

MINUTES
CITY PLANNING AND ZONING COMMISSION
Bonnors Ferry City Council Chambers
7232 Main St.
(208) 267-3105
Thursday, February 15, 2024
5:15 pm

Chair Andy Howe called the Planning and Zoning Commission meeting for February 15th, 2024, to order at 5:15 pm. Planning and Zoning Commissioners present were Chair Howe, Chris Rawlings, Dave Gray, Sue Larson, and Darci Price. Also, present were Contract Planners Clare Marley, Tessa Vogel and Sam Stringer and City Clerk Stephanie Lewandowski.

Present from the public were Dottie Gray, Phil Gray and Eric Pipitone.

PUBLIC COMMENTS

Eric Pipitone of 43 Tobe Way, Bonnors Ferry, presented to the commissioners his concerns with the residential parking requirements specific to the downtown area. He is preparing to renovate the upstairs of the current Picturesque building into apartments and is concerned about the parking requirements necessary to meet the city codes. In the future, he is also planning to renovate the upstairs of the Northern Treasures building into apartments as well.

Mr. Pipitone asked the commissioners to consider reviewing the residential requirements and adjust them to mirror the commercial requirements for the downtown area.

Clare Marley confirmed that the Kelson Apartments pre-date the parking ordinance. The tenants there are parking in the city parking lot.

Mr. Pipitone was asked if the city parking lot would work for his needs, but he confirmed that he has not measured the distance. Clare Marley stated that our current ordinance states that the parking for his proposed apartments could not be located further than six hundred feet from the structure for joint parking agreements.

Clare advised the commissioners that the parking discussion was not on the agenda for this meeting. The complete discussion will be added to the next agenda.

CONSENT AGENDA

- 1) Approval of January 18, 2024, Minutes: **ACTION ITEM.**
Commissioner Darci Price moved to approve the minutes of January 18, 2024.
Commissioner Chris Rawlings seconded the motion. The motion passed all in favor.

NEW BUSINESS

- 2) 2024 Zoning & Subdivision Code Update: **DISCUSSION/DIRECTON TO STAFF:**
 - a) Review draft Appendix A use table, residential.
 - b) Review/compare existing and proposed commercial, medical, mixed, and industrial table of uses.
 - c) Review zoning density (lot sizes, units/per acre).
 - d) Review zone designations and map names.

- e) Review standards for zones (time allowing).

City Planner, Clare Marley stated that the commissioners would be reviewing the decisions made at the January meeting along with the map. Based on the proposed timeline, the zoning update is at the *rough draft of zoning districts, standards and uses discussion, table of uses and zoning district densities* stage. The meeting would then move on to adding things that might have been missed at the January meeting.

Clare presented slides showing the decisions that were made at the last meeting. Commissioner Larson asked if mobile homes should be allowed in the medium density residential area for consistency. Clare shared that the way the state code is written, wherever residential homes are allowed, manufactured homes also must be allowed. However, the commissioners can decide where to allow mobile home parks. The allowed mobile homes are those built after June 1976. Any mobile home built before June of 1976 must be retrofitted with a certificate of compliance from the state building reviewer. If a mobile home is already placed, the commissioners do not have the right to remove it. The concern is in mobile homes having the appropriate snow load for the area.

Clare explained that at this meeting, the commissioners will be looking at what they decided on last month, what should be added and what the current code says. She reviewed the January meeting and which items were added to which designation and how those fit into each zoning district. In January it was decided that the following items should be included in each district:

The plan states:

Regarding (A) Residential 1 or R1 is appropriate for lands used in a single-family residential designation on the comp plan. The general description says single family dwellings, accessory dwellings, residential structures (garage or carport), home occupations and other uses associated with moderate to large sized residential lots including schools, churches, and public service utilities.

Regarding (B) Residential Low Density or R2, the Commission proposes additionally allowing residential accessories, home occupation and duplexes. Domestic livestock is also allowed in this zone. Cottage houses were added with the wording “appropriately scaled to the neighborhood.”

Regarding (C) Medium Density/ Neighborhood Transition R3, is a variety of housing appropriately scaled for one and two family, accessory dwelling units, accessory residential, townhomes and smaller scaled multi-family. Also included are home occupations, schools, churches, assisted living and public utilities. When the City considers what smaller scaled means, it comes from the comp plan, and the Commission will need to look at how that fits into the zoning plan. It is important to be specific in the zoning plan on what smaller scaled means, whether it limits it to duplexes instead of four-plex’s or whether it limits height. Parking should also be considered in the definition of smaller scaled.

Regarding (D) Mixed Use, which is the area west of the fairgrounds. It includes a variety of housing options, so it really covers the whole gamut. This is designed to occur through a planned unit development concept. The idea for this zone will be that a developer would get to include all these different things through a planned unit development that also provides a trail system and public gathering areas. This description still needs to be written.

Regarding (F) Commercial, there should not be a lot of changes between what is allowed now and any changes. It includes bigger stores and smaller stores, different housing varieties, RV parks, condominiums, and apartments. The commissioners agreed that churches should be added to the commercial zone.

Regarding Downtown, smaller service establishments, eating and drinking and other small-scale retail like optical, lawyers, and jewelry stores are seen. Whatever else is comp planned downtown will be zoned downtown.

For Medical, there were had some proposed slight changes in the discussion last month. The biggest change was to include some smaller housing like cottage style housing, duplexes, and town homes. There should be further discussion on whether this housing should be related strictly to medical.

The last grouping is Industrial, and it included that transition. It is light and medium industrial uses including warehouse, public utilities, fairgrounds, and parks. Residential is prohibited.

Commissioner Larson asked where mobile parks will be allowed, and Clare suggested that they review where they are currently allowed. Appendix B in the current document shows mobile home parks allowable in commercial zones only.

The current mobile home parks are in transition and commercial zones. The commissioners discussed being specific in the new document so that nobody could come in with a cottage house plan and then build a mobile park. The size of ADU's was also clarified to be between 400 and 800 square feet.

The last zoning district to be discussed was the Industrial zone. Clare shared that when the comprehensive plan was done, it was the commissioners' commitment to look at what was already allowed in the Industrial zone and look at what will remain appropriate under the comp plan now. The staff will need to visit with the large holders of industrial properties.

The commissioners reviewed the current code to determine what they want to keep in future industrial zone plans. The first item was asphalt plants. The commissioners decided to exclude asphalt plants from the city limits. Beverage bottling plants and billboard manufacturing plants were allowed. These items will fall under light industrial. Chemical manufacturing plants and storage were proposed to be excluded. Concrete batch plants would be allowed with a special use permit. A contractor's yard was allowed. Feedlots and stockyards were excluded. Grain storage and ice manufacturing were allowed. Lumber mills are allowable with a special use permit. Rendering plants and slaughterhouses were proposed to be excluded. Sand and gravel yards were allowed. Terminal yards and trucking and warehousing, wholesale was allowed, and wrecking yards were excluded.

Clare shared that since the Commission did not get to the density standards discussion, Sam will present that at the next meeting.

Commissioner Howe asked what a home business is vs. a home occupation. There will be further discussion on clarifying these items.

Clare shared that City Administrator Mike Klaus would like the commissioners to look at hillside hazard considerations and discuss whether they should be included in the standards. Past

slides have been triggered by the degree of the slope. Clare let Mike know that they would investigate that further.

Clare shared that there would be a public hearing at the next Planning and Zoning meeting for the subdivision just north of the subdivision the commissioners just approved on Alderson Lane. The subdivision is called Tim's Subdivision. Since the Commission is not mixing workshops with hearings, parking would be discussed further later.

Commissioner Price brought up that Idaho Realtors have legislation with Idaho State wanting to dictate to small communities about short term rentals. They want to take control over telling your town what to allow. Clare shared that it would say that you cannot treat them differently than a home, you cannot require permitting and you cannot require that they have extra utilities or parking. This will drastically change neighborhood occupancy loads and can potentially overload septic based communities. Everyone was encouraged to read the bill and write to their legislators.

Commissioner Larson moved to adjourn the meeting at 6:34. Commissioner Price seconded the motion. The motion passed all in favor.