

**MINUTES**  
**CITY PLANNING AND ZONING COMMISSION**  
**Bonnors Ferry City Council Chambers**  
**7232 Main St.**  
**(208) 267-3105**  
**FEBRUARY 20, 2020**  
**5:15 pm**

Chairman Chris Rawlings called the Planning and Zoning meeting for February 20, 2020 to order at 5:17 pm. Planning and Zoning Commission present were: Andy Howe, Matt Morgan, Glenda Poston and Sue Larson. Also present were: Contract Planner Clare Marley, City Clerk Christine McNair, Planning & Zoning Clerk Julie Fairchild

**PUBLIC COMMENTS**

No Public were present

**CONSENT AGENDA**

1. Approval of January 16, 2020 minutes: **ACTION ITEM.**  
Item tabled until next meeting.

2. Approval of November 21, 2019 Meeting minutes: **ACTION ITEM.**  
Glenda said Mary Lozier needs to be changed to Marie Lozier. Christine asked if there were other people present and not listed. Glenda said Marie was not present just mentioned. Glenda Poston moved to approve the minutes from November 21, 2019 with the correction of Marie Lozier's name. Sue Larson second the motion. The motion passed with all in favor.

**OLD BUSINESS**

**3. PARKING STANDARDS - ACTION ITEM: RECOMMENDATION TO STAFF**

**a. Review parking table and draft ordinance**

Clare said there are a few areas left to cover. Glenda asked if the seating is for the church part alone or including the gathering hall. Clare believes all of the areas are being included. Glenda said she is reluctant to add extra parking because most the time there is plenty of space.

Sue asked if parking needs to be designed for something that happens once every 5 years. Clare said you should never design for events like Christmas, it is not good to leave empty parking lots everywhere. Glenda said it costs for asphalt, plowing, storm water and you waste land. Clare said it doesn't deduct for the annex building.

Clare said letter O was added to allow interpretation of the regulations for situations that are not specifically provided.

Clare asked if anyone had any issues with keeping the same parking. Andy and Matt said they don't have any issue with using the average of six. Matt said he had a possible conflict of interest, since he is an officer and member of the finance committee for the Eagles. Clare said this is a legislative matter and doesn't feel there is a conflict of interest.

Glenda is fine with six seats, she was concerned with having to include the "hall" part of the church.

Clare feels the recreational/entertainment is very broad and they need to determine if it is indoors or outdoors sports and come up with a plan. Matt asked if the applicant will need to come up with a plan and present it to council. Clare said yes.

Glenda asked if the splash pad that is being added at the pool will require additional parking. Clare said she doesn't feel it will change the parking needs for the pool and letter O would apply to the splash pad. Andy asked if the City Administrator is the final say. All agreed that the City Council should sign off on the plan.

Clare reviewed letter M for downtown parking. She has 50 percent off street parking required for residential parking and zero for non-residential in the downtown district. Everyone agreed.

Clare said 11-13-3 letter C of the current ordinance requires people to travel in a forward direction when leaving their driveway and entering a street. Clare recommends limiting this to one or two family residences. Sue said there are bigger apartment buildings that do back out. Clare said this is for new development not existing. All agreed to clarify that code section.

Glenda asked about the school parking. Clare said schools are in a single category, with two parking spots for every classroom and one for every eight seats in an auditorium. Glenda said if they build a new school, she hopes there is enough parking. Clare said there should be one parking spot for every 15 students, according to the American Planning Association. Chris asked if everyone feels the parking is not enough or too much. Glenda feels it is not enough. Clare will figure out what we have right now.

Clare asked if the commission wants her to have a memo ready for the March 3, 2020 Council agenda or wait until April. Chris said there is no reason to wait until April. Andy said he is concerned that there will be a memo and there wouldn't be background on decision making. Andy suggested giving Council a draft ordinance. Clare said she asked the former Mayor about who to get this out to. He said Economic Development Coordinator, Chamber of Commerce, real estate agent, or others. Glenda recommended giving it to Council the way it is with the comments from Planning and Zoning regarding how they reach the conclusions they did. Clare will write it up and give it to Planning and Zoning before it goes to Council. Matt said this is important if we want new businesses to come to town.

## **NEW BUSINESS**

### **4. "Parklet" downtown pilot project – DISCUSSION**

Clare said the City wants to use some parking spaces downtown for parklets. Clare is working on an agreement that the business owners will sign. There are two businesses interested. Sue asked which businesses are interested. Christine said Mi Pueblo and Under the Sun. Clare said Main Street and Kootenai Street will be used for these parklets. The sidewalks will not be blocked. There is a concern with distracted drivers.

### **5. Training – Takings and decision making**

Clare said the Constitution states private property may not be taken without just compensation. Clare said there are three types of takings: physical, temporary and for a public good. Sue asked if the Woodbury's would be considered a taking. Clare said if all economical value had been removed, but that was not the case. An unconstitutional taking occurs when there is no nexus; when there is no connection between the condition and the impact of the particular use.

**6. Schedule Updates**

**a. Pending files**

Clare said the Urban Renewal is moving forward and the current code does not work with what the State code requires for planned unit developments. The comprehensive plan also needs some work.

**b. March agenda**

March agenda: discuss parking and planned unit developments.

Andy Howe moved to adjourn. Sue Larson seconded the motion. The motion passed all in favor.

The meeting adjourned at 6:23 pm.