

# PLANNING & ZONING COMMISSION



Wendy McClure  
Commission Chair

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~Meeting Minutes~  
June 26, 2019

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

Mike Ray  
Staff Liaison

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

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

**MEMBERS ABSENT:** Scott Gropp, Wendy McClure, Nels Reese

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

## **1. Approval of minutes from June 12, 2019**

Hamilton moved approval of the minutes as presented.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Hamilton                                   |
| <b>SECONDER:</b> | Wilson                                     |

## **2. Public Comment**

None.

## **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.*

Ray presented the application as described above. This parcel is a U-shaped piece that surrounds a parcel at 2500 S Highway 95 and another parcel to the north, which were both rezoned to Motor Business within the last year. Ray reviewed uses and zoning surrounding the Auto-Urban Commercial designated parcel. He also reviewed the annexation policy, which this parcel does not meet, so the City does not recommend annexation at this time. Staff recommended approval without conditions.

Parish opened the public hearing at 7:07 p.m.

Shelley Bennett, 2272 Moser, represented Scott Clyde who was not able to attend. His family has been working on the entire estate and Scott's was the last piece that hadn't yet been addressed.

Public hearing closed at 7:09 p.m. Seever considered this action just simple housekeeping and others concurred. Hamilton moved to recommend approval of the application to the County as presented.

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| <b>RESULT:</b>   | <b>APPROVED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Hamilton                                   |
| <b>SECONDER:</b> | Wilson                                     |

Hamilton moved to direct staff to prepare the RCS document for review at a later meeting.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Hamilton                                   |
| <b>SECONDER:</b> | Nelsen                                     |

**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.*

Ray presented the application as described above. It is currently designated High-Density Residential which is intended to allow 15-26 dwellings per acre in locations near arterials. Neighboring zoning includes MB, R-4 and FR, with some R-2 and R-3 in areas not immediately contiguous to subject parcel. Permitted uses in the proposed R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots. The proposed plat has access points at Nursery Street on the west and Powers Avenue to the north, and the alley is intended to serve the rear of the twinhome lots. Water mains exist on all the surrounding streets. Public Works has determined the storm and sanitary systems have adequate capacity to manage the increased load. The parkland dedication requirement has already been met as part of Indian Hills 8 and Indian Hills 9 Subdivisions. Parish asked if the alley would have sidewalks and Ray replied No. The application meets the public alley requirements.

Parish opened the public hearing at 7:21 p.m.

Nils Peterson, 841 Travois Way, presented as Director of the Moscow Affordable Housing Trust. He provided background information on what the MAHT does and the definition of “affordable.” The target demographic will be people who make <80% of the Area Median Income, because those are the wages that many jobs in Moscow pay. The MAHT uses the Subsidy Retained Model as a Community Land Trust to provide a subsidy to the most income-qualified buyers as possible, and to keep properties affordable as they change ownership. (See attached.) Peterson illustrated how narrower lots increase the tax value per linear foot of public infrastructure. The proposed parcels are rear-loaded onto the alley to prevent backing-up conflicts on Powers Street and Palouse River Drive, and to also allow for a more attractive street façade.

Hamilton asked about parking and street access for the four lots on the far west side of the plat. Peterson said those lots would have grade-level garages and another parking space in the driveway. Hamilton commented that a regular street would require a fire turnaround and asked if the alley would ever connect to the adjoining property. Peterson has talked with the neighboring owner about that possibility for fire access as well as trash collection. Ray added that the eastern portion of the alley did not exceed the 150 ft requirement, so no turnaround was required.

Seever asked how ADA access would be possible with a basement garage. Peterson said the federal requirement is “to the maximum extent possible” so his goal is to demonstrate accessibility for all lots except the three with the greatest elevation change. Parish asked for more detail about the ground lease. Peterson said the MAHT will retain ownership of the land and have ground leases with homeowners. He anticipates the lease rate would be around \$50 per month, and several clauses in the lease will satisfy lenders.

Public hearing closed at 7:49 p.m.

Seever commended MAHT for all their hard work. Nelsen moved to recommend approval of the application as presented.

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| <b>RESULT:</b>   | <b>APPROVED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Nelsen                                     |
| <b>SECONDER:</b> | Seever                                     |

Wilson moved to direct staff to prepare the RCS document for review at a later meeting.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Wilson                                     |
| <b>SECONDER:</b> | Seever                                     |

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

Continuing from the last meeting's discussion, Ray provided more information on the amount of nonconforming lots in the R-2 area around East City Park which precludes ADUs in those areas. Returning to the last Citizen Survey, Ray provided data regarding citizen support for ADUs in their neighborhood and the quadrant with the greatest support is also the general area where most of the nonconforming lots exist. He also reviewed the common elements discussed during the ordinance drafting, including design, entrance location, owner occupancy, required parking, maximum occupancy and maximum size, with the latter four ultimately being incorporated into the zoning code. Ray concluded that, with the exception of a few interested citizens whose lots aren't large enough for an ADU, the number of ADUs permitted to date have followed the general level of interest shown in the survey data. Parish asked if there was any downside to removing the minimum lot size requirement. Hamilton asked how small the non-conforming lots were and Ray said they vary; many met the 6,250sf minimum at the time they were platted but now the minimum size in R-2 is 7,000sf. For very small lots, the required off-street parking will probably be the issue that prevents an ADU. Hamilton thought as long as owner occupancy, required parking, and maximum occupancy are maintained he would be in support of eliminating the minimum lot size. Nelsen added that ADUs also address the affordable housing issue. Commissioners were receptive to staff drafting an ordinance amendment to eliminate the minimum lot size.

**6. Subdivision Code Review [ACTION ITEM]**

Ray said if both proposed documents satisfy the Commissioners, he recommended forming a private stakeholder group to review and provide input. Commissioners agreed. Staff will return in a couple months with the outcome of the subcommittee's thoughts.

**7. Transportation Commission Meeting Report**

Hamilton was not able to attend the last meeting but he listed the agenda items which included Jared Hopkins from ITD explaining when traffic studies are required.

**8. Announcements**

The July 10 meeting will be cancelled.

The meeting adjourned at 8:22 p.m.

  
Robb Parish, Vice Chair