**CITY OF KAMIAH PLANNING AND ZONING MEETING**

**AUGUST 23, 2018**

**TIME: 7:42 PM**

**LOCATION: CITY HALL**

**GUESTS:** See sign-in Sheet

**COMMISSION PRESENT:** Doug Warrington, Barbara Yates, Robbin Johnston, LuAnn Howard by phone

**MEETING CALLED TO ORDER:** 7:42

**PLEDGE OF ALLEGIANCE:** Doug Warrington

**PUBLIC COMMENT:** None

**APPROVE AGENDA:** Motion by Barbara Yates, seconded by Robbin Johnston to approve the agenda. Motion carried with an all aye vote.

**APPROVE MINUTES:** Motion by Barbara Yates, seconded by Robbin Johnston to approve the July 26, 2018 minutes. Motion carried with an all aye vote.

**BROKOP CUP APPLICATION:**  Robbin Johnston had a question for Mr. Brokop and Mrs. Wemhoff regarding if the single units were going to have a kitchen, bath and living room etc.…. They stated yes along with laundry facilities.

The Commissioners shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at corner of 7th and Main St. Kamiah lots 14, 15, 18 and 19 of Block 14:

Doug Warrington lead the Commission through the required questions set by Ordinance 17.20.070 as follows:

1. Will, in fact, constitute a special use as established on the Official Schedule of District Regulations for the zoning district involved;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or the Zoning Ordinance;

LuAnn Howard felt Tony Goetz comment regarding businesses was well taken it is located within the business district. She confirmed the commercial zoning ended at 7th St. Doug Warrington concurred the commercial zone ended at the 7th and Main St. Mr. Warrington stated he did think we could say, you can’t build there because it is in a commercial zone because somebody might want it in the future. That basically takes the ownership or the owner has no say in what happens with their property. If they wanted to wait for a commercial building to come in they could do that but they choose to do it this way. I really don’t think we have the ability to say you can’t do this because were thinking somebody else is going to want to put a business there.

Robbin Johnston stated because this was a commercial/residential to begin with, they lost the property so they are essentially putting back the very same thing a commercial home that was rented. So, they really aren’t changing anything except replacing it with something that is nicer and added some.

LuAnn felt the purpose for a business district and residential district is for the purpose of promoting a business in a particular area of the city. Yes, I agree that having/replacing what was there, then for a business to go there it could drive up the cost of the property for a business to go in there. It’s just a thought that is what is going through my mind.

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard undecided

1. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will not be hazardous or disturbing to existing or future neighboring uses;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse, disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

1. Will comply with any additional requirements that may be deemed necessary or appropriate by the Planning and Zoning Commission.

Doug Warrington yes, Barbara Yates yes, Robbin Johnston yes, LuAnn Howard yes

Motion made by Barbara Yates, seconded by Robbin Johnston to approve the Conditional Use Permit for applicant Brian Brokop to build 2 commercial/residential duplexes, existing in zone C-1 located at Block 14 lots 14, 15, 18 and 19 with in the City of Kamiah. Roll call vote: Doug Warrington aye, Barbara Yates aye, Robbin Johnston aye, LuAnn Howard aye.

Meeting adjourned at 7:57 PM.

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Doug Warrington, President Stephanie Gaston, City Clerk