

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
January 8, 2020

Mike Ray
Staff Liaison

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McClure called the meeting to order at 7:00 p.m. and introduced the new City Council Liaison, Sandra Kelly.

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

MEMBERS ABSENT: Mike Nelsen, Dennis Wilson

ALSO IN ATTENDANCE: Mike Ray, Sandra Kelly

1. Approval of minutes from December 11, 2019 [ACTION ITEM]

Reese moved approval of the minutes as presented, seconded by Gropp. Motion carried by acclamation.

2. Election of Officers [ACTION ITEM]

Parish offered that he liked what McClure has done as President and liked the continuity of her staying in that role. McClure expressed willingness to serve again if no one else wanted the opportunity. Hamilton nominated McClure as Chair, seconded by Reese. Motion carried unanimously. Reese nominated Parish as Vice Chair, seconded by Gropp. Motion carried unanimously. Hamilton was willing to continue in the role of Second Vice Chair. Gropp so moved, seconded by Seever, and the motion carried unanimously.

3. Public Comment

None.

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

At the last meeting the Commission recommended approval to council the rezone of a 25,000 square foot area addressed as 904, 908, and 912 S Washington Street from Residential Office (RO) to General Business (GB). Staff presented the standard Relevant Criteria and Standards document for approval. Reese moved to accept as presented. Gropp seconded the motion which carried unanimously.

5. Small Cell Wireless Facilities [ACTION ITEM]:

Telecommunications service providers are currently in the process of deploying 5G/small cell wireless technology throughout the developed world. 5G high speed deployment will bring much higher data speeds and traffic, but requires small cell installations to accommodate the data demand. Telecommunications services are largely governed by the Federal Communications Commission (FCC) and the Telecommunications Act, but local governments are allowed to adopt certain regulations at the local level. With the likelihood of 5G/small cell deployment in Moscow, Staff has been working on drafting an ordinance to address them in the Zoning Code.

Ray explained that 5G data service is called "small cell" because it uses much smaller facilities (light pole sized) in contrast to the large, tall, co-located cell facilities currently in use for wireless transmission. Commissioners wondered if density or use load impacted how many small towers were needed. Parish asked about newer neighborhoods where utility services are underground, and Ray replied that streetlight poles could be used or the companies would construct stand-alone small cell towers. He showed pictures

of current cell towers and structure-mounted antennae within the City, followed by diagrams of typical components of a small cell tower and pictures of networks in communities without regulations to address aesthetic concerns. Multiple co-locations on the smaller towers minimizes the number of towers but tends to create a “cluttered” look, and Gropp added that the meters required for power will add to the visual clutter. Ray said one company that targets rural markets in particular has already constructed towers in Lewiston, and Moscow has fielded inquiries. There was discussion about installing 5G antennae on existing buildings to prevent additional obstacles near sidewalks, and establishing specific design standards for what the small cell towers must look like in historic districts. Ray reviewed federal requirements that jurisdictions must allow telecommunications providers reasonable access to the public right of way, and cannot deny telecomm services based on health concerns regarding radio frequency emissions (RFEs). The FCC issued a ruling in September 2019 to streamline the roll-out of this technology, including a cap on application fees and municipal review time. Ray said it would be prudent for the City to establish standards for small cell installations soon because under the current code there are no design standards and co-locations on existing structures are allowed by right. Staff has drafted an ordinance with the objectives of limiting the number of antennae throughout the community, encouraging co-location or use of existing structures, minimizing the visual impact on the surroundings, creating design standards to prevent adverse aesthetics, and establishing a Master Agreement to allow the City to generate revenue from co-locations. Ray will provide the draft ordinance for discussion at the next meeting.

6. Transportation Commission Meeting Report

Next meeting is tomorrow at 4pm.

7. Announcements

None.

The meeting adjourned at 7:52 p.m.



Robb Parish, Vice Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONING A TWENTY-FIVE THOUSAND (25,000) SQUARE FEET AREA OF LAND LOCATED AT 904, 908 AND 912 S WASHINGTON STREET IN THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Rezone on November 18, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on December 11, 2019; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2009 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a twenty-five thousand (25,000) square foot area of land located at 904, 908 and 912 S Washington Street.
3. The subject property currently contains the Latah Federal Credit Union (LFCU) building, a LFCU parking lot, and a single-family dwelling.
4. The property is surrounded primarily by a residential neighborhood to the east, the Wren Welcome Garden and a Gritman Medical Center parking lot to the west, the Zia commercial building to the north, and LFCU's drive-through and parking lot to the south.
5. The subject property is currently designated by the 2019 Comprehensive Plan as Urban Mixed (UM). According to the Comprehensive Plan, UM designated areas,

“intended to provide for the infill development and adaptive re-use of areas that surround downtown. Within these areas, a mix of residential and limited commercial uses should be promoted through the development of small urban apartments, townhomes, and two- to three-story vertically mixed-use buildings. The urban mixed area should provide a pedestrian connection between the University of Idaho and downtown, and provide space for a variety of housing alternatives, niche retail, restaurants, artist studios, and personal and professional services. Off-street parking should be required, but the requirements should be reduced in this area due to the likely number of non-motorized travel the uses will attract.”

6. The surrounding properties to the north and south are designated as Urban Mixed (UM), the residential neighborhood to the east is designated as Urban Residential (UR), and Gritman Medical Center to the west is designated as Civic/Institutional (CI).
7. The subject property has property frontage on Washington Street which designated as a National Highway, and Lewis and Spotswood Streets which are designated as local neighborhood streets by the 2019 Comprehensive Plan.
8. The subject property is currently designated Residential Office (RO).
9. The proposal is to rezone the subject property from its current designation of the Residential Office (RO) Zone to the General Business (GB) Zone.
10. The principal purpose of the GB Zoning District is to provide for the location and grouping of compatible retail enterprises having the common characteristics of dispensing commodities, providing professional services or providing personal services to the individual, but which do not involve more than incidental or limited assembly, fabrication or storage of commodities.
11. The GB Zoning District is appropriately applied in the following circumstances:
 1. *On the periphery of the CB Zoning District where retail uses are appropriate yet the distance to community parking facilities indicates a need for on-site parking.*
 2. *At dispersed commercial centers where the grouping of retail and office uses is appropriate to serve community or regional needs.*
12. The GB Zone is a mixed-use zone which permits a wide variety of commercial and residential uses.
13. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the GB Zone would allow on the subject property.
14. The subject property is located adjacent to the intersection of Washington Street (HWY 95) and Troy Highway, which are both designated within the Thoroughfare Plan as National Highways. Washington Street is developed with three northbound vehicular lanes with curb, gutter, and sidewalks on both sides of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on November 14, 2019 to discuss the proposed rezone.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed zoning district is consistent and in conformance with the uses and densities designated within the 2019 Comprehensive Plan. The Urban Mixed (UM) Land Use Designation corresponds with the proposed General Business (GB) Zone. Therefore, the Commission finds that the proposed rezone is consistent with the Comprehensive Plan.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed GB Zone provides for a continuation from the existing GB Zone to the west and a logical transition to the Motor Business (MB) Zone to the south and Multiple Family Residential (R-4) Zone to the east. The proposed zoning and uses are

consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure. The proposed rezone meets the intent of the GB Zone.

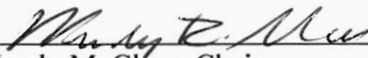
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the neighborhood of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Washington Street, Lewis Street, Spotswood Street, and an alley to the east. There are currently sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the twenty-five thousand (25,000) square foot property from the Residential Office (RO) Zone to the General Business (GB) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this

8th day of January, 2020.



Wendy McClure, Chair
Planning and Zoning Commission