

**PLANNING AND ZONING COMMISSION
PUBLIC HEARING**

4:00 P.M.

Wednesday, July 6, 2022

Present: Steve VanHouse
Wade LeBlanc
Nelson French
Mike Johnson
Richard DeRosier

Tim Costley, City Attorney
Lana Fralich, City Administrator
Gary Thompson, Planning & Zoning Director
David Drown, Economic Development Director
Karsten Hogenson
Dave Nobbe
Ken Gardner
Diane Gardner
Ron & Barb Bautch
Marty Duchscher
Pat Coppo
Jay Cope
Carolyn Hudyma

VanHouse called the public hearing to order at 4:26 p.m.

VanHouse described the purpose for the hearing is to receive public comments on the proposed approval of a new Plat, a Conditional Use Permit, and a Planned Unit Development for Boathouse Bay Subdivision. VanHouse explained to the public that this public hearing is only to discuss the new Plat, new Conditional Use Permit, and Planned Unit Development for Boathouse Bay Subdivision.

VanHouse explained that the Planning and Zoning Board will open the hearing up for public comments, take comments, and then adjourn the Public Hearing. The Regular Meeting will immediately follow the Public Hearing at which time the Commission will make a recommendation to the City Council to accept or deny these requests.

VanHouse summarized the Boathouse Bay project, discussed the involvement of the project by the Zoning Administrator, the Planning and Zoning Board, the EDA, and City Staff, discussed the location of the project, and shared a project map on screen.

David Drown explained the area of the Planned Unit Development (PUD) being approximately 20 acres for project and that the project consists of single townhome units, residential lots for sale, rental units, mini storage units, an event center, and the extension

of city water and sewer to the development but will also provide benefit for the future growth of the Business Park.

John Anderson, Sawtooth 16, LLC owner/developer, shared a power point presentation of Boathouse Bay plans, including his phased approach of building out the project.

VanHouse opened up public hearing for public comments.

Pat Coppo questioned if the public would still have access to shoreline, such as kayakers stopping for lunch. Anderson stated that this shoreline area is owned by him and is already private property, the area across the road would be private as well with this new development.

Ken Gardner questioned if the villas by the lake could be set up by owners as an economic opportunity and that he is concerned for the short-term rental and would like to see families more part of the development.

Diane Gardner questioned if there would be any other barriers between project property and private homeowners. There was concern for people accessing their private party and boathouse. Anderson stated only trees at this point.

Pat Coppo asked if there will be a limit to how many rental days there would be. Anderson is working toward weekly rentals, but may be shorter term.

Dave Nobbe asked who would own the rental units. Anderson noted that the rental units would remain owned and managed by his company.

Diane Gardner asked what will be across the road from villas? Garages but the goal is to have them hidden by trees and natural woodland as best as possible

Ken Gardner questioned if the main road is not public who will take care of snowplowing. Anderson would have their own plow company.

Gary Thompson discussed changes to the roadway going to black beach from the greenhouse and campground area, and that the city will be maintaining the roadway there including snowplowing.

Karsten Hogenson discussed his concerns in regards to the road conditions during the winter months and that the hill is steep and vehicles may have problems getting up it without 4-wheel drive. Also, would like a sign by highway to let people know it isn't a thru street.

Ron Bautch asked for clarification of where public and private roads will be.

Dave Nobbe questioned if the gravel road across from Mt Rockwood Rd will be paved and drainage be addressed? Anderson discussed not until construction is complete, but the end goal would be to have that all paved in the future.

Thompson asked for clarification of location of gate and making sure there is emergency vehicle access.

Ken Gardner expressed his excitement and support for the progress of developing the area but would like the commission to keep in mind the impact the traffic will have on homeowners there. Anderson stated they will put signs up and do what they can to minimize the impact.

Carolyn Hudyma question if there is a certain amount of feet from shoreline that remains public, which is a DNR question. French stated he believes there is, but the development will take less than 350' of shoreline and that there is still a lot of shorelines to enjoy including the public shoreline of Black Beach Pak.

Carolyn Hudyma expressed her concern on protecting public access and public monies being funneled into project. She also doesn't think project will benefit the city. Anderson stated \$700,000 of IRRRB monies are granted to be used for infrastructure and rest is coming from himself. City Administrator Fralich outlined the Development Agreement that would provide the city's property for \$1, that the city received an IRRRB grant for a portion of the public infrastructure, and that project would create a new tax base for the city and utilities that would be paid through Tax Increment Financing (TIF) and Tax Abatement, if needed.

French explained that the conceptual plan for the Business Park provides the center of plan to be park land.

DeRosier expressed that the number one thing community members wanted from the Design Team visit was our streets to be fixed, that the city has 13.5 miles of streets to fix, that current costs are over a \$1 million/mile, that there are no grants available to offset the street costs, and so it relies on the taxbase to pay for the streets. This development would provide a large boost in the tax base to help do projects like streets in the future so the burden doesn't just fall on existing taxpayers.

VanHouse called for any additional comments. There were no further comments.

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VanHouse called for any final comments. There were no further comments.

Motion by LeBlanc, second Johnson to adjourn the public hearing at 5:15 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson