

**SANDPOINT PLANNING COMMISSION
WORKSHOP MEETING
August 30, 2007 MINUTES**

COMMISSION MEMBERS PRESENT: Gary Maxwell, Raffat Saied, Dick Hutter, Kevin Monahan, Helen Campbell, John O'Hara and Barbara Ridley.

COMMISSION MEMBERS ABSENT: none

STAFF MEMBERS PRESENT: Planning Director Jeremy Grimm and Planning Assistant Melissa Bethel.

Chairman Gary Maxwell called the meeting to order at 5:10 p.m.

APPROVAL OF MINUTES:

The Planning Commissioners approved the Planning Commission Minutes and Impact Fee Advisory Committee minutes of August 7, 2007 with Commissioners Campbell and Hutter abstaining.

The Planning Commissioners approved the minutes of August 21, 2007 with Commissioners Campbell and Hutter abstaining.

Planning Director Jeremy Grimm gave a powerpoint presentation on growth and planning issues. The Commissioners discussed the idea of medium density verses high density and the definitions of each.

The Commissioners each discussed codes or problems they felt needed to be addressed.

Commissioner Hutter: Commissioner Hutter indicated the Planning Department should inform the Commission on any negotiations that have taken place with the developer and what changes or additions the developer has agreed to make. He also stated he would like updates on building permits, and developments. Commissioner Hutter stated he would like packets to be available earlier and staff should provide more direction on options available to them during Public Hearings. Planning Director Grimm pointed out that he will try to provide more information on procedure, but explained getting involved in the decision making is dangerous because staff is to only provide facts and the Commission has to make the decision based upon the testimony of the applicant and public.

Chairman Maxwell: Chairman Maxwell stated he feels the meetings are sometimes out of control and would like to adhere more to procedure. The Commissioners agreed they have been lax in following procedure, sometimes entering into discussion during the public hearing portion of the meeting. The Commissioners indicated they would try to be more diligent in following procedure.

Commissioner Campbell: Commissioner Campbell stated she feels that at times the Commissioners are not interested in hearing her views and that she is left out of the decision process. Commissioner Campbell explained she feels like she has to jump into the conversation to get her point heard. Chairman Maxwell stated he would try to be more diligent in asking each Commissioner for opinions.

Commissioner Monahan: Commissioner Monahan stated he feels Planned Unit Development applications have been held to different standards depending on the applicant and presentation. Commissioner Monahan also expressed frustration over applicants being brought before them asking for permission to do something they have already done against code.

Commissioner Saied: Commissioner Saied stated he would like to see the determination of height uniform and not by the roof type. The Commissioners agreed it is confusing and misleading to the public. Commissioner Saied also stated that when a Conditional Use Permit has lapsed or has a change of use, a new CUP permit should be required. He stated the City should be more diligent in catching businesses that change in the Commercial area that do not need permits or building permits. He indicated sometimes the use is intensified and the parking requirements are not being met and business do not have to provide parking or in-lieu payments.

Grimm explained to Commissioner Ridley Conditional Use Permits and Planned Unit Developments. The Commissioners discussed Annexation and Zoning issues. The Commission struggled with the concept of providing a zoning designation when the outcome of the annexation is not certain. Grimm advised the Commission he would look closer at State Code and see what the procedure should be.

Matters from Staff:

Staff advised the Commission there will be a Comprehensive Plan Steering Committee meeting on September 6th at 5:30 at City Hall. There will also be a Comprehensive Plan Public Meeting at 6:00 p.m. at Community Hall on September 11. The Commission agreed to cancel the September 4th Planning Commission meeting.

ADJOURNMENT:

The meeting was adjourned at 7:20 p.m.

/S/

Chairman Maxwell