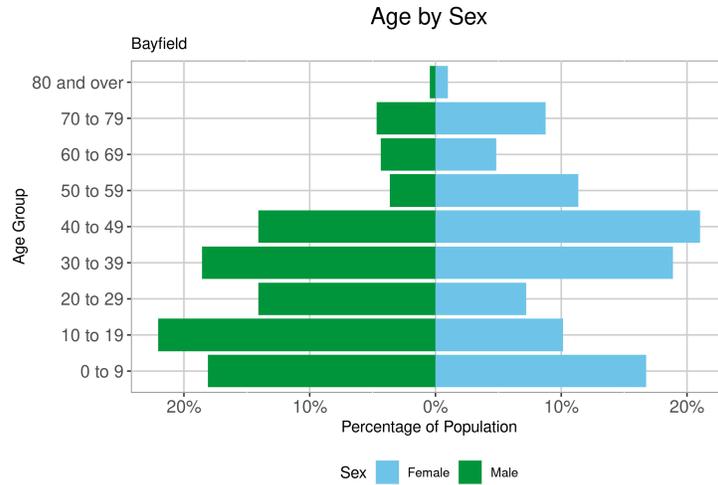
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Bayfield and La Plata County are shown here.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

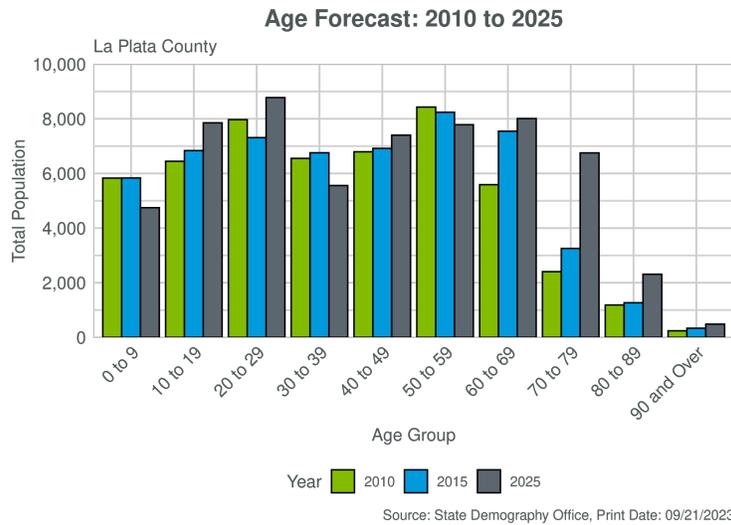
Table 3: Median Age by Sex Comparison

Sex	Bayfield		La Plata County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	32.1	1.7	41.3	0.5	Yes	Younger
Male	27.3	6.8	40.7	0.5	Yes	Younger
Female	34.6	6.8	42.1	0.8	Yes	Younger

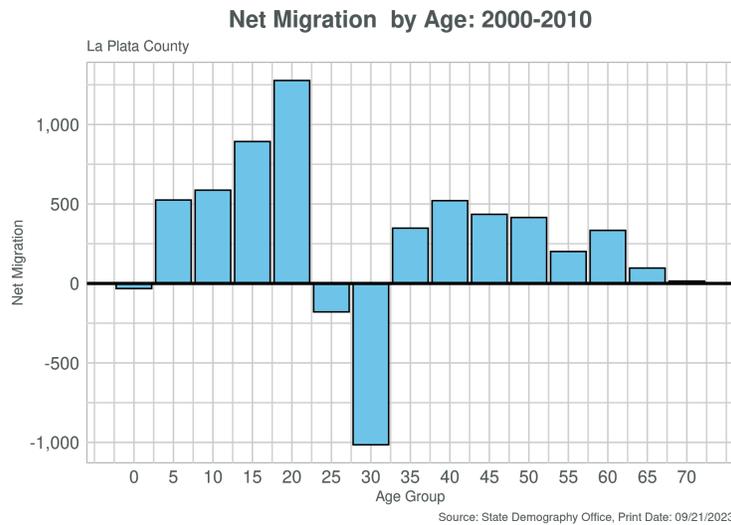
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

The median age of Bayfield is 7.5 years younger than La Plata County. Women in Bayfield are significantly younger than women in La Plata County and men in Bayfield are significantly younger than men in La Plata County.



The changing age distribution of the population of La Plata County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

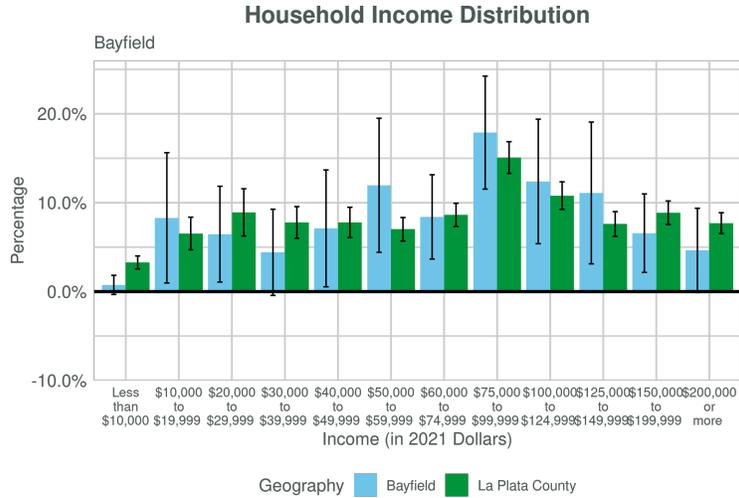


This plot shows the net migration by age in La Plata County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Bayfield. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Bayfield to household incomes for La Plata County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



The Household Income Source(s) Table shows household income sources and amounts for households in La Plata County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

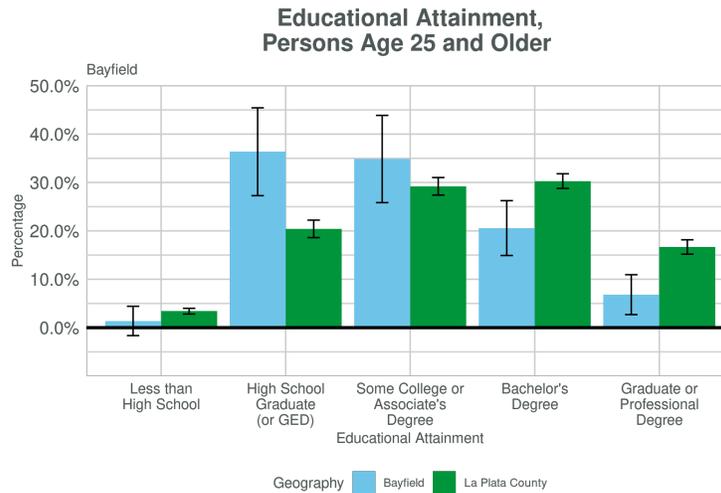
Table 4: Household Income Source(s)

La Plata County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	22,266	457	\$75,861	\$4,149
With earnings	78.1%	2.0%	\$92,108	\$5,730
With interest, dividends or net rental income	30.1%	2.2%	\$27,126	\$4,768
With Social Security income	29.7%	1.5%	\$21,067	\$1,265
With Supplemental Security Income (SSI)	2.0%	0.5%	\$10,827	\$3,817
With cash public assistance income	2.2%	0.7%	\$ 3,147	\$1,835
With retirement income	21.9%	1.6%	\$40,035	\$5,105

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Bayfield beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Bayfield			La Plata County		
	2000	2010	2021	2000	2010	2021
Hispanic	10.5%	13.2%	22.5%	10.4%	11.8%	13.0%
Non-Hispanic	89.5%	86.8%	77.5%	89.6%	88.2%	87.0%
Non-Hispanic White	86.3%	81.4%	75.5%	82.3%	80.3%	77.5%
Non-Hispanic Black	0.2%	0.2%	0.0%	0.3%	0.3%	0.5%
Non-Hispanic Native American/Alaska Native	1.6%	3.3%	1.6%	5.0%	5.0%	5.0%
Non-Hispanic Asian	0.1%	0.3%	0.1%	0.4%	0.5%	0.8%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Non-Hispanic Other	0.3%	0.0%	0.0%	0.2%	0.1%	0.6%
Non-Hispanic, Two Races	1.0%	1.6%	0.2%	1.3%	1.8%	2.6%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

¹ 2000: 2000 Census

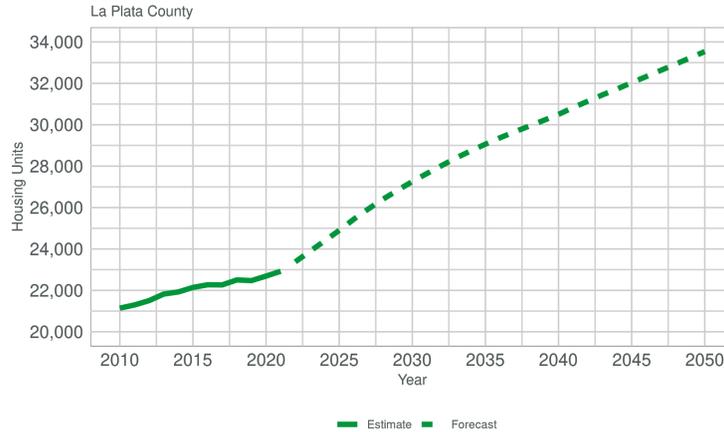
² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

Total Household Projection: 2010-2050



The Household Estimates plot shows the current and projected number of households in La Plata County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Bayfield, 2021

Bayfield	
Housing Type	Value
Total Housing Units	1,129
Occupied Housing Units	1,066
Vacant Housing Units	63
Vacancy Rate	5.6%
Total Population	2,885
Household Population	2,866
Group Quarters Population	19
Persons per Household	2.69

Note:

Source: State Demography Office, Print Date: 09/21/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Bayfield				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	737	79.4%	191	20.6%	928
Single Unit Buildings	562	86.7%	86	13.3%	648
Buildings with 2 to 4 Units	8	11.3%	63	88.7%	71
Buildings with 5 or More Units	0	0.0%	26	100.0%	26
Mobile Homes	167	91.3%	16	8.7%	183
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	2000		1977		1998
Average Number of Persons Per Household	3.09		2.85		3.04

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Table 8: Comparative Housing Values

Variable	Bayfield Value	La Plata County Value
Median Value of Owner-Occupied Households (Current Dollars)	\$336,000	\$430,200
Percentage of Owner-Occupied Households paying 30% or more of income on housing	29.9%	23.1%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	17.5%	15.3%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	12.3%	7.8%
Median Gross Rent of Rental Households (Current Dollars)	\$1,313	\$1,235
Percentage of Rental Households paying 30% or more of income on housing	37.7%	49.4%
Percentage of Rental Households paying 30-49% of income on housing	29.3%	30.0%
Percentage of Rental Households paying 50% or more of income on housing	8.4%	19.4%

Note:

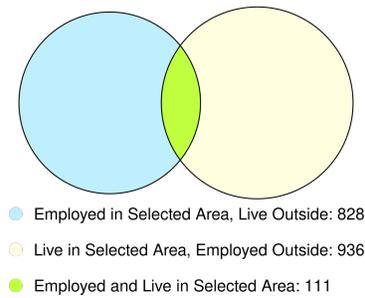
Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 09/21/2023

Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The Commuting diagram identifies three groups of people:

- People who work in Bayfield, but live elsewhere.
- People who live in Bayfield, but work elsewhere.
- People who live and work in Bayfield.

Bayfield: All Jobs, 2019



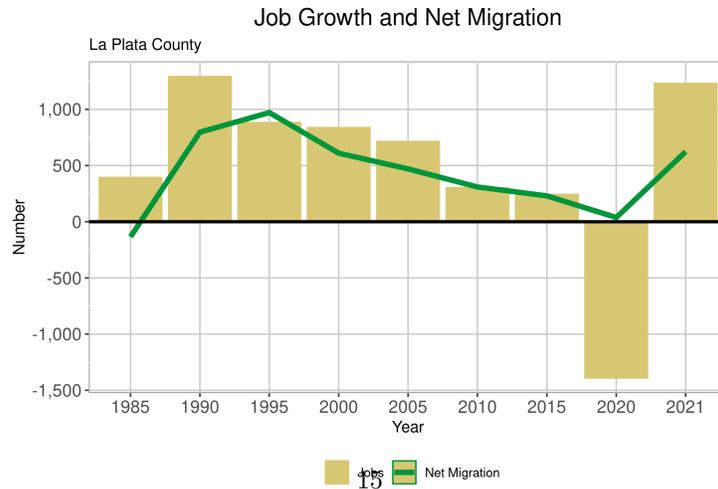
Source: U.S. Census Bureau On the Map, Print Date: 09/21/2023

Table 9: Commuting Patterns for Bayfield

Location	Count	Percent
Employees in Bayfield living elsewhere		
Bayfield CCD (La Plata CO)	367	44.3%
Durango CCD (La Plata CO)	91	11.0%
Ignacio CCD (La Plata CO)	68	8.2%
Durango city CO	61	7.4%
Durango Southwest CCD (La Plata CO)	29	3.5%
Ignacio town CO	17	2.1%
Pagosa Springs CCD (Archuleta CO)	17	2.1%
Cortez city CO	11	1.3%
Colorado Springs city CO	6	0.7%
Delta city CO	6	0.7%
Other Municipalities/Places	155	18.7%
Total	828	100.0%
Residents of Bayfield working elsewhere		
Durango city CO	418	44.7%
Ignacio CCD (La Plata CO)	84	9.0%
Durango CCD (La Plata CO)	82	8.8%
Bayfield CCD (La Plata CO)	69	7.4%
Durango Southwest CCD (La Plata CO)	45	4.8%
Grand Junction city CO	24	2.6%
Ignacio town CO	20	2.1%
Denver city CO	16	1.7%
Cortez city CO	13	1.4%
Montrose city CO	10	1.1%
Other Municipalities/Places	155	16.6%
Total	936	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 09/21/2023

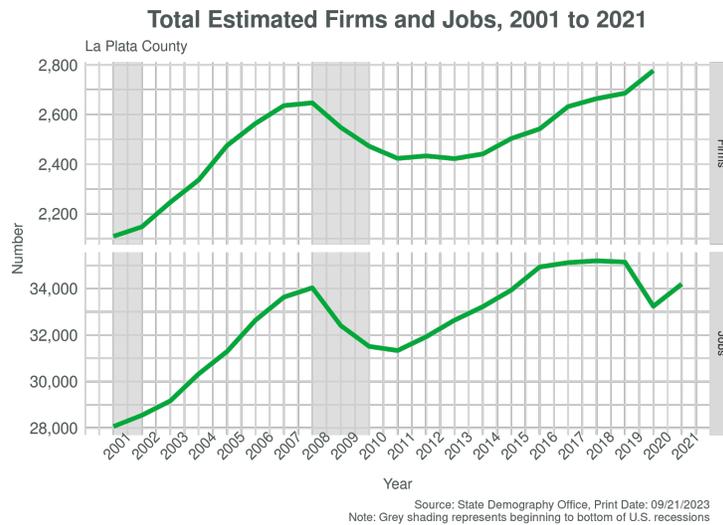


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 09/21/2023

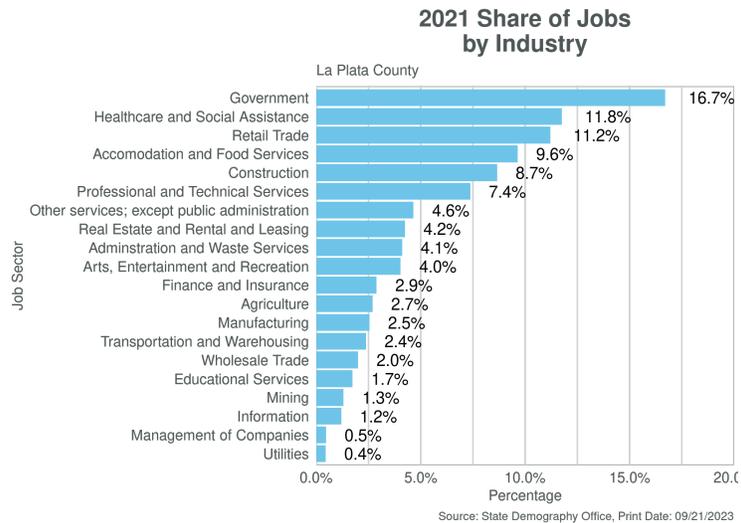
The Job Growth and Net Migration plot shows the relationship between job growth and migration in La Plata County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within La Plata County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic*: jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services*: jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for La Plata County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

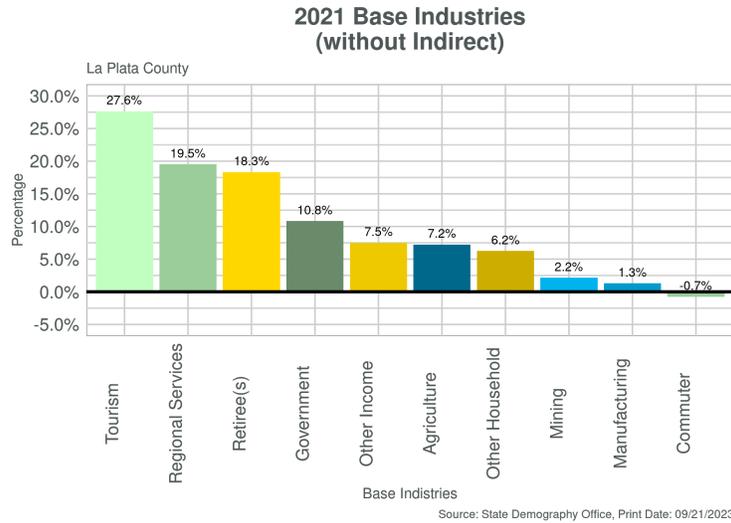


Table 10: Jobs by Sector: La Plata County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	23,242	65.5%
Indirect Basic Employment	4,749	13.4%
Local Services Employment	7,511	21.2%
Total Employment	35,502	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 09/21/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

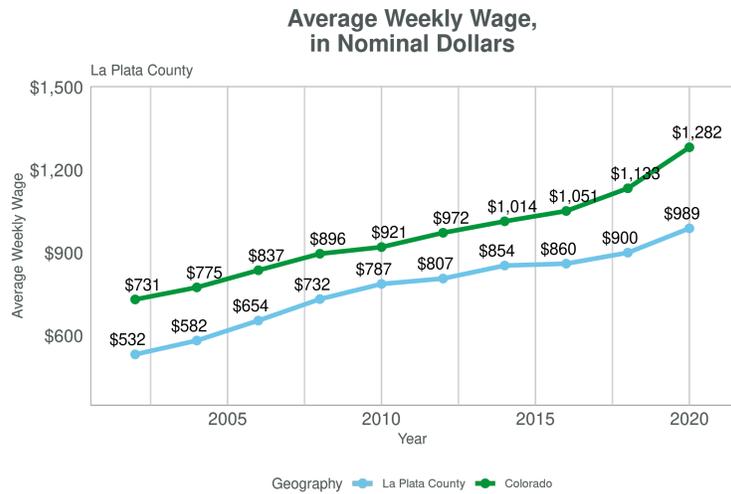
Table 11: Jobs and Population Forecast

La Plata County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	31,509		51,441	
2015	Estimate	33,936	2.1%	54,302	1.4%
2020	Estimate	33,239	-5.4%	55,656	0.3%
2025	Forecast	36,560	1.3%	59,679	1.9%
2030	Forecast	38,912	1.0%	64,674	1.3%
2035	Forecast	40,747	0.8%	68,754	1.2%
2040	Forecast	42,508	0.9%	72,540	1.0%

Note:

Source: State Demography Office, Print Date: 09/21/2023

The total jobs forecast and population forecast are for La Plata County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for La Plata County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county’s average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for La Plata County.

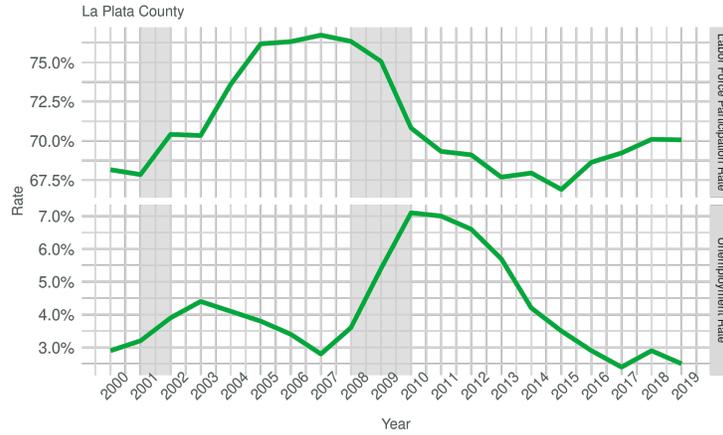
Table 12: Forecast Resident Labor Force and Population, Age 16 +

La Plata County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	30,088		42,117	
2015	Estimate	30,130	-0.1%	44,877	1.5%
2025	Forecast	35,815	1.5%	54,860	2.3%

Note:

Source: State Demography Office, Print Date: 09/21/2023

Labor Force Participation and Unemployment Rate 2000 to 2021



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 09/21/2023
Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in La Plata County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

APPENDIX C
2023 FUTURE LAND USE MAP

Future Land Use Map

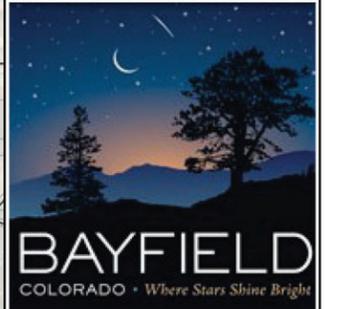
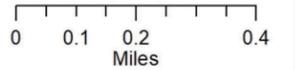
This map is a general representation of the future land use patterns and classifications.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

-  Primary Gateway and Median Enhancements
-  Future Growth Boundary
-  Current Town Limits
-  100 year Floodplain
-  Permitted Wells
-  Future Roads
-  Irrigation Ditch
-  Roads

Future Land Use Classifications:

-  Employment / Light Industrial
-  General Commercial
-  Mixed Use
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Rural Agriculture
-  Open Space / Parks
-  Community Service
-  GemVillage Overlay



APPENDIX D
2018 FUTURE TRANSPORTATION MAP

Plan Bayfield 2018

Future Transportation Map

This map is a general representation of the future transportation network in Bayfield.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

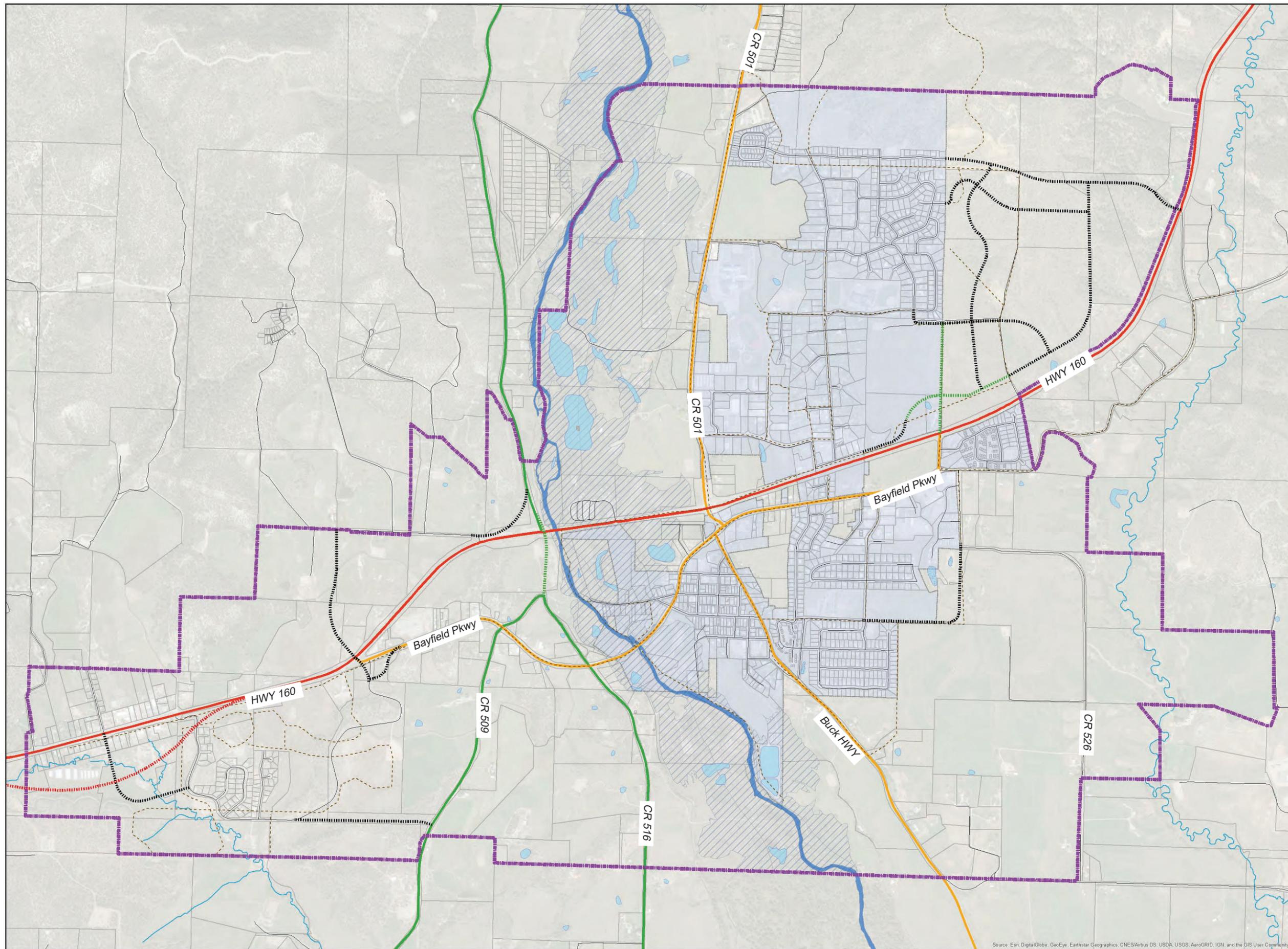
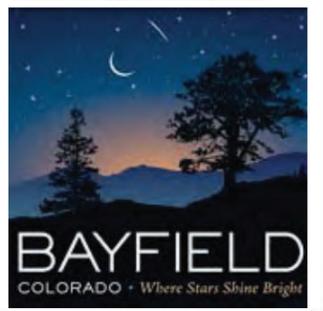
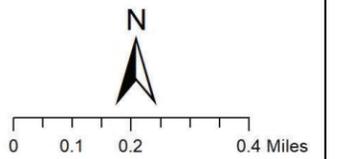
- Current Town Limits
- Future Growth Area Boundary
- 100 Year Floodplain
- Trails
- Roads

Future Classification of Future Roads:

- Expressway
- Major Collector
- Local

Future Classification of Existing Roads:

- Expressway
- Arterial
- Major Collector



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX E
2018 WILDLAND URBAN INTERFACE MAP

Plan Bayfield 2018

Wildland-Urban Interface Map

This map is a general representation of the wildland-urban interface (WUI) impacting future growth and development in Bayfield.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

-  Future Growth Boundary
-  Future Roads
-  Roads
-  Bayfield Town Limits
-  100 Year Floodplain

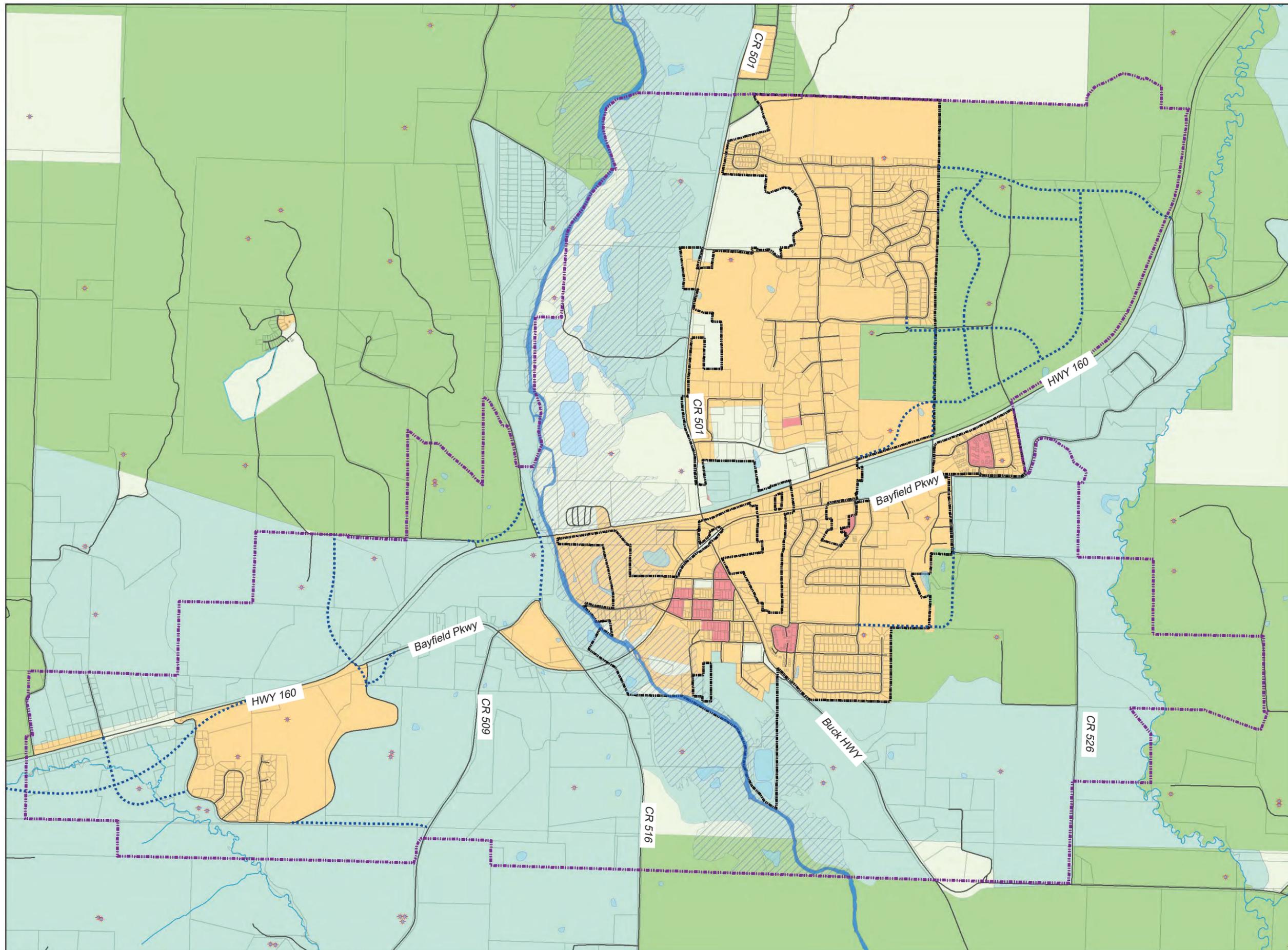
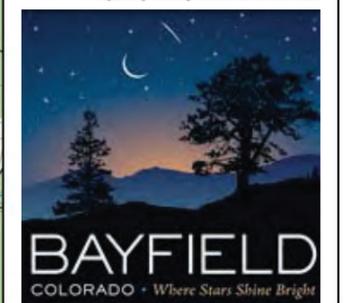
Wildland-Urban Interface Categories:

-  High Density Interface / Intermix
-  Medium Density Interface / Intermix
-  Low Density Interface / Intermix / No Vegetation
-  Very Low Density No Vegetation / Vegetation
-  Uninhabited No Vegetation / Vegetation



0 0.1 0.2 0.4 Miles

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APPENDIX F
2018 NATURAL LIMITATIONS MAP

Natural Limitations Map

This map is a general representation of natural limitations impacting future growth and development in Bayfield. This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

- Future Growth Boundary
- Future Roads
- Current Town Limits
- 100 Year Floodplain
- Oil & Gas Wells
- No Build - No Service Development Limit @ 7,260' Elevation

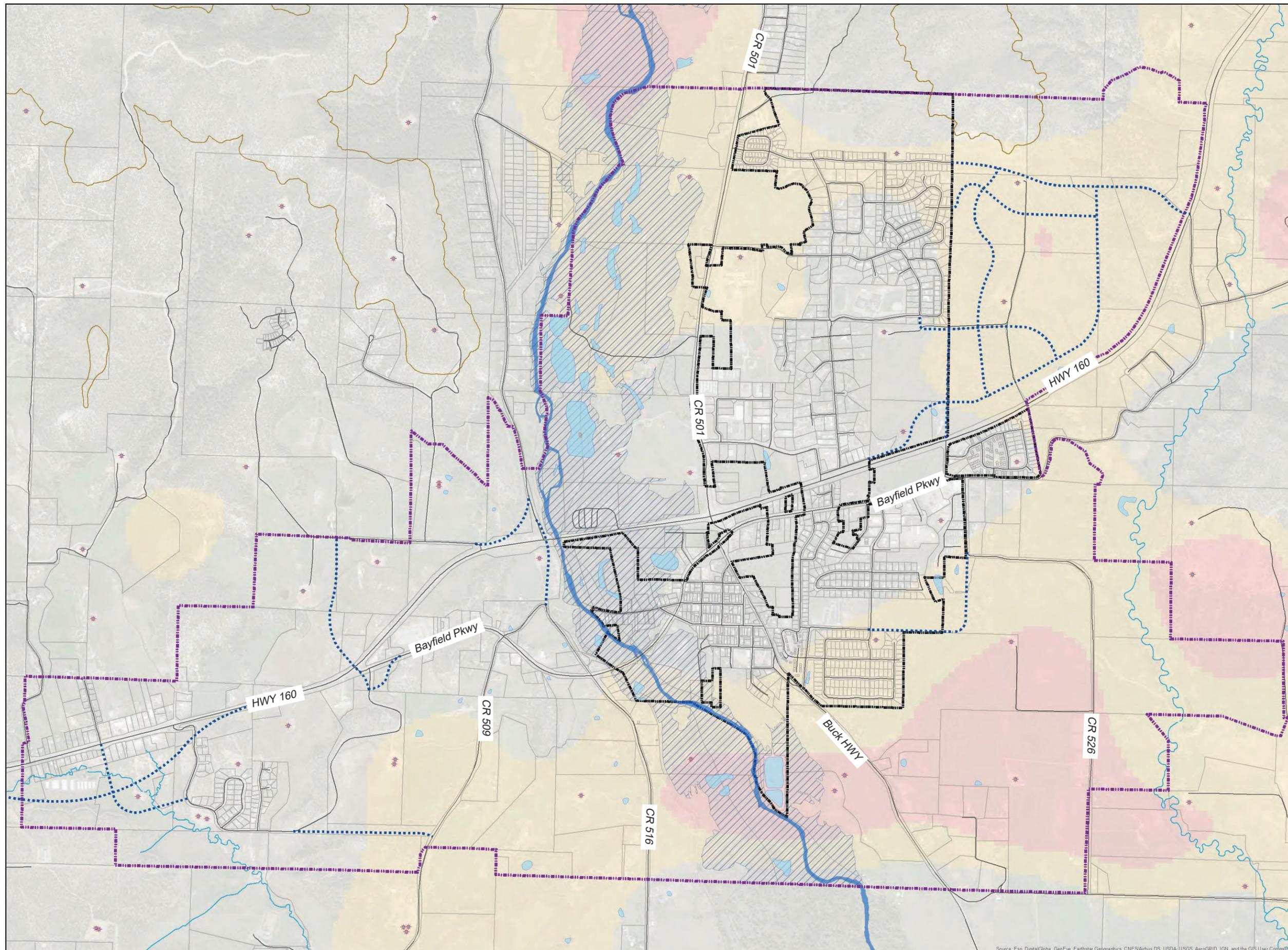
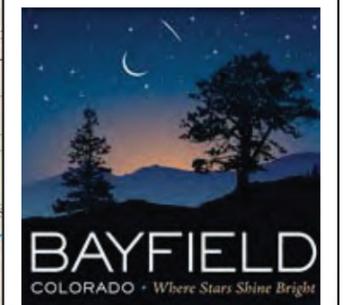
Wildlife Habitat Areas:

- High
- Medium / High



0 0.1 0.2 0.4 Miles

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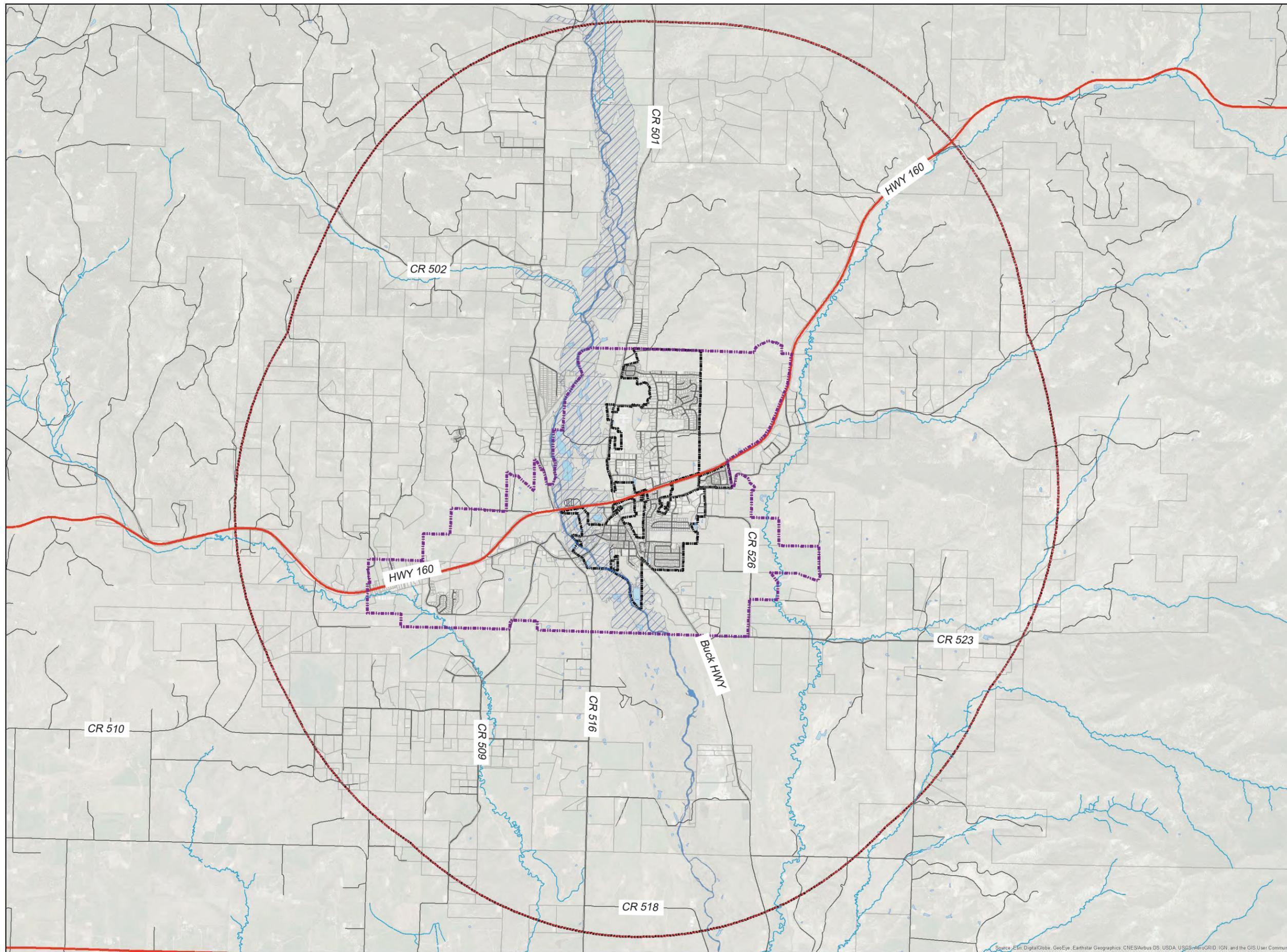
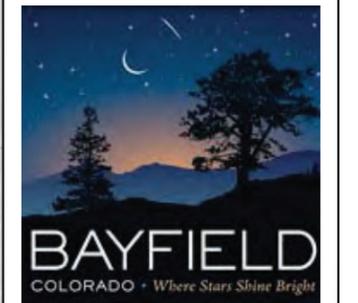
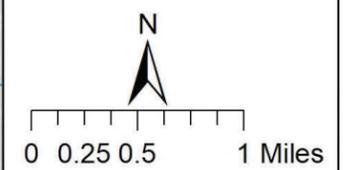
APPENDIX G
2018 THREE-MILE BOUNDARY MAP

3 - Mile Boundary Map

This map depicts the current Bayfield Town Limits, the Future Growth Boundary, and the 3-Mile Boundary areas.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

- Parcel
- Highway 160
- Roads
- Streams
- Lake / Pond
- 100 Year Floodplain
- 3-Mile Area
- Future Growth Boundary
- Current Town Limits



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H
2018 SLOPE AND TOPOGRAPHY MAP

Plan Bayfield 2018

Slope & Topography Map

This map is a general representation of the topography in and around the Town of Bayfield.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

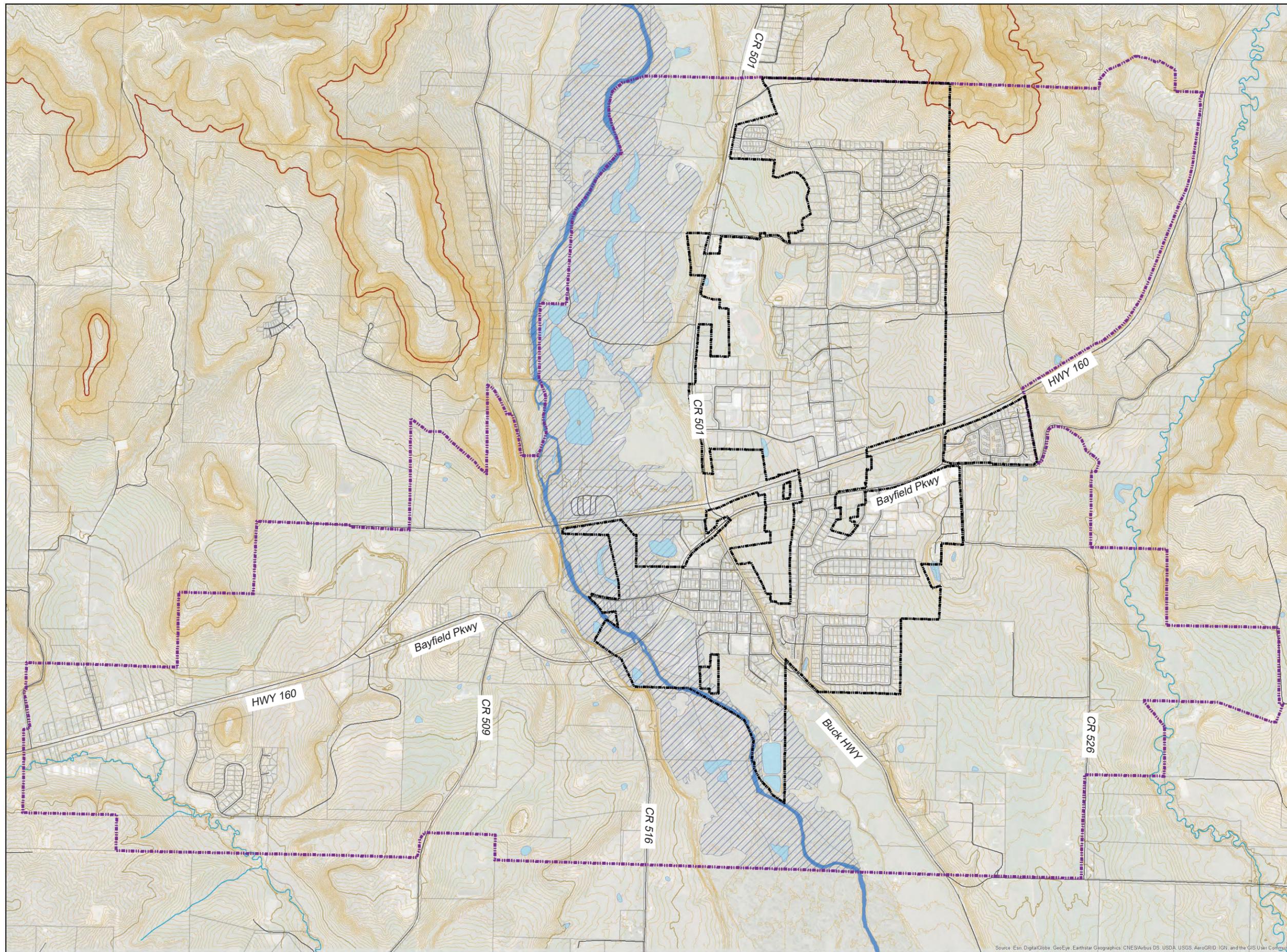
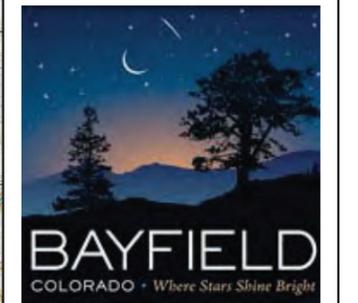
-  Current Town Limits
-  Future Growth Boundary
-  100 Year Floodplain
-  Roads
-  No Development - No Service Limit at 7,260' Elevation

Contour Lines:

-  5' Contour
-  100' Contour



0 0.1 0.2 0.4 Miles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

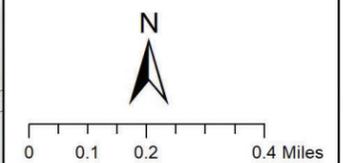
APPENDIX I
2018 SOILS MAP

Soils Map

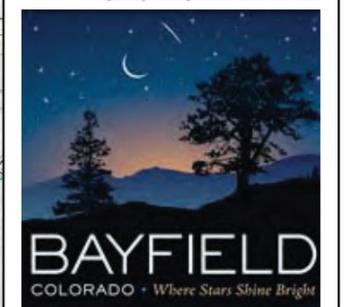
This map is a general representation of the soil composition in and around the Town of Bayfield. Map Unit information was derived from the Natural Resources Conservation Service's Web Soil Survey website, a service of the US Department of Agriculture.

This map was adopted by the Town of Bayfield Planning Commission on May 8, 2018 and the Board of Trustees on May 15, 2018.

-  Current Town Limits
-  Future Growth Boundary
-  Soil Map Unit
-  Roads
-  Parcel
-  100 Year Floodplain

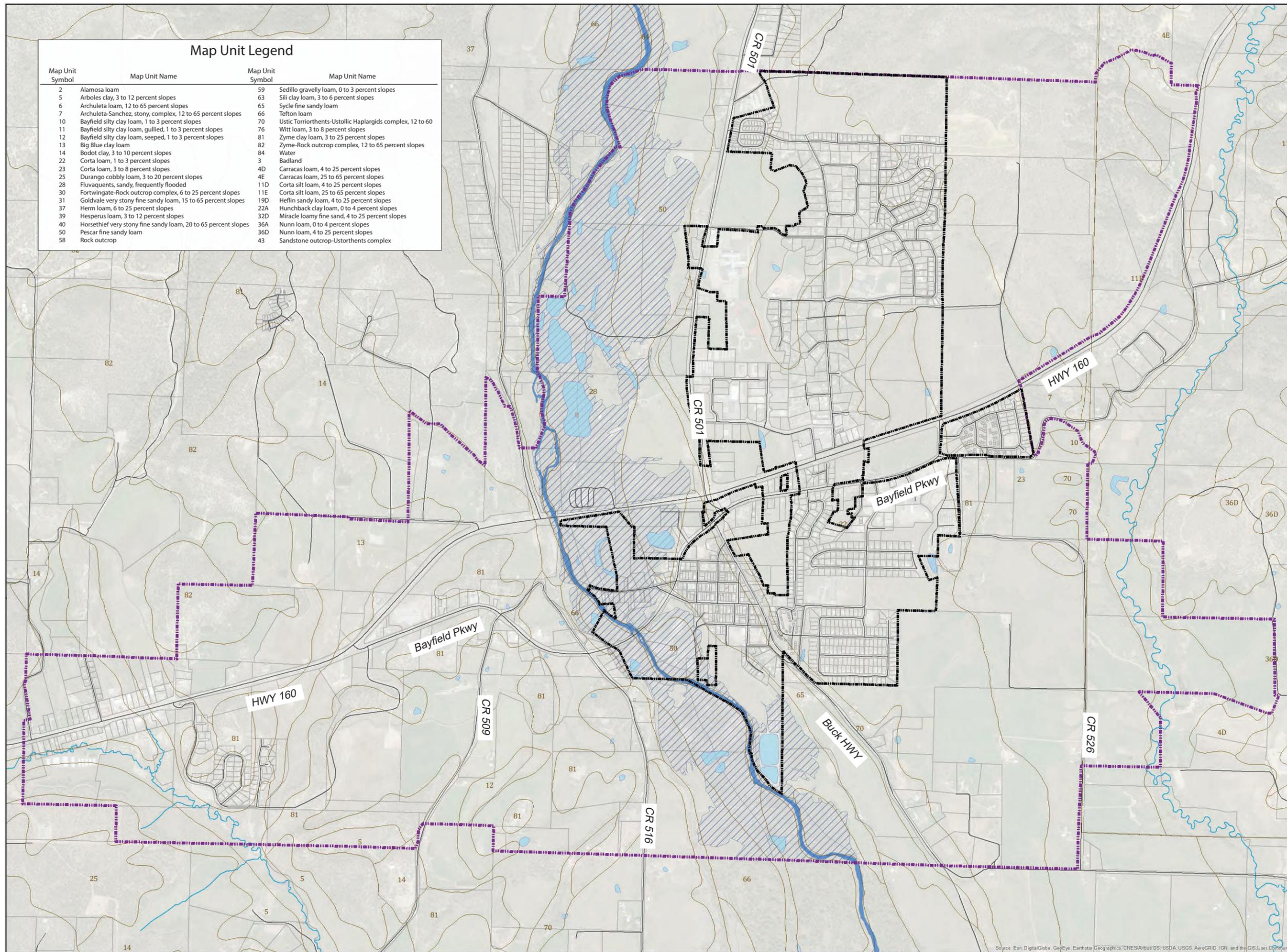


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Map Unit Legend

Map Unit Symbol	Map Unit Name	Map Unit Symbol	Map Unit Name
2	Alamosa loam	59	Sedillo gravelly loam, 0 to 3 percent slopes
5	Arboles clay, 3 to 12 percent slopes	63	Sili clay loam, 3 to 6 percent slopes
6	Archuleta loam, 12 to 65 percent slopes	65	Sycle fine sandy loam
7	Archuleta-Sanchez, stony, complex, 12 to 65 percent slopes	66	Tefton loam
10	Bayfield silty clay loam, 1 to 3 percent slopes	70	Ustic Torriorthents-Ustollic Haplargids complex, 12 to 60
11	Bayfield silty clay loam, gullied, 1 to 3 percent slopes	76	Witt loam, 3 to 8 percent slopes
12	Bayfield silty clay loam, seeped, 1 to 3 percent slopes	81	Zyme clay loam, 3 to 25 percent slopes
13	Big Blue clay loam	82	Zyme-Rock outcrop complex, 12 to 65 percent slopes
14	Bodot clay, 3 to 10 percent slopes	84	Water
22	Corta loam, 1 to 3 percent slopes	3	Badland
23	Corta loam, 3 to 8 percent slopes	4D	Carracas loam, 4 to 25 percent slopes
25	Durango cobbly loam, 3 to 20 percent slopes	4E	Carracas loam, 25 to 65 percent slopes
28	Fluvaquents, sandy, frequently flooded	11D	Corta silt loam, 4 to 25 percent slopes
30	Fortwingate-Rock outcrop complex, 6 to 25 percent slopes	11E	Corta silt loam, 25 to 65 percent slopes
31	Goldvale very stony fine sandy loam, 15 to 65 percent slopes	19D	Heflin sandy loam, 4 to 25 percent slopes
37	Herm loam, 6 to 25 percent slopes	22A	Hunchback clay loam, 0 to 4 percent slopes
39	Hesperus loam, 3 to 12 percent slopes	32D	Miracle loamy fine sand, 4 to 25 percent slopes
40	Horseshief very stony fine sandy loam, 20 to 65 percent slopes	36A	Nunn loam, 0 to 4 percent slopes
50	Pescar fine sandy loam	36D	Nunn loam, 4 to 25 percent slopes
58	Rock outcrop	43	Sandstone outcrop-Ustorthents complex



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community