

**MINUTES
JOINT MEETING OF
BONNERS FERRY CITY COUNCIL
BONNERS FERRY PLANNING AND ZONING COMMISSION
Bonners Ferry City Council Chambers
7232 Main St.
(208) 267-3105
JULY 28, 2020
5:30 pm**

CALL TO ORDER OF CITY COUNCIL AND COMMISSION

Mayor Dick Staples called the Joint City Council/Planning and Zoning meeting of July 28, 2020 to order at 5:35 pm. Present for the meeting were: Council Members Rick Alonzo, Adam Arthur, Valerie Thompson and Ron Smith. Planning and Zoning members present were: Dave Gray, Sue Larson and Glenda Poston. Also present were: City Clerk/Treasurer Christine McNair, City Administrator Lisa Ailport, and Contract Planner Clare Marley

ROLL CALL OF CITY COUNCIL AND PLANNING & ZONING COMMISSION

PUBLIC COMMENTS

No public was present

CONSENT AGENDA, P&Z COMMISSION

1. Approval of June 18, 2020 minutes: **ACTION ITEM.**
Planning and Zoning (P&Z) Commission did not have a quorum so no action was taken.

NEW BUSINESS

2. Draft parking ordinance amendment to Title 11, Chapter 13: **ACTION ITEM: DISCUSSION/DIRECTION TO STAFF**

Clare Marley said the draft ordinance has several changes. Part A: Letter L subtracts "non-public" areas (hallways, rest rooms and storage) from parking calculations. Letter M proposes zero off-street parking standard for Downtown commercial, if the second floor becomes residential then it will require 50% of the parking ordinance. Letter N allows the City administrator or City engineer to determine the minimum parking based on like uses found in the American Standards Classification System for uses not listed in the ordinance. Letter O is for a parking plan to accommodate parking. Part B joint use parking for different daytime and nighttime uses. Part C allows backing into the street. Part D parking chart has minor changes.

Clare asked if Council thinks the changes are good and if it will be possible to receive public comment due to the COVID pandemic. Valerie said the changes that have been suggested make sense. Clare asked if the downtown businesses should be polled. Mayor Staples said it is a good idea. Mayor Staples doesn't feel the hearing will be a problem.

3. Draft Planned Unit Development, amendment to Title 11, Chapter 8: **ACTION ITEM: DISCUSSION/DIRECTION TO STAFF**

Clare said this is an invitation to do some unique developments and allow for variety. The current code needs to match state law by setting parameters, design goals, encourage unique designs and projects beneficial to the City. Considering the neighborhood's needs and concerns. A minimum of two acres was decided upon, because it won't work if it's too small. An area of discussion is should commercial uses be allowed in residential zones and should residential uses be allowed in industrial zones. The draft allows for reduced interior setbacks. Development agreements are allowed as long as it doesn't go outside of the City authority. There is a list of amenities that the developer can choose from when preparing the plan. Mayor Staples asked where a planned unit development might happen in the City limits. Lisa said the areas are: near the high school/middle school, near Selkirk Street, the former mill site by the fairgrounds and a few places on the northside. Clare asked if Council is in agreement with the progress that has been made and if Planning and Zoning (P&Z) should continue or are there changes that need to be made. Council agreed that P & Z should continue with the amendments.

4. Council/P&Z Commission: **DISCUSSION:**

a. Setback standards

Clare asked if Council wants P & Z to look at the setbacks. Mayor Staples said yes.

b. Housing options, Accessory Dwelling Units

Clare asked if Council wants P & Z to consider allowing accessory dwelling units. Valerie feels it is a good idea to start working on it.

c. Other topics for P&Z workshop consideration

5. Updates/Announcements

a. August or September agenda for P&Z

b. Commission and Council updates

The meeting adjourned at 6:46 pm.