

ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, November 6, 2024

Present: Beth Smuk
Shane Hoff
Richard DeRosier
Steve VanHouse

Excused: Nelson French
Absent: Katelyn Goutermont
Alex Truax

Tim Costley, City Attorney
Julie Jensen
Marcia Oates
Carolyn Hudyma
Dale Knaffla

Alternate Chair Smuk called the meeting to order at 2:05 p.m.

Agenda – Motion by DeRosier, second VanHouse to approve the agenda as presented. **MOTION CARRIED.**

Minutes – Motion by Hoff, second DeRosier to approve the minutes of the October 9, 2024 regular meeting. **MOTION CARRIED.**

COMMUNICATIONS- None at this time.

Economic Development Director- Nothing at this time.

OLD BUSINESS –

City Attorney Costley advised of the changes to Chapter 12, that are relevant to the EDA Board for the new Silver Bay Golf Course Residential Zoning District, clarifying short term rentals are considered an interim use. Planning & Zoning reviewed proposed zoning documents and had a public hearing, and recommended increasing the percentage on the building square footage per lot, and allow short term rentals on all sites. There was discussion relating to originally planning for only 10 permits in the Golf Course Residential District, segregating short-term rentals in one area, and current short term rental permits for the city are limited to 6 in the Forest Reserve and unlimited in the Bayview Park/Boathouse Bay District. There was question that if the EDA made a different recommendation, if that Planning and Zoning needed another hearing, which the City Attorney advised that changes could be made without holding another public hearing.

Julie Jensen questioned if enticing developers for development of short-term rentals would turn potential residential owners away and can new residential owners ask to obtain a conditional use permit for short term rental. Member DeRosier clarified there is always an option to apply for conditional use, city is trying decide how many would be allowed and it would only be allowed under permitted zoning areas.

Carolyn Hudyma asked for clarification regarding interim uses. Attorney Costley clarified short term rentals are considered an interim use, which the city can cancel at any time, and when someone obtains a permit, it is with the knowledge that is revocable at any time for any/no reason.

The process to apply for a short-term rental is the same as a conditional use permit, but the final permit for short-term rentals is considered an interim use permit.

Discussion followed regarding need for residential housing, gathering more information regarding plat/ribboning lots, septic layout, costs of placing power/gas/water/septic, salability of the lots, costs of roads, sale prices of lots, and if there is actual interest in purchasing the lots. Further discussion on forwarding the housing study a County HRA. Motion by VanHouse, second DeRosier to refer back to City Council recommending they obtain additional information relating to the project in regards to getting lots platted and ribboned, costs for installing utilities and roads, sale prices of lots, ability to install wells and septic, and determine interest in purchasing land, and if the Council wants EDA to act as Developer or work with a private developer. MOTION CARRIED.

New Zoning District Chapter 12, Zoning, Section 1210.14 Silver Bay Golf Course Residential- Motion by VanHouse, second DeRosier to refer back to City Council. MOTION CARRIED.

Revisions to Chapter 12, Zoning Section 1239 – Short Term Rentals, Subd. 5, D.1 by Adding Golf Course Residential District Cap and Clarifying Short Term Rental Permits Limited to Golf Course Residential, Forest Reserve, and Bayview Park District- Motion by VanHouse, second DeRosier to refer back to City Council. MOTION CARRIED.

NEW BUSINESS-

Beth Smuk Board Renewal Application- Motion by Hoff, second DeRosier to accept renewal application from Beth Smuk. MOTION CARRIED WITH SMUK ABSTAINING.

Motion by DeRosier, second Hoff to adjourn at 3:08 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson.