

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
April 25, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<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, Robb Parish, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp, Kurt Obermayr, Nels Reese

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

1. Approval of minutes from April 11, 2018

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Hamilton
SECONDER:	Wilson

Motion carried by acclamation.

2. Correspondence

None.

3. Transportation Commission Meeting Report

Discussion at the last meeting included possibilities under consideration of different or additional SMART Transit routes, changing the transfer location between routes, length of routes, and underserved areas. The Transportation Commission is in favor of expanding service to the North Polk and Campus Crest (The Grove) areas. All ideas are still on the table and a survey is underway to gather more public input.

4. Public Comment

None.

5. FY2019 Budget

Staff requested Commission approval of the proposed FY2019 Planning and Zoning Commission budget of \$1500. Historically the entire budget hasn't been exhausted (mostly used only for Commissioner name plaques, open house expenses and departing Commissioner gifts) but bringing in a professional development speaker would likely cost more than the budget. Brief discussion followed about opportunities for grant funding and partnering with other Commissions to cover the expense.

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

Motion carried by acclamation.

6. PUD Base Densities for Zoning Districts

Ray reported that an inquiry regarding PUD options in the Neighborhood Business (NB) Zoning District led to the discovery that PUD base densities are missing from the zoning code for the RO, NB, RTO, CB, I and UMC zoning districts. Hamilton thought the NB zone was a special zone for neighborhood-friendly businesses so he didn't think residential PUDs would be appropriate there. Ray said it could be as part of a mixed-use development with dwellings above or behind the commercial space. Ray reminded the Commission that PUD approvals are heard before this group and applicants need to show conformity with the Comprehensive Plan. Parish said RTO zone specifically prohibits residential use, and Ray added that it probably wouldn't be appropriate in the Industrial zone either. Staff was directed to draft some standards for Commissioners to review.

6. Rural Lot Access Requirements

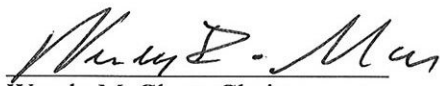
Ray explained the zoning code currently requires that flagpole lot driveways not exceed 150 feet in length, which presents challenges for the development and division of properties within the Agriculture/Forestry, Farm Ranch, and Suburban Residential Zones. North Polk is a prime area for densification but the flag pole length limitation precludes lot divisions. The 150' limit originated from fire truck access, but rural lots in the Area of City Impact typically have enough space for equipment turn-around. Latah County requires only a 25-foot wide access to a public street and Ray suggested if the City changed to the same code language for AF, FR and SR zones within the City and adopt the County's rule within the Area of City Impact agreement, then properties would already be legally conforming when annexed to the City. Nelsen thought this was a good opportunity for taking a smart step toward organized growth. Staff was directed to proceed.

7. Expiration of Certain Land Use Actions

Ray said the Zoning Code currently has set time limits to acquire a building permit following 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 challenges with larger projects that are developed in phases or need CUP approval prior to fundraising, etc. Ray reviewed details of how peer cities handle it. Staff was directed to provide some draft language amending the time limit and adding the option for an extension. Commissioners agreed that the language should include reference to requiring further public input if significant changes have occurred in the surrounding area.

McClure reported she is continuing her inquiries about getting the tiny home developer to visit Moscow for a presentation. Ray said if it could be tied into the state APA mini-conference in June, there would be additional funding available from that source.

The meeting adjourned at 8:15 p.m.


Wendy McClure, Chair