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Christine Mallory, Editor

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Boat House Bay Housing Development in Silver Bay

By: Katee Rose

The name of the proposed development is being bottomlined by Sawtooth 16 LLC, owned by John Anderson. John has owned the Silver Bay gun property down at the lake by the water plant for quite some time and has been working on a development project of mixed use housing and vacation rental housing on the shores of Lake Superior just outside the city of Silver Bay.

This project is a private endeavor, using private capital, taking out loans, and represents an overall investment of around 20 million dollars. The city's planning commission had the public hearings to approve the plans on July 6th. The public was present, things were debated, and it was unanimously recommended for approval by the city council.

The council will decide on the final approval of this plan on July 18th, 7pm at the city hall, and is open to the public. If community members are unable to attend but have comments, questions, or concerns they would like to express, they can contact city planner David Drown directly at david@daviddrown.com or by phone at 612-414-8486. They can also provide comments in writing, and those will be considered at the council meeting. Folks are able to submit their comments/ questions anytime before the July 18th meeting.

The footprint of the mixed housing complex is around 40 acres. There will be 28 villas, each villa will be 3 bedroom, 3 bath, with open floor plans overlooking the lake. These units will be available for purchase. Another 18 "bungalows" with views of the lake will be rented out, and 7 lots for people to purchase to build their own homes on will be available. Also available is a 100 unit storage facility for use by those living in the complex as well as provide storage for folks in the surrounding area. The development will have all city utilities.

Anderson and Drown met on site and started thinking about the project in a bigger context over a year and a half ago. Together, they came up with a plan and got the master plan completed

by a company in Duluth. Anderson intends to keep some green space, have a bike path and "create a unique space on this parcel between Hwy 61 and Lake Superior." "It's a big deal," says David Drown, Silver Bay's City Planner. The city has established this as a tax increment district. This will be the first TIF district the city has ever done. A TIF district allows that, as this development happens, the resulting buildings will pay property tax. Usually, that new property tax goes to fund the functions of local government, city, county and school. What's different about tax increment is that, for a few years the city can capture almost all of that property tax being paid by new development and use it to pay for something that the development needs. In this case, there will be about a million and a half dollars of improvements in sewer and water.

These improvements will serve the entire business park, as well as service to the new development site. It will also potentially offer an expansion of the business park in Silver Bay in future years. The city will be borrowing money and funding those improvements, but the only source of revenue to pay that debt off over time will be the new taxes generated by the new development, which will be called Boat House Bay. "It's pretty well thought out...we've been working hard to make sure we cover all the bases and the city has been really great to work with...I think everyone all together has really chipped in and made it a really good project." Assuming the city council passes the proposal to start the new development, it should get started somewhere around August-October of this year.

The city is approving what is known as a plan unit development. That is a detailed drawing showing the locations of every building, utility structure, and by rights, future developments have to be done according to that approved plan. Deviations from that plan would require city approval and public hearings. There is a very detailed plan the city has been looking at.

There were around 20 members of the public at the last city council meeting showing interest in what the proposed development in their community was going to look like. The development is roughly looking at a 50/50 split for conventional residential homes and short term rentals.

The planning commission just approved some wording changes towards zoning ordinances to make it abundantly clear what the city's position is on vacation rentals. The answer is: In the residential zones of the city, R1 and R2, vacation rentals are not permitted. If you want to rent your house in these zones it has to be for a period of 30 days or more. In the non-residential areas, short term rentals are permitted as a conditional use, and requires specific approval of the city. There would be public hearings before it would be authorized. The same thing is true for the forest reserve district. These would be the wooded areas around the city. Short term vacation rentals are allowed in these areas with specific approval of the city council and planning commission.

The city is in the process of updating the zoning map. Short term rentals are not allowed in the core areas of the city. Assuming this is passed by the council on the 18th, Silver Bay will be a community that does allow limited vacation rentals. It would be allowed in the business park and in the surrounding rural character neighborhoods and forest reserve.

"Just about everybody up here is wrestling with how to deal with short term rentals," says city planner David Drown. "Silver Bay would like to make sure they preserve their housing stock for families, and allow vacationers to come, but I think most of that will take place in new construction on the outskirts of town."

Final decision will take place with the city council on July 18th. The community is welcome to attend, write or call with any questions or concerns with the proposed development. To find out more you can visit www.boathouse-bay.com.

Bloom: A Cooperative Dance Concert Comes to the Two Harbors Bandshell

By Haley Searls

As the sky slowly deepened on the Two Harbors bandshell June 25th, dancers leaped and pirouetted, turned in chaine turns and chassed the evening away. Attendees enjoyed an uplifting free concert presented by Sterling Dance of Two Harbors. They were joined on this night by guest dancers from Salt and Light Dance Studio of Duluth. Sterling Dance offered a second concert scheduled to be performed the following evening.

Renee Moe is the founder and artistic director of Sterling Dance, having founded the group back in 1994 in Grand Marais. In 2009, after fifteen years of teaching in Grand Marais, Moe "came home to Two Harbors, where I have been teaching ever since." As a child, Moe studied dance under her aunt, Brenda Moe, and then continued her studies at the University of Minnesota-Duluth and in New York City.

Salt and Light ballet is a faith-based dance school from Duluth. It was established in 2016 by Rachel Payne. Payne was trained in classical ballet for 17 years, and danced professionally for three years. She has taught dance for eight years, both at the Minnesota Ballet and at Salt and Light. Payne has also worked with dancers with physical and cognitive disabilities, including teaching dance to people living with Parkinson's disease.

The evening began with Sarah White Ritchie, a dancer from the Minnesota Ballet, performing a dance to No Day But Today, choreographed by Erin Wourms. Wourms has been dancing since the age of 6, and was a professional dancer at the Minnesota Ballet for four years.

This was followed by the tap piece Feeling Good, performed by girls wearing black dresses with pink accessories reminiscent of 1920's garb. Feeling Good was in part choreographed by Ellen Keane, a professional dancer since 1981, and the founder of the tap company Keane Sense of Rhythm.

Musicians Nikolaus Wourms and Paul Deaner then performed a musical interlude while dancer Nadia Latvala prepared for her solo. Latvala danced to the song Everybody Wants to Rule the World.

The next dance, a classical ballet piece set to Chopin's L'Adieu Valse, was performed by guest dancers Ava Hirschhoff and Hanna Searls from Salt and Light Dance Studio. This dance was choreographed by Brianna Hall-Nelson, a Salt and Light teacher. Hall-Nelson studied dance at St. Olaf, and has performed, taught, and choreographed in Denver and Duluth.

A World of Never Ending Happiness was the next piece, a dance arrangement featuring many of Sterling's dancers. After another mu-

sical interlude, Bach's Oh Deer was performed by some of Sterling's older dancers.

Following this classical piece was the hip hop piece Thank God We Made It, performed by guest dancers from Salt and Light and choreographed by Salt and Light teacher Jenny Chladek, a dancer who studied ballet, modern, jazz, tap, and hip hop for twelve years at the En Avant School of Dance. Chladek continued her growth as a dancer through Attitudes Dance at UMD and through classes at the Minnesota Ballet.

Sterling dancers Akaya Anzik and Ruby Shea then danced a duet to Runaway, choreographed by Sterling teacher KS, a former professional dancer at Pittsburgh Playhouse Theater, Christopher Watson Dance Company, Minnesota Dance Theater, and Continental Dance Company.

The classical ballet piece Two Harbors Pavane was performed by Salt and Light dancers Lydia Franck, Grace Hull, Charlotte Olson, and Hannah Rivard. It was choreographed by Brianna Hall-Nelson.

The dramatic piece Proclamation was performed by six older dancers from Sterling, followed by Sarah White Ritchie's beautiful rendition of the Dying Swan, a piece which was

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