

The Planning and Zoning meeting on October 19, 2017 was called to order at 5:30pm by Chairman Chris Rawlings. Present for the meeting were: Planning and Zoning Members Andy Howe, Dave Gray, Brad Hanson, Glenda Poston, Wally Cossairt, Sue Larson, Planning and Zoning Administrator Lisa Ailport, Office Clerk Christine McNair, Michael Youngwirth and Martha Hoxley.

Glenda moved to approve the minutes of September 21, 2017 with two corrections. Sue seconded the motion. Motion passed with all in favor.

Chris opened the public hearing at 5:34pm for V01-17 Youngwirth Variance. The applicant is seeking a 26-foot setback (24-foot variance) where a 50-foot setback from centerline of roadway is required and a 5-foot side yard setback (15-foot variance) where a 20-foot setback is required in order to construct a single family dwelling on Lot 1 of the Birch Court Subdivision, Book 2, Page 39.

Chris summarized the procedures for a public hearing.

Lisa gave a brief summary of the file. The applicant is requesting to deviate from the required 50-foot setback from centerline. Lisa also mentioned the property line setback for the side yard.

Michael Youngwirth gave his presentation. He is requesting a variance on the side yard setback of Lot 1 Birch Court Subdivision. He would like a 5 foot setback from the property line.

Brad asked how long Michael has owned the property. Michael said six or seven months. Brad asked if Michael bought it with the intent to build a house on it and sell it. Michael said yes.

Chris asked if there are any conflicts of interest. There were no conflicts of interest. Chris also asked if anyone needs special assistants to hear or see the public hearing. There were special assistants needed.

Glenda asked if it is only the corner lot in question. Lisa said it is.

Lisa gave her presentation. The Birch Court Subdivision was originally platted in 1990. The CC & Rs listed the preferred home as a mobile/manufactured home. The City does not enforce CC & Rs. If that had been written on the plat, then that would continue as a standard of that plat. In 2007, the CC & Rs were revised, which prevented any type of manufactured home to be placed on the lots. The zoning is Residential A. Lisa said a building envelope is the allowable space a building and its architectural projections must be placed on a given lot. Anything outside of the building envelope is subject to removal or requires a variance. With the variance request for this lot, the building envelope grows from 1200 square feet to 2500 square feet. Lisa listed the standards for which

this variance is to be judged against. Lisa also stated that staff felt it was important to limit the access from Spokane Street only and not from North River Drive. The City also wants to evaluate the site triangle once building plans have been submitted.

Brad asked if the variance is recommended for approval by this commission and is approved by City Council, is the City retaining the right to rescind the variance based on site lines. Lisa said, not necessarily rescind. The City has to meet the public interest component. Since the plans were not submitted with the application that is the reason it is listed as a condition.

Brad asked Michael if he understands condition number six. Michael said he does.

Chris opened the public comment portion of the hearing at 5:53pm.

Martha Hoxley spoke in favor of the variance.

No one spoke that was neutral to the variance.

No one spoke in opposition of the variance.

No rebuttal was required.

Wally asked if these rules will apply to the lot across the street. Lisa said the lot across the street is not a comparable lot.

Brad moved to recommend approval of this file V01-17, for a 26-foot setback where a 50-foot setback from centerline of the roadway is required and a 5-foot side yard setback where a 20-foot is required, finding that it is in accordance with the general and specific goals and standards of the City of Bonners Ferry zoning codes, as enumerated in the staff report and draft findings. Glenda seconded the motion. The motion passed with all in favor.

The public hearing was closed at 6:05pm.

Dave moved to recess for five minutes at 6:06 pm. Andy seconded the motion. Motion passed with all in favor.

The meeting resumed at 6:10pm.

Chris opened the legislative public hearing at 6:11pm for AM09-17 Modifications to Chapter 2 Section 4, Schedule of Building Height and Lot Area Regulations, to consider an amendment to sub note "a" from the Residential and Medical Districts front and corner lot setback requirements. The current sub note requires, in addition to the 20-foot front and corner yard setback requirement, an additional 50-foot setback requirement from centerline of the adjacent street. The combined setback requirement imposes a severe restriction that, in some cases, eliminates a reasonable building envelope to occur in these districts.

Lisa gave her presentation. She showed some properties that, if something were to happen to the house and the owner wanted to rebuild, they would not have a building envelope based on the current standards. Lisa said that it might be better to look at neighborhoods individually, instead of across the board when applying setback standards. If the City wants to encourage development, this standard creates difficulty in doing so. The proposed changes to sub note "a" are 20 feet from edge of street and ingress/egress easements.

Brad asked if there were any public comments. Lisa said no.

Glenda moved to recommend approval of this file AM09-17, to enact changes to Title 11, Chapter 2 City of Bonners Ferry Code, to amend sub note "a" from the Residential and Medical District's front and corner lot setback requirements. I further move to adopt the following reasoned statement and conditions of approval as written. The amendment is supported by the City of Bonners Ferry's Comprehensive Plan. Dave seconded the motion. The motion passed with all in favor.

Chris closed the public hearing at 6:25pm.

Lisa said the Mayor has received all of the emails or letters regarding the re-appointments for the commission members.

Lisa gave an update regarding the National Association of Realtor Grant (NAR). This will help with the master bike and pedestrian plan. The City's share of the grant is \$10,000. The NAR's share is \$15,000 and the local real estate association is donating a minimum of \$1000, hoping for \$1500. The first phase of the NAR grant was approved. The second phase was submitted on October 9, 2017. The third phase will be submitted by January 15, 2018.

Livestock draft survey was discussed.

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

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Chris Rawlings, Chairman

Attest: \_\_\_\_\_  
Christine McNair, City Office Clerk