PLANNING & ZONING COMMISSION

Wendy McClure
Commission Chair

Mike Ray
Staff Liaison

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~Agenda~

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

Wednesday **April 25, 2018**	**7:00 PM**	**Council Chambers** **206 E 3rd Street**

Call to order

1. **Approval of minutes from April 11, 2018**
   ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Correspondence**
   ACTION: Read any correspondence received and provide staff further direction if necessary.

3. **Transportation Commission Meeting Report**
   ACTION: Receive report and provide staff further direction if necessary.

4. **Public Comment**
   (Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and address for the record and limit your remarks to three minutes.)

5. **FY2019 Budget**
   Discuss the proposed FY2019 Planning and Zoning Commission budget.
   ACTION: Discuss and approve the proposed FY2019 budget; or provide Staff further direction as deemed necessary.

6. **PUD Base Densities for Zoning Districts**
   After an inquiry from a developer looking at a PUD option in the Neighborhood Business (NB) Zoning District, it was discovered that there are no PUD base densities listed for numerous zoning districts within the code.
   ACTION: Review the missing base density requirements and provide Staff further direction as deemed necessary.

7. **Rural Lot Access Requirements**
   The Zoning Code currently has the requirement that flagpole lots shall not exceed 150 feet in length, which could potentially present some challenges for the development and division of properties within the Agriculture/Forestry, Farm Ranch, and Suburban Residential Zones.
   ACTION: Review the issues with the 150 foot flagpole length limitation and provide Staff further direction as deemed necessary.

8. **Expiration of Certain Land Use Actions**

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

The Zoning Code currently has time limits to acquire a building permit after approval of certain land use actions such as variances, conditional uses, and special uses. The current expiration date of one year after approval has presented some challenges with larger projects.

ACTION: Discuss the one-year expiration limitation and provide Staff further direction as deemed necessary.

Adjourn

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~Meeting Minutes~
April 11, 2018

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

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

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

MEMBERS ABSENT: Scott Gropp

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

1. Approval of minutes from March 28, 2018

RESULT:	**ACCEPTED WITH CORRECTIONS [UNANIMOUS]**
MOVER:	Wilson
SECONDER:	Parish

Motion carried by acclamation.

2. Correspondence
None.

3. Transportation Commission Meeting Report
Tomorrow's meeting will include a presentation regarding possible changes to the Smart Transit routes and a staff report on summer construction projects.

4. Public Comment
None.

5. Approval of Reasoned Statements of Relevant Criteria and Standards for Indian Hills 9th Addition: LUP2018-0003 and LUP2018-0004

1. A proposal for a Preliminary Subdivision Plat of a 21.73 acre area of land to create thirty-two (32) parcels ranging from 7,006 square feet in size to 3.76 acres in size.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wilson
SECONDER:	Hamilton

2. Rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Obermayr
SECONDER:	Hamilton

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6. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 1, 2, 3, 4, 6, 11, and 12 of Moscow City Code Regarding the Conversion of Portions of the Zoning Code from Narrative to Table Format.

Ray briefly reviewed the conversion of portions of the Zoning Code from narrative to table format, restructuring of certain chapters within the Zoning Code, conversion of commercial use definitions to the North American Industry Classification System, amendment of the sign regulations to accommodate larger properties, insertion of Drive-Through Facilities within the Specific Use Standards, and the insertion of illustrations to better convey requirements.

There was discussion about the formatting in Section 1-6. Staff was directed to revise the headings to clarify that the A-C terminology explanations were introductory to the numbered definitions. Given the absence of any public audience, Reese queried who ought to be most interested in these changes and whether the notice was sufficient. Ray said the improvements will benefit anyone who refers to the code, but he wasn't concerned about a lack of public input because the changes were mostly in format rather than substantive changes in regulations. Seever thanked staff for the great amount of work toward these improvements. Obermayr agreed, saying that although people didn't attend the hearing, they'll be pleased whenever they need to access the document.

McClure opened the hearing at 7:53pm and promptly closed it since no one was present to testify.

Hamilton moved to recommend to Council approval of the amendments as presented, with the minor revisions on Page 3 and 91.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Hamilton
SECONDER:	Nelsen

7. FY2019 Budget

McClure suggested using funds to bring in a speaker. Ray said they could also be used for Commissioners to attend conferences, and mentioned the annual Washington APA conference in May and various mini-conferences scheduled for this area. Ray will provide additional information as it becomes available. McClure suggested an architect doing small house development in the South, and thought it might be possible to bring him or his Portland colleague here, particularly if the Fair Housing Commission or other nonprofits wished to share the expense. Parish thought Shared Readings had been very helpful so bringing in experts to continue discussions to the next level could be very beneficial. Commissioners were in favor of continuing discussions regarding small houses and affordable living.

8. Shared Readings

Hamilton was fascinated by the idea of "half-built" homes that start small but are designed with the expectation of later additions. Obermayr thought local land prices would impact their feasibility. McClure said most small home developments require quantities of scale to work monetarily, and Ray agreed it would work best under a PUD situation or other multi-unit development. Obermayr thought small homes would be a great option but said it will take a lot more research and discussion on the Commission's part to establish appropriate regulations. Ray said Idaho statutes don't allow communities to require developers to dedicate a certain portion of their projects to affordability, so it would instead need to be incentivized in some way. The Moscow Affordable Housing Trust was created specifically to develop affordable housing but funding is an issue. McClure added that the concept of "affordability" also needed to be better defined.

The meeting adjourned at 8:31 p.m.

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Wendy McClure, Chair