

ORDINANCE 484

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PROPERTIES WITHIN THE TOWN OF BAYFIELD TO MULTI FAMILY (MF)

WHEREAS, CMR Southwest Properties LLC (the “**Developers**”) own 100% of certain properties that are legally described in Exhibit A (“the “**Properties**”), and known as Clover Meadows Phase 8; and

WHEREAS, the Developers submitted the required application materials in October of 2022, to change the zoning of the Properties from R-10 Single-Family Residential to Multi-Family (MF); and

WHEREAS, the Town of Bayfield Planning Commission and Board of Trustees conducted public hearings on the proposed MF zoning with public notices of such hearings provided as required by the Land Use Code Section 3-2.

NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF BAYFIELD, COLORADO HEREBY ORDAINS:

Section 1: The Town desires to amend the official zoning map for certain Properties within the Town of Bayfield, Colorado, described in Exhibit A, from a zoning classification of Single Family Residence (R-10) to a zoning classification of Multi-Family (MF).

Section 2: A need exists for the amendment to the official zoning map; the property is the correct site for an amendment to the official zoning map; changes to the area warrant amendment to the official zoning map; adequate circulation exists and traffic movement would not be impeded by development in accordance with MF zoning; additional municipal service costs will not be incurred which the Town is not prepared to meet; environmental impacts can be mitigated; the amendment to the official zoning map is consistent with the Town Master Plan maps, goals and policies; and there is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the amendment to the official zoning map.

Section 3: This ordinance shall become effective thirty (30) days after publication.

APPROVED BY THE BOARD OF TRUSTEES on this 15th day of November, 2022.

TOWN OF BAYFIELD, COLORADO

Ashleigh Tarkington, Mayor

ATTEST

Town Clerk, Kathleen Cathcart

EXHIBIT A

Legal Description: Clover Meadows Phase 7, Lots: B & C Per Plat 1165448 750 Orchard Drive,
Bayfield CO, 81122

Withdrawn