MINUTES OF THE REGULAR CITY OF OROFINO
PLANNING AND ZONING COMMISSION MEETING HELD
SEPTEMBER 15, 2020, 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, September 15, 2020, 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:

The agenda was approved as published. The minutes for August 18, 2020, were approved as corrected. Chairwoman Gortsema opened the public hearing and explained the procedures.

PUBLIC HEARINGS
Application (509 Bartlett Street) is a Special Use request by Andrew Hunt to operate a light manufactured business within the R-2 Single-Family Dwelling District. This type of request is required to be a Special Use per City Code of Orofino Title 11 Chapter 2 Section 4-C. The property is located at 509 Bartlett Street, Orofino, Idaho, Section 6, Township 36N, Range 1E, Orofino and zoned R-2 Single-Family Dwelling District.

Testimony by applicant:
MR. MICHAEL MARTIN [640 DEWEY AVENUE, OROFINO, ID 83544] representing applicant Mr. Andrew Hunt, explained why Mr. Hunt is requesting the special use to operate a light manufactured business within the R-2 Single-Family Dwelling District. Mr. Martin explained past businesses that have occurred on the property. He provided additional information regarding Mr. Hunt’s business and stated that the traffic will be minimal. The use is the same as what is has been at Mr. Hunt’s current temporary location.

Mr. Martin answered questions from the Commission regarding the number of employees and if the business will be expanding in the future. Employees are minimal and Mr. Hunt is looking into atomizing most of the production.
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 from the Commission regarding the building code requirements.

Supporting testimony:
MR. JOSEPH PIPPENGER [PO BOX 911, OROFINO, ID 83544] supports the request, but would like to see School Zone signs be added by the City to enforce the speeding which has been an issue with past businesses at the location.

No opposing testimony, no uncommitted testimony, and no written or verbal correspondence

Debate and Discussion:
The Commission discussed the use and asked additional questions regarding the business.

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 approval of the Special Use Request from Andrew Hunt to operate a light manufacturing business at 509 Bartlett Street with the condition that if the business expands and additional employees are added, that they come back for a new special use.” Commissioner Blimka 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, September 22, 2020.

Application (162 Riverside Ave) is a Special Use request by Art and Deniece Osterberg to allow residential living on the first story or street level in the Central Business District. Residential living on the second floor or higher is allowed without a Special Use within the Central Business District. This type of request is required to be a Special Use per City Code of Orofino Title 11 Chapter 2 Section 7-B. The property is located at 162 Riverside Avenue, Orofino, Idaho, Section 7, Township 36N, Range 2E, Government Lot 8 Orofino Blakes Addition and zoned C-3 Central Business District.

Testimony by applicant:
MR. ARTHUR OSTERBERG [PO BOX 1034, OROFINO, ID 83544] explained the reasons for the Special Use Request to allow residential living on the first story or ground level in the Central Business District. Mr. Osterberg and his wife purchased this property in the 1970’s from the railroad and he explained the history of the property. This was a section house of the railroad which was remodel. Then they had their business in it and also rented it out to other business owners. They are wishing to sell the property. It has been difficult to find upcoming professionals to be able to purchase the building as a commercial use. He explained the past use of his other property which they used the special use to make a commercial use into a residential. The building is built to code and ample off-street parking is provided.
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 from the Commission regarding the building code requirements and setbacks.

Additions to findings:
CHRIS ST. GERMAINE, CLEARWATER COUNTY ECONOMIC DIRECTOR, submitted a letter dated September 15, 2020, to the City Planning and Zoning Commission regarding the property at 162 Riverside Avenue. She has worked with the current owners and also reached out to CVHC, St Mary’s and Syringa Hospitals in trying to find a potential buyer. The use as a business has complications with available parking at ground level. With this issue, it makes sense to allow the special use for redevelopment of 162 Riverside Avenue to a residential unit.

Commission asked questions about the frontage of the home and how that is determined. Administrator Perry explained that if the occupants want to change the address off of Brown, they could. Setbacks for front and rear yards is the same for residential zones. Commission asked about the location of the potential future garage and if this can be added as a condition. Administrator Perry stated that since the applicants are requesting a special use to make it residential, adding this condition is not unreasonable. Residential zones require covered parking and residential parking standards would apply.

Supporting testimony:
MS. LISA JENNBER [PO BOX 594 KAMIAH, ID 83536] is a realtor representing the Osterberg’s to sale the property. Residential transaction inventory is very minimal at this time.

MRS. DENISE OSTERBERG [PO BOX 1034 OROFINO, ID 83544] does not agree with the condition of adding a garage. The building was built for the railroad workers and she explained the design of the building and how it was remodeled. She further explained the parking and that they were the first business to have off street parking. The state approved the parking.

MR. JAMES STOUT [POST FALLS, ID 83877] is the potential buyer. He discussed what their plans are for the building, agrees with the condition of the garage, and will most likely want a larger storage building than the condition stated. He discussed the parking and the lower parking area. Mr. Stout provided pictures of his current house to the Commission.

MR. KEITH NICHOLS [9789 DENT BRIDGE RD, OROFINO, ID 83544] is the broker of a locally owned Orofino Real Estate Company and discussed that commercial sales very low. Residential inventory is very limited and he feels that allowing the use to be residential benefits the city.

No opposing testimony, no uncommitted testimony, and no written or verbal correspondence.

Debate and Discussion:
The Commission discussed the use and the condition of adding a garage. Commission Steiner asked about the setbacks. Current zone C-3 does not require any setbacks and the site plan does not clarify what the current setbacks are. If the use was to go back to commercial, then it would be an outright use. Administrator Perry stated that it is not unreasonable to add the condition to add the covered parking like other residence must do to comply with city code. The special use is site specific.
There being no further debate or discussion, Commissioner Blimka made the MOTION:
“I move that the Planning and Zoning Commission recommends to the City Council, as
governing board, approval of the Special Use Request from Art Osterberg to allow residential
living on the first level or street level in the Central Business District with the following
condition to require covered parking or garage with a minimum size of four-hundred (400)
square feet.” Commissioner Steiner second.

There being no further discussion among the Commission, Chairwoman Gortsema put the
motion to a roll call vote: Commissioner Kaufman-Yes Commissioner Carver-No; Chairwoman
Gortsema-Yes; Commissioner Steiner-Yes, and Commissioner Blimka-Yes. The motion passed
four to one. The City of Orofino City Council, as governing board, will make a final
determination of the request on Tuesday, September 22, 2020.

The geographic boundaries and map identifying the Orofino Area of City Impact
established by Clearwater County Ordinance No. 8-B declares properties within the
Area of City Impact be afforded the opportunity for review and comment.
Clearwater County Planning and Zoning Administrator Bobbi Kaufman will
present:

Clearwater County Conditional Use request ZC20200088 is a request by AT & T to
construct a telecommunications tower. This property zoned F-1, the Low Density
Rural District, is located in Section 8, Township 36 North, Range 02 East, at 77
Grasser Ln, an Orofino address in Clearwater County. This property is located
within the Orofino Area of City Impact.

Clearwater County Building and Planning Administrator Kaufman contacted the City of Orofino
Planning Department regarding where this property lays within the future land use map. Per the
City of Orofino Future Land Use Map, this property is located within the Single-Family
Dwelling District R-2. City Code of Orofino Chapter 2 Section 11-2-4 § C lists Antenna Towers
allowed as a Special Use. Administrator Kaufman asked the Commission for any additional
comments or stipulations they would have concerning the area of city impact and city code. The
Commission had none. This comment will be provided as additions to findings at the Clearwater
County Planning and Zoning public hearing Wednesday, September 16, 2020.

NEW BUSINESS/UNFINISHED BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Commissioner Kaufman made a MOTION to adjourn at 6:51 p.m. Commissioner Blimka
second. Chairwoman Gortsema put the motion to a vote. The motion carried unanimously.

Minutes approved on this 20th day of October, 2020.
Respectfully submitted,

Ms. Bobbi Kaufman
Acting Recording Secretary