MINUTES OF THE REGULAR CITY OF OROFINO
PLANNING AND ZONING COMMISSION MEETING HELD
DECEMBER 17, 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, December 17, 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 Carver, Commissioner Steiner, and
Commissioner Blimka

Commission Members Absent:
Commissioner Kaufman

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

Guests Present:
Ken Harvey, Jack Hill, Warren Watts, Elizabeth Morgan, and EJ Bonner

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

PUBLIC HEARING
Application (Special Use Jaeger Ln) is a Special Use Request to have a fourplex
multi-family dwelling unit in a single-family dwelling district. The property, zoned
R-2 Single-Family Dwelling District, is located off of 115th Street on private drive
Jaeger Lane, Orofino, Idaho, Section 2, Township 36N, Range 1E, Block 4 Lots 1-3
of the Richardson Platted Tracts.

Testimony by applicant representative:
MR. WARREN WATTS OF WW ENGINEERING [3435 CLEMANS RD, CLARKSTON, WA
99403] has been working with Ms. Wendi Richardson on the development of the property.
Water and sewer lines have been installed. The request for the fourplex is the best use of the
property. There is additional square footage available that the site plan does not show. There
could be single family dwellings added to the lots, but the multifamily dwelling takes up less
square footage than single family dwellings. The Commission had additional questions
regarding the parking. Mr. Watts believes there is adequate room for off-street parking and
demonstrated this with (Exhibit D) the site map provided.

Staff report by administrator:
Administrator Perry presented the staff report along with exhibits to the Planning and Zoning
Commission and public present. Commissioner Blimka asked how many neighbors were noticed
and Administrator Perry answered.

No supporting testimony, no written or verbal correspondence, and no opposing testimony.
Uncommitted testimony:
MR. EMMETT “EJ” BONNER [240 115th STREET, OROFINO, ID 83544] explained that he and his family are the direct neighbors to the proposed special use. Mr. Bonner asked if there is a limit on how many vehicles can be at a multi-family dwelling. He accesses the back side of his property using Jaeger Ln. Parking is his biggest concern. Recently there was a birthday party at the new double-wide that was just placed and people were parked everywhere.

Administrator Perry stated that there is no ordinance about how many vehicles you can have. The ordinance states how many parking spaces have to be available for a single family dwellings/units and multi-family dwellings/units. Chairwoman Gortsema closed the hearing to public comment and opened to debate and discussion by the Commission.

Debate and Discussion:
The Commission discussed the request for a multi-family use within the area and it not blending in with the neighborhood, the zoning for the area, and that off-street parking is their main concern. The developer needs to demonstrate the required parking spaces to meet the city standards. Administrator Perry explained that the proposed fourplex are each two-stories high.

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 Special Use request (Jaeger Ln) by Wendi Richardson to have a fourplex multi-family dwelling unit in a single-family dwelling district located off of 115th Street on private drive Jaeger Lane, Block 4 Lots 1-3 of Richardson Platted Tracts with the condition: Provided one and one half (1 ½) parking spaces as required by city code for multi-family dwellings.” Commissioner Steiner second.

There being no further discussion among the Commission, Chairwoman Gortsema put the motion to a roll call vote: 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, January 14, 2020.

**NEW BUSINESS/UNFINISHED BUSINESS**
The Commission expressed their gratitude to the City Council for the Christmas Certificates.

**ANNOUNCEMENT**
There will be an area of city impact application to be heard at the January meeting.

**ADJOURNMENT**
Commissioner Blimka made a MOTION to adjourn at 6:30 p.m. Commissioner Carver second. Chairwoman Gortsema put the motion to a vote. The motion carried unanimously.

Minutes approved on this 21st day of January, 2020.
Respectfully submitted,

Ms. Bobbi Kaufman
Acting Recording Secretary