

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
April 10, 2019

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

The meeting was called to order at 7:01 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton, Mike Nelsen, Robb Parish, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp, Nels Reese

ALSO IN ATTENDANCE: Mike Ray, Anne Peterson, Brandy Sullivan

1. Approval of minutes from March 27, 2019

Wilson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Seever
ABSTENTIONS:	Nelsen

2. Public Comment

Chuck Bond, 626 N Moore, returned to ask for updates regarding the parking issues he's facing from the Identity project. He said nothing has changed for his neighboring apartment complex; he continues to tag illegally parked vehicles and has had more vehicles towed. He heard that Identity is only 60-70% full so is concerned how much worse things could get. He continues to suffer from the Commission's decision and wanted to know what they're going to do about it, stating that he will not let it go. McClure said she visited with City staff immediately after the last time Bond stated his concerns. Ray said representatives from the Chicago office visited Moscow and assured staff they would work with Bond on a fence, but since it wasn't part of the approved PUD, the City couldn't require it. Bond said nothing has changed and he wanted the Commission to acknowledge its role in causing his problems. McClure acknowledged Bond's concerns and Parish said prior decisions can't be undone but he thought the Commission should continue to work toward solutions.

3. Educational Services within the Central Business District

Ray presented results from the survey requested by Council regarding colleges and universities within the Central Business District. After discussing the results on April 1, City Council instructed the Planning and Zoning Commission to amend the ordinance to prohibit any further colleges or universities from locating in the CB district. The current use table includes educational services as a use permitted by right in the University district and permitted with a Conditional Use Permit in all other districts. Ray reviewed all the different types of educational institutions as defined within the NAICS standards. There was discussion about ancillary instructional services provided by businesses whose primary purpose is retail (e.g. music lessons conducted at Keeney Brothers) not being prohibited. Barber and cosmetology schools were also highlighted. Parish said it would be important to eliminate categories carefully so the "baby isn't thrown out with the bath water." For example, if "professional schools" were eliminated, WWAMI would never be allowed to expand without their current location being rezoned from CB. Fine Arts schools would

include yoga, dance, ceramics, etc., which are currently located in many downtown buildings. Ray suggested the Sports and Recreation Instruction category could also use some tweaking in other zones during this ordinance update. Staff recommended eliminating elementary and secondary schools, junior colleges, colleges, universities and professional schools, and leaving all educational services categories as permitted with a CUP in CB. Staff will bring a draft ordinance to the first meeting in May.

4. Review of Proposed Changes to the Mobile Home and RV Park Ordinances [ACTION ITEM]

Staff shared a handout illustrating all the various types of RVs to help Commissioners understand what possibilities would exist under an ordinance allowing RVs in manufactured home parks. McClure expressed a safety concern about people living permanently in unanchored RVs. Ray agreed, saying manufactured homes are required to be inspected for proper installation and tie-down, but there would be no such inspection for RVs. The ordinance revision would not provide blanket approval for all manufactured home parks; each park will be required to request individual permission to allow RVs/tiny homes. To alleviate the concern of park owners potentially buying run-down trailers to rent out, Commissioners agreed an owner-occupied requirement was critical. Nelsen thought it was also important that all RVs must also have full hookups rather than just being self-contained. Staff will incorporate those items for additional review prior to scheduling the public hearing.

5. Subdivision Code Review [ACTION ITEM]

Deferred to next meeting. McClure suggested in the meantime Commissioners should tour around town to educate themselves on the variety of housing densities already existing in Moscow.

6. Transportation Commission Meeting Report

Commission meets tomorrow 4-6pm. McClure announced she and the Transportation Commission Chair will meet soon to discuss how the two Commissions might interact more.

7. Announcements

The April 24 meeting has been cancelled.

The meeting adjourned at 8:13 p.m.



Wendy McClure, Chair