CALL TO ORDER
The City of Orofino Planning and Zoning Commission met on Tuesday, June 18, 2019, in the Council Chambers of City Hall at 217 First Street, Orofino, Idaho. A quorum was present. Chairwoman Gortsema opened the meeting at 6:00 p.m.

Chairwoman Gortsema requested roll call: Rita Kaufman, Kaye Carver, Teena Gortsema, Elizabeth Steiner, and Erick Knight

Commission Members Present:
Chairwoman Gortsema, Commissioner Kaufman, Commissioner Knight, and Commissioner Steiner

Commission Members Absent:
Commissioner Carver

Staff Members Present:
Building Official Todd Perry and Recording Secretary Bobbi Kaufman

Guests Present:
Clearwater Economic Development Director Chris St. Germaine, Ex-Officio Member

The agenda was approved. The minutes for April 16, 2019, was approved as submitted. The May 21, 2019, meeting was cancelled.

PUBLIC MEETING

Administrator Perry discussed the allowable uses in the (MXD) Mixed Use District and discussed removing storage units as an outright use. He explained to the Commission why he feels this change is needed. Perry continued to explained that he felt storage units did not fit the true definition of offering a service or sales to the public when compared to all other allowable uses in the district.

Clearwater Economic Development Director Chris St. Germaine explained the need for spaces for incubation of small manufacturing operations. There are retail spaces available in town for retail growth, but spaces are needed for economic development and jobs. Affordable housing is another need for the community. The city is limited to grow due to topography and as planning and zoning, it’s the commission’s job to look to see what changes can be made to leave space for future growth. Orofino recently also was declared as an Opportunity Zone which gives investors benefits to start a new business and not have to pay capital gains.
The Commission discussed storage sheds, other allowable uses, and the location of the MXD Zone. They will continue to review the codes and think about storage sheds and if they are removed as an allowable use the commission will consider making storage units as a special use. It was also mentioned that conditions for approval of a special use should be discussed prior to removal of storage units in the MXD District.

NEW BUSINESS/ANNOUNCEMENT

Commissioner Knight announced that he and his wife are moving to Lewiston so he will no longer be able to be on the City of Orofino Planning and Zoning Commission and his position will need to be filled.

ADJOURNMENT

Commissioner Kaufman made a MOTION to adjourn at 6:40 p.m. Commissioner Knight second. Chairwoman Gortsema put the motion to a vote. The motion carried unanimously.

Minutes approved on this 16th day of July, 2019.
Respectfully submitted,

Ms. Bobbi Kaufman
Acting Recording Secretary