MINUTES OF THE REGULAR CITY OF OROFINO
PLANNING AND ZONING COMMISSION MEETING HELD
AUGUST 20, 2019, AT 6:00 PM AT
217 FIRST STREET, OROFINO, ID 83544

CALL TO ORDER

The City of Orofino Planning and Zoning Commission met on Tuesday, August 20, 2019, in the
Council Chambers of City Hall at 217 First Street, Orofino, Idaho. A quorum being present,
Chairwoman Gortsema opened the meeting at 6:00 p.m. followed by the Pledge of Allegiance.

Chairwoman Gortsema announced the introduction of new Planning and Zoning Commission
Member Brett “Abe” Blimka. He was appointed on August 13, 2019, at the City Council
meeting. Commissioner Blimka had previous engagements prior to being appointed and was not
able to attend tonight’s meeting.

Commission Members Present:
Chairwoman Gortsema, Commissioner Kaufman, and Commissioner Carver

Commission Members Absent:
Commissioner Steiner and Commissioner Blimka

Staff Members Present:
Building Official Todd Perry and Recording Secretary Bobbi Kaufman

Guests Present:
Deena Brandon, Frank Allen, Rick Miller, and Chris Roche

The agenda was approved. The minutes for July 16, 2019, were approved as written.
Chairwoman Gortsema opened the public hearing and explained the procedures.

PUBLIC HEARING

Application (12768 Hartford Avenue Brandon) a Zoning Variance request by Deena
Brandon to vary the minimum side street requirements for a structure, measured
from the drip line of a structure, from twenty (20) feet as required by the city code
of Orofino Title 11 Chapter 2 Section 4 F-1 to eight (8) feet. This property zoned R-3,
the Multi Family Dwelling District, is located in Section 2, Township 36 North,
Range 1 East, at 12768 Hartford Avenue, Orofino, ID.

Testimony by applicant represent:
DEENA BRANDON [12768 HARTFORD AVENUE, OROFINO, ID 83544] explained the
variance request and used the exhibits to demonstrate her variance request. Legally she has to
have twenty feet setback from the edge of the road which is why she is requesting the variance.
She is asking for an eight foot setback to set her manufactured home to include a three feet
landing with stairs. Ford Drive would stay the same for the people who have an easement and
utilize it. Without the variance she does not have full use of her property and the hardship is do
to the lot size and existing easement.
Staff report by administrator:
Administrator Perry presented the staff report along with exhibits to the Planning and Zoning Commission and public present. He answered questions by the Commission regarding the existing homes. The three houses on Ford Drive use to have an Indio Ave. address but now have a Ford Dr.

Oral Correspondence:
August 8, 2019, MR. MICHAEL KIRKPATRICK [135 BIRCHWOOD DR., OROFINO, ID 83544] verbally told city staff he had no objections to the variance request.

August 12, 2019, MR. DON HARRELL [12739 HARTFORD AVENUE, OROFINO, ID 83544] and MR. RICK MILLER [130 FORD DR. OROFINO, ID 83544] told City Staff they had no objections to the variance request.

Additions to Findings; Oral Correspondence:
August 16, 2019, MRS. HOLLY HARDIN [140 FORD DR., OROFINO, ID 83544] verbally told City Staff she had no objections to the variance request but has concerns about any future additions to the setback area like fencing and landscaping.

August 20, 2019, MR. STEVE HARDING [12780 HARTFRD AVE, OROFINO, ID 83544] left a phone message stating he and his wife are in favor of the variance.

No supporting testimony, no written, no opposing testimony.

Uncommitted Testimony:
MR. FRANK ALLEN [130 FORD DR, OROFINO, ID 83544] does not have issues with the variance itself. He is concerned about the existing twenty foot easement and does not want anything to block the road including a fence or tree.

MR. RICK MILLER [120 FORD DR, OROFINO, ID 83544] does not have issues with the variance but does not want to lose the easement.

Mr. Frank Allen reiterates his concerns about the setbacks. He wants the city to require something in writing that makes sure future land owners know about the easement and that it cannot be blocked.

Rebuttal:
Ms. Deena Brandon understands the easement. She will be landscaping the property and would like to add a small fence. She wants the place to look nice and be safe. Ms. Brandon also stated that she has no control over future owners. The lots in this area have not been surveyed, but she used a line that everyone does to determine the boundaries. She also understands that Mr. Miller has been maintaining Ford Drive and feels that it is everyone’s responsibility to do this.

Chairwoman Gortsema closed the hearing to public comment and opened to debate and discussion by the Commission.

Debate and Discussion:
The Commission discussed the easement which all the land owners have a legal easement through Ms. Brandon's property. Administrator Perry answered questions by the Commission regarding the ordinance setback standards for the entire property. He also explained that per code, fences are allowed and there are standards for the height. The Commission discussed the request, future land owners, and the easement.

There being no further debate or discussion, Commissioner Kaufman made the MOTION:
"I move that the Planning and Zoning Commission recommends to the City Council as governing board, approval of Zoning Variance request (12768 Hartford Avenue). Commissioner Carver second.

There being no further discussion among the Commission, Chairwoman Gortsema put the motion to a roll call vote: Commissioner Kaufman-Yes; Commissioner Carver-Yes; Chairwoman Gortsema-Yes. The motion passed unanimously. The City of Orofino City Council, as governing board, will make a final determination of the request on Tuesday, August 27, 2019.

NEW BUSINESS

None

UNFINISHED BUSINESS

Administrator Perry had no additional information regarding storage units. He did have additional information regarding the city code and the definition of trailer located in another chapter, and the direction he was given by the city attorney regarding recreational vehicles being occupied as a residence. The Commission agreed to the city attorney's direction regarding the definitions and amending the ordinance.

ANNOUNCEMENT

None

ADJOURNMENT

Commissioner Carver made a MOTION to adjourn at 6:54 p.m. Commissioner Kaufman second. Chairwoman Gortsema put the motion to a vote. The motion carried unanimously.

Minutes approved on this 20th day of August, 2019.
Respectively submitted,

Ms. Bobbi Kaufman
Acting Recording Secretary