

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
February 28, 2018

Mike Ray
Staff Liaison

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<http://www.ci.moscow.id.us/commissions/Pages/pz.aspx>

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

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Kurt Obermayr, Victoria Seever, Dennis Wilson.

MEMBERS ABSENT: Joel Hamilton, Robb Parish, Nels Reese

ALSO IN ATTENDANCE: Mike Ray, Staff Liaison; Anne Zabala, Council Liaison; Anne Peterson, Deputy City Clerk

1. Approval of minutes from February 14, 2018

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Obermayr
SECONDER:	Gropp

Motion carried by acclamation.

2. Correspondence

Peterson demonstrated how to register for meeting notifications via the City's new website.

3. Transportation Commission Meeting Report

No report available. McClure said she had discussed the communication concerns further with Community Development staff and they concluded the best option would be for staff and Hamilton to provide more thorough back-and-forth reporting between the P&Z and Transportation. Commissioners were also encouraged to sign up for Transportation Commission meeting notifications on the City's new website to keep abreast of what the Commission is currently discussing.

4. Public Comment

None.

5. Zoning Code Revisions – Agriculture/Forestry Zone

Ray reported the last step in completing the use table is updating the Ag/Forest zone. He said there are about nine AF properties within the city limits that city development has surrounded. The original intention had been to adopt Latah County's AF Zone but staff have found incompatible uses within the City. The Area of City Impact agreement with the County has not been renegotiated yet, so in the meantime staff recommend adding the existing AF zone into the use table, adopting the County's regulations *with some exceptions* and working with AF property owners within the City over the next several years to rezone to a more appropriate zoning district. He anticipates property owners will be amenable because the parcels are not being used as ag/forest anyway, and if the City proposes the action the owner won't incur the rezone fees. Ray reviewed the differences between the current City and County AF zoning regulations and discussed with Commissioners the County uses that wouldn't be desired within the City.

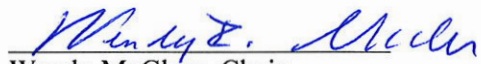
6. Use Table Ordinance

Referring back to the question at the last meeting regarding grain elevators and agricultural storage, Ray showed the NAICS definitions which lists it as a subset of the primary “storage” category.

7. Shared Readings

McClure shared domestic migration statistics showing that Idaho is the fastest-growing state in the country, with the bulk of it being the Treasure Valley and retirees to the Kootenai County area. If this trend extends to Moscow it could likely affect the desired types of lots and housing. Quality of life issues can be facilitated with higher density development. Obermayr was interested in the factor of higher tax revenue over less infrastructure. He added that parking has typically been the issue with density discussions, but he thought autonomous car technology will affect future assumptions about parking space needs. Seever agreed with the article’s point that densification must be done right or it can be very damaging to a neighborhood’s character. She thought the most positive development examples in the article of higher density included features that intentionally create a sense of community, but the infill in Moscow to date has typically been to simply cram in an apartment building behind an existing single family home. Obermayr agreed local projects probably tend to be driven by the student population that’s looking for the lowest rents possible. It’s important to have housing diversity and proximity to services to lessen the need for transportation. Ray said Tiempo Commons and Green Acres are two positive examples in Moscow of higher-density PUDs, but the question is whether to continue processing those types of developments as PUDs or to codify that type of higher density as allowed by right. The pros and cons of either route are the PUD route provides more control over the outcome and provides the opportunity for public input which may create better final products, but cons for the developer include increased costs and the risk that the project may not be approved. To better illustrate what various densities can look like, Ray presented photos of various Moscow subdivisions, both historic and newer, and how their density data compares.

The meeting adjourned at 8:50 p.m.


Wendy McClure, Chair