

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
May 8, 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 7:00 PM.

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

MEMBERS ABSENT: Scott Gropp

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

1. Approval of minutes from April 10, 2019

Wilson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Parish
ABSTENTIONS:	None

2. Public Comment

None.

3. Public Hearing: Proposal for rezone of a 1.04-acre parcel of land located at 2324 South Highway 95 within the Area of City Impact - LUP2019-0014

Ray presented the application to rezone a 3.7 acre parcel in the Area of City Impact from Ag-Forest to Motor Business zoning designation. Ray explained that per the ACI agreement with Latah County, this commission makes a hearing recommendation to the County Commissioners. He described the surrounding land uses and zoning and said there is an existing house and barn on the property. The property falls within the Auto-Urban Commercial designation in the Comprehensive Plan, which is most appropriately zoned Motor Business. The property is mostly surrounded by Ag-Forest zoning with some Industrial use across the highway and Motor Business parcels to the north and northwest. Ray outlined the City and County policies regarding future annexation, which this property does not seem to meet at this time. It is not surrounded by City property and has no access to sanitary sewer. Staff recommended approval of the proposed rezone with no conditions.

Public hearing opened at 7:08 p.m.

Gaylynn Clyde, 1175 Zeitler Rd, Moscow, testified as a member of Clyde Farms LLC (applicant) that this rezone would provide a great opportunity for better use of the property when the highway realignment occurs on South 95.

Hearing no further testimony, the public hearing closed at 7:09 p.m.

Reese asked when right-of-way maps with the new highway alignment would become available and Ray replied that ITD is currently undergoing the needed property acquisition. The realigned highway will come in just to the south of the subject property. Parish asked if any of the subject property will be acquired by ITD and whether a rezone would affect its value. Ray said some highway frontage of the subject property would be acquired for right-of-way. He thought a rezone could possibly affect property value, without elaborating whether that would be positive or negative. There was no further discussion.

Wilson moved to recommend approval of the rezone to Latah County and to direct staff to prepare Relevant Criteria and Standards.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Wilson
SECONDER:	Parish

4. Public Hearing: Proposal for Rezone of a 38,558 square foot area of land generally located east of the intersection of Southview Avenue and Alice Street within the City of Moscow: LUP2019-0015

Ray presented the request to rezone from Farm-Ranch to R-1. The property is currently designation Auto-Urban Residential which is primarily for single family, detached homes on lots ranging from 7,000-11,000sf, with R-1, R-2, and R-3 zoning all being appropriate. The area across Alice Street from subject property is zoned R-2, and properties to the north are all R-1. This rezone would allow the subject property to be divided into residential lots. Existing water and sewer mains are in place and the property has appropriate access via Southview and Alice Streets. Staff recommended approval of the rezone with no conditions.

The public hearing opened at 7:19 p.m.

Garrett Thompson, 1024 Pine Crest Rd, Moscow, was present as the applicant. He had nothing to add and Commissioners had no questions.

Public hearing closed at 7:22 p.m.

Parish moved to recommend approval of the rezone to City Council and to direct staff to prepare Relevant Criteria and Standards.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Parish
SECONDER:	Nelsen

5. Draft Ordinance Amending Educational Services within the Central Business District

Ray presented revisions to the Use Table resulting from the last Commission discussion and direction from Council to remove Colleges, Universities and Professional Schools, and Elementary and Secondary Schools from the Use Table as conditionally permitted uses within the CB zone. They were already not allowed in RTO zones. Elementary and Secondary Schools would remain a conditionally permitted use within all residential zones, as well as RO, NB, GB, MB, I and UMC zones. Colleges, Universities and Professional Schools would be conditionally permitted in R-4, RO, NB, GB, MB, I, and UMC zones. All other Schools and Instruction would be conditionally permitted in RO, NB, CB, GB, I and UMC zones; permitted with limitations in RTO, and permitted by right in the MB zone. All educational services are permitted by right in the University zoning district. Parish inquired why universities were not allowed in the RTO zone considered the genesis for Alturas Research Park was for university-incubated businesses. Ray explained the university incubator model shifted over time and eventually the RTO zone was changed to not require the connection to the university. McClure asked about the University department that is currently housed within Alturas (although it is research oriented rather than instructional), and Ray explained ancillary uses aren't prohibited simply because they're associated with the University. Sullivan provided the UI Pritchard Art Gallery as an example of a *use* (art gallery) being allowed in the CB district despite its affiliation to the University itself.

Ray also reviewed a few other changes recommended by staff to clean up some use definitions, including changing ambulatory health care services (offices under 2,000sf) to a permitted use in the R-4 zone; storage units as a permitted use in the MB zone rather than by CUP; and adding commercial and industrial machinery repair and maintenance as a conditionally permitted use in the MB zone. Additionally, staff recommended revising permissions for off-street parking, parking lots, and garages. Seever expressed concern about parking lots being permitted outright in the R-4 zone because that might encourage property owners to raze housing to create pay-to-park lots. Commissioners were more comfortable with parking being permitted by CUP in R-4 zones to provide an opportunity for neighborhood input.

Parish commented that the recent amendment to a Use Table and NAIACS coding creates a much easier format for noticing these types of unintentional issues and simplifies the process for correcting them. Staff will proceed with preparing the ordinance for public hearing. Parish cautioned that citizens are aware of the Council direction to revise the code regarding educational uses in the CB district, but might not notice the additional recommended revisions. Ray assured Commissioners all changes would be fully described in the public hearing notice and advertised in the newspaper.

6. Subdivision Code Review [ACTION ITEM]

Ray reminded the Commission about their earlier conversations regarding net densities of various existing subdivisions which helped formulate the cluster subdivision maximum net density table. He distributed draft code language for the cluster subdivision option, including: purpose; application process; the use supersedes bulk and dimensional table in Chapter 4 of the zoning code; requirements for common open space and process for determining land suitability; and subdivision design standards. McClure suggested cluster subdivisions shouldn't be limited to single family detached construction, citing Tiempo Commons as an example where homes are so close together there's only a concrete strip between them and no windows on the facing walls. She thought twinhomes with a common center wall would be better use of the lots. Ray said cluster development is generally intended for single-family subdivisions but some jurisdictions include single family attached and two-family dwellings.

7. Transportation Commission Meeting Report

Hamilton reported the next meeting is tomorrow at 4 p.m. Reese announced the Third Street pedestrian bridge is beginning to happen and Sullivan said the precast bridge is scheduled to be set on May 16.

8. Announcements

Seever reported the mobility workshop was excellent, and shared things she learned about sidewalk widths and proximity to buildings or streets; crosswalk timing; and reasons why people do or don't walk. Copies of the presentation and handouts will be shared with the Commission.

The meeting adjourned at 8:39 p.m.


Robb Parish, Vice Chair