

The Planning and Zoning meeting on February 16, 2017 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, Glenda Poston, Wally Cossairt, Planning and Zoning Administrator Lisa Ailport, Office Clerk Christine McNair and Mayor David Sims. Members of the public present were: Dennis Weed.

Dave Gray moved to approve the minutes of January 19, 2017 as written. Wally seconded the motion. Motion passed with all in favor.

Glenda nominated Andy Howe for the Co-Chairperson for 2017. Dave seconded the motion. All voted in favor of Andy being the Co-Chairperson for 2017 and Andy accepted.

Glenda moved to schedule the Planning and Zoning meetings for the third Thursday of every month through June and review it during the May meeting to set the fall schedule. Brad seconded the motion. Motion passed with all in favor.

Mayor David Sims gave his presentation regarding the language of the proposed draft ordinance AM05-16 containing Home Occupations Tier I and Tier II standards. David has three areas of concern; 1) the clarity of the ordinance, 2) the impact on the residential neighborhoods and 3) the impact on the commercial areas, mainly downtown. David said that the compliance monitoring and enforcement of P & Z ordinances has been really bad. He gave some examples of the violations in his neighborhood since he has lived there.

David is concerned with the word "average" regarding the number a vehicle trips per day. Does this maintain the residential character of the neighborhood? He also wants to know who is going to count the number of vehicle trips per day. David doesn't think it is a good idea to set a standard that isn't monitored. He said there is some confusion with the standards #4 and #7 regarding noise.

David had questions regarding #4 under Tier 2. He wondered why the stored items don't have to be screened from the view of the neighbors. He also didn't understand how you place a regulation on the customers and the number of customer trips per day. He isn't sure how #3 regarding employees will be defined or monitored. He also had a question about #7 regarding customer parking in addition to employee parking. David is concerned about businesses relocating to residential neighborhoods. He has heard many comments about how nice of a downtown area Bonners Ferry has and he doesn't want to have a downtown area that is empty.

Dennis Weed said it is very important not to drive people from the downtown area to the residential area. It is important to leave the residential area as a family oriented place.

Brad said that P & Z has been very careful regarding special use permits. He doesn't think there are any special use permits that have been granted that have the problems that David illustrated in his presentation. Brad agrees with keeping businesses in the downtown area. He thinks that allowing Shopko at the South end of town was just as damaging to the downtown area as any small business leaving downtown. Brad feels enforcement is always an issue. He has not personally noticed an adverse effects. Brad said that the intent of the Tier I and Tier II permitting is to restrict what is allowed in the residential area, maybe the wording needs to be tightened. Brad said the last special use permit had a tight proposal and there was no opposition from the traffic safety committee or any neighbors. He said if the process is working and there are no red flags, then it is hard to say no.

Andy said with the special use permits, if they meet the requirements, they will be approved.

David said the proposed ordinance opens up the residential area up to industrial use. Essentially, there would no longer be a residential area. Andy explained that those uses would require a special use permit and would have to come before the board for a hearing. David said it is important to preserve the residential area.

Glenda said that the Residential AA was intended for families. She doesn't think that the original intent behind the zoning has changed. She doesn't like that the top of the South Hill is going commercial. She thinks as a group, P & Z needs to go back and look at how town is laid out and if that is the direction that they want to continue. Glenda feels that when you allow a sign in a residential neighborhood that you take away the residential feel for that area. She does not like the idea of allowing commercial uses in the Residential AA zone.

David thinks the Residential B zone should be reviewed. He also is questioning what to do about chickens, since they are in every zone.

Lisa asked if the board is willing to send the daycare and non-conforming part of the ordinance onto Council and keep the home based business to tackle it more comprehensively.

David requested having a different letter to designate when a zoning permit is required. Lisa said she will work on that.

Chris asked who is responsible for the enforcement of issues. David said he is working on that.

David said the purpose of zoning is to avoid conflicts. He said it is easier to tell someone that something they want to do isn't allowed in their zone, if it is in the book. If

someone applies for and is issued a special use permit, then someone has to go do an enforcement. That opens the door for conflicts. The City doesn't have anyone that has time to do zoning permits. David asked how much man power can the City afford to spend on planning and zoning. Lisa said she would rather do zoning permits. David said then she will get bogged down with zoning permits instead of things that are more important, like the Comprehensive Plan.

Brad said some people would not be able to afford to rent a space to operate a small business that they could operate from their home. This may have a negative economic effect on people if they can't supplement their income and have to move elsewhere to support their family.

Lisa presented a copy of the zoning map that will be used as the official zoning map. David used photo shop to compare the 2011 zoning map with the proposed map and everything is in alignment. Lisa will advertise for a public hearing to approve the map as the official zoning map.

Lisa asked if the board thought the training was worthwhile and informative. Everyone agreed that the training was informative. Brad would like to have the applicant present before staff at public hearings, as recommended by Jerry Mason.

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

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Chris Rawlings, Chairman

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