

**SANDPOINT PLANNING COMMISSION MEETING  
5:30 P.M. CITY HALL COUNCIL CHAMBERS  
MINUTES OF JUNE 18, 2019**

**COMMISSION MEMBERS PRESENT:** Slate Kamp, John Hastings, Danny Strauss, Tom Riggs, Cate Huisman, Travis Sherman

**COMMISSION MEMBERS ABSENT:** Jason Meyer

**STAFF MEMBERS PRESENT:** Planning & Community Development Director Aaron Qualls, Planner Ryan Shea (minutes), City Engineer Dan Tadic

Chairman Riggs called the meeting to order at 5:30 p.m.

**Matters from the Public:** None.

**Approval of the Consent:**

Commissioner Kamp moved to approve and Commissioner Schuck seconded to approve the minutes of May 7, 2019. **Motion passes unanimously.**

**Agenda Item B: Fire Sprinkler Zoning Overlay – Presentation**

Qualls introduced Chief Ron Stocking.

Stocking presented on fire safety in Sandpoint. He stated that fire safety is one of the most significant concerns for building and businesses owners. A fire in a commercial building, like the last one that occurred in downtown Sandpoint, has a tremendous impact on our community, employers, and our citizens who rely on jobs. To a lesser degree, fires damage merchandise, important records, ruin expensive equipment and electronics and many businesses fail to reopen. The City of Sandpoint's downtown area has suffered many downtown fires over the last century. In fact, there have been three fires on First Avenue in the last 5 years.

Fire sprinkler systems provide a critical element of safety to occupants of buildings. Sprinklers are designed to detect heat from a fire and automatically activate, providing a flow of water that is intended to slow the progression of a fire or even put it out. The fire sprinkler system can provide early suppression to allow building occupants to safely evacuate the building before the fire spreads or gets worse.

The Fire Department is proposing an ordinance be developed that would require all new construction of commercial and industrial buildings to be equipped with a fire sprinkler system in the downtown area of Sandpoint. This includes A, B, E, F, H, I, M, and S occupancies. Exceptions would be detached equipment or storage sheds, gazebos, temporary tents, independent buildings (e.g. bathrooms, food court structures, etc.) under 600 square feet.

Stocking stated buildings over 12,000 square feet already require fire sprinklers and buildings over 6,000 square feet that go through major repairs/conversions need fire sprinklers. He would suggest that any renovation that involves more than 50% of the building or involves taking off the roof also trigger a retrofit of fire sprinklers.

Kamp asked if the IFC includes fire sprinkler requirements. Stocking said that it does over 12,000 square feet. However, many cities have placed stricter fire sprinkler requirements. Riggs asked if larger multifamily developments would require sprinklers. Stocking clarified that Idaho does not allow fire sprinklers to be required in single family homes or duplexes. Kamp asked if Milltown has fire sprinklers, Stocking said yes, the entire development is because it is over 3 stories.

Qualls asked if having sprinklers would reduce insurance rates. Stocking said that it is part of the rating process. Riggs asked what the duty of the Commission was on this agenda item. Qualls said that staff is asking the Commission at this point, a nod of approval to bring more information and options to consider and if they are comfortable, bring forth a draft ordinance for Planning Commission to recommend to City Council for adoption. The Commission agreed that it is worthy to consider.

Stocking asked if the Commission was okay with all permanent buildings, regardless of size. Riggs said that this kind of question would be considered when the Commission has more information. Stocking said that at this point staff wanted to see if the Commission was warm to this idea before launching into research, public involvement, and drafting of ordinances. The Commission agreed.

### **Agenda Item C: Comprehensive Plan Update – Summary of Feedback**

Qualls said that this is the final meeting prior to submitting a Request for Qualifications in order to launch a process to update the comprehensive plan. Qualls said that overall, the goals and objectives remain fairly relevant and the plan has a lot of outdated data and an Airport element that needs to be included.

Qualls went over the Commission's comments in regards to each chapter:

#### Chapter 1 – Introduction:

- Ensure broad participation by the community through a variety of outreach strategies
- Updates to reflect revisions to Idaho's Local Land Use Planning Act

#### Chapter 2 - Community Profile:

- Incorporate more robust population projections in the city and surrounding areas using a variety of local and regional data sources
- Incorporate data sources such as wastewater, water master plans and GIS analysis into planning for the Area of City Impact (ACI).
- Ensure that planning for growth with regards to the ACI is sustainable with regards to delivery of services, the environment and the economy

#### Chapter 3 – Community Profile:

- Avoid addressing the recreational aspects first so as not to give the impression that the city is over-prioritizing a tourist-based economy
- Incorporate stronger language around historic preservation
- Include more consideration for sustainability including a local energy section
- Strongly address housing affordability in this and subsequent areas for the comprehensive plan such as the housing component

#### Chapter 4 – Land Use:

- The Commission generally supports the contents of this chapter (which does not include the land use map)
- As previously noted, the Commission supports having dialog with the County regarding the ACI with particular discussion about the Urban-Wildland Interface

#### Chapter 5 – Housing:

- Strongly address affordable housing
- Include an inventory either in the comprehensive plan or supplemental assessment of current inventory
- Update data so the information is current
- Include more robust analysis and recommendations for including public space within new neighborhoods

#### Chapter 6 – Transportation:

- More language addressing bicyclists should be included
- Reconsider language about the proposed western bypass
- Include references to the many changes in transportation since 2009 including the byway and 2-way downtown street reversion and reconstruction
- Include updated information and projections regarding the railroads and associated impacts/mitigation measures (such as quiet zones)
- Incorporate or align with the pending city transportation system master plan and other plans such as the Multijurisdictional Hwy2/200 Corridor Strategy

#### Chapter 7 – Recreation:

- Incorporate findings from the Parks and Recreation Master Plan underway
- Incorporate, where appropriate, other newer park areas since 2009 and potential park lands
- Ensure all neighborhoods are in adequate proximity to parks. It was generally acknowledged that some neighborhoods are underserved.

#### Chapter 8 – Public Services Facilities and Utilities:

- Incorporate findings from the City water and wastewater plans
- Stormwater facilities should also be addressed
- Incorporate, along with population projects, school enrollment and demographic data

#### Chapter 9 – Economic Development:

- Include information about high speed internet
- Update chapter with more current data
- Emphasis on year-round employment opportunities and resist an exclusively tourist-based economy such as high tech and aerospace industries
- Address education and what opportunities there are for employing and training students with existing companies
- Address the relationship of affordable housing to economic development
- Address opportunities for more participation with regional jurisdictions and organizations as it pertains to economic development

Chapter 10 – Natural Resources and Hazardous Areas:

- Address the threat of Wildfires
- Update chapter with current info and priorities around air quality and water quality

Chapter 11 – Special Areas or Sites:

- Maintain and potentially strengthen aspects related to historic preservation
- Update the plan to include the recently designated historic district and recommendations for maintaining/expanding it
- Provide more robust information pertaining to identifying and preserving view sheds
- Identify city property and ROW for opportunities to expand the forest canopy
- Include findings and input from the pending Arts & Culture Plan

Chapter 12 – Implementation:

- Add: coordinate with ITD on implementing regional vision for Hwy 2/200
- Consider interim zoning if deemed appropriate
- Maintain language regarding sidewalk improvements
- Maintain, generally, other action items such as separated railroad crossings
- Address action items to incentivize affordable housing per findings from the housing chapter

Riggs asked if a more in-depth discussion of public health would be important to include. Qualls said that potentially, yes. There are some communities who include an entire chapter on Community Health.

Riggs asked if moving forward, would there be more public hearings. Qualls said that technically, all that is required is passing a resolution to bring to Council but to create a good plan it will require robust involvement with the community using a variety of techniques – meetings with stakeholders in the community, surveys, etc.

**MATTERS FROM STAFF:** Qualls gave a brief update on upcoming projects and meetings to the Commission.

**ADJOURNMENT:** The meeting adjourned at 7:03 p.m.