The City of Orofino Planning and Zoning Commission met on Tuesday, October 15, 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.

**Commission Members Present:**
Chairwoman Gortsema, Commissioner Kaufman, Commissioner Carver, Commissioner Steiner, and Commissioner Blimka

**Commission Members Absent:**
None

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

**Guests Present:**
Elizabeth Morgan

The agenda was approved. The minutes for September 17, 2019, were approved as written. Chairwoman Gortsema opened the public hearing and explained the procedures.

**PUBLIC HEARING**

- **Orofino City Code 11-2-15 Amendments to the Zoning Ordinance.** The purpose of the Public Hearing is to make a recommendation to the City Council on an Amendment to the Zoning Ordinance. The proposed amendments to the Zoning Ordinance are as follows. Section 11-2-1 Definitions: Add Manufactured/Mobile Home Park, Add Recreational Vehicle (RV), Add Recreational Vehicle (RV) Park/Court, Remove Trailer Court from definitions. Section 11-2-4-A Single-family Dwelling District Uses permitted outright: remove daycare and replace with childcare. Section 11-2-5-A Multiple-family Dwelling District uses permitted outright: remove and trailers. Section 11-2-6-A Mixed Use District- Sales and Service/Single-family Dwelling District: Remove storage units as a permitted principal use or structure. Section 11-2-8-C Commercial, Industrial, and Manufacturing District: remove Conditional Uses. Add section 11-2-18 Penalty for Violation.

Testimony by Administrator:
ADMINISTRATOR PERRY [217 FIRST STREET, OROFINO, ID 83544] had submitted an oral request to the commission at a regular Planning and Zoning Commission Meeting on September 17, 2019. On September 25, 2019, a notice of time and place and a summary of the proposed amendments was published in the Clearwater Tribune the official newspaper of the City of Orofino. A public hearing was scheduled for October 15, 2019, with the Planning and
Zoning Commission. City Staff sent notices to all political subdivisions including school districts that provide services within the commission’s jurisdiction a least fifteen (15) days before the public hearing.

The proposed amendments are in accordance with State Statue and are as follows:

11-2-1 Definitions

ADD:
MANUFACTURED/MOBILE HOME PARK/COURT: A park or court, opening on a street, equipped with individual water, sanitary sewer and electrical connections for which permits and inspections are required for the placement of three (3) or more manufactured or mobile homes.

RECREATIONAL VEHICLE (RV): Per Idaho Code 49-119 means a motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, truck camper or folding camping trailer, with or without motive power, designed for recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupancy usage. School buses or van type vehicles which are converted to recreational use are defined as recreational vehicles.

RECREATIONAL VEHICLE (RV) PARK/COURT: A space or area designed, constructed and maintained in accordance with Title 5 Chapter 9 Section 16 of the Code.

REMOVE:
TRAILER COURT: A court, opening on a street, equipped with sanitary facilities for the parking of three (3) or more trailers, mobile homes and/or trailer coaches.

11-2-4: Single-Family Dwelling District (R-2) Section A: Uses Permitted Outright:

Remove/Add:
Small daycare childcare facility for four (4) or less children.

11-2-5: Multiple-Family Dwelling District(R-3) Section A: Uses Permitted Outright:

Remove:
Manufactured homes, mobile home and trailers.

11-2-6: Mixed Use District-Sales and Service and Residential R2 (MXD) Section A:
Permitted Principal Uses and Structures:

Remove:
Storage units.

11-2-8: Commercial, Industrial And Manufacturing District (C-4) Section C:

Remove:
C. Conditional Uses: Dwelling for a caretaker or watchman employed on the premises.
Remove/Add for formatting purposes only:
D. C. Special Uses to include Dwelling for a caretaker or watchman employed on the premises.
E. D. Limitations on Uses
F. E. Minimum Lot Requirements
G. F. Minimum Setback Requirements
H. G. Permitted Signs
I. H. Fences

New Section After 11-2-17: Notification of Action:

Add
11-2-18: PENALTY FOR VIOLATION: Any person or entity who is found to be in violation of this chapter, shall be deemed to have committed a misdemeanor and for each violation shall be fined a sum not exceeding three hundred ($300) or by imprisonment in the county jail for a term not to exceed six (6) months, or by both such fine and imprisonment. Each day of violation shall constitute a separate offence.

No supporting testimony, no written testimony, no oral testimony, no neutral testimony, no opposing testimony.

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

Debate and Discussion:

There being no further debate or discussion, Commissioner Carver made the MOTION: “I move that the Planning and Zoning Commission recommends to the City Council, as governing board, to amend the Zoning Ordinance Sections 11-2-1; 11-2-4-A; 11-2-6-A; 11-2-8-C; and add new section 11-2-18.” Commissioner Kaufman 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; Commissioner Steiner-Yes; and Commissioner Blimka-Yes. The motion passed unanimously. The City of Orofino City Council, as governing board, will make a final determination of the request on Tuesday, October 22, 2019.

- The geographic boundaries and map identifying the Orofino Area of City Impact established by Clearwater County Ordinance No. 8-A and No. 8-B declares properties within the Area of City Impact be afforded the opportunity for review and comment. Clearwater County Boundary Lot Line Adjustment request BL20190109 is request by Scott Mosher and Best Built, LLC, to adjust the lot line of Parcel Identifier RP36N01E032410 and Lot 1 as shown on the recorded plat of Rio Vista Addition following the process outlined in CCSO Article II § B: Subdivision. This property zoned C-2, the General Commercial District, is located in Section 3, Township 36 North, Range 1 East, at and adjacent to 320 130th Street, Orofino addresses in Clearwater County, ID.
Administrator Kaufman provided an overview of the county staff report demonstrating the county subdivision regulations and explained the reason for the boundary line adjustment.

Administrator Kaufman asked the Commission for any additional comments or stipulations they would have concerning the area of city impact and city code. The City Planning and Zoning Commission had no comments.

**NEW BUSINESS/ANNOUNCEMENT**

None

**UNFINISHED BUSINESS/ANNOUNCEMENT**

May have public hearing for a special use request in November.

**ADJOURNMENT**

Commissioner Carver made a MOTION to adjourn at 6:16 p.m. Commissioner Blimka second. Chairwoman Gortsema put the motion to a vote. The motion carried unanimously.

Minutes approved on this 19th day of November, 2019.
Respectively submitted,

Ms. Bobbi Kaufman
Acting Recording Secretary