

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
February 12, 2020

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

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

208.883.7008

Parish called the meeting to order at 7:02 p.m.

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

MEMBERS ABSENT: Scott Gropp

ALSO IN ATTENDANCE: Mike Ray, Sandra Kelly, Anne Peterson

1. Approval of minutes from January 22, 2020 [ACTION ITEM]

Hamilton moved approval of the minutes as changed, seconded by Seever. Motion carried by acclamation.

2. Public Comment

None.

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

- Proposal for a preliminary subdivision plat of a 10.22-acre parcel located at 2350 Trail Road and 2175 N Mountain View Road within the Area of City Impact – Sunrise Estates Addition: LUP2019-0035

Reese moved approval of the RCS as presented, seconded by Nelsen. Motion carried by acclamation.

4. Small Cell Wireless Facilities Draft Ordinance [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.

Parish acknowledged the extensive public interest regarding this topic and thanked citizens for all the data and documentation shared with the Commission to date. He said this complex issue deserves deliberate research and discussion, so the Sustainable Environment Commission plans to take the lead on health concerns, Planning and Zoning will discuss the land use aspects, and then the Commissions will come together for ordinance development. Seever expressed concern that in the meantime there is no ordinance addressing it at all. Parish said Sprint/T-Mobile recently announced they are looking at a two-year roll-out, and he didn't suspect the Moscow market was at the top of that list. Ray reviewed Pullman's draft ordinance and Lewiston's adopted ordinance as presented in the meeting packet. Both ordinances include specific details about the shot clock and other FCC requirements, but staff suggest such language be omitted from Moscow's ordinance because FCC regulations will remain in effect regardless, and anything outlined in city code would necessitate an ordinance amendment if the FCC changes its requirements. Following lengthy review and discussion of the two ordinances, Parish encouraged Commissioners to continue studying the topic in detail because there will be many questions along the way.

5. Draft Subdivision Code Review [ACTION ITEM]

The Commission has been working on updating the City's Subdivision Code for the last year and a half, including the lot division and lot line adjustment process. New subdivision concepts of conservation and traditional subdivisions have been incorporated into the proposed draft as well. The Commission formed a subdivision review committee who met to review the draft subdivision code on October 18, 2019 and November 15, 2019 and provided recommendations for consideration by the Commission. The Commission reviewed the recommendations at their December 11, 2019 meeting and directed staff to amend the ordinance based upon some of the recommendations.

Staff reviewed the draft ordinance incorporating the accepted recommendations from the subcommittee. Based on a question about average block length, Ray provided examples of Moscow city blocks ranging from 300' in Fort Russell to 1700' in topographically challenging areas. The draft ordinance states a maximum block length of 660' with the requirement for pedestrian access within longer blocks where street development is infeasible. Beebe said newer street standards require wider streets and sidewalks, so requiring more streets for shorter blocks will ultimately eliminate much of the buildable land. As a developer he has purposely done PUDs which allow smaller roads. Audience members commented that sidewalks were more critical than additional roads, shorter block lengths created increased street-crossing safety concerns, very long block lengths provide fewer escape options during an emergency, and pedestrian easements with high house walls on both sides create a potentially unsafe area. After much discussion, Commissioners decided to not change the block length language.

The Commission was supportive of allowing Zoning Administrator approval for lot splits of up to two lots and retention of the 600-foot notification requirement, rather than reducing the notice distance and allowing up to four lots as recommended by the subcommittee. Beebe cautioned it is counterproductive to make it more difficult for developers to do business in Moscow, which forces them to instead continue sprawl into the County. Ray said lot splits are most complicated when extension of street right-of-way is involved. He proposed allowing lot splits up to four lots if no extension of street ROW is involved, but to require a subdivision plat for dividing more than one additional lot where the extension of street ROW is involved. Commissioners directed staff to incorporate that change and bring the draft for review once more before public hearing.

Regarding changes to the parkland dedication requirements, Beebe thought commercial zones shouldn't be exempt from parkland dedication because that eliminates a valuable opportunity for obtaining more land or fee-in-lieu-of. Ray said the proposed scale follows the national recommendations for more parkland space in higher density areas. Staff was directed to investigate further.

6. Transportation Commission Meeting Report

The Commission meets tomorrow.

7. Announcements

February 26th meeting is cancelled. Hamilton will chair the March 11th meeting.

The meeting adjourned at 8:40 p.m.


Joel Hamilton, Second Vice Chair