

**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  
John Anderson, Sawtooth 16, LLC  
John Jamnick, JPJ Engineering  
Rob Stromquist  
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 4:00 p.m.

VanHouse described the purpose for the hearing is to receive public comments on the Proposed Revisions to 1. Silver Bay City Code Chapter 12 Zoning, Section 1241 -Planned Unit Development Standards and Criteria (P.U.D); 2. Revision to the Silver Bay City Code Chapter 12 Zoning, Section 1210.03 (R-1) Single and Two (2) Family Residence-District; 3. Revision to the Silver Bay City Code Chapter 12 Zoning, Section 1210.10 (FR) Forest Reserve District; 4. Addition to the Silver Bay City Code Chapter 12 Zoning, Section 1223, Recreational vehicles – Use as Dwelling – Parked on public or private property; 5. Revisions to the Silver Bay City Code Chapter 12 Zoning, Section 1200.03 Definitions, Subd. 51 Recreational Vehicle. VanHouse explained to the public that this public hearing is only to discuss the Code changes.

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 the code changes.

**Revision to the Silver Bay City Code Chapter 12 Zoning, Section 1241 -Planned Unit Development Standards and Criteria (P.U.D)-** VanHouse explained the codes are reviewed every five years and P.U.D.'s have been used by the city for many years. The proposed revisions have been made with a lot of discussion by the Planning and Zoning Commission, Zoning Administrator, and City Attorney and that the changes will provide clarity to the code. Commission will make a recommendation to City Council, who will make the final determination to accept or deny.

Public Hearing Comments- It was confirmed no other written or verbal comments were received.

VanHouse opened up public hearing for public comments.

Barb Bautch questioned if new Code changes are available on City website. Once the changes are approved and published, the City's website would be updated.

VanHouse called for comments again. There were no further comments.

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

**Revision to the Silver Bay City Code Chapter 12 Zoning, Section 1210.03 (R-1) Single and Two (2) Family Residence-District-** Nelson French explained the proposed changes to 1210.03 by amending additional language to Sub 2h to read any new or existing rental dwelling for less than 30 days is excluded in R1 and R2 districts.

Public Hearing Comments- It was confirmed no other written or verbal comments were received.

VanHouse opened up public hearing for public comments.

Carolyn Hudyma expressed her concern for housing needs and putting in protection or ordinance to keep neighborhoods from vacation homes taking over and keeping the North Shore as is. She discussed wanting to not allow people to buy homes that didn't live here.

VanHouse stated the new language clarifies vacation rentals not allowed in the core of the city, but it doesn't prevent people buying homes for their own vacation use.

Attorney Costley stated that a City cannot discriminate between homestead and non-homestead or legally say not to have vacation homes.

VanHouse called for comments again. There were no further comments.

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

**Revision to the Silver Bay City Code Chapter 12 Zoning, Section 1210.10 (FR) Forest Reserve District-** French explained the proposed change to add in 1210.4, new paragraph E stating short-term rental of a dwelling unit by the owner within 300' of R1 or R2 is not permitted and over 300' could be granted by conditional use permit.

Public Hearing Comments- It was confirmed no other written or verbal comments were

received.

VanHouse opened up public hearing for public comments.

Barb Bautch asked for clarification of R1, R2, FR, and RR districts were. VanHouse explained R1- residential homes, school/church by conditional use, R2- apartment complexes, FR & RR- outlying areas with FR having a min 5 acres requirement which is bigger than lots in an R1.

French provided a visual demonstration using maps.

VanHouse called for comments again. There were no further comments.

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

**Addition to the Silver Bay City Code Chapter 12 Zoning, Section 1223, Recreational vehicles – Use as Dwelling – Parked on public or private property-** VanHouse explained the addition of new language in code clarifying that living in an RV anywhere on city or private land is not allowed.

Public Hearing Comments- It was confirmed no other written or verbal comments were received.

VanHouse opened up public hearing for public comments

VanHouse called for comments again. There were no further comments.

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

**Revisions to the Silver Bay City Code Chapter 12 Zoning, Section 1200.03 Definitions, Subd. 51 Recreational Vehicle-** French explained that revisions were made to update and clarify the description of a recreational vehicle.

Public Hearing Comments- It was confirmed no other written or verbal comments were received.

VanHouse opened up public hearing for public comments

VanHouse called for comments again. There were no further comments.

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

Motion by LeBlanc, second Johnson to adjourn the public hearing at 4:26 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson