

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, July 9, 2025

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

Lana Fralich, City Administrator
Tim Costley, City Attorney
Carolyn Hudyma
Ben Bautch
Wendy Jensen
Marcia Oates
Donny Thompson

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

Agenda – Motion by LeBlanc, second French to approve the Agenda as presented.
MOTION CARRIED.

Approval of Minutes- Motion by DeRosier, second French to approve June 4, 2025 regular meeting. There was not a quorum of Planning & Zoning Committee at the June 24, 2025 Special Workshop Meeting. **MOTION CARRIED.**

Communications/Public Comments- None at this time.

Zoning Administrators Report – VanHouse reviewed permits issued.

OLD BUSINESS –

Review & Designate Zoning District-Adult Oriented Business- Tabled from the last meeting. Discussion on location allowed, under conditional use, in zoning districts for adult oriented business, state law requirement of having an allocated space, previous location, spot zoning, and land availability. Motion by LeBlanc, second Johnson to allow adult oriented business in G1 Zoning District by conditional use only. **MOTION CARRIED.**

NEW BUSINESS –

Golf Course Housing-Short Term Rental Code- Discussion on if lot sales are slow what the process would need to be to open up sales to allow for more short-term rentals than what has been approved in code, giving property disclosures to residential buyers, placing a conveyance on all lots stating that at any time unsold lots could be changed to short-term rental, and potential of lawsuit from residential buyers regarding changes.

City attorney advised to not sell any lots until the short-term rental decision has been made.

Garage Building Height Code- Discussion regarding current height of garages within the city, 16' unattached and 35' attached. There has been a request to change the height due to size of RV's, vehicles, and property owned by residents. Further discussion regarding other communities in the area average size is 15'-16', sizes of modern RV's and maximum allowable size to drive/tow down highway. There was discussion on construction for trusses that accommodate for existing RV's. Consensus of the Commission was to leave the current code at 16'.

Shopping Center Zone- Discussion on the Shopping Center Zone being in the City Code but not on the Zoning Map, history of changes from Shopping Center Zone to Highway Business Zone, and establishing the Shopping Center Zone area to not affect the existing businesses. Consensus was to have Zoning Administrator confirm the area where the Shopping Center should be and then French will arrange for updated Zoning map from Lake County.

Motion by LeBlanc, second Johnson to adjourn at 4:53 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson