

Town of Bayfield

Comprehensive Plan Working Group

Tuesday, April 25, 2023 6:00 – 7:30 pm

1199 Bayfield Parkway – Bayfield Town Hall – Boardroom

Ordinance 485 (Sec. 2-1(a)(1)g. Conditions to withdraw a remote option or restrict remote meeting participation:

When conditions for a meeting can reasonably be mitigated to avoid and protect against harms identified in Section 2-1 (a) (1) a. declared emergencies, the Town Manager has the discretion to prepare the agenda and withdraw the remote option. In the event a remote option is available, participation will be restricted to Planning Commission members, presenting applicants, consultants or members of the public that have indicated, a minimum of thirty-six (36) hours in advance of the meeting start date and time, the agenda item and their desire to participate via a remote link. Participation restrictions in place for remote meetings shall not restrict any person to observe via remote attendance if available.

In 2018 the Board of Trustees adopted “Plan Bayfield 2018” the Bayfield Comprehensive Plan (Comp Plan). After four years, the Town of Bayfield is looking at making amendments to the Comp Plan in order to keep it relevant and consistent with community values and goals. The Comp Plan amendment process will include public outreach to seek input from community members at key points throughout the process. One piece of the public outreach process is the creation of the Comp 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 will include:

- Monthly meetings from August, 2022 until March, 2023;
- Collaborate with the group;
- Supplement other public input received;
- Help research relevant mandates and initiatives and collect data sources;
- Provide guidance, review and feedback to Town staff on the mission, vision, values, policies, objectives and implementation measures; and
- Make recommendations to the Planning Commission and Board of Trustees.

1. **Land Use Discussion**

Handout: Existing Comp Plan Recommendations
Future Land Use Map

2. **Working Draft Comp Plan Amendments To Date**

Handout: Working Draft Mission/Vision/Values & Recommendations Document

3. **Schedule of Future Discussion Items**

Handout: Draft Comp Plan Topic Schedule

4. **Public Input:**

5. **Adjourn**

Rules of the Work Session: This is a work session between the Comp Plan Working Group and Town staff. During the “Public Input” portion of the work session, the public will have the opportunity to ask questions and provide comments.

2018 COMP PLAN LAND USE EXCERPTS

CHAPTER 3 EXISTING CONDITIONS

3.5 LAND USE

3.5.1 RESIDENTIAL LAND USE

Bayfield is self-identified as 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 densities should be increased, and the housing stock should be varied. The impacts of residential growth and recommendations and strategies for addressing this land use are further incorporated into recommendations later on in this plan.

3.5.2 COMMERCIAL LAND USE

Commercial land uses are primarily concentrated along the Highway 160 corridor and in downtown Bayfield along or near Mill Street (See Figure 10 below). Local stakeholders and agency partners have expressed interest in increasing economic activity along these corridors. Existing businesses provide basic goods and services and include some retail and restaurants.

Through outreach efforts, residents and other community members have indicated that they are okay being a bedroom community to Durango. However, to ensure its long-term financial sustainability and vitality, commercial activity needs to be increased. While residential properties do provide property tax revenue to the town, municipalities across 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.

2018 COMP PLAN

LAND USE EXCERPTS

The 2018 Comprehensive Plan identifies primary commercial areas for employment and/or sales tax generation. Because of the limited resource of land, it 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 the town. Requests to rezone designated property from commercial or mixed-use classifications to residential classifications are not supported by this plan.

3.5.3 INDUSTRIAL LAND USE

Light industrial land uses are currently found in small pockets along Highway 160 and in the southeast area of town along Bayfield Parkway (See Figure 10 below). There is no heavy industrial use in Bayfield. Ongoing outreach activities indicate that heavy industrial use is not desired at this time. However, local stakeholders and agency partners identified the need for a bigger industrial park to house distribution centers (potentially to be sited north of Highway 160 and east of CR 501). This may also support some small-scale manufacturing.

3.5.5 LAND USE SUMMARY

A review of existing municipal plans and policies as well as conversations with local stakeholders and agency partners has indicated Bayfield strongly desires to increase its residential population while maintaining the Town's rural and agricultural heritage. This is a trend demonstrated in smaller and traditionally more rural communities across the country. The success of such an undertaking is 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, as created through this planning effort and incorporated within this 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.

CHAPTER 4 PLAN RECOMMENDATIONS

4.4 LAND USE

A review of existing municipal plans and policies as well as conversations with local stakeholders and agency partners has indicated Bayfield's desire to increase its residential population while maintaining the Town's rural and agricultural heritage. This is a trend demonstrated in smaller and traditionally more rural communities across the country. The success of such an undertaking is the result of land use

2018 COMP PLAN

LAND USE EXCERPTS

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.

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 recommendations and strategies identified below, along with the Future Land Use Map (See Appendix G), 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. The Land Use recommendations will also guide the creation of an Intergovernmental Agreement (IGA) with La Plata County for cooperative planning efforts in areas within the Town of Bayfield's Future Growth Area as identified on the 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 1) within the town boundaries, 2) within the Future Growth Area, 3) within the 3-mile plan area, and 4) outside of the 3-mile plan area within unincorporated La Plata County.

To meet the future land use balance, the following classifications are identified for the Town of Bayfield Future Land Use Map found in Appendix G:

EMPLOYMENT / LIGHT INDUSTRIAL: Primary employment uses 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 the commercial use. Residential uses should average 10 residential units per acre.

2018 COMP PLAN

LAND USE EXCERPTS

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: Larger parcels having the potential for incorporation into the Town in the distant future but are best left as larger intact agricultural and rural parcels for the foreseeable future.

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

COMMUNITY SERVICES: 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.

2018 COMP PLAN

LAND USE EXCERPTS

RECOMMENDATION 4.1: Develop design guidelines and standards which will describe desired unique architectural design and character for specific areas within the Town.

- 4.1.1 In an effort to streamline the development review process, create standardized design measures for building setbacks, parking requirements, building facades, signage, and streetscape requirements.
- 4.1.2 Develop design standards unique to Bayfield that showcase the history of Bayfield and can be incorporated into Town wide gateway, wayfinding, and architectural features or elements.
- 4.1.3 Establish standards for building facades, canopies, and signage, among others for new commercial development.
- 4.1.4 Include a designation of Mill Street as the historic downtown and create design elements and standards that respect and represent the historic character of the neighborhood.
- 4.1.5 Create commercial design guidelines reflecting the design character of each unique neighborhood: Northeast – Modern mixed-use buildings; Highway 160 – Historic downtown mixed-use buildings; Downtown – Historic downtown mixed-use and converted buildings.

RECOMMENDATION 4.2: Facilitate a variety of housing types through various land use classifications.

- 4.2.1 Work with residents and community organizations to evaluate allowing non-traditional housing options within residential and mixed-use zoning designations such as co-operatives, communal open space/gardens, tiny homes, or multi-unit complexes.
- 4.2.2 When new commercial development is being proposed, encourage mixed use/multi-level buildings that have retail below and residential above.

2018 COMP PLAN LAND USE EXCERPTS

FIGURE 14: PROPOSED RESIDENTIAL LOT SIZES

<i>Residential Classification</i>	<i>Average Lot Size (sf)</i>	<i>Average Density (du/ac)</i>
Low-Density Single-Family	20,000	2
Medium-Density Single-Family	10,000	4.5
High-Density Single-Family	5,000	8.5
Multi-Family	N/A	20
Mixed-Use Building	N/A	10

Source: Town of Bayfield, 2005. RGA, 2018. Note: The figures presented above were derived based on relevant information presented in the 2005 Comprehensive Plan, conversations with municipal staff, and the professional judgement of the RGA Team.

RECOMMENDATION 4.3: Develop criteria to assist decision makers (staff, Planning Commission, and Town Board) in evaluating the land use aspects of development applications.

- 4.3.1** Complete an assessment of the existing Land Development Code to identify areas where the code is inconsistent with these recommendations.
- 4.3.2** Prioritize rehabilitation of existing structures over new development when feasible.
- 4.3.3** Implement a growth strategy that uses population projections and population characteristics to identify land use needs.
- 4.3.4** Prioritize land development applications that enhance the network of motorized and non-motorized connections throughout the town.
- 4.3.5** Create a simplified and streamlined development review process for applications that meet the goals and vision of the community as identified in this plan.

2018 COMP PLAN

LAND USE EXCERPTS

4.3.6 Prioritize development of land that is adjacent to existing utility services.

RECOMMENDATION 4.4: Incorporate flexibility in land use regulations to encourage land uses and development that meet the goals and objectives of Bayfield.

4.4.1 Adopt criteria and a quicker review process that encourages and incentivizes the reuse of existing structures.

4.4.2 Incentivize developers to construct mix-use development.

4.4.3 Establish regulations that require new development to have a certain amount of housing diversity and, subsequently, mixed-use development.

4.4.4 Study the potential impacts of allowing small-scale and backyard farming, including the types and quantity of animals and livestock, as appropriate.

4.4.5 Adopt criteria that encourage rehabilitation and redevelopment of buildings along Mill Street to support mixed use.

RECOMMENDATION 4.5: Identify land for primary employment and sales tax generating uses.

4.5.1 Create an inventory map of existing vacant platted lots and their current zoning.

4.5.2 Have open dialogue with developers to prioritize non-residential development in areas that will offer primary employment and/or provide sales tax generating uses.

4.5.3 Create commercial districts that support mixed-use development.

4.5.4 Site new commercial buildings, potentially mixed use, along Highway 160 and other primary corridors so they are easily accessible to area residents and visible to visitors.

4.5.5 Identify areas along or in proximity to primary corridors where light industrial uses would be appropriate.

2018 COMP PLAN

LAND USE EXCERPTS

4.5.6 Encourage new restaurants to locate within land classified as commercial or mixed-use.

RECOMMENDATION 4.6: Develop policies aimed at connecting neighborhoods, amenities, and destinations.

4.6.1 Site new residential development in proximity to recreational trails.

4.6.2 Introduce new multi-use trails, to the extent feasible, to connect residential, commercial, and recreational uses.

4.6.3 Design and implement new trails in accordance with the 2017 POSTR Master Plan.

4.6.4 Require new non-residential development to make meaningful connections to the existing and proposed trail network.

RECOMMENDATION 4.7: Establish an Urban Growth Boundary that prioritizes anticipated future development patterns.

4.7.1 Require that the availability of water, sewer, and transportation infrastructure determine land uses and densities.

4.7.2 Minimize development in environmentally sensitive and hazard prone areas as identified on the Future Land Use Map.

4.7.3 Identify areas where development should be discouraged (i.e., floodplain, unstable soils, etc).

RECOMMENDATION 4.8: Preserve prime agricultural lands for agricultural uses.

4.8.1 Prepare a map identifying prime and unique farmlands in Bayfield using data available from the Natural Resources Conservation Service, a division of the United States Department of Agriculture.

4.8.2 Identify lands to be preserved for agricultural use and show them as remaining agricultural in future build out scenarios.

2018 COMP PLAN

LAND USE EXCERPTS

- 4.8.3** Identify any properties that may qualify for protection under the Colorado Centennial Farms program.

- 4.8.4** Explore tools the Town can use to preserve agricultural lands such as conservation easements and partnerships with county and state agencies.

Future Land Use Map

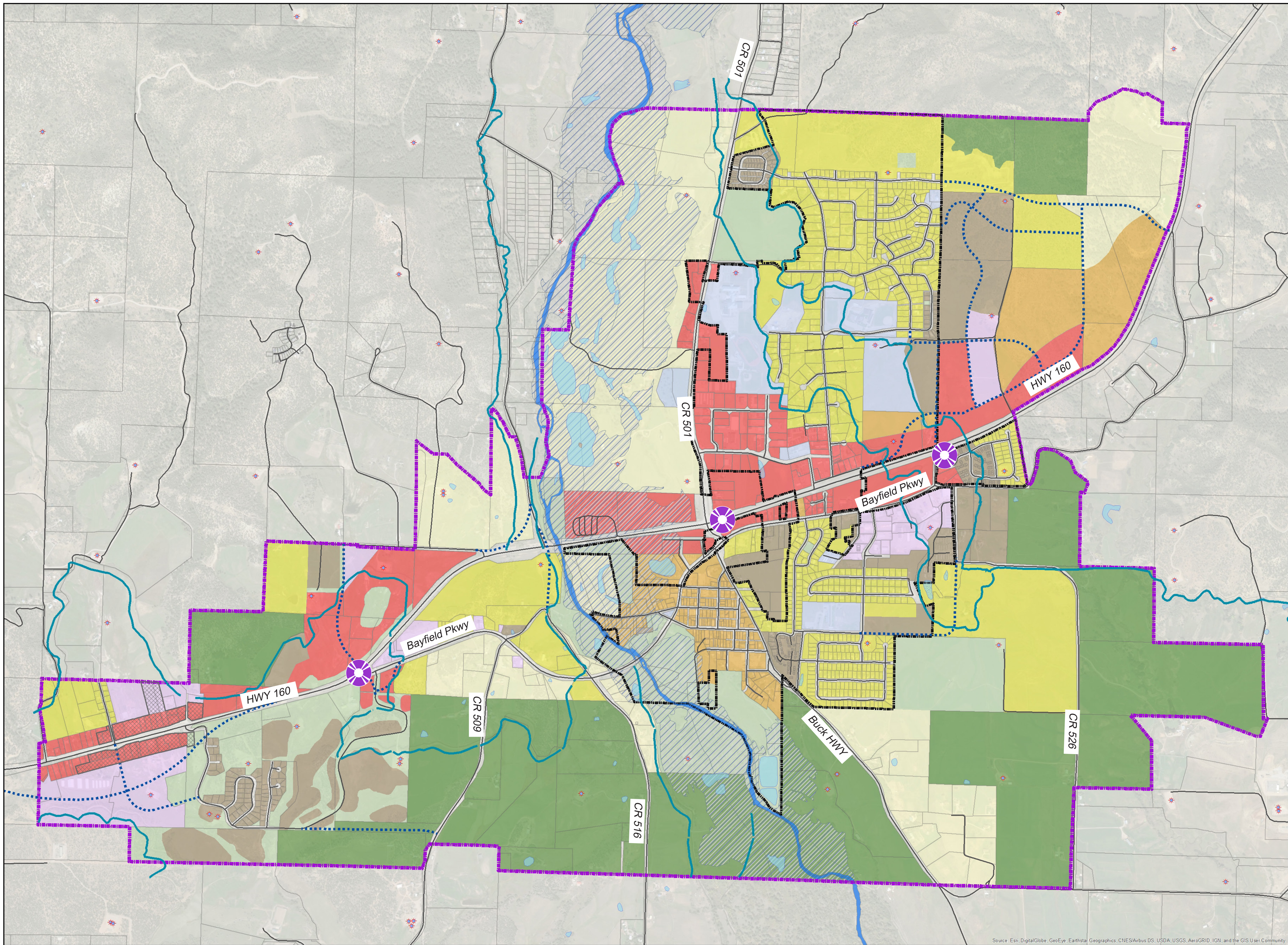
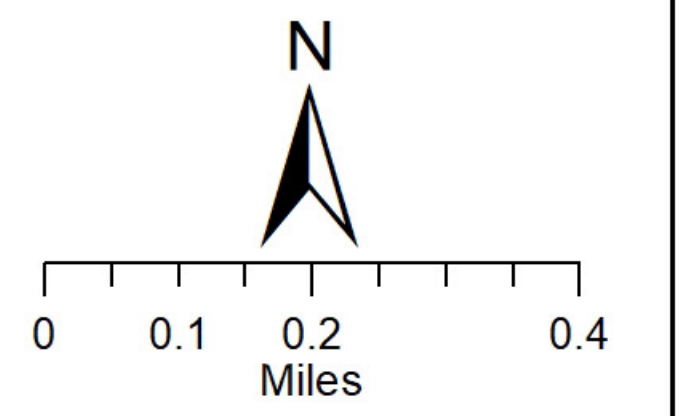
This map is a general representation of the future land use patterns and classifications.

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

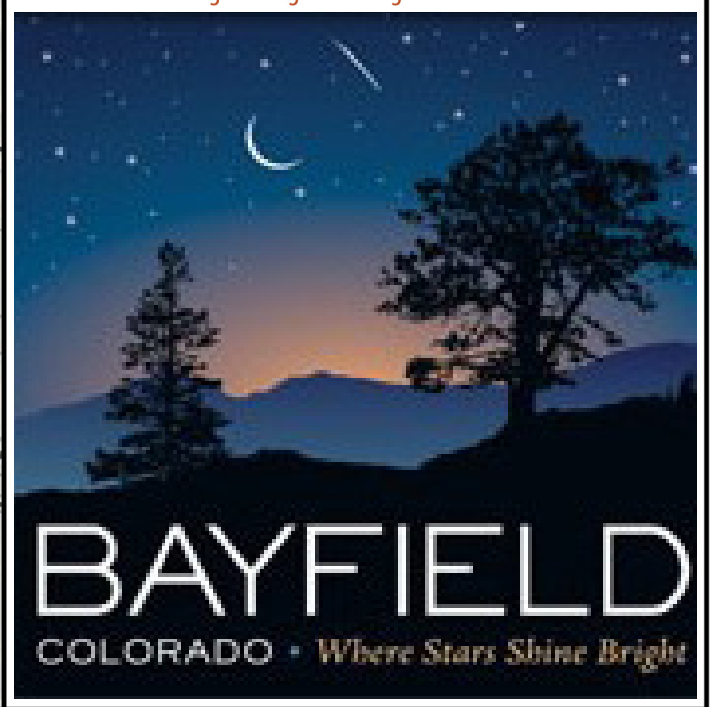
- Primary Gateway and Median Enhancements
- Future Growth Boundary
- Current Town Limits
- 100 year Floodplain
- Permitted Wells
- Future Roads
- Irrigation Ditch
- Roads

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



RG AND ASSOCIATES, LLC
Engineering • Planning • Construction Administration



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



Current Mission

We are a community focused on continued prosperity and economic growth while maintaining our small town values and natural scenic environment.

Draft Mission

Bayfield is a community that embraces our small town heritage, and is focused on education, recreation and social and economic diversity, and ensures a quality of life for all residents while protecting our natural resources.

Current Vision

A thriving community that ensures the quality of life for all residents while maintaining our values and small town character.

Draft Vision

Bayfield is a safe, vibrant, sustainable, family-oriented community that provides for a diverse variety of jobs, housing, shopping, recreational, educational, medical and social opportunities that are surrounded by the natural environment and all connected through an accessible multi-modal transportation system. Community members actively participate in outdoor recreation, community events, the government process, the sharing of knowledge, and have confidence in their community leadership groups. Bayfield is a place you want to call home.

Current Values

- We respect our heritage. Our community work ethic is rooted in the hard-earned achievement of past generations.
- We respect independence, foster education, and value our natural scenic environment.
- We welcome diversity in our schools, residents, and businesses that enhances the cultural fabric of our community.
- We are a community family devoted to the quality of life for every resident. We are helpful, caring, and morally grounded.

Draft Values

- Family & Community - We value our families, individuals, neighbors and our community as a whole and want to make sure Bayfield remains a livable Town providing a high quality of life for all citizens.
- Education & Recreation - We value our diverse educational and recreational opportunities that enhance the health and cultural fabric of our community.
- Housing & Economic Development - We value and invest in our businesses and want to make sure we have diverse and affordable housing options for all ages and wages.
- Heritage & Natural Resources - We value our agricultural heritage and our plentiful natural resources and want to make sure we address our impacts to the natural environment in a sustainable manner.

Stormwater

Long Term Stormwater Plans

- Update Stormwater Feasibility/Master Plan as needed
- Update Stormwater Standards as needed
- Evaluate a Stormwater Utility Fee/Tax/Bond to Fund Capital and Operations Costs for Stormwater Management
- Create a Watershed Management Plan
- Determine the need and location for Regional Detention Facilities

Development

- Protect Sensitive Floodplains, Riparian Areas, Wetlands and Steep Hillsides
- Encourage Low Impact Development (Maximize Permeability & Minimize Offsite Discharge - Reduce Parking and Roadway Widths, Increase Building Height & Density)

Landscaping

- Use Low Impact & Water Wise Landscaping (Native, Drought Tolerant Plants/Reduce Turf Areas)
- Provide a process for the installation of Green Infrastructure (Bio-Swale, Rain Garden, Permeable Pavement, Green Roofs, Urban Tree Canopy.....)

Economic Development

Attract, retain and expand diverse economic opportunities for Bayfield residents and the local economy.

- 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.
- Create incentives to foster the growth of local businesses.
- 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.
- Encourage commercial locations within new developments.
- Partner with service providers to ensure adequate broadband speeds are available for businesses and home based businesses throughout Bayfield.
- Encourage small businesses that provide goods and services to local residents.
- Promote local artisans and handcrafted goods.

Encourage investment in downtown Mill Street to enhance the experience for both residents and visitors.

- Create a Mill Street Downtown Plan with Design Guidelines.
- Encourage Mixed-Use Development on Mill Street.
- Work with property owners along Mill Street that have vacant or underutilized lots to determine redevelopment opportunities.
- Continue the installation of new ADA compliant sidewalks and ramps along Mill Street.

- Create economic development/redevelopment incentives for properties along Mill Street.

Encourage tourism that focuses on the enjoyment of Bayfield's natural, recreational, cultural and historic resources.

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

Support local educational, trades, and entrepreneurship opportunities that foster the creation of new small businesses.

- Support the Chamber of Commerce.
- Encourage Tech School training at Bayfield High School and Pueblo Community College.

- Support businesses in utilizing the services of the La Plata County Economic Development Alliance and the Region 9 Economic Development District of SW Colorado.
- 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.
- Promote the educational, business, and personal development resources offered by the Pine River Library.
- Encourage coworking spaces with access to broadband to serve home based businesses and entrepreneurs.

Promote and share Bayfield's agricultural heritage.

- Develop strategies to protect and diversify Bayfield's agricultural economy.
- Inventory agricultural products and services local farmers can provide.
- Encourage partnerships between the school districts and local farmers and ranchers to provide food to schools.
- Support a location for a year-round farmers market.
- Encourage local agriculture properties to have farm to table culinary options for local restaurants.
- Establish and embrace Bayfield's reputation as a supply town and social center for area farmers and ranchers.
- Enhance the equestrian heritage of the area.

Transportation

Identify routes, amenities, and funding sources that create safe motorized and non-motorized connections across Highway 160.

- Determine the safest locations for pedestrians to cross Highway 160 and identify the type of crossing needed.
- Prioritize the design and funding of the new Bayfield east intersection with US Highway 160.
- When a road connecting the Bayfield Middle and Intermediate schools to Highway 160 is constructed, the intersection shall be pedestrian/bike friendly including refuges in turn lanes and in the middle of Highway 160.

Provide a resilient transportation network that encompasses all mobility options to support users of all age groups, abilities, and transportation modes.

- Incorporate multi-modal design principles into all subdivision regulations and street section design standards.
- Increase non-vehicular circulation and connectivity between schools and neighborhoods as laid out in the 2017 POSTR Master Plan.
- Make modifications to current streets to accommodate bicyclists and pedestrians based on multi-modal design principles.
- Design and reconfigure Mill Street to create a pedestrian focused environment.
- Introduce signage and wayfinding programs that increase safety for non-motorized modes of transportation as identified in the Signage Location Plan and Message Schedule prepared by Tangram in December 2017.

- Design, fund, and install multi-use paths throughout Bayfield as identified within the 2017 POSTR Master Plan.
- 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.

Continue to evaluate traffic volumes throughout Bayfield to ensure that roads are classified and designed correctly.

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

Identify and/or establish long-term funding sources for transportation and infrastructure projects.

- Continue to measure the success of the 2015 Street Tax.
- Explore outside sources (such as CDOT, FHWA, DOLA, etc) to assist in the cost-sharing of transportation improvements along Highway 160.
- Utilize special improvement districts, grants, low interest loans, and public-private and public-public partnership to assist in funding of large transportation projects.
- Research the pros and cons of implementing a street impact fee.

Increase public transportation and ride sharing services.

- Coordinate with Southern Ute Community Action Program (SUCAP) to provide adequate public transportation services to Bayfield residents.
- Continue to support the new Bustang statewide service by making sure there are adequate bus stop locations in the community.
- 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.

Housing

Diversify housing types to meet the changing demands of population.

- Continue dialogue with agency partners and local business to ensure that demographic trends and needs are understood and planned for.
- Inventory current housing stock and continue to track new developments.
- 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.
- Revisit the Land Use Code lot and unit square footage requirements to make sure they align with current needed housing types.
- Encourage the creation and use of Accessory Dwelling Units (ADUs).

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

Develop housing options for all income levels.

- Work with appropriate partners and government entities to ensure that attainable and affordable housing thresholds are suitable for the area.
- 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.
- Promote non-traditional housing options within residential and mixed-use zoning designations.
- Create an Affordable and Workforce Housing Incentive Program to encourage developers to build deed restricted or subsidized housing by providing:
 - Infrastructure Support
 - Fee Reductions
 - Density/Infill Bonus Opportunities
 - Public/Private Partnerships

- Redevelopment Opportunities
 - Use by Right Simplified Processes
 - Reduced Parking Requirements
 - Other
- Reduce the energy demand and water use of existing and proposed housing to reduce long-term costs to residents.
 - Continue to adopt newer Building and Energy Codes
 - Require new housing units to be solar ready.
 - Adopt water wise landscape standards
 - Find funding to help residents reduce existing high water demand landscaping

Understand the future housing needs of Bayfield's changing population.

- Expand on the La Plata County/Regional Housing Needs Assessment for Bayfield specifically.
- Support regional and county wide housing efforts.
- Identify Land for Affordable Housing for land banking.
- Continue to track and asses short-term rental impacts on long-term housing in the community.

Recreation

Continue to implement the 2017 Parks, Open Space, Trails and Recreation Master Plan (POSTR)

- 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.
- 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.

Develop and maintain a system of parks and recreational facilities that adequately serve the needs of the community.

- Prioritize needed improvements to parks and incorporate them into the Town's annual budget process.
- Find funding for and implement the Joe Stephenson Park Plan.
- Find funding for and construct a new indoor recreation facility.
- Provide recreation facilities that are consistent with local standards and National Parks and Recreation Association (NRPA) guidelines.
- Embrace and encourage the use of areas outside the Town limits for recreational purposes including Sauls Creek National Forest and Vallecito Reservoir.

Create a long-term sustainable funding source for future parks and recreation facilities, programs and projects.

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

Develop and maintain a system of multi-modal trail networks around Bayfield.

- Connect park amenities, recreation facilities and residential neighborhoods with a trail system to improve access and use among residents and visitors.
- Utilize trail systems as a recreational amenity and transportation facility.
- Improve river connectivity and access throughout the community for fishing, boating and other recreational activities.
- Work with existing developments and property owners to gain additional access points to the river.

Require new developments to provide parks and recreation facilities for their new residents.

- Work with developers of new subdivisions to make sure they provide space for new parks and open space.
- 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.
- Require new developments to provide multi-modal trail networks throughout their project with linkages to larger community trail networks and recreational amenities.

Undertake sustainability measures for long-term maintenance of park and recreation facilities.

- When possible, park sites should maximize water retention and reuse for landscape irrigation.
- Facilities requiring irrigation should have automatic, underground systems that maximize water efficiency.
- Where parks abut the Los Pinos River or other waterways, safe interaction with the waterways should be practiced.

Environment

Discourage development within environmentally sensitive areas and mitigate impacts as necessary.

- Map the Town of Bayfield's watershed area and understand what development and natural impacts may effect the watershed area and conveyance system to ensure a safe, clean and quality raw water supply.
- Identify areas where development should be discouraged such as:
 - Flood hazard areas
 - Wildlife habitat areas
 - Unstable soil/geologic areas
 - Steep topography areas
 - River and stream areas
 - Wildland and forested areas where fires are a concern
 - Wetland areas
 - Archeological/historic resource areas
 - Scenic resource areas
- 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.

Work with the Upper Pine River Fire Protection District to keep the Wildland Urban Interface map updated and implement measures to reduce the fire risk to the Town of Bayfield and surrounding areas.

Create Oil and Gas Regulations in the Bayfield Land Use Code.

Agriculture

Promote and share Bayfield's agricultural heritage.

- Develop strategies to protect and diversify Bayfield's agricultural economy.
- Inventory agricultural products and services local farmers can provide.
- Encourage partnerships between the school districts and local farmers and ranchers to provide food to schools.
- Support a location for a year-round farmers market.
- Encourage local agriculture properties to have farm to table culinary options for local restaurants.
- Establish and embrace Bayfield's reputation as a supply town and social center for area farmers and ranchers.
- Enhance the equestrian heritage of the area.

Protect prime agriculture lands for agricultural uses and reduce development pressure in areas based on:

- Soil types
- Water availability
- Topography
- Conservation easements or other financial support

Create an Agriculture Zoning District in the Bayfield Land Use Code

Create educational, recreational, and food support opportunities around Bayfield's agriculture heritage and businesses.

- Pine River Shares Food Insecurity programs
- Farm to School programs
- Farm to Table programs
- Table to Farm zero-waste programs

- FFA/4H programs
- Internships
- Summer programs
- Farm Coops
- CSAs

Draft Comp Plan Topic Schedule

TOPIC	DATE	EXPERT SPEAKERS
Introduction to Comp Plan	8/30/2022	
Mission/Vision/Values	9/27/2022	
Stormwater	10/25/2022	SGM Engineering
Economic Development	11/29/2022	La Plata Economic Development Alliance, Region 9
Housing/Transportation	1/24/2023	Division of Housing, Root Policy Research
Recap	2/28/2023	
Recreation/Agriculture	3/28/2023	Parks and Rec Director, Ag Business Owner/Local Ditch Representative
Land Use and Future Land Use Map	4/25/2023	Community Development Director
Sustainability/Resiliency & Utilities	5/23/2023	Black Hills Energy, LPEA, Public Works Director
Water	6/27/2023	Wright Water Engineers, Water Sustainability/Reuse Expert