



Town of Bayfield

Planning Commission Meeting

Tuesday, October 12, 2021 – 6:30pm

1199 Bayfield Parkway – Bayfield Town Hall – Boardroom

Join Zoom Meeting <https://zoom.us/j/99917469384>

Meeting ID: 999 1746 9384 One tap mobile

+12532158782,,99917469384# US (Tacoma)

Planning Commission Regular Meeting

1. Opening Ceremony:

- a. Call Meeting to Order
- b. Roll Call
- c. Pledge of Allegiance
- d. General Public Input: Limited to Ten (10) Minutes (Three Minutes per Speaker)
- e. Planning Commissioners disclose conflicts of interest
- f. Approve Agenda

2. Public Hearings Agenda – Each item is a separate Public Hearing:

- a. 2021-04 2107 Bayfield Parkway Annexation Business Zoning request. Parcels # 5677-122-00-007 and 5677-122-00-035

The approximate location of the property is on the southwest corner of the east intersection of Bayfield Parkway and US Highway 160. The parcel is 16.25 acres. Consideration of recommendation to the Board of Trustees on an amendment to the Official Zoning Map to include the Property in the Business Zone District concurrent with the Town's consideration of an annexation petition.

- b. 2021-07 Mosell Comp Plan Amendment – Parcel # 5677-132-00-085

The property is owned by the Ludwig Family Partnership. The applicant is Mosell Equities LLC. The property is east of Mesa Meadows and south of Clover Meadows Seven. The east end of Louisiana Drive terminates at the western boundary. The parcel is 35 acres. The applicant hopes to annex and subdivide for residential development. The parcel is currently designated Open Space/Parks. Open Space/Parks in the comprehensive plan is not compatible with a residential subdivision. Consideration of recommendation to the Board of Trustees on a Comp Plan Amendment from Open Space/Parks to Medium Density Residential.

- c. 2021-09 Orchard PUD/Subdivision Sketch Plan – Parcel # 5677-122-09-009

SMG Orchard LLC is requesting a sketch plan on property located on the southeast corner of the intersection of Clover and Orchard. The property is currently vacant and zoned Multi-Family (MF). The proposal is to create a Planned Unit Development to allow for the development of 5 townhomes and 2 duplexes (4 homes attached by their garages) and 5 small single family homes for a total of 14 units on the 1 acre parcel. Consideration of recommendation to the Board of Trustees for sketch plan approval.

3. Action Agenda:

- a. Approve September 14, 2021 Minutes
- b. 2021-04 2107 Bayfield Parkway Zoning
- c. 2021-07 Mosell Comp Plan Amendment
- d. 2021-09 Orchard PUD/Subdivision Sketch Plan

4. Adjourn:

Hearing Procedures: 1. Staff Presentation; 2. Applicant Presentation 3. Public Input; and 4. Planning Commission Consideration

General Rules: 1. Public comment is only allowed during portions of the meeting called "Public Input"; Please no interruptions. The Commission will call on the Applicant or the Public with any questions they might have.
2. Not all items on the Agenda are open for Public Input due to their nature.