

**MINUTES**  
**CITY PLANNING AND ZONING COMMISSION**  
**Bonnors Ferry City Council Chambers**  
**7232 Main St.**  
**(208) 267-3105**  
**JANUARY 16, 2020**  
**5:15 pm**

Chairman Chris Rawlings called the Planning and Zoning meeting for January 16, 2020 to order at 5:16 pm. Planning and Zoning Commission present were: Andy Howe, Dave Gray, Matt Morgan, Glenda Poston and Sue Larson. Also present were: Contract Planner Clare Marley, City Engineer Mike Klaus, City Administrator Lisa Ailport and Bert Wolff.

**PUBLIC COMMENTS**

There were no public comments

**CONSENT AGENDA**

**1. Election of Chair and Vice Chair of the Commission: ACTION ITEM.**

Matt Morgan nominated Chris Rawlings to be the chairman. Andy Howe seconded the nomination. Chris Rawlings nominated Andy Howe to be the chairman. The motion died due to a lack of a second. The motion passed with all in favor of Chris Rawlings as the chairman for 2020. Dave Gray moved to have Andy Howe as the vice chairman. Sue Larson seconded the motion. The motion passed with all in favor.

**2. Approval of November 21, 2019 Meeting minutes: ACTION ITEM.**

The minutes need some revisions and will be brought to the February meeting.

**NEW BUSINESS**

**3. PUBLIC HEARING. ACTION ITEM: RECOMMENDATION TO CITY COUNCIL:**

**FILE SUP09-19 – SPECIAL USE PERMIT** - The City of Bonners Ferry is requesting special use permit approval for a “public utility structure” to allow the construction and operation of a wellhouse and municipal water system on a site that is zoned Residential A. The wellhouse is generally located at 6212 Dakota Street. The water system facilities will be located on properties described as portions of Lots 1-2 and Lots 4-9, Block 1, of Eaton Addition, in Section 26, Township 62 North, Range 1 East, B.M.

Chris opened the public hearing for SUP09-19 at 5:19 pm.

Clare gave her presentation. Clare stated she did assist in the preparation of this application. The well house is approximately 1600 square feet. There will be three wells on the site, each being approximately 100 feet deep and the pumps will be approximately 50 feet deep, to help reduce the noise. The Department of Environmental Quality (DEQ), reviewed and approved the plans for the well house and is in support of this application. There were no agency comments and no written public comments. The noticing requirements were followed.

Mike Klaus gave his presentation. Mike said the City’s water supply comes from Myrtle Creek or the Kootenai River. DEQ requires the City to be able to supply peak summer demands with the largest filter or source out of service. Currently the City is not able to meet that requirement, these wells will make that possible. The production well is able to produce 450 gallons per minutes. Since the well is within 300 feet of the river, two extensive tests were perform and the results showed “no risk”. DEQ requires the building to be waterproof, which makes it difficult to look residential. The building will be made of concrete/masonry units. The first four feet will be a split face concrete block, which will be painted, while the upper blocks will be smooth faced. Mike is hoping to do a fake timber design on the gable ends, so it looks more like a residential structure. DEQ requires a generator at the well house. Mike said the generator must run once per week and that can be scheduled for a time that is least likely to bother the neighbors. Mike said there will be a chlorination room as part of the well house.

Andy asked if all three wells will be operating at the same time. Mike said he won’t know until the second well has been drilled. Andy asked if this water will be pumped up to the treatment plant. Mike said it will be pumped to the tank on the hill.

Chris asked about the well being in a flood zone. Mike said the elevation is above the 100 year mark.

Chris opened the public comment portion of the hearing at 5:42 pm.

Bert Wolff spoke in favor of the file and asked if the generator will be operated by natural gas. Mike said it will be.

No one spoke in opposition.

No one spoke in neutrality.

Sue asked if the diesel from the spill would have been in the well water. Mike said he is not positive, but is pretty confident it would not have.

Chris closed the public hearing portion of the file at 5:45 pm.

Matt said he thinks this is a great idea, since this will bring the City closer to DEQ compliance and provide a backup plan. The rest of the commission agreed.

Matt Morgan moved to recommend approval of file SUP09-19 for a public utility structure to allow for construction and operation of a wellhouse and municipal water system, finding that it is in accord with the general and specific goals and standards of the City of Bonners Ferry comprehensive plan and city code, as enumerated in the findings listed in the standards review table of the staff report and reasoned statements below and based upon the testimony received at the public hearing. Matt further moved to adopt the following reasoned statement and conditions as written. Sue Larson seconded the motion. The motion passed with all in favor.

#### **4. URBAN RENEWAL PROJECT - ACTION ITEM: RECOMMENDATION**

- a.** Introduction
- b.** Training
- c.** Recommendation

Clare said the City commissioned a study of this proposal. This area is between Wilson Street and Solomon Street, behind the old Pape property. This area qualifies for an urban renewal district since it lacks housing and infrastructure.

Dave asked if the sewer lagoons were discussed with this study since the lagoons are nearing capacity. Lisa said it is not part of this study.

Clare said Idaho Code states Planning and Zoning must decide if this proposal is in accord with the comprehensive plan and submit a written recommendation to City Council within 60 days.

Sue asked if the area is already zoned for housing. Lisa said the hope is that it will develop with multi-family and single family dwellings.

Matt asked why the City will pay for the development not the developer. Lisa said the Urban Renewal Agency (URA) will only reimburse on publicly owned facilities.

Clare asked if a funding method has been decided yet. Lisa said that is a conversation that will happen in the future.

Glenda asked about the first urban renewal district. Lisa said urban renewal districts cannot overlap.

Sue asked if this is a new urban renewal or part of the old one. Lisa said this will be a new urban renewal district within the same urban renewal agency.

Matt said the main goal for this is to help the developer with infrastructure to this area so it is more cost beneficial to the developer to develop. Lisa said there is no agreement with a developer at this time. This is to encourage growth in that area.

Sue said Commission Dinning is concerned about this, since Boundary County is considering a sewer district near Three Mile and this may have an impact on that.

Glenda asked how long the current urban renewal district has been in effect. Lisa said she believes there are 11 or 12 years left on the original district.

Sue asked if this is approved when will it be in effect. Lisa said it will be this year. Sue asked if the proposed street is to alleviate congestion on Highway 95. Lisa said it is.

Andy said he feels it follows the comprehensive plan. Andy asked if the infrastructure proposed will be able to multi-family, single family and commercial in this area. Lisa said the plan supports all three of those.

Sue asked if there is still room in district one for development. Lisa said there is.

Chris feels it fits the comprehensive plan and it makes sense to be thinking in this direction.

Dave Gray moved to recommend approval of the South Hill West Urban Renewal Plan, to the City of Bonners Ferry City Council, finding that it is in conformity with the Comprehensive Plan for the development of the municipality as a whole. Andy Howe seconded the motion. The motion passed with all in favor.

## **OLD BUSINESS**

### **5. PARKING STANDARDS (Time allowing) - ACTION ITEM: RECOMMENDATION TO STAFF**

Clare presented options regarding parking requirements.

Matt feels zero is alright for commercial parking, but there should be a required number for residential in the downtown area.

Lisa asked about the standard that does not allow backing into the street.

This item was tabled for the next meeting.

- **SCHEDULE UPDATES**

- Pending files
- February agenda

Sue Larson moved to adjourn the meeting. Dave Gray seconded the motion. The motion passed with all in favor. The meeting adjourned at 6:36 pm.