

# City of Bayfield Plan Commission

Minutes of March 6, 2024

Minutes amended at the 3-26-2024 by Plan Commission

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## Call to Order & Roll Call

Councilor Carrier called the meeting to order at 3:00 p.m. followed by roll call.

Present: Bland, Carrier, Hedman, Johnston, and Johnson. Mayor Ringberg arrived at 3:35 p.m.

Staff: Clerk/ZA Hooman, PWD Pearson

**Approve Agenda:** Johnson/Bland made a motion to approve the agenda as presented. Carried.

**Review/Approve Minutes of February 27, 2024:** Hedman/Bland made a motion to approve the minutes as corrected. Carried.

**Public Input on Agenda Items:** None.

## Agenda Item(s):

1. **City of Bayfield Wayfinding Project:** Commissioners received a thread of e-mails from Mr. Bob Durfey on the progress he was making. Discussion ensued on implementation. Thank you Bob and Bill for your work on this project.
  
2. **Zoning Code Review:** Commissioner's received the following:
  - Email from Councilor Carrier on Mix Uses which included a proposal developed by Commissioner Hedman, a map drawn by Councilor Carrier to illustrate Hedman's proposal, and an article titled "Supporting Active Living Through Mixed-Use Developments".
  - A letter from PWD Pearson on the impacts on the Sewer Utility System with Flows and Load information
  - A copy of the Housing – Things to Consider from Hoopman, dated March 8, 2023
  - A copy of Section 500-24 Deemed Dimension for lots on original plat.

Considerable discussion ensued on Mixed-Use Housing in the Commercial District and on single lot development in the Residential District. Staff mentioned:

- Concerns about the impacts to the Utility System
- How the market is still driven toward nightly rentals, and
- It would be helpful to have a definition of affordable housing.
- Using the 2019-2029 Comprehensive Plan the Housing Study might be useful in making these decisions.

Commissioners noted the need to:

- Reconcile the (sometimes) competing goals of promoting affordable housing, economic development, walkability, and historic preservation – all of which are objectives of the 2019-2029 Comprehensive Plan;
- Reduce stormwater impacts on the sewer system to ensure adequate capacity for new residential development, and
- Consider whether a "senior housing" restriction could be place on residential development in the commercia district (requested legal opinion for the City Attorney).

No action was taken but most Commissioners favored:

- allowing some housing on the first floor in the Commercial District.
- allowing single lot development in the Residential District.

Staff members Pearson left at 4:30 p.m. and Hoopman left at 4:40 p.m.

**3. Confirm/Set Next Meeting(s):**

- March 26, 2024, 3:30 p.m.
- April 9 and 23, 3:30 p.m.

**Adjourn:** Meeting adjourned at 5:50 p.m.

Minutes by Billie L. Hoopman, Clerk