

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

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

**Wednesday
June 26, 2019**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from June 12, 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. Public Hearing: Proposal for rezone of a 4.40-acre parcel of land located at 2400 South Highway 95 within the Area of City Impact - LUP2019-0021 [ACTION ITEM]

Proposed rezone of a 4.40-acre parcel of land located at 2400 South Highway 95 within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone. The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

ACTION: Conduct the public hearing upon the proposed rezone request and upon consideration of any testimony presented, recommend approval of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the rezone request to Latah County with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

4. Public Hearing: Proposal for Preliminary Subdivision Plat of a 1.49 acre parcel located at 1924 Nursery Street, Paradise View Addition – LUP2019-0020 [ACTION ITEM]

Preliminary Subdivision Plat of a 1.49 acre parcel located at 1924 Nursery Street to create seventeen (17) parcels ranging from 1,806 square feet to 5,002 square feet in size, referred to as the Paradise View Addition.

ACTION: Conduct the public hearing upon the proposed preliminary plat and upon consideration of any testimony presented, recommend approval of the preliminary plat request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the preliminary plat request with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the preliminary plat request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

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, 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. Transportation Commission Meeting Report

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

8. Announcements

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

Adjourn