

ORDINANCE 480

AN ORDINANCE OF THE TOWN OF BAYFIELD COLORADO, REVISING SECTIONS 1-19, 3-2, 3-5, 3-6, 4-10, 6-9 AND 8-1 OF THE LAND USE CODE

WHEREAS, the Board of Trustees have determined that an amendment to the Land Use Code regarding Sections 1-19, 3-2, 3-5, 3-6, 4-10, 6-9 and 8-1 is needed

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BAYFIELD, COLORADO, THAT

LAND USE CODE SECTION 1-9 IS REVISED AS FOLLOWS:

Sec. 1-9. – Warranty of improvements.

Any public improvements required or approved under this Code must be warranted for a minimum period of two years after acceptance by the town. The warranty will not commence until all provisions of subdivision improvement agreement for subdivisions, and public improvement agreement for projects not subject to a subdivision, including submission of as-builts and digital plans, if required, have been completed.

LAND USE CODE SECTION 3-2 IS REVISED AS FOLLOWS:

Sec. 3-2. – Public hearing procedures.

B.(3). At least 15 calendar days prior to a public hearing, a written notice shall be sent by certified mail to all owners of property within 200 feet of the site for which the land use application is made. Copies of the certified mail receipts shall be submitted with a list of all area property owners to the land use administrator one week prior to the hearing date.

LAND USE CODE SECTION 3-5 IS REVISED AS FOLLOWS:

Sec. 3-5 Preliminary plan.

A.(3). This Section is Being Removed.

LAND USE CODE SECTION 3-6 IS REVISED AS FOLLOWS:

Sec. 3-6. – Final plat.

A. The intent of the final plat or plan is to provide for the review of the final engineering plans, the subdivision improvement agreement for subdivisions, and public improvement agreement for projects not subject to a subdivision, public dedication and other legal agreements.

C. (4). This Section is Being Removed.

C. (6). After approval of all documents by the appropriate entity, Town staff shall evaluate the final plat. If all conditions of the preliminary plan approval are met and all standards of the town are met, Town staff shall approve the final plat.

C. (7). This Section is Being Removed.

F. (8). A signed copy of the subdivision improvement agreement for subdivisions, and public improvement agreement for projects not subject to a subdivision.

LAND USE CODE SECTION 4-10 IS REVISED AS FOLLOWS:

Sec. 4-10 Vacation rentals.

B. Density. Permits for vacations rentals will be granted as long as the total number of vacation rentals does not exceed 30 vacation rentals within the Town limits and vacation rentals are located no closer than 500' apart measured from property lines.

E. (10). Required Notices.

The following notices shall be posted in a conspicuous location inside the vacation rental:

- a. A copy of the vacation rental permit;
- b. The name, address and telephone number(s) of the property manager or local representative within 60-miles of the vacation rental;
- c. Emergency Information in case there is a local emergency or health advisory including:
 1. La Plata County's website and Twitter;
 2. Town of Bayfield's Facebook page; and
 3. San Juan Basin Public Health's website.
- d. The location of the fire extinguisher; and
- e. Information on the trash and curbside recycling programs including:
 1. Pickup schedules;
 2. A notice that trash and recycling containers must not be stored outside or placed at the curb (or in the alley), except between 6:00 a.m. and 6:00 p.m. on the day of the scheduled trash or recycling pickup.

LAND USE CODE SECTION 6-9 IS REVISED AS FOLLOWS:

Sec. 6-9. - Wall, fence or hedge requirements.

- A. No fence, wall, or hedge will be permitted which exceeds the following height limits above the existing ground level:
- (1) Within the designated front or corner_side yard setback for a building the maximum fence height is 42 inches with a minimum 50% transparency.
 - (2) In zones with 0-foot front and corner side setbacks, fences six foot in height are not allowed beyond the main building's front or corner side wall planes. Fences a maximum of 42 inches in height with a minimum 50% transparency can be located within a front or a corner side yard area.

LAND USE CODE SECTION 8-1 IS REVISED AS FOLLOWS:

Sec. 8-1 Terms defined.

Public improvement agreement means the improvement agreement between the developer and the Town for required public improvements for a project that is not subject to a subdivision, for example, roads and utilities.

Subdivision improvement agreement means the improvement agreement between the subdivider and the Town for required public improvements for the subdivision, for example, roads and utilities.

Vacation Rental means a residential unit that is rented short-term for the purpose of lodging for 30-days or less at a time to the same rental party.

Effective thirty (30) days after published.

APPROVED BY THE BOARD OF TRUSTEES on this 19th day of July, 2022.

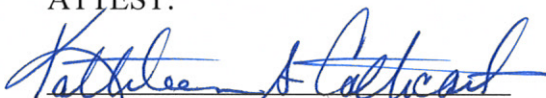
TOWN OF BAYFIELD, COLORADO

MAYOR:



Ashleigh Tarkington

ATTEST:



Kathleen S. Cathcart, Town Clerk