

**SANDPOINT PLANNING COMMISSION MEETING
5:30 P.M. CITY HALL COUNCIL CHAMBERS
MINUTES OF JULY 5, 2016**

COMMISSION MEMBERS PRESENT: Cate Huisman, Tom Riggs, Tom Russell, Danny Strauss, Mark Remmetter

COMMISSION MEMBERS ABSENT: Yuri Simon, Collin Beggs,

STAFF MEMBERS PRESENT: City Attorney Scot Campbell, Planning & Community Economic Director Aaron Qualls, Planner Melissa Bethel (minutes)

COUNCIL PRESENT: None
Chairman Riggs called the meeting to order at 5:30 p.m.

Matters from the Public: None

Approval of the Consent:
The minutes from the June 7, 2016 were not posted, the approval will be at the next regular meeting.

Matters from Public: none

Workshop for Code Amendments:

Qualls stated the discussion for telecommunication towers has been brought up off and on in the past. Qualls gave a brief overview of issues related to the towers and current zoning language.

Chairman Riggs stated every other jurisdiction he has been involved with has had a telecommunications ordinance and it seems like the City needs an ordinance.

Commissioner Huisman inquired if the towers make noise. Qualls stated some do, and are regulated in some jurisdictions. Commissioner Huisman inquired why most ordinances seem to prohibit lattice towers. Qualls showed examples of towers.

City Attorney Campbell stated towers in the Rights of Way can become an issue due to the size of the base.

Commissioner Huisman wondered if towers can be allowed by right in the Industrial Zone where the City would not be concerned about aesthetics. She stated she is not comfortable making height determinations.

Commissioner Strauss stated the towers built now may be useless 5 or 10 years down the road and maybe the City should consider not allowing them at all. Strauss stated they are not aesthetically pleasing. Chairman Huisman agreed. Qualls stated the Telecommunications Act seems to not allow towns to prohibit towers altogether. Commissioner Huisman stated the Columbia Bank building height was a problem because view sheds were lost. Campbell stated the Columbia Bank is 65 ft tall and the towers are usually upwards of 100 feet.

Chairman Riggs stated it seems like the City of Moscow required any cell tower over 35 feet to be a CUP. Commissioner Huisman stated she would still want to consider cell towers in residential or commercial as opposed to industrial zone. Chairman Riggs inquired if towers were to be only allowed in the Industrial zone would that cover the need. Qualls stated most of the industrial zone is in the airport overlay zone with restrictive heights.

Chairman Riggs stated he is sensing the Commission is reluctant to permit the towers in the Residential and Commercial Zones.

Campbell suggested rather than regulate as a matter of right a City can license them. Commissioner Riggs stated it may be a problem with reasonable expectation. Commissioner Strauss inquired if a license would be for a certain time period. Campbell stated it can and also charge a yearly fee.

The Commission agreed they would like to see an Ordinance with restrictions on Residential and Commercial zones and allowed in the Industrial Zone.

The Commission discussed moratoriums.

The Commission agreed to direct staff to explore a moratorium to allow the City to work through issues dealing with telecommunication towers.

Play structures/Tree houses

Qualls gave a brief overview of the issue. He stated the code is pretty silent regarding the structures. He stated the building code exempts play structures and storage shed under 200 feet from a building permit. Although setbacks apply to Accessory buildings, play structures and tree houses are silent as to whether they are considered accessory buildings. Some codes expressly include these structures. Qualls stated staff is looking for direction on if tree houses and play structures should be included.

The Commission discussed where tree houses and play structures should be located. Commissioner Russell stated he would say accessory structures including tree houses should not be allowed in front of the main façade.

Chairman Riggs stated it would be easy to define accessory structures to include tree houses or playhouses but not swing sets.

The Commission directed staff to amend the definition of accessory buildings to include tree house and playhouses.

Matters from Staff: Qualls stated Council adopted the Hwy 2/200 corridor study. Commissioner Huisman inquired if the City is going to take up a Comprehensive Plan update. Qualls stated there are updates that need to occur, but probably not this fiscal year.

ADJOURNMENT: The meeting adjourned at 6:45 p.m.