

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
October 14, 2020

Mike Ray
Staff Liaison

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McClure called the meeting to order at 7:00 PM

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton (virtual), Michael Nelsen, Robb Parish (virtual), Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Rich Beebe, Scott Gropp

STAFF IN ATTENDANCE: Jennifer Fleischman, Sandra Kelly, Mike Ray

1. Approval of Minutes from September 23, 2020

Reese moved for approval of the minutes, seconded by Nelsen. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Public Comment

None.

3. Public Hearing: Proposal for Comprehensive Plan Land Use Designation and Zoning Designation for an approximately 150 Acre Property Proposed to be Annexed into the City of Moscow and Located Directly West of Highway 95 and South of the Current City Limits Boundary: LUP2020-0023

1. *Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Commercial, High-Density Residential, Auto-Urban Residential, and Rural and Agricultural to the Auto-Urban Commercial designation.*

2. *Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.*

Ray presented the application as indicated above, reminding that the Commission makes a recommendation to City Council of the appropriate zone and Comprehensive Plan designation prior to annexation. Imagery of the proposed site was shown, going into detail about the different zoning and land use areas in question. Ray explained what an Auto-Urban Commercial designation is intended for as well as a Motor Business Zone's intended use in the City of Moscow. He gave a quick overview of the planned realignment of Highway 95 and the City's Capital Improvement Plan which includes the extension of sanitary sewer and water mains to be constructed in 2021. Ray mentioned a plan to prevent "islands" of Latah County land if the property was annexed into the city, providing details about the particular problematic locations and what work is currently being done to address this.

Reese inquired whether it was a burden for the water and sewer lines to be extended and the City does not have an issue with it as it is part of the current Capital Improvement Plan.

McClure opened the public hearing at 7:13 PM

Jana Schultheis (applicant), Pullman, spoke about Schweitzer Engineering Laboratories' (SEL) desire and need to expand their facilities. She clarified that there is not currently a set project for this parcel of property, but this purchase and annexation request is set to be utilized within the next few years. Parish asked the applicant if the Motor Business (MB) zoning designation would give SEL enough flexibility for potential future uses and Schultheis agreed that MB is the desired zoning designation.

Rick Beebe, Moscow, spoke in favor of the proposal. Mr. Beebe mentioned a desire to grow and expand Moscow further with 300 acres directly west of SEL's property. Beebe asked that the Commission consider this plan when deliberating on the SEL annexation and rezone request.

Karl Tyler, Missoula MT, spoke in favor of SEL's request.

Jennifer Tengono, Moscow, spoke neutrally in representation of Karl Tyler's estate. Asked that information regarding utilities and access points to the adjacent properties be included in the Commission's recommendation to City Council.

McClure closed the public hearing at 7:26 PM

Reese and McClure were in favor of the Rezone and Land Use Designation for SEL's property. Parrish spoke with concern about the public hearing comments and requested information regarding a recommendation considering adjacent properties. Ray suggested that those conditions would be more appropriately addressed during the annexation hearing before City Council. Hamilton and Seever echoed their approval of the proposed requests.

Parrish moved for approval of the Comprehensive Plan Land Use Designation as recommended by Staff, seconded by Seever. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Reese moved for approval of the Rezone as recommended by Staff, seconded by Wilson. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Parrish motioned to direct Staff to prepare the Reasoned Statement of Relevant Criteria and Standards for both the Comprehensive Plan Land Use Designation and Rezone, seconded by Nelsen. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Review of Draft Sign Code

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 has completed a draft ordinance to convert portion of the sign code into table format and will review the progress with the Commission.

Ray reviewed the draft Sign Code as presented in previous meetings, with the updated changes as requested in the last meeting. He provided some clarification to the Commissioners about what signs would fall under the different sections.

Commission discussed increasing the number of temporary signs allowable on residential properties to three (3). It was decided to increase the number to (3) three signs per residential property in the code. Some more clarification occurred in regards to the consecutive period for temporary signs in non-residential areas. Discussion around making the code clearer in that section as well as the commercial uses section.

Ray reviewed the updated changes for temporary signs in the City right-of-way and asked for recommendations in regards to sign size for institutional uses in residential zones. Commissioners agreed

with Staff's suggestion to include a larger sign allowance of 32sf per freestanding or monument sign for institutional uses within residential zones, as well as the opportunity to increasing to 48sf with a Conditional Use Permit. After Staff makes the proposed changes, the draft code will be reviewed by the Legal Department and ready for final review at the December meeting.

4. Transportation Commission Meeting Report

Transportation Commission met on October 8 and discussed changes to the Transportation Commission City Code and Street Standards. Next meeting is scheduled for November 12.

5. Announcements

- Next regularly meeting is November 4, with a tentative field trip for the Public Art Lighting ordinance review scheduled for 6:00 PM at the north couplet.
- Last 2020 meeting scheduled for December 9.

The meeting adjourned at 8:10 PM



Wendy McClure, Chair