

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair
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~Meeting Minutes~
December 9, 2020

Mike Ray
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McClure called the meeting to order at 7:02 PM

MEMBERS PRESENT: Wendy McClure (virtual), Chair; Rich Beebe (virtual), Joel Hamilton (virtual), Robb Parish (virtual), Nels Reese (virtual), Victoria Seever

MEMBERS ABSENT: Scott Gropp, Michael Nelsen, Dennis Wilson

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

1. Approval of November 4, 2020 Minutes

Hamilton moved for approval of the minutes as presented, seconded by Parish. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

None.

3. Public Hearing: Proposal for Rezone and Preliminary Plat for Property Generally Located East of the City Limits Boundary and South of Robinson Park Road in the Area of City Impact - LUP2020-0027 and LUP2020-0028

1. Proposed rezone of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.

2. Proposed preliminary subdivision plat of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact to create four (4) lots ranging from 1.71 acres to 2.75 acres in size, referred to as the Cappybara Short Plat.

The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

Ray presented the applications for a rezone and the Cappybara preliminary plat as described above. Wells and septic systems would be need to be approved and constructed upon each parcel of the plat. The location of the subject property is challenging to serve with City utilities, so Staff does not recommend annexation at this time. The proposed zone is Suburban Residential (SR), which is an appropriate zoning district for the area.

Staff is recommending that an additional 10 feet of right-of-way be dedicated along Robinson Park Road and that street frontage improvements be required. Discussion followed pertaining to driveway access to the proposed lots. The proposed access on the northern-most parcel is along a mostly straight segment of the roadway, right before a curve in the road begins. It was clarified that the recommended right-of-way dedication would only extend along Robinson Park Road adjacent to the proposed plat. If the remnant parcel to the west was to be built upon in the future, the same 10-foot dedication of right-of-way along Robinson Park Road would be recommended by Staff at that time. The topography of the subject property makes it

difficult to provide a north/south street connection, but on the Thoroughfare Plan it shows Plant Science Road to the east connecting to Robinson Park Road.

Public Hearing opened at 7:29 PM

Scott Becker (Moscow), applicant, spoke briefly about working with the University of Idaho in regards to building a connecting road from their Farm to Robinson Park Road. Reese and applicant generally agree that growth of residential areas seem to be moving steadily to the northeast of the City. Some discussion about how residential growth to the east impacts downtown through traffic.

Public Hearing closed at 7:35 PM

Hamilton moved to recommend approval of the Rezone request to Latah County, seconded by Parish. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Reese moved to recommend approval of the Preliminary Plat request to Latah County with the two conditions as recommended by Staff, seconded by Hamilton. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to prepare the Reasoned Statements of Relevant Criteria and Standards for the Rezone and Preliminary Plat, as recommended. Seconded by Parish. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission Meeting Report

Transportation Commission has not met since the last Planning & Zoning Commission meeting.

ANNOUNCEMENTS

- Sustainable Environment Commission is creating a Climate Action Committee, and has requested a representative from Planning & Zoning Commission. Parish would be open to the idea of representing on that Committee.
- Asked for recommendations for Continuing Education materials:
 - Ray informed the Commission that the National Board of Realtors sent material for the members to review.
 - Discussion about a possible guest speaker to present via Zoom.

UPCOMING EVENTS/MEETINGS

- The December 23, 2020 meeting has been cancelled.
- Next regularly scheduled meeting is set for January 13, 2021.
- Gateway Final Plat and PUD will probably be presented in January.
- Another subdivision application is coming.
- Completing the Sign Code project should be wrapped up in the beginning of the next year.

The meeting adjourned at 7:55 PM



Robb Parish, Chair