



Town of Bayfield

Planning Commission Meeting

Tuesday, December 14, 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 Hearing Agenda:

- a. **2021-06 Marlin Village Annexation Zoning:** Mark and Linda Head are requesting to annex 1.9 acres located at 5517 CR 509. They are requesting that the property be zoned PUD, to allow for the development of a 15 unit tiny home village. The property was recently re-designated to High Density Residential in the Future Land Use Plan.
- b. **2021-10 Use By Review Manufacturing in the B=Business Zone:** Taylor Ripp (San Juan Vans) is purchasing 43 South St. which is immediately adjacent to 580 S West St, the current home of San Juan Vans. 43 South St. is the current location of an auto repair business, South Street Garage. Mr. Ripp would like to replace the existing business with an expansion of his business, San Juan Vans. San Juan Vans specializes in the interior customization of vans into campers. The property is zoned Business (B). When San Juan Vans was established at 580 S West St it was determined that it is considered a Light Industrial Use, requiring a use by review permit in the B zone. The Use by Review determination was based on the use being most similar to “Vehicle and equipment maintenance facilities” and “Woodworking, including cabinet makers and furniture manufacturing” which are considered Use by Review in the B zone. Auto repair, the existing use on site is considered a permitted use in the B zone, although it does appear that the existing use may actually be more intensive and impactful to the neighborhood than the proposed use.

3. Action Agenda:

- a. Approve November 9, 2021 Minutes
- b. 2021-06 Marlin Village Annexation Zoning
- c. 2021-10 Use By Review Manufacturing in the B=Business Zone
- d. Approve Tree Board Members

4. Discussion and Adjourn:

- a. Resolution 503, January 1, 2022 Land Use Fees adopted by the Board of Trustees
- b. 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.