

MINUTES
CITY PLANNING AND ZONING COMMISSION
Bonnors Ferry City Council Chambers
7232 Main St.
(208) 267-3105
February 18, 2021
5:15 pm

Chris Rawlings called the Planning and Zoning meeting for February 18, 2021 to order at 5:16 pm. Planning and Zoning Commission present were: Chris Rawlings and Dave Gray. Present via Zoom were Andy Howe, and Sue Larson. Also present were: Contract Planner Clare Marley and Planning & Zoning Clerk Julie Fairchild

PUBLIC COMMENTS

No Public were present

CONSENT AGENDA

1. Approval January 21, 2021: ACTION ITEM.

Dave Gray moved to approve the minutes from January 21, 2021. Sue Larson second the motion. The motion passed all in favor.

OLD BUSINESS

2. Setback standards– DISCUSSION/DIRECTION TO STAFF

Clare said we left off last time with combined setbacks, where you have a total of 20ft with neither side being less than 8ft, so it would allow 8ft on one side and 12ft on the other side so it combines to be 20ft. Clare asked if the combined setback is too hard to administer and if we want to keep it what would the benefits be in keeping it. It can't be that complex and also the advantages are it allows for more creativity within the building site, replied Chris. Dave said if it's a smaller lot then it would get too complex but if it's a bigger lot maybe 20ft would work and if it's smaller lots there's no place to build a house. Chris agreed that would be the concern for sure. Dave said if its smaller lot then there has to be some give and take there. Clare said there could be some break points for narrow lots. Sue said if two people are building at the same time and both wanted to do the 8ft and could see where one side could be 8ft and the other could be 12ft. Andy said that we have a lot of historical lots(50-foot) and if you are forced to push potential setbacks on either side then that puts you back at only a 30ft building opportunity and on these smaller lots it doesn't allow a lot of flexibility. Andy said he would like to see it as a smaller setback on smaller lots. Sue asked if there are a lot of 50ft lots. Clare said she doesn't know for sure but they run into them a lot. Sue asked what the standard lot is for a new construction in a new area. The minimum for all of our zoning districts is 5000sq. ft., which is fairly small, replied Clare. Chris said which is 50ft by 100ft. is the minimum and that he thinks contractors would try to pack them in as tight as they can. Clare asked on the combined setback should we leave it as we drafted it or go back to the 10ft on all of the other lots. Andy said to leave as we have drafted it. Chris agreed with Andy. Andy asked if the setback included the eave. Clare said that we would have to rewrite that a little. Chris said consideration should be given for snow fall and if we don't consider that and we just say 5ft then all of a sudden, it's 3ft because of the eave, then the snow's coming down and piling up on the neighbor's bushes. Clare said you could either reduce your eave over hang allowance or make that the 5ft and it has to count the eave. Chris asked if Clare had any issues that come of that. Clare said there is a little confusion and making

sure you apply the right one. Chris said its worth the complexity to not have that issue of snowing dropping onto the neighbor's bushes. Clare asked if everybody was inclusive of eaves on the 5ft setbacks. Everyone said yes that they agree.

Clare said if you're going to build to a common wall or adjoining to a neighbor's property or building, then they have to have a common wall agreement in place. Clare said that she talked to Lisa Ailport, the City Administrator, about commercial and industrial zones allowing zero wall setbacks and Lisa confirmed. Clare said the combined interior yard shall be 20ft with neither side less than 8ft.

Clare said a fence is a structure under current code and therefore is required to meet all setbacks. Clare said there are two proposals for fencing. Clare said the code says a wall or fence is a structure and that those words will be stricken from the code but add not including fences or walls used as fences not exceeding 7ft in height, when measured from pre-development elevations. Clare said we will also add the meaning of a fence into the code which is an enclosure or barrier, such as wooden posts and rails, masonry, stone, wire, iron, or other such common fencing materials used as a boundary or enclosure for privacy, protection or confinement, but not including hedges, shrubs, trees, or other vegetation. Materials such as scrap or junk materials such as tires, vehicle parts, broken glass or similar materials, shall not be used for fence construction.

3. RV park standards and zoning-DISCUSSION/DIRECTION TO STAFF

Clare said there needs to be a process for these to be reviewed and that each of these commercial and industrial zones to be special use permits rather than permitted out right, therefore they come through a site plan review. Clare said she changed the word lot to stall in 11-11-3 because in made more sense with the square feet and space between RV's/ motor homes/ trailers. Chris said it's a good change and agrees with it. Clare said we don't want an RV park to become a permanent neighborhood community without some thought to design and often those are pretty small to begin with. Clare asked if that was the direction we want to go. Chris replied yes that's the direction we want to go. Andy asked if there was room in the PUD for a tiny home. Clare replied yes as long as it's on a foundation because then it's classified as a home versus an RV. Clare said our current code says on restrictions on how long a person can occupy an RV is 14 days with an exception if you're going to be in an approved RV/mobile home site. Dave said the 14 days is good. Clare said the yard definitions needs to be cleaned up so it makes sure it's clear.

NEW BUSINESS

4. Accessory Dwelling Units- DISCUSSION/DIRECTION TO STAFF

Clare said the definition of an ADU is a smaller, secondary home on the same lot as a primary dwelling. Clare said there are two types of ADU's which are garden cottages and accessory suites. Clare said and ADU may be created through new construction, conversion of an existing structure, addition to an existing structure. Clare said in some communities, ADU's can't be more than 800 square feet. Clare suggests additional parking be considered. Chris and Dave agreed with having additional parking. Most regulations require the garden cottage not be larger

than the building coverage of the primary dwelling and must meet setbacks. Clare asked if anybody thinks they have to match exteriors with the primary dwelling. Chris said it's not real important for them to match. Dave and Sue agreed with Chris. Andy said he would prefer that they match.

5. Schedule Updates & Announcements-DISCUSSION/DIRECTION TO STAFF

- a. Pending files
- b. March agenda
- c. Council, Commission and staff announcements

Sue Larson moved to adjourn the meeting. Andy Howe seconded the motion. The motion passed all in favor. The meeting adjourned at 6:25.