

Town of Bayfield

Planning Commission Meeting

Tuesday, January 9, 2024 – 6:30 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.

Planning Commission Regular Meeting

1. Opening Ceremony:

- a. Call Meeting to Order
- b. Roll Call
- c. Pledge of Allegiance
- d. General Public Input: Limited to Ten (10) Minutes (Three Minutes per Speaker)
- e. Planning Commissioners disclose conflicts of interest
- f. Approve Agenda

2. Public Hearing Agenda:

- a. 2024-01 Land Use Code Text Amendment for Pet Stores

3. Action Agenda:

- a. Approval of November 14, 2023 Minutes
- b. 2024-01 Land Use Code Text Amendment for Pet Stores

4. Discussion and Adjourn:

- a. Memo on Pet Licensing
- b. Community Development Annual Update
- c. January 16, 2024 Next Board of Trustees Meeting
- d. February 13, 2024 Next Planning Commission Meeting
- e. Adjourn

Hearing Procedures: 1. Staff Presentation; 2. Applicant Presentation 3. Public Input; and 4. Planning Commission Consideration

General Rules: 1. Public comment is only allowed during portions of the meeting called "Public Input"; Please no interruptions. The Commission will call on the Applicant or the Public with any questions they might have.
2. Not all items on the Agenda are open for Public Input due to their nature.



PLANNING COMMISSION STAFF REPORT

TO: PLANNING COMMISSION
FROM: NICOL KILLIAN, AICP, COMMUNITY DEVELOPMENT DIRECTOR
PROJECT: LAND USE CODE TEXT AMENDMENT FOR PET STORES (PROJECT # 24-01)
DATE: TUESDAY, JANUARY 9, 2024

BACKGROUND

Per the Land Use Code Section 3-12, amendments to the Land Use Code (LUC) may be proposed by Town staff. The purpose of the LUC is to promote the health, safety, and general welfare of Bayfield residents; to lessen congestion in the streets; to secure safety from fire, panic, floodwaters, and other danger; to provide adequate light and air; to identify and secure, for present and future residents, the beneficial impacts of development; to identify and avoid the negative impacts of development; to ensure that future development is of the proper type, design and location and served by an adequate range of public services and facilities; to achieve the goals and implement the policies of the Bayfield Comprehensive Plan, as may be amended from time to time.

PROPOSED LAND USE CODE AMENDMENT

The purpose of this Land Use Code Text Amendment is to add a Pet Store use to Table 4-4(1), permitted uses, create a Use Specific Standard (Sec. 4-4(B)) prohibiting the sale of dogs and cats within pet stores, and adding needed definitions. The proposed redlines are as follows:

Table 4-4(1) Permitted Uses by Zoning District.

		NONRESIDENTIAL					Notes
		B	MS	I	T	CS	
Retail Sales and Service	All other sales-oriented uses	P	P	P	P		
	All personal service-oriented uses	P	P	P	P		
	All repair-oriented uses	P	P	P			

LAND USE CODE AMENDMENT FOR PET STORES

	Outdoor food/vendor court	R	R	R			
	Pet Stores	P	P	R	P		4-4(B)(6)
	All other uses	R	R	R	R		

Sec. 4-4(B) -Use-specific standards.

(6) Restrictions on the sale of animals in pet stores.

No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit pet stores from collaborating with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided the pet store shall not have any ownership interest in the animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals.

Article 8. -Definitions

***Animal care facility* means an animal control center or animal shelter, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.**

***Animal rescue organization* means any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.**

***Breeder* means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.**

***Broker* means a person that transfers a dog or cat from a breeder for resale by another person.**

PUBLIC HEARING

A public hearing shall be held for this project. A quorum of the Planning Commission membership is required to hold the hearing. All pertinent information is entered into the record and when the commission determines that all information needed to make a decision has been received, the hearing is closed. A hearing may be continued. If for any reason, testimony on any matter set for public hearing cannot be completed on the day set for such hearing, the person presiding at such public hearing may, before the adjournment or recess thereof, publicly announce the time and place to, and at which, said hearing will be continued and no further notice will be required.

LAND USE CODE AMENDMENT FOR PET STORES

Possible Recommendations

Staff has prepared the following options for the Planning Commission:

Alternative Action A: **Approve** Resolution 2024-01 recommending the Board of Trustees adopt the Land Use Code Text Amendment for Pet Stores with the following finding:

Finding:

- a. The proposed Land Use Code Text Amendment is consistent with the intent of the Comprehensive Plan.

Alternative Action B: **Deny** Resolution 2024-01 recommending the Board of Trustees adopt the Land Use Code Text Amendment for Pet Stores with specific reasons and findings stated.

Alternative Action C: **Continue** Resolution 2024-01 recommending the Board of Trustees adopt the Land Use Code Text Amendment for Pet Stores with specific direction to staff.

Staff Recommended Action

Staff recommends the Planning Commission, by motion, **Approve** Resolution 2024-01 recommending the Board of Trustees adopt the Land Use Code Text Amendment for Pet Stores with the finding as stated in Alternative Action A above.

ATTACHMENTS

- Resolution 2024-01

RESOLUTION NO. 2024-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF BAYFIELD RECOMMENDING THE BOARD OF TRUSTEES ADOPT THE LAND USE CODE TEXT AMENDMENT FOR PET STORES

WHEREAS, the Humane Society of the United States has determined that puppy and kitten mills are inhumane commercial breeding facilities which disregard the animals’ health - both physical and emotional - in order to maximize profits; and

WHEREAS, according to the Humane Society of the United States, these mills produce animals for sale, oftentimes at retail pet stores; and

WHEREAS, the Planning Commission finds and determines that the sale of dogs and cats from these mills is an unwholesome business practice and not in the best interest of the public welfare of the Town; and

WHEREAS, the Planning Commission desires to exercise its authority to address the sale of dogs and cats in pet stores that come from these mills, all as more fully provided in this resolution; and

WHEREAS, the current Land Use Code does not include specific language for pet stores; and

WHEREAS, the Planning Commission is an advisory commission and has reviewed the Pet Store language and is recommending the language be considered.

NOW THEREFORE, BE IT RESOLVED BY THE BAYFIELD PLANNING COMMISSION AS FOLLOWS:

Section 1: The Planning Commission is an advisory commission recommending to the Board of Trustees that the following Pet Store language be considered as an amendment to the Land Use Code.

Section 2: The Land Use Code language regarding pet stores has been drafted as follows:

Table 4-4(1) Permitted Uses by Zoning District.

		NONRESIDENTIAL					
		B	MS	I	T	CS	Notes
Retail Sales and Service	Pet Stores	P	P	R	P		4-4(B)(6)

Sec. 4-4(B) -Use-specific standards.

(6) Restrictions on the sale of animals in pet stores.

No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit pet stores from collaborating with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided the pet store shall not have any ownership interest in the animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals.

Article 8. -Definitions

Animal care facility means an animal control center or animal shelter, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.

Animal rescue organization means any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Breeder means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.

Broker means a person that transfers a dog or cat from a breeder for resale by another person.

INTRODUCED AND PASSED AS A RESOLUTION at a meeting of the Town of Bayfield Planning Commission on the 9th day of January, 2024.

Planning Commission Chair:

Attest:

Matt Nyberg

Amber Lamb, Deputy Town Clerk

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

I. Opening Ceremony

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

Planning Commissioners Present: Bryan Gadd, Mayor Ashleigh Tarkington, Jason Evans, Tish Nelson, Cash Snooks, and Chair Matthew Nyberg.

Commissioners Absent: Chris O'Shea Heydinger

Staff Present: Katie Sickles, Town Manager; Nicol Killian, Community Development Director; Jeremy Schulz, Public Works Director; and Amber Lamb, Deputy Town Clerk.

Media Present: None

Pledge of Allegiance

General Public Input:

Chair Nyberg opened and closed public comment.

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

Julie Blanchard said that she is in favor of the pet store ordinance.

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

Brian Blanchard spoke in support of the pet store ordinance as well.

Nicol Killian said that staff was directed by the Board of Trustees to look at a pet store ordinance and plans to make it a priority after the adoption of the Comp Plan. Bayfield has applied for a mentorship program to look at options for a Dark Sky Ordinance. She added that the Board of Trustees has just approved an Energy Performance Contract (EPC) process that starts with an energy audit of all Town buildings/facilities to determine what energy improvements can be done.

Chair Nyberg closed public comment.

Disclosure of Conflicts of Interest: None

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

Vote:

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

II. Public Hearing Agenda:

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

Nicol Killian, Community Development Director, presented the staff report. She said that the current Comprehensive Plan was adopted in 2018. It is the Planning Commission's duty to review the Comp Plan annually and make sure it is not outdated and to ensure that needed updates are occurring. She will be bringing it to the Planning Commission on an annual basis with any staff recommendations. She did a public outreach process at block parties as well as the 4th of July event and those comments have been included in the Plan. There were community 10 members chosen by the Board of Trustees to participate on the working group for the update. Staff brought in experts to help the Working Group understand technical aspects, and to help form the new Plan. There is a lot of content that was in the prior Plan but new items have been added to the new Plan including: agriculture; stormwater; oil and gas; workforce housing; etc. All of the demographic information for Bayfield was also updated in the new Plan.

One written public comment was received asking for a land use change on the Future Land Use Map. Town staff is not proposing any changes to the Future Land Use Map as part of the Comp Plan Update. Staff stated that a land use change would be a larger public process with individual notifications sent out to the adjacent neighbors of that particular property.

The Planning Commissioners wanted to see the following changes to the Mission Statement, the Housing and Economic Development Value, and the Comp Plan Goal's 5, 6 and 7:

- Mayor Tarkington wanted to see the following change to the Mission Statement: 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.
- Commissioner Gadd wanted to see the following change to the Values Statement: 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~~.
- Commissioner Evans was concerned with Comp Plan Goal 5 B & C "requiring" affordable/workforce housing through the annexation process, and "requiring" architectural and amenity guides for all new subdivisions. He wanted the "requirement" to be changed to "encouraged".
- Mayor Tarkington wanted to see the following changes to Comp Plan Goal 6 E:
 - E. Reduce the energy demand and water use of existing and proposed housing to reduce long-term costs to residents including:
 1. ~~Recommending~~ **Require** water wise landscape standards.
 2. **Require** **Recommend** new housing units to be solar ready.
- Commissioner Gadd wanted to see the following change to Comp Plan Goal 7 D:
 - D. Continue to track and assess ~~s~~ short-term rental impacts on long-term housing in the community.

Chair Nyberg opened public comment.

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

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

Chair Nyberg closed public comment.

III. Action Agenda

a. Approval of September 12, 2023 Minutes

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

Vote:

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

b. Approval of October 10, 2023 Minutes

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

Vote:

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

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

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

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

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

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

Brian Blanchard said that developers will do what is required. They will not do anything that is not required.

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

Solar discussion

Mayor Tarkington made a motion to approve Resolution 2023-01 Comprehensive Plan Update and Mission, Vision and Values Update with the discussed changes to the Mission Statement, the Housing and Economic Development Value, and the Comp Plan Goal's 6 and 7 (not 5).

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

Vote:

Commissioner Gadd – Yes
Commissioner Snooks – Yes
Commissioner Nelson - Yes
Commissioner Evans – No
Mayor Tarkington - Yes
Chair Nyberg – No

IV. Discussion and Adjourn

- a. Chair Nyberg received a comment from a concerned citizen regarding a pothole on Mississippi and wanted to know who was responsible to fix the road. Jeremy Schulz, Public Works Director, is looking into options for contractors. Ms. Sickles added that the original discussion occurred at the Mesa Meadows HOA meeting and was related to the sewer line ownership, not the ownership of the road.
- b. November 21, 2023 Next Board of Trustees Meeting
- c. December 12, 2023 Next Planning Commission Meeting
- d. Adjourn

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

Approved:

Matthew Nyberg, Chairperson

Amber Lamb, Deputy Town Clerk

Attest:



PET LICENSING MEMO

TO: PLANNING COMMISSIONERS
FROM: NICOL KILLIAN, AICP, COMMUNITY DEVELOPMENT DIRECTOR
DATE: TUESDAY, JANUARY 9, 2023

Town staff will be proposing some amendments to the Bayfield Municipal Code pertaining to Pet Licensing with an associated fee schedule. The Board of Trustees can amend the Municipal Code through an Ordinance and adopt new fees through a Resolution. We will be presenting these proposed code changes to the Board on Tuesday, February 6, 2024, and this memo's purpose is to solicit feedback from the Planning Commission prior to that meeting. Below is Staff's proposed new code language.

Proposed Municipal Code Amendments:

Sec. 3-16. - Definitions.

The words and phrases contained in this article shall have the following meaning ascribed to them unless the context of this article states otherwise:

Animal: For the purposes of this article, animal shall mean dog or cat.

Cat: Both male and female **members of the species of domestic cat, Felis catus.**

Dog: Both male and female **members of the species of domestic dog, Canis familiaris.**

Owner: Any person owning or having the custody of or who keeps or harbors a dog or cat or knowingly permits a dog or cat to remain on or about any premises occupied by that person **for a period of two weeks or more.** An owner includes any person who feeds, shelters or attracts an otherwise stray animal.

***Kennel:* Includes breeding, boarding, grooming, rescue or any similar facility that contains more than three dogs or cats.**

PET LICENSING MEMO

Running at large: A dog off or away from the premises of the owner or keeper thereof, and not under the control of such owner or a member of his immediate family, either by leash, cord or chain not more than eight feet long. The head of any household having a dog in its possession shall be presumed to be the owner of such dog.

Vicious or dangerous dogs: A dog that has committed an unprovoked **bite or** attack on a person or animal **either on public or private property**, or that approaches a person in an apparent attitude of attack when unprovoked. A dog which lunges **aggressively** at its enclosure, chain or tether when a person walks past, or chases children or adults passing by shall be considered vicious or dangerous.

Sec. 3-19. - Tag; collar; license fee.

~~As soon as a dog has been vaccinated as set forth in the preceding section, the owner thereof shall present the veterinarian's certificate of vaccination to the town clerk at the town hall. The town clerk shall thereupon issue to said owner an animal license evidenced by a metal tag, and said tag shall have stamped thereon the date that it expires. The license shall be good for the duration of the rabies vaccine. The owner shall pay to the town a license fee of \$3.00 for each dog so licensed regardless of sex. The owner, shall, at the time of application for such license, state upon the application form his name and address and the name, breed, color and sex of the dog to be licensed. In the event the tag is lost or destroyed, a duplicate shall be issued by the town upon presentation of a receipt showing the payment of the license fee. Tag shall be affixed to a collar, which shall be worn by each dog, at all times. Tags shall not be transferable from one animal to another, and no refunds shall be made on any license for any reason. It is the intent of this section that all dogs be licensed at the time of each vaccination for rabies.~~

~~A dog license is required for all dogs over the age of four months that live within the town limits. Licensing will help reunite lost pets with their families and must be renewed every year prior to February 1st and requires proof of vaccination. Said licenses shall be effective for the calendar year of issuance. Failure to license any dog within a calendar year does not negate the licensing charges due for that calendar year and will result in the requirement that the delinquent charges be paid at such time as the animal is next licensed. Dogs born during any calendar year shall be licensed within thirty (30) days after the dog reaches the age of four months. Dogs purchased, obtained, or otherwise acquired, and dogs of new residents of the town shall be licensed within thirty (30) days after such acquisition or establishing residence. All dogs are required to wear their metal license tag on their collar or harness at all times. The metal tag received with the initial license registration is permanently assigned to that dog unless the owner request to pay for a replacement tag. The town will not issue a new tag every year. No license shall be issued to any person under the age of eighteen (18) years.~~

~~The annual license fee for dogs within the town shall be set by the board of trustees by resolution. The town clerk shall make said fee schedule available to any person upon request.~~

PET LICENSING MEMO

Discounts will be given to spayed/neutered dogs with proof of procedure. Discounts will also be given to seniors over the age of sixty-five. Service dogs will be licensed at no charge if the dog meets Titles II & III of the Federal Americans with Disabilities Act (ADA) and Colorado Revised Statutes Section 24-34-803. A note stating that the dog is a service animal and the task the animal is trained to perform to assist an individual with a disability is required. An animal that provides emotional support, crime prevention, or comfort or companionship is not considered a service animal.

Sec. 3-24. - Kennels.

It shall be unlawful for any person to keep, maintain, harbor or possess upon the premises of any one household more than three dogs or cats unless the owner or person in charge thereof shall have obtained a kennel license. Application for a kennel license shall be made to the **town's land use administrator after determination has been made of the appropriate land use process for the use.** ~~the town clerk and must be accompanied by the written consent to such kennel by at least 75 percent of all persons in possession of premises within 100 feet of the premises upon which said kennel is to be maintained, and accompanied by a license fee of \$25.00 for four dogs or cats and \$1.00 for each dog or cat over four. The application shall state the name and address of the owner, where the kennel is to be kept and the number of animal licenses shall not be transferable and shall expire on January 31 of the year following issue.~~ Puppies or kittens shall not be counted for purposes of this section until they reach the age of three months.

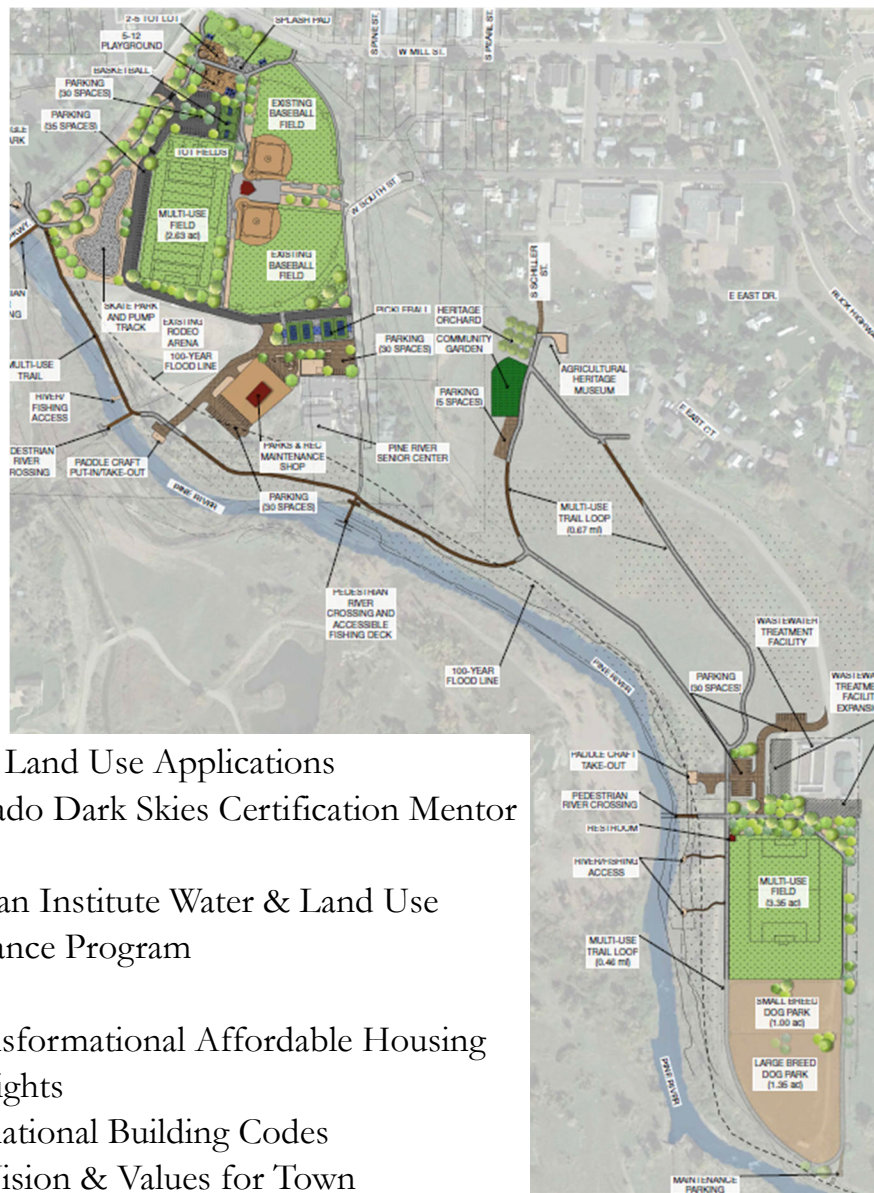


Community Development Annual Update

JANUARY, 2024

2023 Accomplishments

1. Processed 21 Land Use Applications (25 in 2022)
2. Issued 76 Building/Utility Permits (66 in 2022)
3. Issued 51 Certificates of Occupancy/ Certificates of Completeness (29 in 2022)
4. Public Outreach at 4 Summer Community Events (4th of July and Block Parties)
5. Updated the Land Use Fee Schedule
6. Implemented iWorQ for Land Use Applications
7. Accepted into the Colorado Dark Skies Certification Mentor Program
8. Accepted into the Sonoran Institute Water & Land Use Metrics Technical Assistance Program
9. Applied for 3 Grants
10. Received \$2 Million Transformational Affordable Housing Grant for Cinnamon Heights
11. Adopted the 2018 International Building Codes
12. Adopted new Mission, Vision & Values for Town
13. Adopted the Joe Stephenson Park Master Plan
14. Adopted the 2023 Comprehensive Plan Update



2023 Development Review

Received 21 Land Use Applications

- 11 projects went through a Public Hearing process and all were approved including:
 - Pine River Commons Phase 1
 - Hope Christian School Rezone
 - UPRFPD Station Use by Review
 - Porky's Smokehouse Use by Review
- 2 projects are pending review
- 8 projects went through an Administrative approval process and all were approved
 - 1 lot consolidation
 - 2 temporary use permits
 - 4 sign permits
 - 1 unsafe structure process



Project Statistics for 2022-2023

- Annexations—229.11 acres
- Commercial Square Footage—360,000 sf
- Single-Family Detached Units—408
- Single-Family Attached Units—71
- Duplex Units—20
- Multi-Family Units—201
- Manufactured Units—15
- RV/Cabin/Tent Sites—100

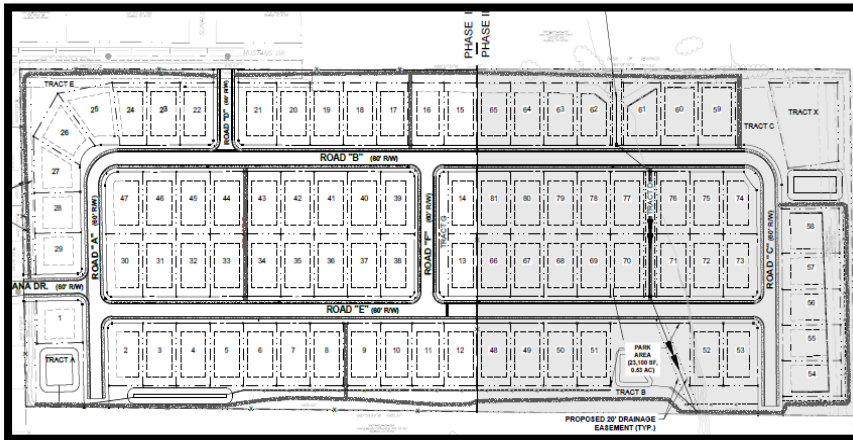
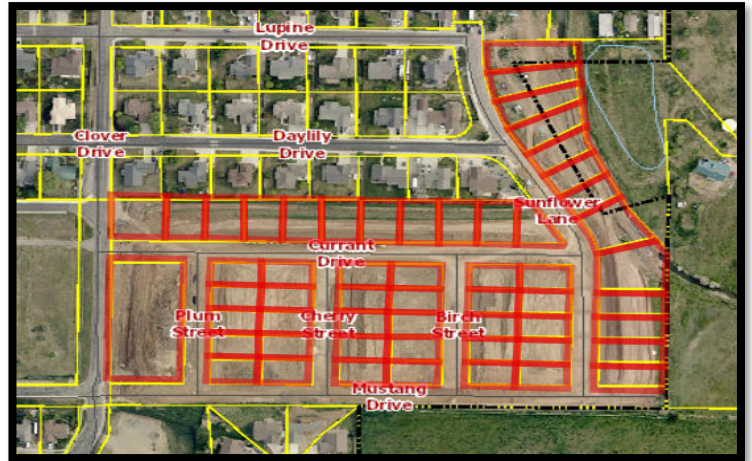
Building/Utility Permits for 2023

Permit Applications	Received	Pending	Permit Issued	Certificate of Occupancy/ Completeness
Foundation Repairs	2		2	
Solar Installations	6		6	5
New Single-Family Units	11	2	9	9
New Mobile Home	2		2	1
New Tiny Home	6	1	5	5
Residential Remodels	4		4	3
Residential Porch/Decks	7	1	6	4
Commercial Remodels	3	1	2	2
Commercial Outbuilding/Garage	1		1	1
Plumbing & Mechanical	1		1	
ROW Use	17	2	15	11
Sewer Taps	8		8	5
Water Taps	8		8	5
TOTAL	76	7	69	51

Current Projects

Clover Meadows Phase 7

- East of Bayfield Primary School
- Approved in 2020
- 23.3 Acre Parcel
- Zoned High Density Residential (7,5000 sf minimum lot size)
- 54 Single-Family Lots
- Status: Under Construction

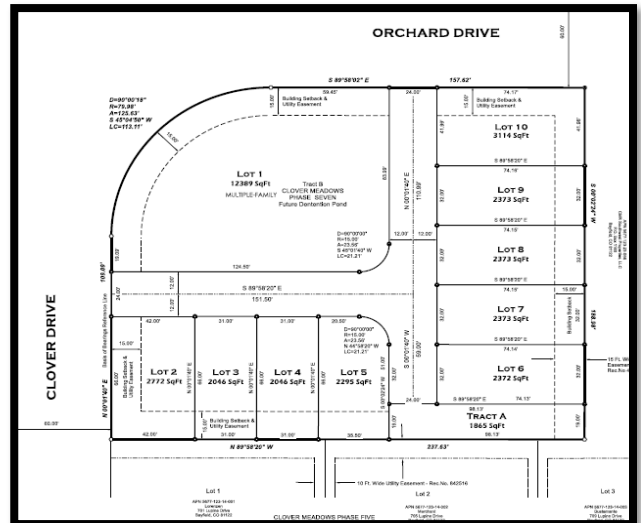


Mustang Crossing Annexation

- East of Mesa Meadows Subdivision & South of Clover Meadows Phase 7
- 35 acre parcel
- Zoned R-10 (10,000 sf minimum lot size)
- 81 Single-Family Lots
- Status: Phase 1A (19 Lots) Under Construction

Orchard Planned Unit Development

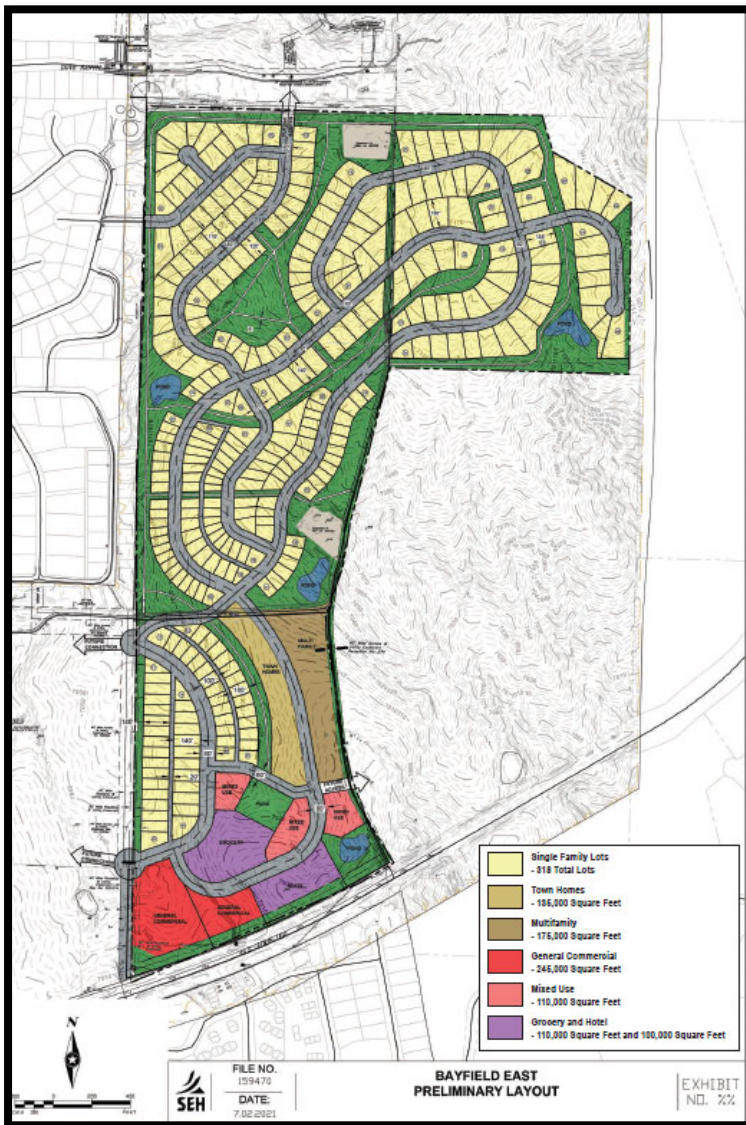
- Corner of Clover Drive and Orchard Drive
- 1 acre parcel
- Zoned Planned Unit Development (PUD)
- 9 Single-Family Lots
- 5 Townhome Units
- Private Road
- Status: Under Construction



Current Projects

Marlin Tiny Home Village Annexation

- West of Los Pinos River on Corner of Bayfield Parkway & CR 509
- 1.91 acre parcel
- Zoned Planned Unit Development (PUD)
- 15 Tiny Home Spaces
- Status: Tiny Homes Moving In



Bayfield East Annexation

- East of Town Limits & North of Highway 160
- 153.51 Acres (4 parcels)
- Requested Planned Unit Development (PUD) Zoning
- 318 Single-Family Lots
- 201 Multi-Family units
- 232,500 sf Commercial
 - Mixed-Use
 - Grocery Store
 - Hotel
- Status: Annexed

Current Projects

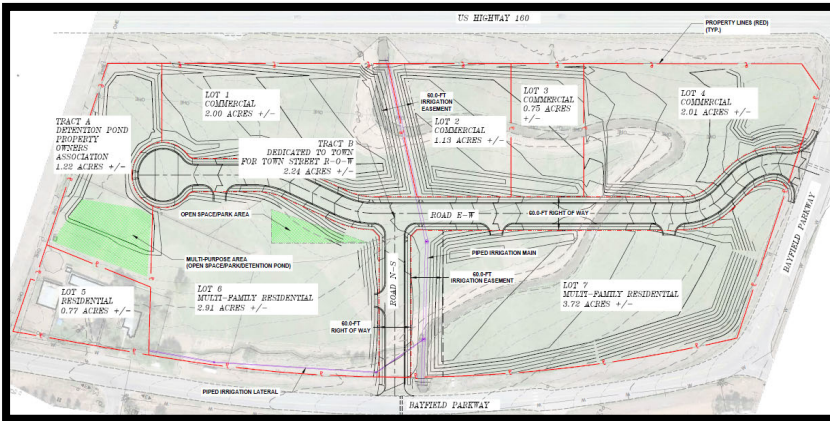
Cinnamon Heights Deed Restricted Housing

- East of Conoco/Alta Gas Station next to Sunrise Estates
- 2.6 acres
- Zoned Multi-Family
- 30 Townhome Units
- Deed Restricted Project
- Received \$2 Million TAHG Grant for Infrastructure
- Status: RFP Process for Developer



Pine River Commons Annexation

- West of Conoco/Alta Gas Station & South of Highway 160
- 17 Acre Parcel
- Planned Unit Development (PUD) Zoning
- 66 Single-Family Attached Lots
- 128,000 sf Commercial
- Status: Phase 1 Under Construction (33-units) & Piping of Schroder Ditch



Ironton Annexation

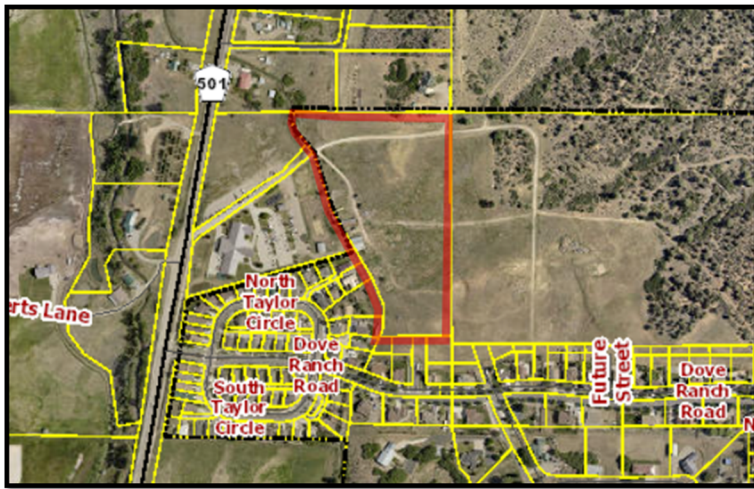
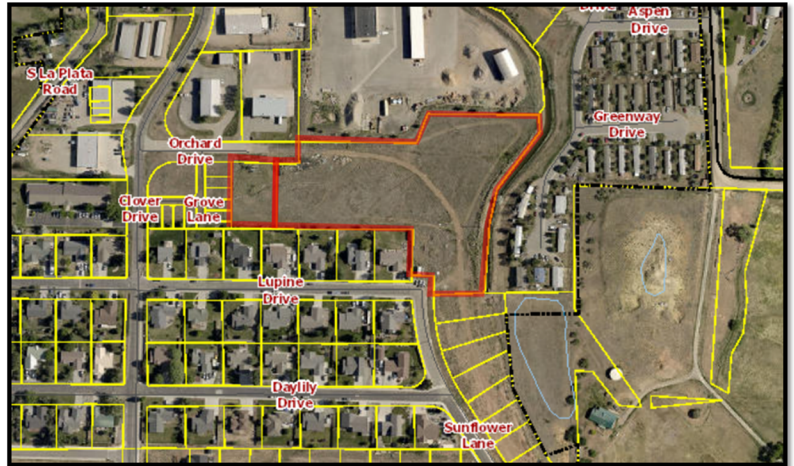
- South of Highway 160, West of Buck Highway and Northwest of Bayfield Parkway
- 21.7 Acres
- Requested Transitional (T) Zoning
- 20 Duplex Lots
- 100 RV/Cabin/Tent Sites
- Status: Annexed



Current Projects

Clover Meadows Phase 8

- North of Clover Meadows and East of Orchard PUD
- 5.6 Acres (2 Parcels)
- Rezoned to Multi-Family in 2018 (Average 20 Units/Acre)
- Status: Sketch Plan Process



Hope Christian School

- East of Pine Valley Church, North of Dove Ranch Subdivision
- 10.28 Acre Parcel
- Rezoned to Community Service (CS) for Private School
- Status: Use by Review Process

Upper Pine River Fire Protection District New Fire Station

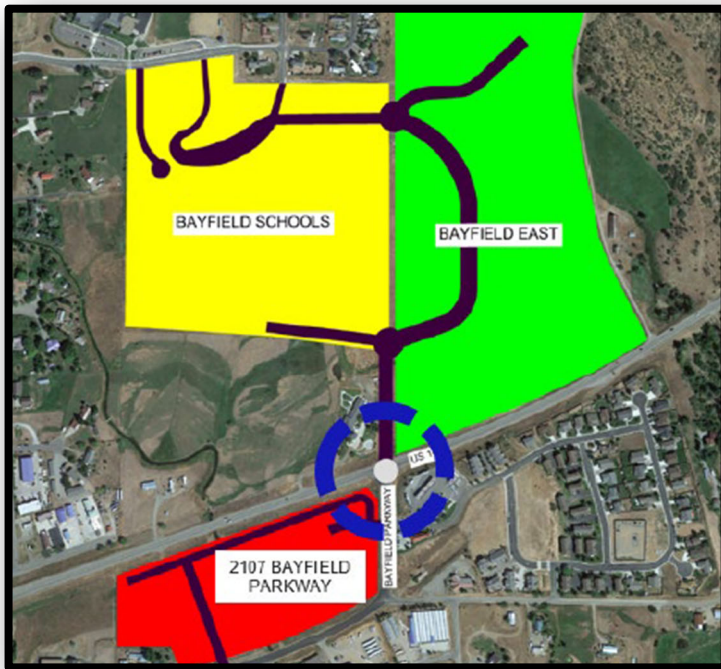
- Southwest Corner of Bayfield Center Drive/Sower Drive across from dollar stores and True Value
- New Fire Station and Medical Clinic
- Status: Site Plan Review Process



Current Projects

Mill Street Sidewalks

- Revitalizing Main Street Grants: \$300,000
- Phase 1 Complete: West Mill Street
- Phase 2 Under Construction: East Mill Street
- Central Portion will be Additional Phases



Bayfield East Intersection & East Oak Drive Connection

- Highway 160/Bayfield Parkway East new Traffic Signal
- Applied for \$3 Million in Congressionally Directed Spending (CDS)
- Congresswoman Boebert is supporting \$1.5 Million in CDS
- Working with Bayfield School District on East Oak Drive connection
- Status: Engineering Phase

Highway 160 Pedestrian Crossing Study

- Between Mile Post 102 & 104 at Commerce Drive and N. Apaloosa Lane
- CDOT MMOF Grant: \$30,000
- Status: Preliminary Engineering Phase



Town of Bayfield Community Development Annual Update—January, 2024

Community Development Department

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

Town 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.

Town 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.
- 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.

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2024 Department Goals

- Land Use Code and Zoning Map Updates
 - Pet Stores
 - Annexations
 - Housing
 - Oil/Gas
 - Food Trucks
 - Lighting
 - Water Efficiency
 - Agriculture Zone
 - FEMA Floodplain Updates
- Infill/Enclave and ROW Annexations
- Bayfield East Intersection 100% Engineering Plans and Funding
- Highway 160 Pedestrian Study Completion
- Cinnamon Heights RFP for Developer/Funding/Replat Process/Infrastructure Construction
- Continue Construction/Funding of Mill Street Sidewalks
- Stormwater Feasibility Study Completion
- Water & Land Use Metrics Completed
- Evaluate Lodgers Tax
- Evaluate Development Impact Fees
- Funding for Park Master Plan
- Other Grant Funding: Stormwater, Mill Street Sidewalks, Mill Street Gateways/Art, Wayfinding/Signage, Highway Pedestrian Crossing Construction