

**ORDINANCE 491**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE PINE VALLEY FOURSQUARE CHURCH PROPERTY WITHIN THE TOWN OF BAYFIELD FROM R-10 SINGLE FAMILY RESIDENTIAL TO COMMUNITY SERVICE (CS)**

**WHEREAS**, Pine Valley Foursquare Church (the “**Owner**”) own 100% of certain property that is legally described in Exhibit A (“the “**Property**”); and

**WHEREAS**, Hope Community Christian Academy (the “**Applicant**”) wants to utilize the Property for a private school; and

**WHEREAS**, the Applicant (with the Owners consent and support) submitted the required application materials on May 7, 2023, to change the zoning of the Property from R-10 Single-Family Residential to Community Service (CS); and

**WHEREAS**, the Town of Bayfield Planning Commission and Board of Trustees conducted public hearings on the proposed CS zoning with public notices of such hearings provided as required by the Town of Bayfield Land Use Code (“**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 Property 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 Community Service (CS).

**Section 2:** The Town has determined that the rezone meets the intent and factors for amendment of the Land Use Code Section 3-10, including: 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 CS 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.

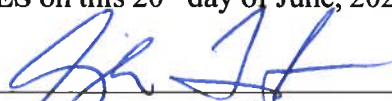
**Section 3:** Public necessity, convenience and general welfare necessitate the Land Use Code amendment as set forth in Section 1-8.

**Section 4:** This ordinance shall become effective thirty (30) days after publication.

**APPROVED BY THE BOARD OF TRUSTEES on this 20<sup>th</sup> day of June, 2023, TOWN OF BAYFIELD, COLORADO**

ATTEST

  
Kathleen Cathcart, Town Clerk

  
Ashleigh Tarkington, Mayor

## EXHIBIT A

### **Legal Description:**

Subdivision: Pine Valley Church Outlots SD Phase 2 Remainder Parcel per Plat 1166491. 1332 CR  
501 Bayfield 81122