

TOWN OF SILVER CREEK
SPECIAL MEETING
JULY 5, 2018

A special "Open House" meeting of the Town Board of the Town of Silver Creek and the residents of the Castle Danger Subordinate Service District (CDSSD) was held on Thursday, July 5, 2018 in the Board Meeting Room. Present were Supervisors: Greg Hull, Mike Hoops and Denny Moen; Clerk Alison Oftedahl; Lake County Commissioner Rich Sve and Lake County Director of Environmental Services Christine McCarthy.

CDSSD Landowners present: LeRoger Lind, Christopher and Julia Jaeger, Larry Cumpston, Mary and Ardy Johnson, Brenda Ringold, Jane Sweet, Mary Spencer Herbert, Dan Lind, and Mike Steffes. A letter of invitation had been sent to all affected landowners.

Chair Hull called the meeting to order at 7:00 p.m. for the purpose of exploring the possibility of turning land use administration for the Castle Danger Subordinate Service District (CDSSD) over to Lake County. Hull explained that the CDSSD Land Use Ordinance was developed back in 1998 in order to create more restrictive zoning. For example, a 2 acre minimum for new construction was put in place whereas Lake County had a 1 acre minimum at that time. Now, years later, Lake County has adopted stricter standards so there is very little difference between the two. In addition, the regulations surrounding wetland mitigation are complicated and Lake County has experts who can more easily deal with these issues.

Each Board member spoke in turn to express general support for the change. Reasons included the overlap with Lake County's ordinance, the expense of training Silver Creek's elected clerk to administrate the land use ordinance, and finally the confusion experienced by Silver Creek residents trying to figure out where to get a building permit.

Attendees were then encouraged to share their opinions and ask questions. Almost every attendee weighed in with a comment or question.

The following list of concerns arose from the discussion:

- Local Control – Some residents expressed concern over the loss of local control and the possibility of future changes. Lake County Commissioner Sve responded to these concerns, saying that in Lake County public input is always sought before zoning updates are put in place. It was noted that Silver Creek would lose their seat on the North Shore Management Board, which is the group creating much of the shoreline regulation. Mike Hoops does serve on the Lake County Planning and Zoning Commission and as a resident of CDSSD, he would be a representative for his neighbors.
- Long-Term Growth and Sewer Capacity – Would this change result in greater development, and could it exceed sewer capacity? The Board did not feel that simply changing the office that administrates land use would increase development. And, Sewer Operator Hoops assured the group that the Castle Danger Sewer will continue to be administrated by Silver Creek, and has plenty of additional capacity.
- Transition Methodology – How would the transition happen? Lake County expressed the need to examine the CDSSD ordinance in more detail before planning a transition.
- Cost of Administration – Would Silver Creek realize savings from this change and would Lake County have to charge Silver Creek for initial work in the transition?
- Short Term Rentals – Lake County allows for short-term rentals and the CDSSD ordinance currently does not. The vacation rentals have been working fine in the rest of Lake County and are carefully monitored and controlled.
- Mapping of Zones – Lake County uses different terminology and the Silver Creek parcels would need to be remapped into Lake County's zones.

Hull reminded the group that this meeting is only the beginning of a lengthy process. The Board will continue its discussion of the concerns listed above in next week's Committee of the Whole meeting. Then, a more formal public hearing can be scheduled.

After no additional concerns were raised, motion was made by Hoops, second Moen to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

Respectfully submitted,
Alison Oftedahl, Clerk