

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

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**Wednesday
June 12, 2019**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from May 22, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and address for the record and limit your remarks to three minutes.)

3. Approval of Reasoned Statement of Relevant Criteria and Standards [ACTION ITEM]:

1. Preliminary Subdivision Plat of a 41,151 square foot parcel located at 1330 Indian Hills Drive referred to as the Indian Hills East Addition.
2. Planned Unit Development of a 41,151 square foot parcel located at 1330 Indian Hills Drive, providing for 10 single-family dwellings on lots ranging from 2,660 sf to 3,910 sf in size.

ACTION: Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

4. Public Hearing: Ordinance Amending Educational Services within the Central Business District [ACTION ITEM]

On August 20, 2018, City Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey was then sent out in the fall of 2018 to CBZD property and business owners as well as a random sample of the community. The results of the survey were then discussed at the City Council meeting on April 1, 2019 and the Council then directed the Planning and Zoning Commission to prepare an ordinance which would prohibit additional or expanded universities and colleges in the CBZD. The Commission then reviewed other uses which staff has encountered challenges with in the past year and expanded the ordinance to include additional amendments to the land use table.

ACTION: Conduct the public hearing and upon consideration of testimony presented, recommend approval of the proposed ordinance; or recommend approval of the ordinance with modifications; or recommend denial of the ordinance; or take other such action deemed appropriate.

5. Accessory Dwelling Unit (ADU) Review [ACTION ITEM]

On April 6, 2015, City Council approved Ordinance 2015-06 which permitted ADUs in all residential zones and also established certain development standards. Since the ADU ordinance has been approved,

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there have been eight ADUs that have been constructed throughout the City. Staff wishes to review the ordinance with the possibility of removing the requirement that lots must meet the minimum lot size of their zone in order to be eligible for an ADU. There have been a number of circumstances over the last four years with lots in older areas of town that have been ineligible for ADUs because of the minimum lot size requirement. These lots are often in areas of town that are within the traditional grid system with alley access where the City has promoted attractive densification.

ACTION: Review ADUs which have been constructed as well as the existing ADU ordinance and provide Staff further direction as deemed necessary.

6. Subdivision Code Review [ACTION ITEM]

The Commission has been discussing cluster and traditional subdivision concepts which could have maximum net density limitations. The Commission reviewed existing subdivisions of varying density throughout the City at the last meeting to better understand the proposed density requirements. The Commission will now review the incorporated cluster and traditional subdivision sections within the proposed subdivision code.

ACTION: Review the proposed subdivision code and provide Staff further direction as deemed necessary.

7. Continuing Education [ACTION ITEM]

Discuss the next continuing education topic.

ACTION: Discuss the next continuing education topic and provide staff further direction if necessary.

8. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

9. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

Adjourn