



DRAFT

PLANNING & ZONING COMMISSION

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chairman Tom Riggs, participating remotely.

2. ROLL CALL

Present: Commissioners Riggs, Slate Kamp, Cate Huisman, Forrest Schuck, John Hastings, Jason Welker, Mose Dunkel
Chairman Riggs and Commissioners Huisman and Schuck participated remotely. The remainder of the Commissioners were present in Council chambers at Sandpoint City Hall, 1123 W. Lake St., Sandpoint, Idaho.

Absent: none – all present

3. ANNOUNCEMENTS AND GENERAL PUBLIC COMMENTS

There were no announcements from the Commissioners and no general comments from the public.

4. MEETING MINUTES APPROVAL

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| Item Number: | 4A |
| Topic: | Minutes from July 7, 2020, Regular Meeting |

Motion to approve the July 7, 2020, Meeting Minutes as prepared and presented.

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| Result: | Passed |
| Moved by: | Schuck |
| Seconded by: | Hastings |
| Voted Yes: | Riggs, Huisman, Schuck, Kamp, Hastings, Welker, Dunkel |
| Voted No: | |
| Abstained: | |
| Absent: | |

5. OLD BUSINESS

No old business.

6. NEW BUSINESS

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| Item Number: | 6A PUBLIC HEARING AND DELIBERATION |
| Topic: | University Park Subdivision Preliminary Approval (PS20-0003) |

Chairman Riggs announced that this public hearing had been scheduled for the purpose of taking public testimony prior to the Commission making a decision on the preliminary approval of the University Park Subdivision, proposed for development on two parcels, totaling approximately 75 acres, bounded by East Mountain View Drive to the north, North Boyer Avenue to the west, Sand Creek and Fifth Avenue to the east, and BNSF Railway tracks to the south, noting that the Notice of Public Hearing was published in the Bonner County Daily Bee on August 22, 2020.

Chairman Riggs outlined the order and procedure for the public hearing.

With the exception of Commissioner Schuck, Commissioners confirmed they had no ex parte contact or conflict of interest as pertains to this application. Commissioner Schuck stated that he has the potential to benefit financially if the application is approved. Under the advice of City legal counsel Fonda Jovick, Commissioner Schuck recused himself entirely from these proceedings.

Planning and Community Development Director Aaron Qualls provided an explanation of the application. City staff, along with City consultants Phil Kushlan of Kushlan and Associates and Preston Stinger of Fehr & Peers, fielded questions from the Commissioners.

Jeremy Grimm of Whiskey Rock Planning + Consulting, representative for the Applicants, Tim McDonnell K-M Enterprises of Idaho, LLC, and Derek Mulgrew, M & W Holdings, LLC, provided a presentation. Mr. Grimm, along with City staff and the City's consultants, fielded questions from the Commissioners. Katie Egland Cox, Executive Director of Kaniksu Land Trust, also contributed to the Applicant's presentation.

Chairman Riggs opened the public hearing.

The following testified in favor of the application: City residents Debra Ziebell and Marlo Jenkins, along with Chris Bassett, who is not a resident of Sandpoint.

The following testified that they were neutral to the application: City residents Rob Osborn and Molly O'Reilly.

The following testified in opposition to the application: City residents John Chambu and Linda Chambu.

Mr. Grimm provided rebuttal testimony on behalf of the Applicants.

(Written comments received prior to the meeting were included in the meeting packet and provided to the Planning and Zoning Commissioners. These comments are included as a part of the permanent meeting record.)

With no new facts elicited during rebuttal testimony and all who wished to speak having been heard, Chairman Riggs closed the public hearing, and the Commission deliberated. Chairman Riggs recessed the meeting at 8:27 p.m. and then reconvened the meeting at 8:35 p.m.

For the purpose of consulting with the Commission's advisors and City staff in order to prepare to make a decision on a recommendation to City Council, there was a motion to postpone consideration of the application until the Commission's next regular meeting on October 6, 2020.

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| Result: | Passed |
| Moved by: | Kamp |
| Seconded by: | Hastings |
| Voted Yes: | Riggs, Huisman, Kamp, Hastings, Welker |
| Voted No: | Dunkel |
| Abstained: | Schuck |
| Absent: | |

7. ADJOURN

Chairman Riggs adjourned the meeting at 8:40 p.m.

I presided over this meeting and can confirm that these minutes, prepared by the City Clerk, were approved by the Planning and Zoning Commission on _____.

Tom Riggs, Chairman

Attest: _____
Melissa Ward, City Clerk