

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, November 5, 2025

Present: Steve VanHouse
Richard DeRosier arrived at 4:10 p.m.
Wade LeBlanc
Nelson French
Mike Johnson

Lana Fralich, City Administrator
Tim Costley, City Attorney
Carol Salus
Donny Thompson
Carolyn Hudyma

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

Agenda – Motion by LeBlanc, second French to approve the Agenda with name change from SB Liquor Store to Sawtooth Mountain Cannabis, LLC. **MOTION CARRIED.**

Approval of Minutes- Motion by LeBlanc, second French to approve October 8, 2025 regular meeting minutes. **MOTION CARRIED.**

Communications/Public Comments- None at this time.

Zoning Administrators Report – Zoning Administrator not in attendance.

OLD BUSINESS –

Golf Course Housing-Short Term Rental Code- City Council approved partnership with z'Up North Realty, Andrea Zupancich will be invited to attend both EDA and P&Z meetings in December. Carolyn Hudyma expressed that she has no problem with the hiring of z'Up North she questioned how the realtor would change the residential portion to possible short term rentals, commented on importance of remembering the effect on locals. Discussion regarding obtaining the opinion of an experienced realtor to determine feasibility of the project, sale of lots, and marketability; Rocky Wall Road's impact on the city tax revenue; and city owned property versus private ownership. French asked that it be put in the record he feels by developing the Golf Course area, the city is taking the initiative to better Silver Bay.

RV Dump Signage- Johnson stated many tourists stop at his auto garage looking for the RV dump station and would like to see better signage. Discussion regarding signage improvements, pros and cons of moving dump station to new location by campground, and potable water usage fees.

Shopping Center Zone- Public Hearing Rescheduled to December 3, 2025- Motion by Johnson, second French to reschedule public hearing to December 3, 2025 at 4:00 p.m. MOTION CARRIED.

NEW BUSINESS –

Office of Cannabis Management Application- Sawtooth Mountain Cannabis, LLC- City Council previously approved to not issue cannabis license. Sawtooth Mountain Cannabis, LLC continued to move forward with the licensing process and submitted an application to the State. The city was notified it has 30 days to respond to letter determining if business would be in compliance or not. Currently there is no zoning set up for cannabis business therefore it would be non-compliant with the City Codes. Motion by French, second LeBlanc that request is non complaint for local zoning. MOTION CARRIED. Discussion followed regarding current owner of Sawtooth Mountain Cannabis is in litigation with the city.

Sanctuary on the North Shore, LLC Short-term Rental License- Sanctuary on the North Shore short-term rental license expired 12/31/2023 and the business has not submitted renewal applications for 2024, 2025, or 2026. Renewal applications are due by November 1st every year. There has been a letter sent to cease business due to non-renewal, which has been returned as non-deliverable. Discussion regarding imposing fees/fines, alerting applicants that renewal is due; Per City Attorney, it is the responsibility of the owner to remember to renew, not the city's and this is a licensing issue, not a zoning.

Motion by LeBlanc, second French to adjourn at 4:34 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson