

**SANDPOINT PLANNING COMMISSION
MEETING
MARCH 20, 2007 MINUTES**

COMMISSION MEMBERS PRESENT: Gary Maxwell, Raffat Saied, Dick Hutter
Helen Campbell and Barbara Ridley.

COMMISSION MEMBERS ABSENT: John O'Hara, Kevin Monahan

STAFF MEMBERS PRESENT: City Attorney/Planning Director Will Herrington

Acting Chair Gary Maxwell called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES:

Commissioner Campbell moved and Commissioner Saied seconded to approve the February 20, 2007 minutes. Motion passed unanimously.

MATTERS FROM THE PUBLIC:

Judy Zipse ,1404 Hickory requested the Planning Commission look into revising the Code to allow Family Day Cares (6 or fewer children) as a permitted use in the Residential A zone. Currently the Code does not allow any type of day care facility in the Residential A zone. The Commission discussed the possibility of changing the code to allow Family Day Cares as a Conditional Use in the Residential A zone and directed staff to bring a code change back as a public hearing.

SIGN CODE REVISION UPDATE:

Herrington explained the sign code was brought back because the Council directed the Code to go to committees and he stated since the Committees made changes, he felt the amendments made to code should be brought back for the Planning Commission to see the changes. Herrington explained the Council feels electronic signs should not be allowed. In addition, all nonconforming electronic signs must come into compliance within 10 years.

The Planning Commission disagrees with the Council in eliminating electronic signs totally within the City.

The Commission is not opposed to electronic signs if limited to time and temperature.

Commissioner Campbell expressed concern that a time limit should be set for when political signs may be allowed before an election when addressing vehicle-mounted signs. **The Commission recommended allowing political vehicle-mounted signs only 60 days before an election.**

DISCUSSION OF ACCESSARY DWELLINGS:

Herrington outlined what City code currently allows with respect to accessory dwellings. The Commission discussed non-conforming dwellings.

Hutter stated allowing accessory dwellings in the Residence B or C zones is not an issue, as long as the parking is available, however, he does not support them in the Residence A zone. Hutter stated allowing accessory dwellings encourages people to buy homes they can't afford and put a second unit on the property to provide income.

Vice-Chair Maxwell stated the Housing Study states accessory dwellings do not make an impact on affordable housing. He stated allowing them will not solve the problem.

Daniel Irving stated when he was house shopping in Sandpoint, he came across many accessory dwellings. He stated second units should have their own utilities.

The Commissioners discussed the definition of accessory dwelling, and what qualifies under the definition. Herrington explained a stove is the necessary component to qualify an accessory dwelling under the building code.

Commissioner Campbell stated she is opposed to accessory dwellings in Residential "A" neighborhoods. The Commissioners stated allowing accessory dwellings in Residential "A" will change the character of the neighborhood. Commissioner Hutter stated mother-in-law quarters should be encouraged every where, however they should not be rentable. The Commissioners discussed enforcement and definition of family.

Commissioner Ridley stated she approves of the mother-in-law concept.

The consensus of the Planning Commission was they do not wish to see accessory dwellings in the Residential "A" zone. However, the Commission wrestled with the difference between mother-in-law quarters and accessory dwellings and their support for the former and opposition to the latter.

Commissioner Campbell suggested the Commissioners each express how they feel about the subject instead of making a blanket statement as one Commission.

Commissioner Hutter: Stated that whether in the Residence "B" or "C" zone, detached or attached accessory dwellings are fine. However, not in Residence "A", however the City should be looking for a way to allow mother-in-law quarters everywhere.

Commissioner Siaed: Stated Residence "A" should allow accessory dwellings for use by family members as long as the parking code is satisfied, but should not be rentable to non family members

Commissioner Maxwell: Stated accessory dwellings should be allowed as provided in code in the Residential B and C zones, with no opt out of parking. The Residential "A" zone should be kept to the same standard as currently.

Commissioner Campbell: Agrees with Commissioner Maxwell.

Commissioner Ridley: Stated she agrees with the mother-in-law quarters in the Residence "A" zone, especially if using already existing buildings.

MATTERS FROM STAFF/COMMISSION:

Election of officers will be next meeting. The Commission discussed the meeting schedule for the Comprehensive Plan Steering Committee.

ADJOURNMENT:

The meeting was adjourned at 7:45 p.m.

Acting Chairman Maxwell