



Town of Bayfield

Comprehensive Plan Working Group

Tuesday, June 27, 2023 6:00 – 7:30 pm

1199 Bayfield Parkway – Bayfield Town Hall – Boardroom

Ordinance 485 (Sec. 2-1(a)(1)g. Conditions to withdraw a remote option or restrict remote meeting participation:

When conditions for a meeting can reasonably be mitigated to avoid and protect against harms identified in Section 2-1 (a) (1) a. declared emergencies, the Town Manager has the discretion to prepare the agenda and withdraw the remote option. In the event a remote option is available, participation will be restricted to Planning Commission members, presenting applicants, consultants or members of the public that have indicated, a minimum of thirty-six (36) hours in advance of the meeting start date and time, the agenda item and their desire to participate via a remote link. Participation restrictions in place for remote meetings shall not restrict any person to observe via remote attendance if available.

In 2018 the Board of Trustees adopted “Plan Bayfield 2018” the Bayfield Comprehensive Plan (Comp Plan). After four years, the Town of Bayfield is looking at making amendments to the Comp Plan in order to keep it relevant and consistent with community values and goals. The Comp Plan amendment process will include public outreach to seek input from community members at key points throughout the process. One piece of the public outreach process is the creation of the Comp Plan Working Group. The Town solicited letters of interest from residents (both inside and outside Town limits) and business owners to be a part of the Working Group and the Board of Trustees approved the members on July 19, 2022. The Working Group's role will include:

- Monthly meetings from August, 2022 until March, 2023;
- Collaborate with the group;
- Supplement other public input received;
- Help research relevant mandates and initiatives and collect data sources;
- Provide guidance, review and feedback to Town staff on the mission, vision, values, policies, objectives and implementation measures; and
- Make recommendations to the Planning Commission and Board of Trustees.

1. Utility & Infrastructure Discussion Part 2 (Water and Sewer)

Presenters: Wright Water Engineers, Inc: <https://www.wrightwater.com/>
4CORE: <https://fourcore.org/>
Bayfield Public Works: <https://www.bayfieldgov.org/public-works>

Handout: Existing Comp Plan Recommendations

Additional Documents: <https://www.bayfieldgov.org/plans>
2022 Development Impact Water Review
2021 Drought Management Plan
2020 Wastewater Master Plan
2018 Water Master Plan

Websites: From Kat Katsos: <https://www.cbsnews.com/video/wall-street-investment-firms-buy-up-rights-to-scarce-water-throughout-the-west/>
From Julie Blanchard: <https://www.harvestingrainwater.com/>

2. Working Draft Comp Plan Amendments To Date

Handout: Working Draft Mission/Vision/Values & Recommendations Document

3. Next Steps

4. Public Input:

5. Adjourn

Rules of the Work Session: This is a work session between the Comp Plan Working Group and Town staff. During the “Public Input” portion of the work session, the public will have the opportunity to ask questions and provide comments.

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CHAPTER 3 EXISTING CONDITIONS

3.2 UTILITIES & INFRASTRUCTURE

3.2.1 ELECTRICITY

La Plata Electric Association (LPEA) partners with Tri-State Generation and Transmission to provide power to Bayfield and surrounding La Plata and Archuleta counties. There are between 42,000 and 45,000 meters within the service area. Infrastructure to support electric generation includes a combination of above- and below-grade facilities. Infrastructure includes transmission lines, utility poles, and substations. Environmental constraints such as topography and wetlands can make the construction and operation of some facilities more challenging than others.

3.2.2 TELECOMMUNICATIONS

Conversations with local stakeholders and agency partners indicate that supply of high-speed internet is sufficient to meet current demand. However, to meet the growing demand for telecommunication and broadband connectivity, additional fiber and capacity will need to be installed. While there are currently fiber optic lines available in Bayfield, they are not available to all neighborhoods nor to all businesses. Connectivity has clear economic advantages. Therefore, expansion of accessibility to broadband services is a priority for the town in the coming years.

3.2.3 POTABLE WATER

The Town of Bayfield Public Works Department provides potable water services to customers in Bayfield town limits and the surrounding areas. A significant portion of the water provided to Bayfield residents is taken from the Pine River and Los Pinos Ditch. The department currently manages 15.5 miles of distribution lines, treatment facility capacity of 2.5 million gallons per day, and 1.7 million gallons of storage capacity. The water treatment facility was designed and expanded from 1.5 million gallons per day to 2.5 gallons per day, with capabilities to expand up to an additional 1 million gallons per day for a total treatment capacity of 3.5 million gallons per day. Based on these capacities, the system will have to be expanded to service the projected population growth. The capacity and costs of the last upgrade and expansion were paid for by the La Plata – Archuleta Water District (LAPLAWD). Of the 1 million gallons, LAPLAWD has 750,000 gallons per day while the remaining 250,000 gallons per day allotment is retained by the Town. Historic water usage within the town service area is approximately 250 gallons per day per user in the winter and between 500 and 600 gallons per day per user in the summer.

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Based on these calculations, when working at full design capacity, the treatment facility can support 7,000 single family equivalents.

LAPLAWD provides potable water to La Plata County and southwest Archuleta County. The service area covers approximately 400 square miles surrounding Bayfield. Much of the district is currently served by well or hauling water.

3.2.4 WASTEWATER TREATMENT AND COLLECTION

The Town of Bayfield provides wastewater collection and treatment services within the Town limits and for the unincorporated community of Gem Village and adjacent areas. The sewer system includes approximately 124,000 linear feet of 8-inch to 15-inch diameter gravity sewer, five lift stations, and approximately 10,100 linear feet of 4- inch and 6-inch force mains. Wastewater is conveyed to Bayfield's wastewater treatment facility, which has a design capacity of 0.6 million gallons per day (Souder, Miller & Associates, 2015).

3.2.5 STORMWATER CONVEYANCE (MASTER DRAINAGE PLAN)

The Town of Bayfield has built and maintains stormwater conveyance infrastructure including: 77 culverts totaling approximately 4,100 linear feet and 138 storm drain pipes totaling nearly 15,000 linear feet. Although the Town has a significant amount of stormwater conveyance infrastructure, much of it is undersized. For example, 44% of the culverts are smaller than the current minimum standard of 18 inches in diameter and 41% of the drainage pipes are smaller than the current minimum standard of 18 inches in diameter. In addition, a number of culverts and storm drain pipes are silted closed or otherwise obstructed on either the inlet or outlet end, suggesting that more frequent maintenance is required for these pipes.

3.2.6 UTILITIES & INFRASTRUCTURE SUMMARY

The Town of Bayfield is currently able to provide sufficient utility capacity to its residents. However, the ability to provide cost effective service and expansion of infrastructure is the constraining factor for where, when, how dense, and what the cost will be for future development on vacant property within Bayfield and within the future service area. As a future growth strategy is considered, it is imperative that thought also be given to these unseen infrastructure necessities to truly control managed growth.

One reason Bayfield is attractive to families and new residents is its affordability. However, the costs of off-site and public improvements required to develop property and utility fees, coupled with the value placed on property, is chipping away at Bayfield's affordability.

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CHAPTER 4 PLAN RECOMMENDATIONS

4.1 UTILITIES & INFRASTRUCTURE

New development - regardless of land use type - will require expansion of utilities and supporting infrastructure. As growth build out scenarios are evaluated, it is important to also consider the costs of constructing and maintaining an expanded utility network. The cost of infrastructure actually decreases as density increases because there are more users within each segment, therefore, reducing the per-user cost to that improvement. It may also indirectly reduce the consumption of resources, particularly potable water because residents would have smaller yards and less landscaping to maintain. The greater the amount of utilities and supporting infrastructure that needs to be constructed and maintained to support new development, particularly low-density single-family homes, the greater the potential to increase the tax burden on Bayfield residents.

In particular, expanding water and sewer main lines will be necessary to service new greenfield developments. When those lines are installed, the pipes should be sized appropriately for anticipated future development using that same network, so the lines will not have to be replaced.

Stormwater management has increasingly become a greater concern with land development in the Town and surrounding areas. The town completed a Master Drainage Plan in 2014. The methodology of this plan was predicated on the ability to discharge storm water flow into the many open-air irrigation ditches that weave through the Town. Recently, this has shifted because of the impacts on the water quality of the irrigation water and the ditch's capacity to carry flows.

While the town will most likely not reach Colorado's MS4 (Municipal Separate Storm Sewer System) requirements during the planning horizon, any improvements made associated with stormwater management should take these regulations into account to minimize additional costs to retrofit assets and infrastructure if, and when, the town reaches this threshold.

Furthermore, while many services are outside of the Town organization, working cooperatively with those agencies to understand growth patterns, serviceability, anticipated land uses, and coordination of installation will increase cost and time efficiencies through the course of the Town's build out.

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RECOMMENDATION 1.1: Establish regularly scheduled review of water master plan and wastewater master plan to ensure sufficient capacity exists to meet future demand.

- 1.1.1 Review utility demand every 2-3 years, when revised population projections become available, and/or prior to the onset of construction activities associated with new large-scale development in coordination with other service providers.
- 1.1.2 Establish a regular maintenance schedule to maintain and replace older mainlines.
- 1.1.3 With new development, ensure resiliency and hazard mitigation measures establish redundancy in the public utility system such as looping water systems, installation of shutoff valves, installation of backflow prevention devices, and regular water testing at treatment facility.
- 1.1.4 Review the water master plan and wastewater master plan to identify priorities and costs annually through the municipal budgeting process.
- 1.1.5 Review water and sewer rates every 3 years and adjust as needed.
- 1.1.6 Monitor the infiltration in the town's wastewater system and develop strategies to reduce infiltration in existing infrastructure.
- 1.1.7 Update the 2014 Master Drainage Plan to evaluate impacts to the town's storm water infrastructure and identify financial impacts of that decision.

RECOMMENDATION 1.2: Coordinate with other utility providers and agencies to ensure reliable service and efficiencies.

- 1.2.1 Create a shared trench policy requiring utility providers to coordinate utility installation, when feasible to increase efficiencies in utility installation.
- 1.2.2 Complete a broadband extension plan for Bayfield to identify the locations

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for logical extensions and to evaluate service provisions.

- 1.2.3 Expand broadband infrastructure for residential and business access throughout Bayfield.
- 1.2.4 Evaluate current water service area boundary in coordination with LAPLAWD to ensure the most efficient service is provided to customers.

RECOMMENDATION 1.3: Identify funding sources to assist in paying for major infrastructure projects.

- 1.3.1 Create private-public partnerships among service providers, the town and developers.
- 1.3.2 Create a pool of money to act as matching funds for state and federal grant opportunities.

RECOMMENDATION 1.4: Evaluate Stormwater Master Plan and the assumptions.



Current Mission

We are a community focused on continued prosperity and economic growth while maintaining our small town values and natural scenic environment.

Draft Mission

Bayfield is a community that embraces our small town heritage, and is focused on education, recreation and social and economic diversity, and ensures a quality of life for all residents while protecting our natural resources.

Current Vision

A thriving community that ensures the quality of life for all residents while maintaining our values and small town character.

Draft Vision

Bayfield is a safe, vibrant, sustainable, family-oriented community that provides for a diverse variety of jobs, housing, shopping, recreational, educational, medical and social opportunities that are surrounded by the natural environment and all connected through an accessible multi-modal transportation system. Community members actively participate in outdoor recreation, community events, the government process, the sharing of knowledge, and have confidence in their community leadership groups. Bayfield is a place you want to call home.

Current Values

- We respect our heritage. Our community work ethic is rooted in the hard-earned achievement of past generations.
- We respect independence, foster education, and value our natural scenic environment.
- We welcome diversity in our schools, residents, and businesses that enhances the cultural fabric of our community.
- We are a community family devoted to the quality of life for every resident. We are helpful, caring, and morally grounded.

Draft Values

- Family & Community - We value our families, individuals, neighbors and our community as a whole and want to make sure Bayfield remains a livable Town providing a high quality of life for all citizens.
- Education & Recreation - We value our diverse educational and recreational opportunities that enhance the health and cultural fabric of our community.
- Housing & Economic Development - We value and invest in our businesses and want to make sure we have diverse and affordable housing options for all ages and wages.
- Heritage & Natural Resources - We value our agricultural heritage and our plentiful natural resources and want to make sure we address our impacts to the natural environment in a sustainable manner.

Stormwater

Long Term Stormwater Plans

- Update Stormwater Feasibility/Master Plan as needed
- Update Stormwater Standards as needed
- Evaluate a Stormwater Utility Fee/Tax/Bond to Fund Capital and Operations Costs for Stormwater Management
- Create a Watershed Management Plan
- Determine the need and location for Regional Detention Facilities

Development

- Protect Sensitive Floodplains, Riparian Areas, Wetlands and Steep Hillsides
- Encourage Low Impact Development (Maximize Permeability & Minimize Offsite Discharge - Reduce Parking and Roadway Widths, Increase Building Height & Density)

Landscaping

- Use Low Impact & Water Wise Landscaping (Native, Drought Tolerant Plants/Reduce Turf Areas)
- Provide a process for the installation of Green Infrastructure (Bio-Swale, Rain Garden, Permeable Pavement, Green Roofs, Urban Tree Canopy.....)

Economic Development

Attract, retain and expand diverse economic opportunities for Bayfield residents and the local economy.

- Inventory Bayfield's business types (including home-based businesses) to get a better understanding of the types of goods and services that currently exist in Bayfield.
- Create incentives to foster the growth of local businesses.
- Review the Land Use Code to make sure it supports multi-story, pedestrian-oriented commercial districts that include a mix of small and large commercial spaces with residential or live-work components.
- Encourage commercial locations within new developments.
- Partner with service providers to ensure adequate broadband speeds are available for businesses and home based businesses throughout Bayfield.
- Encourage small businesses that provide goods and services to local residents.
- Promote local artisans and handcrafted goods.

Encourage investment in downtown Mill Street to enhance the experience for both residents and visitors.

- Create a Mill Street Downtown Plan with Design Guidelines.
- Encourage Mixed-Use Development on Mill Street.
- Work with property owners along Mill Street that have vacant or underutilized lots to determine redevelopment opportunities.
- Continue the installation of new ADA compliant sidewalks and ramps along Mill Street.

- Create economic development/redevelopment incentives for properties along Mill Street.

Encourage tourism that focuses on the enjoyment of Bayfield's natural, recreational, cultural and historic resources.

- Inventory Bayfield's current community events and amenities/facilities to determine what is underutilized.
- Connect with owners of amenities/facilities to help capitalize on existing infrastructure.
- Encourage community events and activities that include:
 - Arts and Music
 - Agri-Tourism
 - Recreational
 - Cultural
 - Historical
 - Social
- Encourage lodging opportunities in the community.
- Study the pros and cons, and process of adopting a Lodgers Tax.
- Implement the Parks and Recreation Master Plan and Joe Stephenson Park Concept Plan.

Support local educational, trades, and entrepreneurship opportunities that foster the creation of new small businesses.

- Support the Chamber of Commerce.
- Encourage Tech School training at Bayfield High School and Pueblo Community College.

- Support businesses in utilizing the services of the La Plata County Economic Development Alliance and the Region 9 Economic Development District of SW Colorado.
- Encourage participation in training programs with the Small Business Development Center and Colorado Workforce Center in underrepresented business sectors to attract new businesses looking for skilled workers, and encourage the start of new businesses.
- Promote the educational, business, and personal development resources offered by the Pine River Library.
- Encourage coworking spaces with access to broadband to serve home based businesses and entrepreneurs.

Promote and share Bayfield's agricultural heritage.

- Develop strategies to protect and diversify Bayfield's agricultural economy.
- Inventory agricultural products and services local farmers can provide.
- Encourage partnerships between the school districts and local farmers and ranchers to provide food to schools.
- Support a location for a year-round farmers market.
- Encourage local agriculture properties to have farm to table culinary options for local restaurants.
- Establish and embrace Bayfield's reputation as a supply town and social center for area farmers and ranchers.
- Enhance the equestrian heritage of the area.

Transportation

Identify routes, amenities, and funding sources that create safe motorized and non-motorized connections across Highway 160.

- Determine the safest locations for pedestrians to cross Highway 160 and identify the type of crossing needed.
- Prioritize the design and funding of the new Bayfield east intersection with US Highway 160.
- When a road connecting the Bayfield Middle and Intermediate schools to Highway 160 is constructed, the intersection shall be pedestrian/bike friendly including refuges in turn lanes and in the middle of Highway 160.

Provide a resilient transportation network that encompasses all mobility options to support users of all age groups, abilities, and transportation modes.

- Incorporate multi-modal design principles into all subdivision regulations and street section design standards.
- Increase non-vehicular circulation and connectivity between schools and neighborhoods as laid out in the 2017 POSTR Master Plan.
- Make modifications to current streets to accommodate bicyclists and pedestrians based on multi-modal design principles.
- Design and reconfigure Mill Street to create a pedestrian focused environment.
- Introduce signage and wayfinding programs that increase safety for non-motorized modes of transportation as identified in the Signage Location Plan and Message Schedule prepared by Tangram in December 2017.

- Design, fund, and install multi-use paths throughout Bayfield as identified within the 2017 POSTR Master Plan.
- Develop revised street cross-sections providing adequate vehicle lane width, bike lanes, and sidewalks (multi-modal design) as appropriate based on neighborhood character, adjacent land uses, and roadway classification.

Continue to evaluate traffic volumes throughout Bayfield to ensure that roads are classified and designed correctly.

- Establish a formula for how build out scenarios within the anticipated urban growth boundary would affect traffic volumes.
- Continually work with local stakeholders, agency partners, and the general public to identify approaches that may help reduce single-occupancy vehicle trips.
- Require a traffic analysis from all new or redevelopment projects.

Identify and/or establish long-term funding sources for transportation and infrastructure projects.

- Continue to measure the success of the 2015 Street Tax.
- Explore outside sources (such as CDOT, FHWA, DOLA, etc) to assist in the cost-sharing of transportation improvements along Highway 160.
- Utilize special improvement districts, grants, low interest loans, and public-private and public-public partnership to assist in funding of large transportation projects.
- Research the pros and cons of implementing a street impact fee.

Increase public transportation and ride sharing services.

- Coordinate with Southern Ute Community Action Program (SUCAP) to provide adequate public transportation services to Bayfield residents.
- Continue to support the new Bustang statewide service by making sure there are adequate bus stop locations in the community.
- Coordinate with nearby municipalities and agency partners for potential State and Federal funding for public transportation and ride sharing programs specifically addressing commuter traffic between Bayfield and Durango.

Housing

Diversify housing types to meet the changing demands of population.

- Continue dialogue with agency partners and local business to ensure that demographic trends and needs are understood and planned for.
- Inventory current housing stock and continue to track new developments.
- Diversify housing types through various land use and zoning classifications to meet the needs of all community members, from low-density single-family homes to multi-family homes and mixed-use commercial/residential buildings.
- Revisit the Land Use Code lot and unit square footage requirements to make sure they align with current needed housing types.
- Encourage the creation and use of Accessory Dwelling Units (ADUs).
- Consider the housing needs of those seeking potentially less traditional housing options such as tiny homes, accessory dwelling units, and multi-unit complexes with shared public and outdoor spaces.
- Encourage the rehabilitation or repurposing of existing buildings for residential use.
- Require Affordable/Workforce Housing through the Annexation Process.
- Require an architectural and amenity guide for all new subdivisions that includes architectural character renderings, parks and open space amenities, trails, and elements that serve a family oriented neighborhood.

Develop housing options for all income levels.

- Work with appropriate partners and government entities to ensure that attainable and affordable housing thresholds are suitable for the area.
- Require proposed annexations to provide a report to the Town that accounts for up-front costs as well as long-term maintenance and utility costs when considering potential development scenarios.
- Promote non-traditional housing options within residential and mixed-use zoning designations.
- Create an Affordable and Workforce Housing Incentive Program to encourage developers to build deed restricted or subsidized housing by providing:
 - Infrastructure Support
 - Fee Reductions
 - Density/Infill Bonus Opportunities
 - Public/Private Partnerships
 - Redevelopment Opportunities
 - Use by Right Simplified Processes
 - Reduced Parking Requirements
 - Other
- Reduce the energy demand and water use of existing and proposed housing to reduce long-term costs to residents.
 - Continue to adopt newer Building and Energy Codes
 - Require new housing units to be solar ready.
 - Adopt water wise landscape standards
 - Find funding to help residents reduce existing high water demand landscaping

Understand the future housing needs of Bayfield's changing population.

- Expand on the La Plata County/Regional Housing Needs Assessment for Bayfield specifically.
- Support regional and county wide housing efforts.
- Identify Land for Affordable Housing for land banking.
- Continue to track and assess short-term rental impacts on long-term housing in the community.

Recreation

Continue to implement the 2017 Parks, Open Space, Trails and Recreation Master Plan (POSTR)

- Update the 2017 Parks, Open Space, Trails and Recreation Master Plan from time to time as needed to ensure that it adequately meets the needs of the community.
- Complete the projects identified and prioritized in the 10-year parks and recreation outlook outlined in the 2017 POSTR Master Plan, and continually update this list as part of the POSTR updates.

Develop and maintain a system of parks and recreational facilities that adequately serve the needs of the community.

- Prioritize needed improvements to parks and incorporate them into the Town's annual budget process.
- Find funding for and implement the Joe Stephenson Park Plan.
- Find funding for and construct a new indoor recreation facility.
- Provide recreation facilities that are consistent with local standards and National Parks and Recreation Association (NRPA) guidelines.
- Embrace and encourage the use of areas outside the Town limits for recreational purposes including Sauls Creek National Forest and Vallecito Reservoir.

Create a long-term sustainable funding source for future parks and recreation facilities, programs and projects.

- Explore the use of sales tax, lodgers tax, creating a recreation district beyond Bayfield's Town limits, or other long-term funding opportunities.
- Continue to evaluate grant funding for recreation capital investments.

- Evaluate the Town's cost to run recreation programs and special events and make sure the adopted fees continue to remain appropriate for those services.

Develop and maintain a system of multi-modal trail networks around Bayfield.

- Connect park amenities, recreation facilities and residential neighborhoods with a trail system to improve access and use among residents and visitors.
- Utilize trail systems as a recreational amenity and transportation facility.
- Improve river connectivity and access throughout the community for fishing, boating and other recreational activities.
- Work with existing developments and property owners to gain additional access points to the river.

Require new developments to provide parks and recreation facilities for their new residents.

- Work with developers of new subdivisions to make sure they provide space for new parks and open space.
- Update the Park Land Dedication acreage and impact fee requirements, and the Park Facility impact fees regularly as needed based on level of service standards and new growth needs.
- Require new developments to provide multi-modal trail networks throughout their project with linkages to larger community trail networks and recreational amenities.

Undertake sustainability measures for long-term maintenance of park and recreation facilities.

- When possible, park sites should maximize water retention and reuse for landscape irrigation.

- Facilities requiring irrigation should have automatic, underground systems that maximize water efficiency.
- Where parks abut the Los Pinos River or other waterways, safe interaction with the waterways should be practiced.

Environment

Discourage development within environmentally sensitive areas and mitigate impacts as necessary.

- Map the Town of Bayfield's watershed area and understand what development and natural impacts may effect the watershed area and conveyance system to ensure a safe, clean and quality raw water supply.
- Identify areas where development should be discouraged such as:
 - Flood hazard areas
 - Wildlife habitat areas
 - Unstable soil/geologic areas
 - Steep topography areas
 - River and stream areas
 - Wildland and forested areas where fires are a concern
 - Wetland areas
 - Archeological/historic resource areas
 - Scenic resource areas
- Establish a River Overlay District that further limits development, and specifies setback distances from the river, types of structures and construction which may occur within that district, and other standards which are intended to preserve the natural river corridor.

Work with the Upper Pine River Fire Protection District to keep the Wildland Urban Interface map updated and implement measures to reduce the fire risk to the Town of Bayfield and surrounding areas.

Create Oil and Gas Regulations in the Bayfield Land Use Code.

Agriculture

Promote and share Bayfield's agricultural heritage.

- Develop strategies to protect and diversify Bayfield's agricultural economy.
- Inventory agricultural products and services local farmers can provide.
- Encourage partnerships between the school districts and local farmers and ranchers to provide food to schools.
- Support a location for a year-round farmers market.
- Encourage local agriculture properties to have farm to table culinary options for local restaurants.
- Establish and embrace Bayfield's reputation as a supply town and social center for area farmers and ranchers.
- Enhance the equestrian heritage of the area.

Protect prime agriculture lands for agricultural uses and reduce development pressure in areas based on:

- Soil types
- Water availability
- Topography
- Conservation easements or other financial support

Create an Agriculture Zoning District in the Bayfield Land Use Code

Create educational, recreational, and food support opportunities around Bayfield's agriculture heritage and businesses.

- Pine River Shares Food Insecurity programs
- Farm to School programs
- Farm to Table programs
- Table to Farm zero-waste programs

- FFA/4H programs
- Internships
- Summer programs
- Farm Coops
- CSAs

Land Use

EMPLOYMENT / LIGHT INDUSTRIAL: Primary employment uses as well as businesses engaged in the production, storage, and wholesale distribution of products. This classification is also appropriate for general storage, warehousing, mini warehousing, and other uses generally classified as light industrial.

GENERAL COMMERCIAL: Businesses providing the sale of goods and offering services to the local and visiting population.

MIXED USE: Sales tax generating uses allowed in the General Commercial designation while also allowing residential units above or beside the commercial use. Residential uses should average 10 residential units per acre.

HIGH DENSITY RESIDENTIAL: Residential areas consisting of single-family (attached or detached) and duplex uses with an average density of 8.5 residential units per acre. Multi-family uses in this area (such as townhomes, condos, rowhouses, apartments, etc) should average approximately 20 residential units per acre. Lot sizes within this land use area should average 5,000 square feet.

MEDIUM DENSITY RESIDENTIAL: Single-family residential areas with an average density of 5.5 residential units per acre and average lot sizes of 8,000 square feet.

LOW DENSITY RESIDENTIAL: Single-family residential areas with an average density of 4.5 residential units per acre and average lot sizes of

10,000 square feet.

LARGE LOT RESIDENTIAL: Single-family residential areas with an average density of 2 residential units per acre and average lot sizes of 20,000 square feet.

RURAL AGRICULTURE: Larger parcels having the potential for incorporation into the Town in the future as larger intact agricultural and rural parcels.

OPEN SPACE / PARKS: Land designated for parks, open space, or recreational uses.

COMMUNITY SERVICES: Municipal utilities, schools, and other uses provided by public utilities for the use of the public.

GEM VILLAGE BUSINESS OVERLAY: Gem Village is a neighborhood with a range of existing regional commercial, restaurant, light industrial and residential uses. A mix of general commercial and light industrial uses supporting the retail and service needs of the region are characteristic of this overlay and should continue to be encouraged and supported.

FIGURE 14: PROPOSED RESIDENTIAL LOT SIZES

<i>Residential Classification</i>	<i>Average Lot Size (sf)</i>	<i>Average Density (du/ac)</i>
Large Lot Residential	20,000	2
Low-Density Single-Family	10,000	4.5
Medium-Density Single-Family	8,000	5.5
High-Density Single-Family	5,000	8.5
Multi-Family	N/A	20
Mixed-Use	N/A	10

Develop design standards and guidelines that enhance the aesthetic value and sustainability of the built environment, and foster desired architectural design and character for specific areas within the Town.

- Develop commercial design standards unique to Bayfield that showcase the Town’s history while also allowing for modern interpretations of historic structures.
- Investigate designating Mill Street a historic downtown and create design standards that respect and represent its historic character.
- Evaluate the Land Use Code dimensional, parking and streetscape standards and update from time to time as needed to ensure that it adequately meets the desires of the community.
- Promote the use of signage that is consistent with community character and helps enhance the architecture of the building.

Encourage infill development that is in proximity to amenities and services that will contribute to the reduction of resource consumption and greenhouse gas emissions, and improves quality of life.

- Prioritize rehabilitation of existing structures over new development when feasible.
- Prioritize development of land that is adjacent to existing utility services.
- When new commercial development is being proposed, encourage mixed use/multi-level buildings that have retail below and residential above.
- Adopt criteria that encourages rehabilitation and redevelopment of buildings along Mill Street to support mixed use.
- Create an inventory map of existing vacant platted lots and their current zoning.
- Site new commercial buildings, including mixed use, along Highway 160 and other primary corridors so they are easily accessible to area residents and visible to visitors.
- Identify areas along or in proximity to primary corridors where light industrial uses would be appropriate.
- Site new residential development in proximity to primary corridors with sidewalks and recreational trails connecting them to commercial and public uses.

Future Land Use Map

- Maintain and update the Future Land Use Map, as needed from time to time, to provide guidance on land use decisions for the public and decision makers.
- Future Land Use Map updates should be consistent with plan priorities, compatible with future land uses for surrounding areas

of the community, and enhance the overall quality of life in the community.