

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
September 11, 2019

7:00 PM

Council Chambers
206 E 3rd Street

Call to order

1. Approval of minutes from August 28, 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. Citizen Survey Questions [ACTION ITEM]

Discuss the questions that the Commission would like included in the 2019 Citizen Survey.

ACTION: Discuss and provide staff with feedback and further direction if necessary.

4. Review of Potential Changes to the Sign Code for Compliance with the Supreme Court Case of Reed vs. Town of Gilbert [ACTION ITEM]

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling.

ACTION: Review the Reed vs. Town of Gilbert Supreme Court Case and the potential changes to the Sign Code and provide Staff further direction as deemed necessary.

5. Review the Single Electrical Service for Accessory Dwelling Units Requirement [ACTION ITEM]

The Zoning Code currently requires that the electrical service for ADUs shall be extended from the primary dwelling on the property. There have been instances recently where the electrical service has been required to be upgraded in the primary dwelling at a substantial cost in order to extend electricity to the ADU. Staff wishes to discuss whether this requirement should be amended to allow a separate service on the ADU.

ACTION: Review the separate service requirement and provide Staff further direction as deemed necessary.

6. Review the Covered Parking Space Requirement [ACTION ITEM]

There is a provision of the off-street parking section of the Zoning Code that requires one of the required off-street parking spaces for single-family and two-family dwellings to be covered or located in a place on the property which could be covered in the future. This requirement is unique to Moscow and has historically presented some challenges with certain projects through the years. Staff wishes to discuss whether this requirement should be eliminated or not.

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.

ACTION: Review the covered parking requirement and provide Staff further direction as deemed necessary.

7. Continuing Education Discussion

ACTION: Discuss the next round of continuing education topics 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

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PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
August 28, 2019

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The meeting was called to order at 7:03 p.m. with the introduction of new Commissioner Connie Kimmel, representing the Area of City Impact.

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton, Connie Kimmel, Mike Nelsen, Robb Parish, Nels Reese, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Dennis Wilson
ALSO IN ATTENDANCE: Mike Ray, Brandy Sullivan

1. Approval of minutes from July 24, 2019

Seever moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Nelsen

2. Public Comment

None.

3. Approval of Reasoned Statement of Relevant Criteria and Standards:

- Proposed Conditional Use Permit Application to expand an existing Recreational Vehicle Park at 1651 Carmichael Rd in the Area of City Impact - LUP2019-0025

Seever moved to recommend approval of the Relevant Criteria and Standards with corrections.

RESULT:	APPROVED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Parish

4. Public Hearing: Legislative Amendment Regarding Accessory Dwelling Unit (ADU) Standards

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. The Commission reviewed 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 at the last meeting on June 26, 2019 and directed staff to prepare and ordinance which would remove the requirement.

Ray provided background as described above and reviewed the recent discussions regarding minimum lot size. Staff recommended approval of the proposed ordinance. Public hearing opened at 7:12 and closed immediately due to no one in attendance wanting to testify.

Seever recommended approval of the ordinance amendment as presented.

RESULT:	APPROVED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Parish

5. Citizen Survey Questions

Ray provided background to the Citizen Survey process and listed previous year questions submitted by this Commission. Following a very lengthy discussion, Commissioners decided to focus one question on neighborhood characteristics and the other one on strategies to mitigate climate change. Staff will flesh out the questions for final review at the next meeting.

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

The Commission has been discussing amending the Mobile Home and RV Park Ordinances in order to remove the 6-month stay limitation for RVs and allow modular buildings within mobile home parks. After review of the existing mobile home park ordinances, it was determined that the codes should be updated to be consistent with Idaho State Code.

Ray explained all the updates incorporated into the proposed amended ordinance based on previous meeting discussions. Commissioners instructed staff to prepare a final draft for review prior to public hearing.

7. Transportation Commission Meeting Report

Hamilton reported the August 8 main topic of discussion was design changes to the Third Street bike lane extending through Washington Street.

8. Announcements

Ray invited Commissioners to consider participating on the Subdivision Review Subcommittee. McClure will chair the committee and there is one more spot for a P&Z Commissioner in addition to a developer, a real estate representative, and a land use attorney. Parish volunteered.

The meeting adjourned at 8:45 p.m.

Wendy McClure, Chair