

PLANNING AND ZONING COMMISSION
Special Meeting

3:00 P.M.

Wednesday, July 19, 2023

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

Tim Costley, City Attorney
Lana Fralich, City Administrator
Gary Thompson, Zoning Administrator
David Drown, City Planner
Joe Rhein, City Engineer, Bolton & Menk, Inc.
Jeremy Hauser, Bolton & Menk, Inc. – via ZOOM
John Anderson, Sawtooth 16, LLC
John Jamnick, JPJ Engineering
Rick Evans, Northshore Journal

VanHouse called the meeting to order at 3:02 p.m. The purpose of the meeting is to review associated documents pertaining to the Boathouse Bay project.

Rhein presented Bolton & Menk's detailed and lengthy review of the Vacation Sketch, Access Easements 20-796, Public Utility Easement Map, Preliminary Plat, Bid Plans Incorporating Addendum 3, Summary of Code Non-conforming Items and Required Additional Plans, and Bolton & Menk's Development Documents Review Letter. There was also review on updated Conformed 20-796 Boathouse Bay Development information sent by JPJ and additional lots splits required for compliance with Opportunity Zones.

There was discussion on parking space sizes, ensuring a garage unit be included for any future sales, cul-de-sac design radius, single family lots, submitting information to North Shore Management Board, getting an updated confirmation from Lake Count Soil and Water for compliance, the timing to award a contract by August 20th. Rhein will work with JPJ to continue making final amendments to the design so that the most current information will be available to present at a future public hearing.

Motion by LeBlanc, second by DeRosier to set a public hearing and a special meeting for August 2nd, beginning at 4:00pm to take public comments for a Conditional Use Permit, Preliminary Plat, PUD, and Lot Splits relating to the Boathouse Bay Development. MOTION CARRIED.

Motion by LeBlanc, second DeRosier to adjourn at 4:35 p.m. MOTION CARRIED.

Minutes taken by Lana Fralich