

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
January 9, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton, Mike Nelsen, Robb Parish, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp, Kurt Obermayr

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

1. Approval of minutes from December 12, 2018

Wilson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION [UNANIMOUS]
MOVER:	Wilson
SECONDER:	Seever

2. Election of Officers

Parish nominated McClure as Chair.

RESULT:	APPROVED
MOVER:	Parish
SECONDER:	Hamilton
ABSTENTIONS:	McClure

Motion carried by acclamation.

Reese nominated Parish as Vice Chair.

RESULT:	APPROVED
MOVER:	Reese
SECONDER:	Wilson
ABSTENTIONS:	Parish

Motion carried by acclamation.

Wilson nominated Hamilton as Second Vice Chair.

RESULT:	APPROVED
MOVER:	Wilson
SECONDER:	Nelsen
ABSTENTIONS:	Hamilton

Motion carried by acclamation.

3. Correspondence

Welcome to Brandy Sullivan as the new Council Liaison for 2019.

4. Transportation Commission Meeting Report

Commission meets tomorrow 4-6pm. Major discussion item is Public Works priorities for 2019.

5. Public Comment

Chuck Bond, 626 N Moore Street, wanted to comment on the Identity Project which was approved with a 50% reduction in parking. As a neighboring landlord, he wanted to make the Commission understand the error of their ways in making that decision. He noted that during the PUD hearing for Identity, the only concern raised against the proposal was parking. He said in 34 years as a landlord he's never had to tow a vehicle, but today he did after spending an entire semester leaving warning notes. He was frustrated that P&Z put him in the position of having to be a jerk and created a huge headache for him, and he didn't appreciate it. He felt the Commission was hoodwinked by the initial developer with false promises of "students won't bring cars" and "the UI will sell them parking permits for the lot across the street." He was particularly upset that while he always followed the City's rules in developing his properties, an out-of-town interloper came in and fooled everyone. Bond read from previous minutes which stated, "the City should be prepared to mitigate any parking issues that should arise from the development." Bond said he now has a parking issue as a direct result of the Identity development, and he wanted to know what the Commission was going to do about it.

McClure thanked Bond for his feedback and Parish said the Commission acknowledged that the project was a bit of an experiment and things were still unfolding. Reese asked Bond if there have been other impacts on his property and Bond described how Identity residents have parked on Henley to the extent other residents couldn't drive through, and then they walk through his property and other private property late at night making noise and dropping garbage. One of his own tenants, who pays for and is entitled to a parking space at her residence, told him just this morning that there was no space for her to park after getting off work at 2:30am. Bond said another problem is that Identity is pet-friendly and now he has an animal excrement problem on his private property that didn't previously exist. When asked if he had any solutions, Bond suggested a fence between the entirety of his property and Identity. The Commission thanked him for his input and asked him to keep in touch. Commissioners thought a fence was a good idea but Ray said a fence couldn't be added retroactively as a condition of final occupancy. Parish agreed lessons have been learned, but he thought the Commission made the right decision. Ray said Identity has a waiting list of 50-60 people who want to purchase a reserved parking space and McClure said it shows that most students in rural Idaho do bring cars to campus. Ray offered to contact the Identity manager to discuss these issues and Sullivan suggested they should improve their marketing to better explain the parking limitations. Nelsen acknowledged the fiscal impact on surrounding property owners because they can't always recoup towing fees. Hamilton thought the issue would resolve itself over time as residents learn that parking is limited.

Kathleen Herriott, 2803 Granville, stated she just recently moved to Moscow but could share her experience in Southern California where cities were also bamboozled into similar developments. She said there is never enough parking there because the housing costs require people to double and triple up per room. She thought there might be creative ways to accommodate more parking at Identity if the landscape isn't in yet, or by working with the University. She said other colleges prohibit freshmen from bringing cars to campus which also makes a big difference.

6. Review of 6-Month Stay Limitation for Recreational Vehicles

Ray reminded the Commission of their approval last August to allow short-term RV spaces within the Abiel Mobile Home Park. The owner has now submitted a proposal for the Commission to explore removing the 6-month limitation. Ray said the County recently lifted their 6-month limitation. The City's limit applies within the ACI but it's up to the County to enforce. He reviewed current Code language and McClure asked what the rationale was for the limitation. Ray said for one thing an RV, by definition, is only designed for temporary living. Reese thought the definition is from a different era because now the big \$250,000 RVs are better constructed than some mobile homes. Seever didn't think Moscow was facing a dilemma with \$250,000 RVs, but rather the concern about people living fulltime in dilapidated camp trailers. Ray said RV parks typically have much less infrastructure in the way of paved streets, curbs, gutters, etc., and added that mobile home parks are attractive to tiny home owners because they wouldn't have the water/sewer

hook-up fees. He suggested a distinction could be made for eliminating the 6-month limitation for mobile home parks only, perhaps set a maximum percentage of RV spaces allowed, and potentially allowing modular buildings in mobile home parks. Some Commissioners stated that mobile home owners might not appreciate RVs parking next to their “permanent” residences. Nelsen thought it was important for the Commission to find a compromise that would provide more affordable housing options in Moscow. Ray pointed out a time limitation is nearly unenforceable from the City’s standpoint, except in the case of complaints from neighbors. Reese suggested the whole topic deserved much more investigation so Commissioners can better understand the definitions of the various types of small and more affordable housing opportunities. Commissioners agreed to continue researching the topic of smaller homes in general, and discussing the need for a time limitation in particular, and suggested inviting the Fair & Affordable Housing Commission and other mobile home park owners to join the discussion.

7. Updates to the Floodplain Ordinance

In 2015 the Idaho Department of Water Resources reviewed ordinances throughout the state and Moscow’s standards and definitions were updated at that time to meet IDWR’s requirements. Since then, FEMA has updated their model ordinance for minimum requirements and has notified the City that a few areas require additional attention. Ray distributed the changes requested for Commissioners to review for a later meeting date. Ray anticipated Commissioner review in February, followed by additional FEMA review, and then a public hearing.

8. Subdivision Code Review

Ray reviewed draft subdivision amendments discussed at the last meeting and introduced additional issues needing further research and discussion, including the idea of cluster development which led directly to the next agenda item.

9. Continuing Education Discussion

McClure explained the almost inverse process of the conventional subdivision process vs. conservation subdivision development where the most desirable areas to be conserved are identified first, housing cluster areas are located next, then streets are identified, and lastly the lot lines are determined. Parish questioned the terminology of “clustered” vs. “conservation.” McClure said they were essentially the same and pointed to Green Acres as a sample of cluster development in Moscow. Hamilton thought clustered development provided an opportunity to create more park space rather than large private spaces.

The meeting adjourned at 9:27 p.m.



Robb Parish, Vice Chair