

MINUTES
CITY PLANNING AND ZONING COMMISSION
BONNERS FERRY COMPREHENSIVE PLAN ADVISORY COMMITTEE
Bonnerr Ferry City Council Chambers
7232 Main St.
(208) 267-3105
January 19, 2023
5:15 pm

Chair Andy Howe called the Planning and Zoning meeting for January 19, 2023 to order at 5:15 pm. Planning and Zoning Commissioners present were: Andy Howe, Dave Gray, Sue Larson, Darci Price, and Chris Rawlings via Zoom. Comprehensive Plan Advisory committee present were David Sims, Val Thompson, Glenda Poston, Desiree Staples, Shelly Kramer, and via Zoom was planning consultant for the Comprehensive Plan Aaron Qualls, SCJ Alliance. Also present were: Contract Planner Clare Marley and Planning & Zoning Clerk Julie Fairchild.

PUBLIC COMMENTS

Cal Russell and William Baker from the public were present and via Zoom was Denise Thompson.

CONSENT AGENDA

1. Approval November 17, 2022 Minutes: **ACTION ITEM.**
Commissioner Sue Larson moved to approve the minutes of November 17, 2022.
Commissioner Darci Price second the motion. The motion passed all in favor.

NEW BUSINESS

2. PUBLIC HEARING: File #AM18-22 & ZC 03-22- WILLIAM BAKER

William Baker is requesting approval for the amendment of the Bonners Ferry Future Land Use Map(comp plan map) and zoning map from Residential/Residential B to Commercial for a 0.325-acre parcel addressed at 6659 Augusta and located north of Boundary Tractor and northwest of U.S. Highway 95/Main Street in Section 34, Township 62 North, Range 1 East, B.M.(Parcel #RPB0420001018DA). The Commercial District allows a mixture of housing, retail, service, and office uses. **ACTION ITEM:** The Planning and Zoning Commission will make a recommendation to Bonners Ferry City Council, who will make the final decision on the requests at a later date.

Chair Andy Howe called for any conflicts of interest and advised there are no conflicts with this file.

Clare said Boundary Tractor is seeking the zone change to allow expansion of their yard. Clare said all the utilities are already there. Clare said City advises it sees no issues with request with respect to City water and sewer services and also no other agency comments. Denise Thompson from the public had sent in a letter which said area to the north of subject parcel is residential and includes apartment and older homes and zone change would change intent of neighborhood. Traffic increases would affect pedestrians and cyclists. Asks request be denied.

Cal Russell, applicant representative, said he approached Bill Baker about this property because he would like to have this piece of property in the future when he's done using it but if it's not zoned for commercial use it's of no value to him. Cal said it may not change its use for a long time but he would like the ground where it lays for him to own it someday. Cal said nothing is going to change on this property but run the business.

Public testimony: Denise Thompson, 6705 Augusta, testified that she is opposed to the zone change because of the changes it will bring to the residential neighborhood, but she has nothing against the business or owners.

Rebuttal: Cal Russell noted that the biggest changes to the neighborhood will come when apartments are built on the vacant land in the area. The area proposed for the rezone will likely be used for storage and not produce more traffic. Hours of operation will be daytime, he said.

The Chair closed the hearing and called for deliberations.

Vice Chair Chris Rawlings moved to recommend approval of these files #AM018-22 & #ZC03-22, amending the Comprehensive Plan map designation from Residential to Commercial and the zoning map from Residential B to Commercial for a 0.33-acre parcel, finding that it is in accord with the general and specific goals and standards of the City of Bonners Ferry comprehensive plan, as enumerated in the findings and reasoned statements below and based upon testimony received at this hearing. He further moved to adopt the following reasoned statement in the affirmative, based upon the following reasons: that they would meet the standards. Commissioner Sue Larson seconded the motion. The motion passed all in favor.

The Chair agreed to move up the items on the Planning and Zoning Commission regular agenda so that the P&Z meeting could conclude and the comprehensive plan portion could start.

3. Commission, Council. And Staff updates

a. February agenda

Commissioner Darci Price moved to adjourn the meeting. Commissioner Sue Larson seconded the motion. The motion passed all in favor. The meeting adjourned at 5:46 p.m.

NEW BUSINESS: Joint Meeting of Planning & Zoning Commission and Comprehensive Plan Advisory Committee

4. City of Bonners Ferry Comprehensive Plan Update: **DISCUSSION/ DIRECTION TO STAFF** Aaron Qualls, Comprehensive Plan Update Contractor with SCJ Alliance, gave an update on the Comprehensive Plan.

Aaron said that all ways of travel will be specified along highway 95. Aaron said the policies with ITD will be worked on as well. Aaron said housing will be encouraged in or near downtown along with economic development and working on the policies with flood plains. Val Thompson asked if there was a policy on stormwater runoff. Clare replied that there is no current policy on that. Aaron said that they would work on it.

a. Comp Plan draft review

b. Schedule for open house/public hearing

The Commission agreed to tentatively set the open house/public hearing at the Annex building and the date is possible going to either be February 22nd or March 1st due to availability of the building and staff.

Comprehensive Plan Advisory meeting ended at 6:45 p.m.