

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, June 4, 2025

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

Lana Fralich, City Administrator
Gary Thompson, Planning & Zoning Administrator
Josh Stier, Bolton & Menk via ZOOM
John Anderson, Sawtooth 16, LLC- left at 4:08 p.m.
Erik Anderson, Sawtooth 16, LLC – left at 4:08 p.m.
John Jamnick, JPJ via ZOOM – left at 4:08 p.m.
Marcia Oates
Donny Thompson

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

Agenda – Motion by DeRosier, second Johnson to approve the Agenda as presented.
MOTION CARRIED.

Approval of Minutes- Motion by LeBlanc, second French to approve May 7, 2025 Public Hearing and May 7, 2025 regular meeting. **MOTION CARRIED.**

Communications/Public Comments- None at this time.

Zoning Administrators Report – G. Thompson reviewed permits issued. There will be seven new homes built in the city this year.

OLD BUSINESS – None at this time.

NEW BUSINESS –

Boathouse Bay Final Plat- City Engineer and Planning & Zoning Administrator have reviewed the Final Plat and noted a few needed changes. JPJ has incorporated requested changes. Motion by DeRosier, second French to recommend to Council for approval with requested changes. **MOTION CARRIED.**

Review & Designate Zoning District-Adult Oriented Business- City Administrator Fralich explained that while reviewing the city codes, zoning from Business Park to Bayview Park didn't account for Adult Oriented Business, and that the City Attorney asked that the Planning and Zoning determine the proper zone. Discussion regarding areas allowed, distance required from schools, definition of code, and previous location. Motion

by DeRosier, second French to table until City Attorney is present to provide legal advice. MOTION TABLED. Further discussion followed regarding ownership of land, having it as conditional use only, and that the consensus was for it to be in the zone (GI) General Industry.

Review of Chapter 11-Subdivisions & Review of Chapter 12-Zoning- City Attorney is asking P&Z to review redline and highlighted areas in Chapters 11 & 12. Discussion regarding clarification on procedure, hearings, changes to subdivision language for Planning and Zoning review on final plats, and land splits. Motion by Johnson, second French to set a Special Workshop meeting during the City Council's Special Workshop Meeting on June 24th at 9:00 a.m. to review Chapter 11 & 12. MOTION CARRIED.

Motion by Johnson, second French to adjourn at 4:41 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson