



Community Development Update

MARCH, 2022

Bayfield Statistics

2020 State Demographer Data (see table below)

- Population - 2,839
- Total Housing Units – 1,114
- Household Size – 2.69 people - Largest Household Size in La Plata County
- Vacancy Rate – 5.83% - Lowest Vacancy Rate in La Plata County (65 Units)

2020 US Census Bureau Data

- Median Household Income - \$62,285
- Median Gross Monthly Rent - \$1,024
- Homeownership Rate - 82.7%
- Employment Rate - 70.8%
- Average Commute Time for Residents - 23.9 Minutes

2021 MLS—Allen & Associates Data

- Single-Family Homes for Sale in December, 2021 - 5 (9 in 2020 & 15 in 2019)
- Total Single-Family Homes that Sold in 2021 - 78 (95 in 2020 & 77 in 2019)
- Median Home Price in 2021 - \$385,000 (\$335,000 in 2020 & \$343,000 in 2019)
- Median Home Price as of 2/24/22 - \$395,000

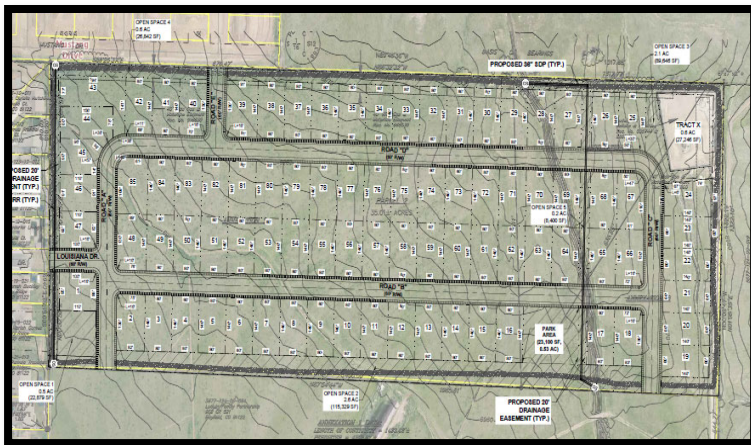
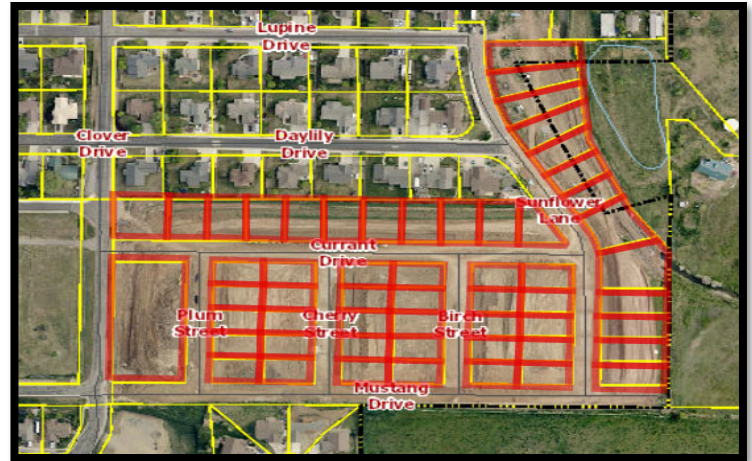
YEAR	COUNTY	PLACE	CFIPS	PFIPS	Total Population	Household Population	Group Quarters Population	Household Size	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Percent
2020	La Plata County	Bayfield	67	5265	2,839	2,820	19	2.69	1,114	1,049	65	5.83
2020	La Plata County	Durango	67	22035	19,078	17,361	1,717	2.12	9,187	8,170	1,017	11.07
2020	La Plata County	Ignacio	67	38535	852	852	0	2.58	377	330	47	12.47
2020	La Plata County	Unincorp. Area	67	99990	32,882	32,854	28	2.35	17,610	13,953	3,657	20.77

Source: Colorado State Demography Office

Current Projects

Clover Meadows Phase 7

- East of Bayfield Primary School
- Approved in 2020
- Zoned R-10 (10,000 sf minimum lot size)
- Under Construction
- 23.3 Acre Parcel
- 54 Single-Family Lots
- 24 Building Permits Issued Since 2020

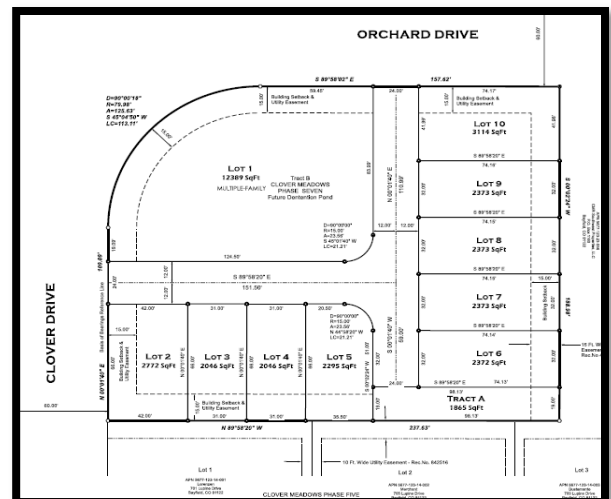


Mustang Crossing Annexation

- East of Mesa Meadows Subdivision & South of Clover Meadows Phase 7
- Annexed in 2021
- Zoned R-10 (10,000 sf minimum lot size)
- Preliminary Plan Stage
- 35 acre parcel
- 85 Single-Family Lots

Orchard Planned Unit Development

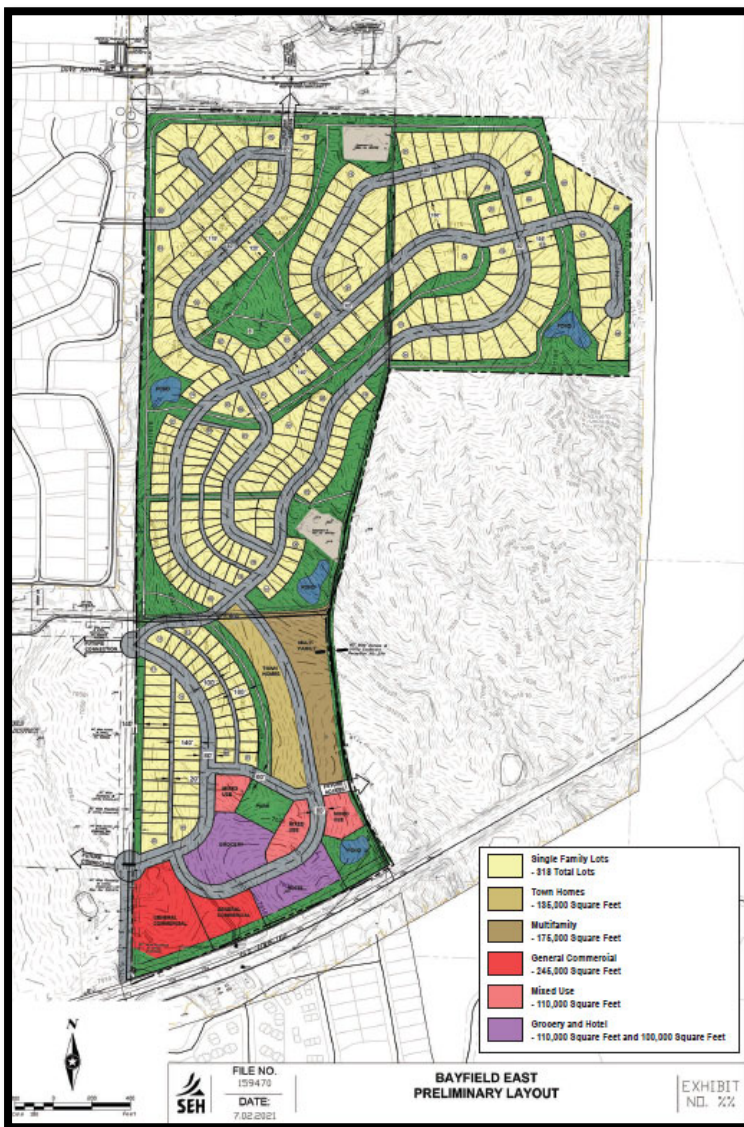
- Corner of Clover Drive and Orchard Drive
- Preliminary Plan Stage
- 1 acre parcel
- 5 Single-Family Lots
- 4 Duplex Lots
- 5 Townhome Units
- Private Road



Current Projects

Marlin Tiny Home Village Annexation

- West of Los Pinos River on Corner of Bayfield Parkway & CR 509
- Annexed in 2021
- Zoned Planned Unit Development
- Sketch Plan Stage
- 1.91 acre parcel
- 15 Tiny Home Spaces



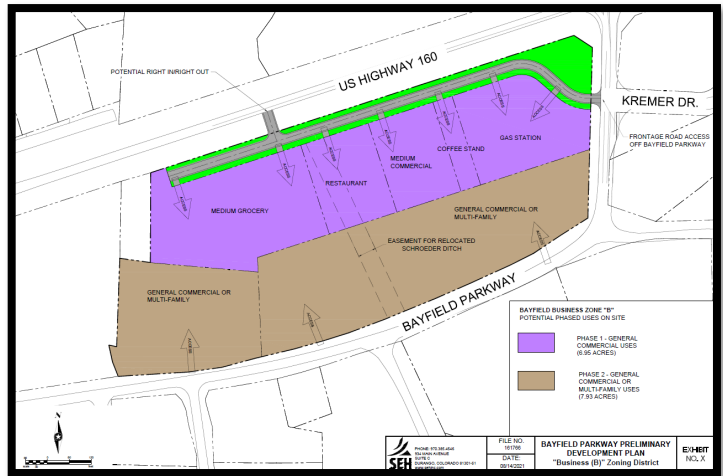
Bayfield East Annexation

- East of Town Limits & North of Highway 160
- Requesting Planned Unit Development Zoning
- Annexation Stage
- 153 Acres (4 parcels)
- 318 Single-Family Lots
- 200 Multi-Family units
- 245,000 sf General Commercial
- 110,000 sf Mixed-Use
- 110,000 sf Grocery Store
- 100,000 sf Hotel

Current Projects

2107 Bayfield Parkway Annexation

- West of Conoco/Alta Gas Station & South of Highway 160
- Annexed in 2021
- Zoned Business
- Sketch Plan Stage
- 16.25 Acre Parcel



Cinnamon Heights Deed Restricted Housing

- East of Conoco/Alta Gas Station next to Sunrise Estates
- Zoned Multi-Family
- 2.6 acres
- 30 Townhome Units
- Deed Restricted Project

Bayfield Parkway Infill/Enclave Annexation

- Along Bayfield Parkway
- Town Initiated Annexation
- 15.4 acres (not including ROW)
- 12 Existing Residential Properties
- 2 Vacant Properties



Total Project Statistics

- Annexations – 221.56 acres
- New Single-Family Lots - 462
- New Multi-Family Units - 209
- Deed Restricted Units - 30
- Tiny Homes – 15 Spaces
- New Commercial – 812,747.5 sf (assuming 35% FAR for 2107)

Community Development Department

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Town Mission

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

Town Vision

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

Town 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.

townofbayfield.colorado.org

2022 Work Plan

- **Process Development Review Applications**
- **Infill/Enclave and ROW Annexations**
- **Bayfield East Intersection Access Permit**
- **Multimodal Transportation & Mitigation Options Fund (MMOF) for Safe Pedestrian Crossing on Highway 160 at North Commerce Drive**
- **Cinnamon Heights Deed Restricted Housing**
- **Comprehensive Plan and Future Land Use Map Updates**
- **Land Use Code and Zoning Map Updates**
- **Building Permit and Inspection Process**
- **Code Enforcement Process**