

**MINUTES OF THE SANDPOINT PLANNING COMMISSION REGULAR MEETING
HELD MARCH 26, 2002, AT CITY HALL**

CALL TO ORDER: Commissioner Spickelmire called the Planning Commission's regular meeting to order at 5:36 p.m.

ROLL CALL: In attendance were Planning Commission members Alice Vroman, Michael Dougherty, Christine Kester, Chuck Spickelmire, Planning Director Jeff Jones (arrived after Council meeting adjourned), and Associate Planner Joan Bramblee. Planning Commission member Jeff Dishaw and Raffat Saied were absent.

CONSENT CALENDAR: **Commissioner Vroman moved** to approve the Consent Calendar, which included the January 22, 2002, Planning Commission/City Council workshop & Planning Commission regular meeting minutes, February 12, 2002, special meeting minutes and February 21, 2002, special meeting minutes. **Commissioner Dougherty seconded**; the motion passed without opposition.

MATTERS FROM THE PUBLIC:

None.

OLD BUSINESS:

Presentation of Planning Commission Awards

The following awards were presented by Mrs. Bramblee and the Planning Commission: *Best Residential Single-Family Project* - Forrest Phillips' Residences - Pine Street; *Best Commercial New Project* - Vintage Court - Lakeview Boulevard; *Best Industrial New Project* - Pneumex Building - Boyer Avenue; and *Best Industrial Revitalization Project* - Mountain Dental Warehouse - Industrial Avenue.

The recipients of the following awards were not present: *Best Residential Single-Family Revitalization Project* - Branham/Colford Residence - Lakeview Boulevard and *Best Commercial Revitalization Project* - Old Library - Second Avenue.

NEW BUSINESS:

Requirements for multi-family units in residential zones

Items for Discussion

Mrs. Bramblee noted Tina Friedman had made an inquiry regarding the conversion of a detached accessory building into a second unit in the Residence C zone. The zone allows single-family residences and duplexes on the same size lot, but City Code defines a duplex as having a common wall. Ms. Friedman is asking whether an amendment would be considered that would allow two separate units rather than requiring the common wall. The options for a change would be to change the definition, or to allow that type of use in the zone.

Ms. Friedman stated she is willing to follow whatever requirements are placed on her. She noted her realtor had called to verify whether this type of use would be allowed before she purchased the property and did not find out about the common wall issue until after she had closed on it. Initially she intends to have her mother live there, and then use it as a rental in the future for retirement income.

Mrs. Bramblee stated the Commission would have to look at either amending the definition of a duplex or amending the uses in the Residence C zone to allow it as permitted or conditional use.

Commissioner Dougherty expressed concern about opening the door for this type of use; it could allow anyone with a garage to turn it into a second residence. He would like to discuss the legal aspect with the Planning Director, who is not

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present. Commissioner Vroman agreed she is not ready to make a decision tonight.

Commissioner Vroman moved to table this item to the April 23, 2002, regular meeting. **Commissioner Dougherty seconded**; the motion passed without opposition.

“Grandfather” provision for historic buildings

Mrs. Bramblee stated Staff received an inquiry from Forrest Phillips regarding the house on the corner of Third Avenue and Poplar Street. The house is a historic building and he would like to renovate it and has raised a question about the use of the building. It was at one time modified into an apartment complex, but only one unit has been used in recent years. The site is in a Residence A zone, which only allows single-family as permitted use. The Nonconforming Use section of the Code states if a nonconforming use is discontinued for two years or more, it loses its grandfather status and cannot be resumed. The question is being asked whether the Commission would consider an amendment to the Nonconforming Use Code that would extend the grandfather provision for historic buildings.

Mr. Phillips reviewed the history of the house in question. The building needs to be restored, but it needs to make financial sense. The cost of restoring it with single-family being the only allowed use would not be financially feasible.

Brent Baker owns an historic building and is also interested in the issue of historic restoration.

Mr. Jones arrived at this time from the Council meeting.

Discussion followed on the possibilities, which included a zone change of the property, an amendment to the Code to allow bed and breakfast in the Residence A zone, or to amend the Nonconforming Use section of the Code.

Commissioner Kester stated she does not believe the building has lost its grandfather status since the apartment units may be in disrepair but are still there.

Mr. Jones indicated he would do some research on the issue.

Commissioner Dougherty moved to continue this item until the May 28, 2002, regular meeting. **Commissioner Vroman seconded**; the motion passed without opposition.

Public Art Policy

Mrs. Bramblee stated Staff is asking for some direction on what type of information the Commission would like to see, and what time line they would like to follow. The Commission indicated they would like to see art policies from other communities. Commissioner Vroman stated she would like to see murals removed from the Sign Code and placed in the public art policy

The consensus of the Commission is they would like to discuss this issue at their May 14, 2002, workshop. The Commission will consider what provisions they would like to make, and then hold workshops to take public comment.

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**MATTERS FROM THE
STAFF:**

The following issues were reviewed by Staff:

Inquiry from Coldwater Creek regarding related and incidental use
Process for PUD final plan
Process for planning and zoning business meetings
Approval of signage in BID
Planning Commission Complaint forms
Council Retreat update

**MATTERS FROM THE
COMMISSION:**

Commissioner Vroman inquired about the status of the Code amendment regarding schools in a Commercial zone. Mrs. Bramblee said it would be presented at their next regular meeting.

Commissioner Vroman expressed a desire to have some Planning Commission training.

ADJOURNMENT:

Chairman Spickelmire adjourned the public meeting at 7:25 p.m.

_____/s/_____
Chuck Spickelmire, Chairman