

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
August 22, 2018

Mike Ray
Staff Liaison

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

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

MEMBERS ABSENT: Joel Hamilton

ALSO IN ATTENDANCE: Mike Ray, Anne Zabala, Anne Peterson

1. Approval of minutes from July 25, 2018

RESULT:	ACCEPTED BY ACCLAMATION (UNANIMOUS)
MOVER:	Parish
SECONDER:	Seever

2. Correspondence

None.

3. Transportation Commission Meeting Report

No report due to Hamilton's absence. Wilson offered to fill in whenever Hamilton isn't able to attend Transportation Commission meetings.

4. Public Comment

None.

5. Urban Berm Addition Final Plat

Ray reminded the Commission of the Preliminary Plat previously recommended for approval on May 9, 2018. It was approved by Council on June 4, 2018, with one condition that the developer increase the 5-foot easement on Public Avenue to an 8-foot easement. Ray presented the Final Plat application which met all Preliminary Plat details and the condition set by Council. Staff recommended approval of the Final Plat. Commissioners had no comments or questions. Wilson moved to recommend approval of the Final Plat as presented.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Wilson
SECONDER:	Gropp

6. Proposed RV Park at 603 W Palouse River Drive

Ray presented the proposal for Recreational Vehicle (RV) spaces located within an existing Mobile Home Park at 603 W Palouse River Drive. Gary Lester, owner of Abiel Mobile Home Park, proposed the smaller spaces that cannot easily accommodate modern mobile homes to be permanently designated as RV spaces. He also requested flexibility for RV use on additional spaces until they can be transitioned into suitable

mobile home pads. Ray reviewed the park's history and zoning of the subject property. RV Parks are permissible within the Motor Business zoning district with review and approval by Planning & Zoning. Ray explained requirements within the RV Park code, including minimum size, separation between units, sanitary facilities, open space, refuse receptacles, internal street size, and access to City utilities. The proposal satisfies all of those requirements. The RV code further requires that no occupant shall occupy an RV space within the same park for more than 180 days in any 12-month period. Ray said if the preliminary plans are found to be in substantial compliance with the code, the Commission may waive the final plan review. Staff recommended approving the RV spaces and waiver of the final plan review.

Applicant Gary Lester responded to questions regarding utility hookups and parking logistics. Ray said the six-month limitation was intended to prevent RV units from becoming permanent residences. Lester said he receives inquiries regularly from students who want to live inexpensively for the school year. Latah County does not have a time limit for RV living, so Lester said he would probably work with a park in the county for RVs to swap places so no one in his park would violate the City's six-month maximum. Obermayr said RV living could be an alternative to homelessness and suggested the Commission revisit the time limitation. Ray said the State Department of Building Safety made a specific distinction between the recreational use of an RV and the intended permanency of mobile home living. Nelsen noted many campgrounds have visitation limits, but he also understood the reason temporary residents (e.g. construction workers) would be interested in RV living, and Ray added that enforcement of the time limit would be on a complaint basis only. Lester said the extra income from RV space rental would help him fulfill his overall park improvement plans.

Wilson moved approval of the RV park without requiring a final plan review.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Wilson
SECONDER:	Nelsen

7. Goal Setting

McClure opened the discussion by explaining the historical background of continuing education opportunities for Commission members. A planning magazine that Commissioners previously found helpful has ceased publication. The Shared Readings concept has been interesting over the past several years but McClure wanted to expand the mechanisms for Commissioners to gain information.

Suggested topics:

- "Failure studies" – Looking at planning decisions that have, in retrospect, been poor decisions. Examples might be found in some of the more controversial hearings. Ray said an example within the ADU code is the minimum lot size. It has been an impediment for many of the older close-to-downtown properties which are actually in the area desired for this type of infill. Decisions in general could be reviewed on an occasional basis.
- Studying the communication disconnect between the Commission thinking they're on the right path with the Comprehensive Plan and all the early discussion that precedes a public hearing, only to sometimes learn the public is vocally against. Zabala suggested expansion of the 600-foot notice area.
- How to encourage progressive types of development and how the Commission could help the City be more proactive. How far can the Commission go to encourage certain kinds of development?
- Partnering with the Urban Renewal Agency on encouraging certain kinds of development.
- Study how other communities are preparing for climate change, decreasing water, increasing smoke every summer, etc. Have the Sustainability Commission explain in more detail the language they recommended for the Comprehensive Plan, to help P&Z better understand how to incorporate those intentions into their decision making.
- Parking
- Affordable housing

- Short-term rentals
- Better understanding of the “planning” portion of P&Z duties so the Commission can be more proactive rather than reactive. Good examples of P&Z being on the ground-floor planning are the task groups that studied and recommended new code specifics for ADUs, urban gardens, signage, big box stores, and parking lot standards. Review of the Subdivision Code will be another opportunity.
- Concern about the fee-in-lieu-of rate for parkland dedication. Zabala reported that she is working on that with several City officials.
- Form-based codes which address building type and scale rather than the use of the structure.
- Discuss relevant topics that the Commission knows it will be facing soon. Zabala said the Council could be particularly interested in form-based codes and parking.
- Water concerns, which could be woven into a broader discussion of sustainability as a whole.

Mechanisms for Continuing Education:

- Distribution of the “Planning Practice” bulletins that staff receive.
- Distribute Shared Readings directly to Commissioners as well as posting to the website.
- Commissioners could alternate leadership of the discussion for the items they have a particular interest in by collecting the information and providing a brief presentation illustrating the issue in a more tangible way.
- Invite chairs of other Commissions as well as selected UI faculty to share information from their areas of expertise.
- Subscribe to YouTube videos for group training.

Commissioners will begin with discussion of the Subdivision Code and bring in various other Commission Chairs as appropriate.

The meeting adjourned at 8:27 p.m.



~~Wendy McClure, Chair~~

Robb Parish, Vice Chair