

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

Chris Rawlings called the Planning and Zoning meeting for April 15, 2021 to order at 5:15 pm. Planning and Zoning Commission present were: Chris Rawlings, Glenda Poston, and Sue Larson. Present via Zoom were Andy Howe and Dave Gray. Also present were: Contract Planner Clare Marley and Planning & Zoning Clerk Julie Fairchild

PUBLIC COMMENTS

Erik Lederhos from the public was present.

CONSENT AGENDA

1. Approval March 18, 2021: **ACTION ITEM.**

Glenda Poston moved to approve the minutes from March 18, 2021. Sue Larson second the motion. The motion passed all in favor.

OLD BUSINESS

2. Setback standards draft– **DISCUSSION/DIRECTION TO STAFF**

Clare said for the near final draft of setbacks, the side yard interior setbacks for lots or parcels fifty feet or narrower shall be a minimum 5 feet, inclusive of eaves. Andy said this all makes sense. Chris asked if there was a decision made about the front property line. Clare replied the front property line shall be the front lot line as shown upon the official plat or legal description of the property and that Lisa said there had been some issues with a couple of permits where they questioned whether the plat line or the easement line was to be the measuring line, which is why she added that. Andy asked how an ADU pertains when an existing family dwelling may be converted if it contains less than one thousand square feet of livable floor area per individual household. Clare replied that she talked to Lisa about the history of that code section and what does it mean. Clare said Lisa and she are both puzzled on why it's there and that maybe the P & Z Commission may have background. Glenda said it could be on the conversion of a garage that's attached to a house, like a duplex. Lisa suggested it could be taken, however if it could allow any size primary dwelling. Andy said small houses are a thing now. Glenda asked if the code would limit to two places of residency on a lot. Clare replied yes. Chris asked why it is necessary if we took that out. Clare said our current mobile home standards can't be smaller than 1000 square feet and if we take this out and let homes be smaller than you've treated the mobile home differently and unfairly. Glenda asked if the City had an ordinance against mobile homes. Clare said no the City doesn't. Clare said it does require mobile homes meet certain standards for pitched roofs, snow load, and it can't be any narrower in any dimension than 20 feet and it can't be any smaller than 1000 square feet. Clare said the discussion centers around a minimum size primary home. Andy said a single-family dwelling is somewhere between 400 to 800 square feet so is it practical. Glenda said that you are dictated by the size of your lot. Sue asked if there is a minimum lot size. Chris replied and yes there's a minimum lot size. Chris also thinks it should be determined on lot size. Sue asked what the square feet of a single wide house is. Clare replied 924 square feet. Clare said this code doesn't make sense because it's

hard to determine what they were trying to say. Clare said there needs to be limitations on attached versus detached. Andy asked if the primary house would still have to be over 1000 square feet. Clare replied we have in the draft, not greater than 800 square feet or 40 percent of your square feet. Clare said she will find out more about the history of this section before we belabor it too long. Clare said Eric Lederhos from the public was here to learn more about the setbacks. Clare said in the draft they're proposing an eave to extend out 2 feet into a setback. Eric asked for all housing. Clare replied for residential housing.

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

4. Accessory Dwelling Units- **DISCUSSION/DIRECTION TO STAFF**

Clare said the purpose of Accessory Dwelling Units is to provide an additional, affordable housing option that meets changing family and community needs while keeping the character of the single-family developments by setting minimum and maximum standards. Clare and Lisa discussed rolling the ADU's into our yard standards and make it just one ordinance, which means we will have already opened the definitions section so Clare said she would move that letter B accessory dwelling description to definitions. Clare said letter C on the draft, which is what zones to allow ADU's needs some additional discussion. Clare said medical zones does allow single-family dwellings. Clare asked yes to medical. Chris said he doesn't see any issue not to having residential houses in a medical zone. Glenda said she also doesn't have an issue with it and that its appropriate. Clare said commercial zones is much more extensive. Chris asked if there are any concerns against adding ADU's in a commercial zone. Sue asked if there has to be a house there to begin with. Clare said the discussion for the draft is allow them to do the ADU first and come along with the primary house later and if 400 square feet is built, we may never get the primary house. Clare asked if or not to add Permitted too commercial. Chris said he wouldn't have a problem with that. Clare said after further research, we may need to set a minimum for square footage for all homes. Glenda said to do more research is needed first. Chris said he doesn't have a problem with the primary residence being smaller than 1000 square feet and for the commission to challenge on the necessity for that 1000 square feet minimum and consider the option of a smaller minimum requirement. Eric Lederhos asked if townhouses had to be 1000 square feet. Clare replied that's the big question with the current code intended to say that we have minimum of 1000 square feet. Clare said the concern the commission had was what about setbacks and what happens if someone wants to add an ADU in downtown and they're allowed a zero setback. Andy said could we have them get a special use permit and have them comply with a residential setback standard. Chris agreed with Andy saying an option of a special use permit on a case-by-case basis and it if they want to do it but it doesn't meet the setback standards. Clare said we could set a separate standard for downtown and commercial so you don't have zero setback and you could require minimums and to add that into the standard that is drafted. Andy said he thinks this is set up for residential type application and if someone wants to pursue an ADU in either commercial or industrial zones then they would have to meet our residential setback standards. Glenda said the more direction you give in these areas the better it is. Clare asked if everybody was leaning toward an ADU needs to meet residential setback standards. Dave agreed with that and also Andy. Clare said we're in agreement on not dictating whether it has to be owner occupied and primary or ADU and that they could rent out one or the other, maximum 2 bedrooms, one additional parking space, only one ADU per lot or parcel, and also the ADU doesn't have to look like the primary house. Clare said she added the word encourage design to the neighborhood but basically if you put the word encourage in there, then you can't enforce it so that's potentially a throw away statement. Clare said the 5000 square feet of land would be required for a detached. Clare asked if ADU's could be vacation rentals or not. Chris said we should avoid it at this time.

5. Schedule Updates & Announcements-**DISCUSSION/DIRECTION TO STAFF**
 - a. Pending files: Variance and zone Change/Comp Plan Amendment
 - b. May agenda & attendance for quorum
 - c. Council, Commission and staff announcements

Glenda Poston moved to adjourn the meeting. Sue Larson seconded the motion. The motion passed all in favor. The meeting adjourned at 6:08.