

City Council
Special Meeting

3:00 p.m.

Thursday, May 25, 2023

Present: Mayor Wade LeBlanc
Richard DeRosier via ZOOM
Dustin Goutermont
Ben Bautch
Shane Hoff

Sarah Stevenson
Dave Nobbe
Representative Roger Skraba
Carolyn Hudyma
Chuckie Knudson
Christine Mallory, Northshore Journal via ZOOM

Mayor LeBlanc called the meeting to order at 3:00 p.m. noting the addition of Summer Hires to agenda.

Mayor LeBlanc explained that a public hearing was previously held on May 15th, 2023 and public comments had been received. There was an additional written letter of support received from Sarah and Mark Stevenson which was reviewed by Council.

Mayor LeBlanc asked if there were any new public comments relating to Short Term Rentals.

Sarah Stevenson currently owns a home in Silver Bay and also has a short-term rental in Beaver Bay Township. She gave a brief history of her rental property and expressed her support of short-term rentals.

Carolyn Hudyma expressed that she had previously thought short-term rentals were good for the city but now feels workforce housing is more important.

Chuckie Knudson stated opposition to the short-term rentals due to the rise in property taxes forcing older residents to move because they cannot afford the tax and feels the city needs affordable houses, not rentals to fill our schools and job market.

Mayor LeBlanc reminded public audience that the short-term rentals would not be located in the city proper, the city cannot tell people they can't buy homes, and this meeting is regarding short-term rentals, not rentals in general.

Sarah Stevenson stated keeping short-term rentals out of city will not solve the housing problem and feels it isn't a competition.

Councilor Hoff expressed he has stayed in many VRBO's and feels the communities they are in go downhill for residents and workforce, he opposes short-term rentals when there is a shortage of workforce housing in the area. He has received a lot of comments from the public and many are against it and feel it is a threat to the city.

Mayor LeBlanc respectfully disagreed regarding the effect short term rentals would have on workforce housing. There is a limit of 6 which is less than 1% of housing, not in R1 or R2 areas and they can co-exist with FR areas. He also stated that this is a way to help alleviate the high property taxes and feels the city needs change now or the property taxes will increase again.

Mayor LeBlanc once again reminded public that discussion is regarding short term rentals and if anyone would like to talk with him regarding other concerns, he is always available.

Chuckie Knudson questioned if the mayor had a conflict to interest due to him owning a rental in the area.

Mayor LeBlanc assured Ms. Knudson that his rental is outside of the city on Lax Lake and he has no conflict of interest.

Councilor DeRosier gave a quick background of how the short-term rental proposal came to be. He also expressed that there is currently only one interested party with the potential of five more rentals which the city controls approving. He is in support of the short-term rentals in the FR zones.

Councilor Hoff stated that he felt most of the short-term rentals would always stay as a rental and never become a residential home so when people come to purchase a home there would not be any available.

Sarah Stevenson questioned the statement regarding short-term rentals never becoming a residential home.

Councilor Goutermont expressed his support in FR areas and not allowing inside the city limits R1 and R2. He also explained the land buffer requirements and felt that Mr. Nobbe ran a short-term rental for years without any complaints or problems before he closed, so there shouldn't be problems.

Resolution 2023-#23 Adoption of Chapter 12, Section 1239, Short Term Rentals, and Amendment of Section 1210.10(Forest Reserve) and Section 1210.13 (Bayview Park)- Motion by DeRosier, second Goutermont to adopt Resolution 2023-#23 Chapter 12, Section 1239, Short Term Rentals, and Amendment of Section 1210.10(Forest Reserve) and Section 1210.13(Bayview Park). MOTION CARRIED.

Mayor LeBlanc – Aye

Member Goutermont – Aye

Member Bautch – Nay
Member Hoff – Nay

Member DeRosier – Aye

RESOLUTION 2023 - 23 WAS ADOPTED: 3 aye, 2 nay, 0 excused

Resolution 2023-#24 Amendment of City Zoning Map- Motion by DeRosier, second Goutermont to adopt Resolution 2023-#24 Amendment of City Zoning Map. MOTION CARRIED.

Mayor LeBlanc – Aye
Member Bautch – Aye
Member Hoff – Aye

Member Goutermont – Aye
Member DeRosier – Aye

RESOLUTION 2023 - 23 WAS ADOPTED: 5 aye, 0 nay, 0 excused

Summer Hires- Motion by Bautch, second Goutermont to approve Tucker Cook, Michael Floen, and Odin Hansen as Park and Rec Aides at \$13.00/hr and Chase Dow as Campground Aide at \$15.00/hr. MOTION CARRIED.

Motion by Goutermont, second Bautch to adjourn at 3:32 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson



Wade LeBlanc, Mayor

Attest:



Lana Fralich, City Administrator