MINUTES OF THE REGULAR CITY OF OROFINO PLANNING AND ZONING COMMISSION MEETING HELD
JULY 16 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, July 16, 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, and Commissioner Steiner

Commission Members Absent:
None

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

Guests Present:
Andrew Hunt, Chris St. Germaine, Paul Pippenger, Bryce Greenfield, A. Hareyselt, Tanna Zywna, Elizabeth Morgan

The agenda was approved. The minutes for June 19, 2019, were approved as written. Chairwoman Gortsema opened the public hearing and explained the procedures.

PUBLIC HEARING

• Application (Special Use 250 Logger Road Hunt Anodizing 7-16-2019) is a Special Use Request to operate a light manufacturing anodizing plant. The property is zoned (MXD) Mixed Use - Sales and Service and R-2 Residential and is located in Section 4, Township 36 North, and Range 2 East, at 250 Logger Road, Orofino.

Testimony by applicant represent: CHRIS ST. GERMAINE, CLEARWATER COUNTY ECONOMIC DEVELOPMENT COORDINATOR [217 FIRST STREET, OROFINO, ID 83544], representing MR. ANDREW HUNT [1020 EUREKA RIGDE LOOP, PO BOX 1741 OROFINO, ID 83544] explained the business and the work that Mr. Hunt is doing and the reason they are asking for the Special Use. She explained the location of the building using Exhibit A for where the business is going to move. St. Germaine further explained the process and Mr. Andrew Hunt provided information about the chemicals used for the business.

Commissioner Carver asked about the anodizing and how he discharges the wastewater. Chris St. Germaine explained that they have been working with Michael Martin, City of Orofino Water/Wastewater Supervisor. Mr. Hunt explained the wastewater being produced and how it is disposed of. Mrs. Carver also read about the exposure risk and the ventilation needed for the
employees. Mr. Hunt also explained this risk and the new building will have a ventilation system.

Commissioner Kaufman asked about the number of employees the business will have. Currently it is just Mr. Hunt, his wife, and his daughter.

Staff report by administrator:
Administrator Perry presented the staff report along with exhibits to the Planning and Zoning Commission and public present.

Supporting testimony:
MRS. TANNA ZYWINA [PO BOX 463, OROFINO, ID 83544] of Valley Enterprises supported the application.

BRYCE GREENFIELD [175 GRANGEMONT RD, OROFINO, ID 83544] supported the application.

No written, 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 approval of the Special Use Request from Andrew Hunt to operate a light manufacturing business at 250 Logger Road with the condition that there is continuing monitoring of the discharge from the Water/Wastewater Supervisor.” 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-Yes; Chairwoman Gortsema-Yes; Commissioner Steiner-Yes. The motion passed unanimously. The City of Orofino City Council, as governing board, will make a final determination of the request on Tuesday, July 23, 2019.

**NEW BUSINESS/ANNOUNCEMENT**

Administrator Perry explains the issue with people living in recreational vehicle and what is allowed in a residential zone. He read the outright uses and other allowable uses and special uses for these R zones. Administrator Perry further explains what the ordinance says for mobile homes, manufactured homes, and the definitions, but trailers are not defined in the ordinance but are listed as a use in the R-3 district. He went to the City Attorney and asked what the definition is and she agrees the intent what a “trailer” is was a mobile home or manufactured home. Administrator Perry read the definition of a modular building from IDAPA 07.03.03. Idaho Code Title 49 provides information for other definitions. The Commission discusses the issues with recreation vehicles and uses and making clarifications that could include a time limit on how long someone could live in it.
UNFINISHED BUSINESS/ANNOUNCEMENT

The Commission will continue their discussion of storage units as an allowable use in the mixed use district. Meeting next month will be a public hearing for a variance.

ADJOURNMENT

Commissioner Kaufman made a MOTION to adjourn at 7:00 p.m. Commissioner Steiner 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