

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
September 25, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 p.m.

MEMBERS PRESENT: Robb Parish, Vice Chair; Joel Hamilton, Wendy McClure (via phone), Mike Nelsen, Nels Reese, Victoria Seever

MEMBERS ABSENT: Scott Gropp, Connie Kimmel, Dennis Wilson

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

1. Approval of minutes from September 11, 2019

McClure moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	McClure
SECONDER:	Hamilton

2. Public Comment

Chuck Bond, 626 N Moore Street, thanked the Commission for listening to his complaints about the Identity residents causing a negative impact on his neighboring property, and for the Commission's and staff's time and effort in getting a fence installed between the two properties which has made an extremely positive difference.

3. Review of Sign Code Research [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. Staff will research other sign codes which have been amended in response to Reed vs. Town of Gilbert and review the findings with the Commission.

Updated codes could not be found for any Idaho cities but Ray provided examples from Seattle, Gilbert, Portland and Bozeman. Some were very detailed and would likely be difficult to enforce; Commissioners agreed simplicity was better. Ray suspected most municipalities may be waiting for further court analysis before spending a great deal of time amending their codes, but he said Moscow has had quite a bit of other non-conforming signage issues, so making this code update now could create an opportunity to address those other problem areas at the same time. Staff will return with a draft code amendment at a future meeting.

4. Review the Draft Ordinance Eliminating the Prohibition on Accessory Dwelling Units having their own Separate Electrical Service [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. The Commission will review the draft ordinance eliminating this requirement.

Ray distributed a draft revised use table to allow separate meters for ADUs. Commissioners were fine with the changes and directed staff to schedule the amendment for public hearing.

5. Review the Draft Ordinance Eliminating the Covered Parking Space Requirement for Single-Family and Two-Family Dwellings [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. The Commission will review the draft ordinance eliminating this requirement.

In addition to the above revision, Ray said staff have also encountered an incongruity regarding the required parking spaces for indoor mini-golf which is currently the same as a regular golf course or country club at 4 spaces per hole. Staff recommended reducing the requirement to 1 space per hole for mini-golf facilities. Commissioners agreed with the changes and directed staff to schedule the amendment for public hearing.

6. Continuing Education Video Presentation (heard as Item #8)

Following adjournment of the formal meeting, Commissioners had the option of staying to watch the video or viewing it on their own. Take-aways from the video included:

- Tiny house living is primarily a different lifestyle with a smaller environmental impact and lower owner expenses, providing less commitment and more affordability which are desirable features for many millennials and retirees.
- Local zoning ordinances, building codes and financing are the most frequent hurdles.
- Some jurisdictions have created tiny home pocket neighborhoods, and municipalities have prevented “transient” neighborhoods (frequent coming and going as in an RV park) by requiring front and rear porches. One serious consideration is where to place the tiny home neighborhoods so they don’t negatively affect the property values of traditional neighborhoods.

7. Transportation Commission Meeting Report

Hamilton reported on the September 12 discussion regarding parking around the 1912 Center and the Commission’s affirmation of redirecting funds from the Third Street bike lane project to enable the A Street project to proceed. Sullivan said the bike lanes deserve reviewed consideration since the bridge turned into a ped/bike bridge rather than an automobile bridge. She thought painted lanes might be sufficient rather than the divided bike lane structure.

8. Announcements

Seever said the recent PEP report on affordable housing discredited the commonly held belief that millennials don’t want to buy houses. They *are* interested in home ownership, but need it to be affordable.

The meeting adjourned at 8:14 p.m.


Wendy McClure, Chair