

**AGENDA  
CITY PLANNING AND ZONING COMMISSION  
Bonners Ferry City Council Chambers  
7232 Main St.  
(208) 267-3105  
July 18, 2019  
5:15 pm**

Chairman Chris Rawlings called the July 18, 2019 meeting to order at 5:15 PM. Planning and Zoning Commission members present were: Wally Cossairt, David Gray, Andy Howe, Sue Larson, Matt Morgan and Glenda Poston. Also present were: Contract Planner Clare Marley and Billing Clerk Stacie Watts. There were no members of the public present.

**PUBLIC COMMENTS**

There were no members of the public present.

**CONSENT AGENDA**

**1. Approval of June 20, 2019 Meeting minutes: ACTION ITEM.**

Glenda Poston moved to approve the minutes of the June 20, 2019 with a request for more detailed minutes going forward. Andy Howe seconded. The motion passed with all in favor.

**OLD BUSINESS**

As no members of the public were present, agenda items #2 and #3 were switched.

**2. Urban agriculture/farming. DISCUSSION/ACTION: Direction to staff regarding draft amendment**

Clare Marley presented the outcome from the City Council and Attorney review of AM04-19 Urban Farming ordinance.

City Council reviewed the draft ordinance AM04-19 Urban Farming on July 16, 2019 at the request of the Planning and Zoning Commission. City Council had concerns with adding more allowances and enforcement. Via motion, the City Council provided the following directives:

- a) Continue the work on Residential Zone B, increasing animal units per acre, leave cap in number of chickens. Agreed with not allowing other types of poultry and not allowing roosters.
- b) Revise the definition of domestic livestock as it is broader than what Zone B allows.
- c) Keep Community Garden allowance.

Beekeeping was not addressed in the motion, but discussed and by confirmation from City Administrator Lisa Ailport, to be left out of ordinance.

Andrakay Pluid, Bonners Ferry City Attorney reviewed the draft ordinance AM04-19 Urban Farming on July 17, 2019 at the request of the Planning and Zoning Commission and provided the following directives:

- a) Regulations and Right to Farm. Numbers of animals and entire restrictions of agriculture use can be regulated. Right to Farm deals with annexed lands or

- developments for agriculture uses not being determined a nuisance. Proceed on current path.
- b) Stockyards can be prohibited.
  - c) Address livestock activities at the fairgrounds in Animal Control and possibly in zoning ordinance.
  - d) Correct the contradictory animal control that suggests you can have poultry if good husbandry practices are being followed although Zoning law trumps Animal Control.
  - e) More research will need to be done regarding overages in number of animal units or types and whether they can be kept for residents that had them before ordinance went into effect.

Clare submitted requested updates to City Council for review on July 19, 2019. City Council requested expectation of when Public Hearing would be scheduled and Clare advised the earliest would be September. Once adopted the City would distribute a public service announcement. Lisa Ailport estimated 25 violations of chickens in all zones, including Industrial.

Council has requested that the discrepancy between Domestic Livestock definition and B zone animal unit allowances be corrected. Draft updated Domestic Livestock definition is included on the update submitted to City Council.

The ordinance title will change from Urban Farming to Livestock Standards.

Discussion followed around the expectations of City Council, survey results, enforcement issues and the work being done by the Planning and Zoning Commission. Some members of the Planning and Zoning Commission expressed disappointment that their work on the Livestock Standards ordinance over the course of six meetings had not been not recognized by the City Council. Clare will submit summaries monthly to City Council moving forward in order to initiate dialogue with the Planning and Zoning Commission to provide direction and understand their expectations on future topics.

Clare suggested that there be face-to-face meetings with the City Council and the Planning and Zoning Commission so both parties had a better understanding of the goals and amendments to future ordinances.

Clare will work with the City Attorney and prepare the Livestock Standards ordinance for Public Hearing for September 2019 at the direction of the Planning and Zoning Commission.

David Gray moved to accept recommendations of City Council and direct statute dated July 18, 2019 be prepared for hearing on September 19, 2019. Sue Larson seconded the motion. Andy Howe opposed the motion. The motion passed with one opposition.

### 3. Parking standards: **DISCUSSION/ACTION: Direction to staff**

Clare presented her recommendations for the Parking standards.

Focus on:

- Church
- Medical
- Downtown
- Multi-family

- Dining/Eating establishments
- Schools

Discourage owners/ops from parking on the street to allow for customer parking.

Multi-family focus on number of bedrooms vs size.

Focus on minimums, not maximums.

Eliminating “gross floor” measurement (not counting store rooms, halls, etc.)

Schools: elementary vs high school. More parking for those of driving age, keeping in mind that schools will have events that parents will need parking.

Kootenai River Inn – restaurant, tavern, casino/nightclub, meeting rooms.

Clare Marley will meet with City Council to discuss the focus and get feedback on their needs, concerns, etc.

Residential Parking: do not include street or city right-of-way.

## **NEW BUSINESS**

4. Training: Conflict & Disclosure: **DISCUSSION**

Clare presented on Conflict & Disclosure.

Review of LOCAL LAND USE PLANNING ACT –CONFLICT PROVISIONS. CHAPTER 65 - LOCAL LAND USE PLANNING; 67-6506. CONFLICT OF INTEREST PROHIBITED, ATTORNEY GENERAL’S CONSANGUINITY CHART and ETHICS IN GOVERNMENT –IC§74-404; 74-404. REQUIRED ACTION IN CONFLICTS.

5. Subdivision ordinance tune-up **DISCUSSION/ADVISORY** – Tabled for future meeting.
6. Review of comprehensive plan **DISCUSSION/ADVISORY** – Tabled for future meeting.

Schedule updates: August: No regular meeting. September agenda items:

- 1 – Parking
- 2 – Livestock Ordinance
- 3- Training – Clare to select training topic.

Andy Howe moved to adjourn the meeting. David Gray seconded the motion. The motion passed with one opposition. Meeting adjourned at 6:31 PM.