

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, July 5, 2023

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

Absent-

Lana Fralich, City Administrator
Tim Costley, City Attorney
David Drown, City Planner
Carolyn Hudyma
Kathleen Dean
Sheri & Tim Packer
Ryder McMillen

Dave Nobbe
David Craig
Isaac Swanson

VanHouse called the meeting to order at 4:15 p.m.

Agenda – Motion by LeBlanc, second French to approve the Agenda as presented.
MOTION CARRIED.

Approval of Minutes- Motion by LeBlanc, second DeRosier to approve June 7, 2023 Regular Meeting, June 12, 2023 Special Meeting, and June 20, 2023 Special Joint Meeting minutes. **MOTION CARRIED.**

Zoning Administrators Report – Deferred to next meeting.

Communications – None at this time.

OLD BUSINESS

Request to Accept or Deny 28 Quincy Home Use Occupation Permit- Motion by DeRosier, second LeBlanc recommend Council approval of a Home Use Occupation permit at 28 Quincy Drive to Isaac Swanson and Ryder McMillen, Stitched Apparel & Graphics, LLC. Property owner of Dusty and Andrea McMillen, parents of Ryder McMillen.
MOTION CARRIED.

LeBlanc felt it fits the Home Use criteria and nobody else is offering the service.

DeRosier stated it fits within the Home Use criteria and needed.

French stated it fits within the comprehensive plan.

VanHouse feels it fits within the comprehensive plan and the neighborhood.

Johnson sees no safety concerns and is a good addition to the community.

Request to Accept or Deny 5308 Mount Rockwood Rd. Conditional Use Permit for Short Term Rental - Motion by LeBlanc, second French to recommend approval to Council with the condition of having certificate of inspection prior to receiving permit. MOTION CARRIED.

LeBlanc stated based on the meetings and hearings the permit request fits in the new zoning ordinance.

City Attorney stated the commission can forgo the findings.

Boathouse Bay PUD/Plat Status- Set Hearing- David Drown provided a brief update of the Boathouse Bay project including updates to the site plan, utilities, recent bid results, and the financial plan estimated at \$3,468,900. There was review of the financing plans including Tax Increment Financing, Tax Abatements, Bonds, feasibility of development to cover bond payments, and an estimated funding shortfall of \$617,525. After meeting with the IRRRB, Administration staff intends to submit application to IRRR to further assist in the shortfall, which would be determined in early August. There was further discussion on items that have been completed, items that need rereview and action, schedule to complete items before the 60-day construction bid for award is due, Council setting hearings for Business Subsidy, TIF, and Tax Abatement, setting a special meeting for review of the PUD and Preliminary Plat, and the reasons for Planning and Zoning to hold another public hearing for the PUD, Preliminary Plat. There was further discussion regarding on value engineering, plan to protect the city if the developer doesn't follow thru, and bank lending. Zoning Administrator wanted it noted of his concern regarding the risks of this development. Motion by DeRosier, second French to set special meeting at 3:00 p.m. on Wednesday, July 19th to review documents pertaining to the Boathouse Bay Project. MOTION CARRIED.

Motion by DeRosier, second French to call for a Public Hearing on August 2nd for the purpose of taking public comment on Boathouse Bay Preliminary Plat, PUD, Conditional Use Permit, and Subdivision of Lot 2, Block 7 and Lot 6, Block 4 in Bayview Park. MOTION CARRIED.

Motion by DeRosier, second French to set a Special Meeting on August 2nd, following the Public Hearing, to review and take action on the Preliminary Plat, PUD, Conditional Use Permit, and Subdivision of Lot 2, Block 7, and Lot 6, Block 4 in Bayview Park. MOTION CARRIED.

NEW BUSINESS

Zoning for THC/Cannabis- It is recommended by the City Attorney to table until the State has created the office for licensing of THC/Cannabis.

Motion by French, second Johnson to adjourn at 4:56 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson