

BELLEVUE PLANNING AND ZONING COMMISSION
PUBLIC MEETING NOTICE and AGENDA
September 21, 2020 at 6:00 P.M.
ZOOM ONLINE MEETING

Topic: P&Z Meeting
Time: Sep 21, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83090142044?pwd=bVVRsXNkaERteHJuVFZ5ZjJqdldldz09>

Meeting ID: **830 9014 2044**
Passcode: **691725**
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Meeting ID: **830 9014 2044**

6:00 CALL TO ORDER- ZOOM, online meeting

NOTICE AND HEARING COMPLIANCE:

The notice and agenda were posted in accordance with Idaho Code §67-2343 five days prior to the meeting, at the Bellevue Post Office, on the bulletin board of City Hall and on the City website on September 16, 2020.

The meeting was noticed in the Idaho Mountain Express on September 2, 2020.

PUBLIC HEARING:

- **ACTION ITEM-** City initiated Text Amendment to Title 10 Chapter 6; 10-6-25 of the Bellevue City Code. The amendment will create a new Residential High-Density Zoning District (RH) allowing for more diverse multi-family housing options and smaller single-family size lots.
- **ACTION ITEM-** Recommendation DRAFT Ordinance; Text Amendment to Title 10 Chapter 6; 10-6-25 of the Bellevue City Code.

CONSENT:

- **ACTION ITEM**
- Approval of Minutes from August 17, 2020

DISCUSSION:

- Availability for Meeting on October 5, 2020

ADJOURN: Please Note: The agenda is subject to revisions. Anyone needing assistance to attend or participate should contact Bellevue City Hall prior to the meeting at 208- 788-2128. Committee packets will be available online at www.bellevueidaho.gov

**BELLEVUE PLANNING AND ZONING COMMISSION
BELLEVUE CITY HALL
115 E PINE STREET
September 21, 2020 PUBLIC HEARING @6:00 P.M.**

REGARDING THE APPLICATION FOR:

A City-initiated text amendment to Title 10 Chapter 6; 10-6-25 of the City Code. The amendment will create new Residential High-Density Zoning District (RH) regulations.

Staff Report

Date: September 15, 2020
By: Ashley Dyer

**I. REGARDING A TEXT AMENDMENT TO BELLEVUE ZONING ORDINANCE
INITIATED BY THE CITY OF BELLEVUE:**

A public hearing on and consideration of city-initiated text amendment to the Bellevue City Code, Title 10 Chapter 6; 10-6-25 of the City Code. The amendment will create new Residential High-Density Zoning District (RH) regulations allowing for more diverse multi-family housing options and smaller single-family lot sizes.

II. APPLICABLE REGULATIONS:

(Included below or made a part hereof by reference)

- Idaho Code; Title 67; Chapter 65, Local Land Use Planning Act
- Bellevue City Code Title 10, Chapter 6; 10-6-25, GR Residential District

III. GENERAL INFORMATION

1. Planning Staff initiated the text amendment to create Residential High-Density Zoning District (RH) regulations in anticipation of future land acquisition. The current maximum density in the General Residential (GR) district is a duplex on a 6,000 square foot lot, provided the property is being developed by ARCH or Habitat for Humanity or another affordable housing agency. The minimum lot size is 6,000 square feet. The amendment will
2. **Notice of the September 21, 2020** hearing was provided as follows:
 - A. Published in the Idaho Mountain Express on September 2, 2020;
 - B. Sent to all Blaine County political subdivisions on September 16, 2020;
 - D. Posted in at least three (3) public places;
 - F. The proposed amendments were made available on the City web site on September 16, 2020

► **Motion:** I move that the noticing requirements for the public hearing on amendments to the Zoning Code are in compliance with applicable regulations, I.C. 67-2343.

IV. TEXT AMENDMENT

Title 10 Chapter 6; 10-6-25

Residential High-Density Zoning District (RH)

10-25-1 Purpose:

The purpose of the residential high-density (RH) district is to help satisfy the housing needs of our community, the demand for multi-family housing and to establish areas for higher residential densities within easy pedestrian access to commercial areas and public facilities such as schools. This zoning district is in accordance with the Bellevue Comprehensive Plan and the desire for a more diverse types of housing.

10-25-2 Establishment of Residential High-Density Zoning District:

The RH zoning district is a residential zone classification permitting a higher density of population, encouraging small lot development contributing to the production of affordable housing including bulk regulations, open space, landscaping and parking requirements.

10-25-3 Single-Family Use and Bulk Requirements:

A. Single-family Lot Size Requirement: Dwellings shall be allowed on not less than a 4,500 (forty-five) square foot lot in the City limits unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing.

B. Dwelling Unit Size Requirement: The minimum dwelling unit size shall be no less than six-hundred (600) square feet.

C. Parking Requirement: Single-family dwellings shall provide a minimum of 2 off-street parking spaces.

D. Accessory Uses: The accessory uses for this district shall be limited to:

1. Garden buildings/portable storage shed, greenhouse.
2. Storage of boats, campers, and travel trailers by resident owners, provided the storage is located entirely within the lot.

E. Conditional Uses: Conditional Uses in this district are limited to:

1. Home Occupations.
2. Public facilities.

10-25-5 Dimensional and Building coverage standards and requirements:

A. Minimum Lot Width: Fifty feet (50'), unless otherwise approved by the City through a planned unit development, annexation agreement, development agreement or other similar process, or when the City deems it as a benefit for providing affordable housing.

B. Minimum Front Yard:

1. Minimum distance of any building from the front lot line: Fifteen (15').
2. A ten foot (10') minimum distance of any building from the front lot line may be approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. Reduced setbacks shall be considered to encourage architectural features such as extended rooflines over entries, covered or enclosed onsite parking and covered porches. All applications applying for reduced setbacks shall provide onsite snow storage and parking. No building shall obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line. (Ord. 2015-02, 4-20-2015)

C. Minimum Side, Rear and Front Yards: (Minimum distance of any building from each side and rear lot lines.) These restrictions shall be followed in all cases:

1. No residence or outbuilding shall be placed closer than five feet (5') from any side or rear property line, unless otherwise approved by the City through an approved design review application, a planned unit development, annexation agreement, development agreement or other similar process. The reduced side and rear property line setbacks shall not be less than four feet (4'). All applications proposing to utilize reduced setbacks shall provide on site snow storage and not obstruct the vision triangle at an intersection. Setbacks shall be measured from the extremities of the building to the property line.
2. There shall be nothing that would possibly obstruct the vision triangle placed closer than fifteen feet (15') from the property line at a corner or intersection. Any fences, shrubs, etc., that are placed on the property lines shall not exceed a height of three and one-half feet ($3\frac{1}{2}'$) where they could possibly interfere with vision at intersections.
3. Minimum front, side and rear yards for a townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing shall meet the same setback requirements as indicated in subsections D1 and D2 of this section; except, that townhouse development, multi-unit housing, nursing home, condominium, educational facility, church, and other institutional housing complexes shall be allowed zero setbacks from common wall lot lines. (Ord. 2015-02, 4-20-2015)

10-25-4 Multi-Family Use and Bulk Requirements:

- A. Duplex units (2-family)** shall be allowed on no less than a six thousand (6,000) square foot lot unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement, design review or other similar process, or when the City deems it as a benefit for providing affordable housing.
- B. Multi-family Units:** Density for multi-family housing shall be limited by required parking, open space and snow storage/landscaping requirements as follows:
1. Open space: 10% of total lot area.
 2. Snow storage/landscaping: An adequate area for on-site snow storage shall be determined through Chapter 17, Design Review. Landscaped areas shall provide adequate screening from adjacent properties as provided in Chapter 17, Design Review.
 3. Storage areas: Size and location shall be determined through Chapter 17, Design Review.

10-25-8 On-site management standards and special requirements:

- A.** The Planning and Zoning commission and city council may, in keeping with the intent of this section, impose requirements and conditions. These conditions may include, but are not limited to, architectural design parameters, screening, and buffering treatments.
- B.** Onsite parking space requirements for Multi Family dwellings.
- 1.) Off-street parking space shall be provided in all residential zones.
 - 2.) Minimum of one space per residential unit, where up to twenty five percent (25%) of required on-site parking spaces may be provided as compact parking spaces.
 - 3.) A minimum of fifty percent (50%) of the on-site parking shall be covered by a carport or enclosed structure.
 - 4.) At least one guest parking space for every six (6) dwelling units
- C.** Screening and landscaping
- 1.) A landscape buffer may consist of an acceptably designed wall or fence incorporating drought tolerate plantings.

10-25-9 Other Restrictions:

- A.** All residences shall be placed on a lot so that there shall be adequate parking for no fewer than two (2) cars. This parking shall be exclusively on the private property. City street property shall not be included.
- B.** No residence shall be more than two (2) stories above ground level or thirty-five feet (35'). Basements shall be excluded from such measurement.

C. The maximum height of any accessory building shall not be more than twenty feet (20'), and the height shall be measured from the lowest point of natural grade along the building foundation perimeter.

D. Only one house may be constructed on each residential lot. (Ord. 2015-02, 4-20-2015)

V. RECOMMENDATION and SUGGESTED MOTION

► **Motion:** I move to recommend as written/ as amended or deny the amendments to Title 10 Chapter 6; 10-6-25 of the City Code. The amendment will create a new Residential High-Density Zoning District (RH) allowing for more diverse multi-family housing and smaller single-family lot sizes.

City of Bellevue
Planning & Zoning Commission
8/17/20
ZOOM Online meeting

Kurtz called the meeting to order at 6:01 p.m. Commissioners present were Ray McCollum, John Kurtz, Paul Hopfenbeck, Robert Wiesen and Alexis Lindberg. Staff present was Ashley Dyer, Land Use Planner.

Notice and Hearing Compliance:

Legal notice for this meeting was posted in accordance with Idaho Code 67-2343 by the following:

1. The agenda was posted at the Bellevue Post Office, the bulletin board outside City Hall and on the City website on August 12, 2020.
2. The legal was published in the Idaho Mountain Express on July 15, 2020.

McCollum made a motion that the notice was done in compliance with 67-2343, Lindberg seconded, and the vote was unanimous.

New Business:

The meeting is continued from August 3, 2020 where the P&Z Commission requested an amended draft with a more detailed breakdown of numbers from certain departments.

The first item on the agenda is an updated draft to the city's 2014 Capital Improvement Plan (CIP), prepared by Rich Caplan and Associates.

Kurtz took roll call of commissioners and staff present.

Kurtz asked Rich Caplan if he could update the commission on the new draft CIP.

Caplan introduced the updated draft (CIP) to the Commission and went over the updated information for the departments.

Kurtz asked the commission if they had any new questions regarding the updated draft.

Lindberg questioned why the commission was being presented with numbers when they are being told to review it more per project than worry about the funds to complete the project.

Caplan said it was fair to give the commission all information presented, and that includes numbers for you to determine if it is reasonable. You will rely on the department heads for their estimates because you do not know what it's going to cost. It is the council members job to make

the actual funding decisions. The P&Z Commission is a little more visionary than the City Council, they are the ones who have to decide how to pay for it.

Lindberg asked about the steps to recommending the plan to the council and if it's the commissions job to prioritize the projects. Caplan said that would be a council decision.

McCollum stated he was pleased to see the updated draft's numbers are more realistic.

Wiesen asked about the streets department estimate for the asphalt replacement, Linear vs. Square, and he was concerned about the estimates not adding up. He has a feeling the numbers aren't going to actually cover the cost of the projects, and questions whether those numbers are accurately representing what we will spend.

Kurtz reminded the commission to remember what Rich said and think more about the project than the funds or numbers. We're thinking about it from a project basis rather than a bottom-line type of basis. This is something that should come out at the council level.

Kurtz asked Caplan how most cities prepare the commission to make more proper decisions of the city's needs, beyond being citizens. Caplan said it's a reflection of how much development is going on within the city. It's not as critical if there is a low or economic shift like there has been this year. Minimally you need to look at those projects when you update the comprehensive plan.

Caplan suggested an annual report from the Community Development; reporting the private and public projects and to make sure there are no changes needed to the comp plan. If there is an Annexation or zoning change that would stimulate an update to the Comp Plan as well as the Capital Improvement Plan (CIP).

Caplan said with the upcoming development of Strahorn and the possible annexation into Flying Hat Ranch, the city needs to start thinking about the vision of the future of Bellevue. Annually you need to make sure you are up to date on your zoning code, your comp plan, and your CIP.

Kurtz suggested doing the annual review in July before the city approves the budget.

Caplan reminded the commission that before the council can get a report recommending the development fees there has to be an adopted CIP, which means there needs to be a recommendation from the P&Z Commission. If Strahorn was ready to start doing building permits tomorrow, the city wouldn't be prepared for the fees.

Kurtz opened the meeting to public comment.

Toney Evans with Idaho Mountain Express, 3321 N River St Hailey- He couldn't find the updated CIP. Dyer sent him a new one.

Tom Blanchard, 33 Lower Broadford Road, the shop, and Public works department did not have anything in their estimates for moving the shop out of the floodplain. Moving the shop has always

been a long-term goal of past councils. I believe the current council also supports that. With the annexation coming up we need to include that, or we won't get it. We need to include the funds to move that shop.

Kurtz closed public comment.

Kurtz agreed and mentioned that he believes the comp plan supports moving the shop, and we do not want to miss that opportunity.

Kurtz said he did not think it was a good idea to start making financial changes at this point.

Dyer suggested adding it into the recommendation to the council that they review this and possibly add it to the CIP.

Kurtz asked the commission if they had any other questions.

Lindberg was curious about the fire station and the needs for the improvements.

Beaver stated the additions are for more storage room to keep all gear separated from the vehicles, fuel etc., training room, showers, and gender bathrooms. It was the main vision when we moved into the building. Hoping to get some matching grants to help cover the costs.

McCollum asked if we are leasing or own the building? Beaver said we own it and 2 lots south so there is room for the addition.

Lindberg asked about the Library's viability and if these expenses are justified.

Dyer stated that yes the library is a necessity for the city, and is supported by the comp plan.

Hopfenbeck said he supported Tom's suggestion to adding removing the shop from the floodplain to the CIP.

Hopfenbeck asked about the city approving the budget.

Dyer stated she thought they did.

Chris Johnson, council member stated that they approved the tentative budget but have yet to approve the final.

Hopfenbeck asked about any Strahorn updates?

Kurtz asked if there is a motion to recommend the draft CIP with the added recommendations of

- 1) Providing a report for review for the Council
- 2) Adding Blanchard's recommendation of including funds to move the shop out of the floodway.

Lindberg made a motion to recommend the amendments/recommendations from the P&Z Commission to the City Council. Hopfenbeck seconded and the vote was unanimous.

McCollum made a motion to recommend the amended draft CIP to the City Council, Hopfenbeck seconded and the vote was unanimous.

Hopfenbeck made a motion to approve the minutes from August 3, 2020, McCollum seconded, and the vote was unanimous.

All Commissioners are available for the proposed meeting date of September 8, 2020.

McCollum made a motion to adjourn the meeting, Hopfenbeck seconded, and the vote was unanimous.

Approved this _____ day of _____, 2020

John Kurtz, Chair

Diane Shay, Director