

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
March 13, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Mike Nelsen, Nels Reese, Victoria Seever

MEMBERS ABSENT: Robb Parish, Dennis Wilson

ALSO IN ATTENDANCE: Mike Ray, Sandra Collins

1. Approval of minutes from February 13, 2019

Seever moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Reese
ABSTENTIONS:	Hamilton

2. Public Comment

Nils Peterson of 841 Travois Way, Moscow, spoke about a post in the newspaper regarding parking problems. He stated "parking problems" was a broad term that could include car storage, overnight parking, and short-term parking and he would like to see a more defined statement of the problem. There was discussion about the need for a comprehensive study on parking management strategies and the possibility of creating a Parking District.

3. Public Hearing: Proposed Update to the City of Moscow Floodplain Ordinance [ACTION ITEM]

Ray reviewed the process and previous discussions leading up to the code amendment, which was primarily required due to changes in the National Flood Insurance Program. He showed an overview of Chapter 5, Flood Hazard Areas.

The public hearing opened at 7:15 pm, but hearing no comment, it closed immediately. Reese asked Ray if he thought climate change had any effect on FEMA's decision to update their regulations. Ray said the changes were made after hurricanes caused coastal flooding and the levee failure in New Orleans.

Seever moved to recommend approval of the Ordinance amendment as presented.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Seever
SECONDER:	Hamilton

4. Review of Potential Changes to the Recreational Vehicle Park Ordinance [ACTION ITEM]

Ray gave an overview of City Code, Title 6, Chapter 2, Chapter 3 and Chapter 4, and reviewed previous discussions about lifting the six-month limitation for recreational vehicles in mobile home parks. He went over the definition of a mobile home per City and Idaho Code. The changes to Chapter 2 would include:

- Changing the description from Mobile Home Park to Manufactured Home Park
- Updating the definitions per Idaho State Code
- Adding Modular Homes to the chapter

The information currently in Chapter 3 would be incorporated into Chapter 2 and Chapter 3 would be deleted. Chapter 4 would be amended to eliminate the six-month stay limit. Reese asked if other mobile home park owners had made inquiries about the stay limit. Ray said staff has not reached out to the other parks directly, but Robinson Mobile Home Park had inquired in the past about allowing recreational vehicles or tiny homes for long-term use. McClure wondered what negative ramifications might arise from allowing RVs and tiny homes. Ray thought aesthetics might become an issue, but on the other hand it could actually be an improvement upon what's there now. He thought providing another housing option, especially a more affordable one, would be very beneficial to the community. Staff will draft an amended ordinance for the Commission to review prior to the public hearing.

5. Subdivision Code Review [ACTION ITEM]

Ray reviewed previous discussions about cluster subdivisions and presented a table showing the proposed bulk and dimensional regulations for cluster development. Ray suggested the Commission may want to discuss whether the standards should apply only to single-family subdivisions or to two-family and multi-family as well. McClure asked how the calculations were made and Ray said it was a percentage off the lot size and doubling the open/common space. Ray said some of the examples they studied required more open space in rural subdivisions. McClure said she would like to see some quality control on how open spaces are setup in subdivisions so they are integrated within the neighborhood. Ray said in Moscow, sensitive areas such as wetlands, floodplain, and steep slopes will naturally become the open space. He added that it will require review of the current parkland dedication process, street connectivity standards, and pedestrian easements. Reese asked if Ray could also provide images that reflect the data in the table. Ray will bring some from a previous density study. McClure suggested this could be a future Continuing Education topic.

6. Transportation Commission Meeting Report

Hamilton did not attend the last meeting. Discussion about the Third Street west terminus of the two-way bike lane is on the next meeting's agenda (tomorrow).

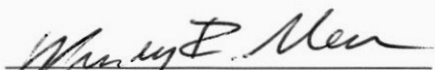
7. Continuing Education

Ray will bring the density study photographs to the next meeting. Reese said he would like to get a sense of where the growth is going to be in the City of Moscow, and also said parking management, parking structures and public transportation should be topics for the future. McClure preferred to defer further discussion about parking until they have specific data to review.

8. Announcements

Seever mentioned a workshop on walkability will be held in May at the 1912 Center. Seever said the paper's "Today in History" column reported that five years ago the Commission discussed water use projections in relation to city build-out and asked more about that conversation. Reese said he predicts the lack of water will be the main limitation to Moscow's growth.

The meeting adjourned at 8:45 p.m.



Wendy McClure, Chair