

**PLANNING AND ZONING COMMISSION**  
**Special Meeting**

6:30 P.M.

Tuesday, August 7, 2023

Present: Steve VanHouse  
Nelson French  
Wade LeBlanc  
Richard DeRosier

Absent: Mike Johnson

Lana Fralich, City Administrator  
Tim Costley, City Attorney  
Gary Thompson, Zoning Administrator  
Joe Rhein, City Engineer, Bolton & Menk  
David Drown, City Planner  
Rick Evans, Northshore Journal  
Todd Bollig  
John Anderson, Sawtooth 16, LLC  
Ruth Koepke  
Irene Johnson  
Karsten & Ellen Hogenson

VanHouse called the meeting to order at 6:30 p.m. The purpose of the meeting is to review and take action on the new Preliminary Plat, a Conditional Use Permit, and a Planned Unit Development for Boathouse Bay Subdivision.

**Boathouse Bay Conditional Use-** The Conditional Use permit was reviewed at the public hearing on August 2, 2023. Discussion regarding time put into the project, requirement a conditional use permit for all projects in Bayview Park area, and it was noted that garages are included in the conditional use permit. Motion by DeRosier, second LeBlanc to recommend to City Council for approval. MOTION CARRIED.

**Boathouse Bay Preliminary Plat-** There was a presentation provided at the August 2<sup>nd</sup> public hearing, Joe Rhein, City Engineer confirmed there have been no changes and he does not have any comments or objections. Motion by LeBlanc, second DeRosier to recommend to City Council for approval. MOTION CARRIED.

**Boathouse Bay PUD-** Joe Rhein provided comments regarding items that do not comply with zoning ordinance but will be incorporated and documented in the PUD. Those items include blasting plan updated due to concerns raised at Public Hearing and well testing. John Anderson spoke of the blasting company hired for project and precautions they will take. Discussion regarding State requirements and preliminary Plat includes the two lot splits. Motion by DeRosier, second French to recommend to City Council for approval with the following inclusions: blasting condition placed as a requirement of the City and a garage for each unit. MOTION CARRIED.

Motion by DeRosier, second French to adjourn at 6:41 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson