

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, June 5, 2024

Present: Steve VanHouse
Nelson French
Wade LeBlanc
Mike Johnson

Excused: Richard DeRosier

Tim Costley, City Attorney
David Drown, City EDA Director
Donna Bloomberg
Patricia Ollila
Carolyn Hudyma
Donny Thompson
John Ramos
Wendy Jensen

Marcia Oates
Gary Ollila
Vickie Thompson
Camila Ramos
Lauren Uslin
Scott Johnson

VanHouse called the meeting to order at 4:00 p.m.

Agenda – Motion by LeBlanc, second Johnson to approve the Agenda. **MOTION CARRIED.**

Approval of Minutes- Motion by Johnson, second LeBlanc to approve April 3, 2024 Public Hearing and April 3, 2024 Regular Meeting minutes. **MOTION CARRIED.**

Public Comments-

McCorkel Property – Letters from Concerned Citizens- It was noted that the City does not accept unsigned letters. Concerned citizen letters were reviewed regarding 43 Davis. The City is aware of the problem and addressing the blight issue. City Attorney Costley gave a brief update regarding correspondence that was sent to property owner regarding permitting for fence along with administrative citation for blight. The City Attorney and Chief of Police are working together on the issues. Discussion followed regarding enforcing code violations, the process, changing codes, permit requirements, and burning of garbage.

Donna Bloomberg questioned burning codes and calling law enforcement, and suggested putting burning information in newsletter.

Patricia Ollila expressed concern regarding the numerous blight homes in Silver Bay and residents living in campers on the streets.

Wendy Jensen questioned the fines and possibility of raising them.

Marcia Oates asked if letters should be sent to city regarding blight and other issues.

City Zoning Administrator Thompson asked that any concerns be sent to the city and will be brought to the Planning & Zoning board. He also suggested revisiting the zoning codes to change what materials fences can be built with.

Mayor LeBlanc suggested reviewing the ordinances and make changes if necessary.

Donna Bloomberg, Patricia and Gary Ollila all left meeting.

Zoning Administrators Report – Thompson reported that there have been permits issued for construction of a shed, plumbing, signage, and a remodel.

Communications – None at this time.

OLD BUSINESS- Nothing at this time.

NEW BUSINESS –

Enforcement of Planning & Zoning Ordinances- Thompson has concerns regarding properties not being remodeled in accordance to city codes before listing for sell, such as 40 Nelson Drive. He is suggesting a letter be sent from the Planning & Zoning Administrator to owners of 40 Nelson Drive property. City Attorney will help draft a letter. Consensus of Commission is to send the letter.

Set Public Hearing for Golf Course Subdivision July 3, 2024 at 4:00 p.m.- David Drown is requesting setting a public hearing regarding the Golf Course Subdivision preliminary plat. Planning & Zoning Administrator Thompson and City Attorney Costley would like to review the plans. Gary Thompson questioned the zoning code changes that will need to be made.

Carolyn Hudyma asked if the marketing materials are available, she feels the current push is for outside people, would like property to be offered to residents, and would like to be on record that the golf course development should include a place for someone to build a \$250,000 home.

Discussion followed regarding potential required covenants, modest homes not being restrictive, lack of city utilities, and the definition of high-end homes. Further discussion regarding timeline to review plans, zoning changes, review by city engineer, and public hearings. Motion by French, second Johnson to set public hearing for Wednesday, July 3rd at 4:00 p.m. MOTION CARRIED.

Motion by LeBlanc, second French to adjourn at 4:55 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson