

The Planning and Zoning public hearing on June 30, 2016 was called to order at 5:30pm by Chairman Chris Rawlings. Present for the meeting were: Planning and Zoning Members Andy Howe, Brad Hanson, Dave Gray, Wally Cossairt, Glenda Poston, Planning and Zoning Administrator Lisa Ailport, Assistant Planner Clare Marley and Office Clerk Christine McNair. Public present were: Michael Youngwirth, Edna Youngwirth, Teresa Lummus, Krissy King, Kathy Krezman, Pat Krezman, Michael Brazell and Linda Atchison.

Chris opened the public hearing for the Youngwirth Addition minor subdivision MS01-16 at 5:31 pm. There were no conflicts of interest.

Clare gave her presentation. A minor subdivision is four or fewer lots with no zone change, on an existing street and no service extensions needed. No agency comments were received. No public comments were received.

Mike Youngwirth gave his presentation. He wants to split off one lot to build a single family dwelling at 6539 McCall Street. Mike said it's pretty basic. No extension of services is needed, the road is already there. He has spoken with the neighbors and didn't have any opposition.

Dave asked if the home will be rented or sold. Mike said that it will be sold.

There was no public comment.

Chris closed the public hearing for the Youngwirth Addition at 5:41pm.

Glenda moved to recommend approval of this file MS01-16 for the subdivision of ~1.52 acres into two residential lots of 1.35 and 0.17 acres, finding that it is in accordance with the general and specific standards of the City of Bonners Ferry zoning and subdivision codes as enumerated in the findings and standards table above. I further move to adopt the following reasoned statements and conditions of approval as written. The actions to be taken to obtain the final plat are to complete the conditions of approval as adopted. The reasoned statements are in accord and the conditions of approval as written. Brad seconded the motion. Motion passed with all in favor. The commission also recommends that the development agreement will also be waived.

Chris opened the public hearing for Kristina King for a special use permit for a group daycare SUP005-16 at 5:45 pm. Glenda stated she had a conflict of because her grandchildren go to Krissy's daycare. She then removed herself from the commission and sat in the audience.

Clare gave her presentation. There are three levels of daycares: Family daycare is up to six children, group daycare is seven to twelve children and daycare centers is thirteen and greater. The access is Washington Street as well as an alley behind the house. The

purposed hours of operation are 7:00 am to 5:30 pm. Clare showed pictures of the site and the proposed parking in the back of the house and the alley. Traffic safety advised that the parking spaces need to be kept clear of storage of boats and other items, and make sure there are the required number of parking spaces available for clients. The Fire department said that a fire inspection is required according to state code. Clare spoke with Marilyn at Health and Welfare, this facility passed her health and safety inspection in March 2016 but she will need a fire inspection to move into the level of daycare. Currently a license is not required for the level she is at. Clare said that four parking spaces are required. No signs have been proposed.

Kristina King gave her presentation. She stated that she watches less than six children, and Idaho bases daycare on a point system not on the number of children. The daycare area is all on the ground floor and the children are only allowed in the front yard, since she has her dogs in the back yard. The parents park in front of Kristina's house or across the street at Vi Sims' house. If that is no longer allowed. She will move the dogs to the front yard and have the children in the back yard. There are three parking spaces behind her house and she has permission to park on the other side of the alley which has room for three or four parking spaces. She has one employee that works two days a week. Her hours of operation are 7 am to 5:30 pm.

Clare asked if Michael Brazell owns the property across the street. Kristina said no. Clare asked if Kristina has permission to park on the property across the street. She said she does, but it is just a verbal agreement. Clare asked if the children enter in the front or the back of the house. Kristina said the children only enter from the front of the house, since the dogs are in the back. Clare asked if people parking in the back as shown how will the children enter the house. Kristina said she would have to change the dogs and the fencing. She wants to continue using the parking across the street. Clare stated that if Kristina is planning on using the parking across the street in the front of the house, then the site plan presented for parking is not accurate. Dave asked what happens now since the site plan isn't accurate. Clare said the site plan is the controlling document and if the City approves it then parking will have to be in the back of the house. Any parking that is off-site has to be recorded after the agreement has been reviewed by the City attorney. Dave said he doesn't feel comfortable approving something that doesn't have everything that should be in it. Lisa asked if the previous fire inspection Kristina spoke about was at this location. Kristina said it was. Clare asked if Kristina wants to continue with the current parking plan. She said she wants to use the parking across the street.

Linda Atchison, Glenda Poston and Michael Brazell spoke in favor of the Special Use Permit.

Clare read a letter from Lilly Wheaton-McCoy: My name is Lilly Wheaton McCoy, I am writing you because I heard that Lil' Bunnies Daycare may be shutting down. I am a parent who has had a child there for the past 6 months. Krissy is one of the best in-home daycares I have found in this area. She has a good structure, and is willing to help with things like potty training, odd hours and the occasional need for random babysitting. I am not able to find another daycare within city limits that will work with my schedule, have such great pricing, or help my son so well. Shutting down Lil' Bunnies Daycare would be a terrible thing for my family, and for families who send their kids there.

I live in city limits of Bonners Ferry, where daycares are scarce, or full. I work until 6pm, out of town, and can't pick up my son until 6:30, which I found doesn't work with most day cares. Along with my work times, I haven't found a daycare that has ICCP help, and such a low rate. She is very reliable, and her home is very safe, and clean. She has help when she has more than 5 kids in the house, and a schedule which includes snack times, nap times, play times, and learning times. She does fun things with the kids, and has a yard big enough to play, with toys to do so. She has pets, so that my son can learn to interact with animals and care for them.

My son is 2 years old and very loving, but he has a hard time in new places. If Krissy's daycare were to shut down, finding another one with such good kids would be difficult. Most of the ones in town are full for my son's age group. The one out of town would make me use more gas than needed, which I cannot afford. I don't have friends or family capable of taking my son while I work. If I were to use another daycare, I wouldn't have enough money to use on any of my other bills, because daycare is so expensive. It would be better for me to quit my job than go to a different daycare. That is not acceptable.

Losing Lil' Bunnies Daycare would be a blow to this small community, and to my family. Krissy is respectful to her neighbors, and controls the kids in a loving way. She loves her job, and is very flexible. She is a mother herself, and understands that good daycares are hard to come by. With the very few daycare around here keeping Lil' Bunnies Daycare open is the best option. Thank you for reading my letter. I hope you find that shutting down this daycare would be a bad idea, not only for my family, but for families all over the boundary county area.

Sincerely,

A Very Concerned Mother,

Lilly Wheaton McCoy.

No neutral comments were received.

Kathy and Pat Krezman spoke in opposition of the Special Use Permit.

Krissy gave her rebuttal. She will never have twelve children in her daycare. She has one helper, one day a week. Every street in Bonners Ferry is a busy street. Most landlords do not allow daycares in their rental homes, it would not be easy for her to move.

Lisa asked if the ratio is built on children or numbers. Krissy said it is based on the point system.

Brad moved to remand back to the applicant to modify the site plan and prepare a joint parking agreement and to postpone the hearing to July 28, 2016 at 5:30 pm. Dave seconded the motion. Motion passed with all in favor.

Wally moved to adjourn. Dave seconded the motion. Motion passed with all in favor.

Chris Rawlings, Chairman

Attest: _____
Christine McNair, City Office Clerk