

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~

November 14, 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, Joel Hamilton, Mike Nelsen, Robb Parish, Nels Reese, Victoria Seever

MEMBERS ABSENT: Kurt Obermayr, Dennis Wilson

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

1. Approval of minutes from September 26, 2018

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Parish
SECONDER:	Gropp

2. Correspondence

None.

3. Transportation Commission Meeting Report

Last week's discussion included crosswalk issues on South Jackson (between Gritman and their parking lot as well as the S.H. 8 intersection), and recently added bike paths. Hamilton said the Commission recommended staff and ITD conduct a study. McClure asked Hamilton to pass on her recommendation that they also study North Jackson at First and Second Streets.

4. Public Comment

None.

5. Public Hearing: Proposal for Rezone at 2350 Trail Road in the Area of City Impact: LUP2018-0030 [ACTION ITEM]

Ray presented the application by describing the subject property, surrounding uses and the nearby roads. The proposal complies with the Comprehensive Plan and the existing barn on the property meets all setbacks. Staff recommended approval of the rezone with one condition recommended by Public Works:

1. The applicant shall dedicate sufficient right-of-way along the full frontage of the property to provide 35 feet of width north of the existing centerline of Trail Road to meet the existing collector street standard.

McClure opened the public hearing at 7:12 pm with testimony from the applicant.

Aaron Roepke, 530 S Asbury, applicant's representative, stated the purpose of the rezone is to allow construction of a single family home on the parcel. The current five-acre size makes it difficult to actively farm anyway, and the change would be consistent with other rural residences in the area.

The public hearing closed at 7:16pm.

Gropp thought the request seemed fitting with the neighboring parcels. Hearing no further discussion, Parish moved to recommend to the County approval of the rezone with the condition recommended by Public Works.

RESULT:	APPROVED UNANIMOUSLY BY ACCLAMATION
MOVER:	Parish
SECONDER:	Nelsen

Parish moved to direct staff to prepare RCS for Commission approval.

RESULT:	APPROVED UNANIMOUSLY BY ACCLAMATION
MOVER:	Parish
SECONDER:	Nelsen

6. Comprehensive Plan Open House Recap

Ray was impressed with Commissioner and citizen attendance. The public comment period remains open through November 23rd, 2018. The Commission will then conduct a public hearing and make a recommendation to Council, who will conduct a second public hearing. Ray is targeting the first January meeting for the Commission public hearing. Zabala suggested the draft document and opportunity for comment should be more visible on the website.

7. Subdivision Code Review [ACTION ITEM]

Ray continued with review of the subdivision code update initiated last month. Suggested areas of discussion included the establishment of a minimum number of access points to arterials, maximum cul-de-sac lengths, required pedestrian walkways, parkland dedication, and adding various Public Works code requirements to the Subdivision Code. McClure thought the number of access points seemed low and Hamilton assumed neighborhoods always had two outlets. Commissioners thought one access point would never be a good idea for safety reasons. McClure wondered if the proposed numbers achieved the street connectivity goals within the Comprehensive Plan. Ray asked Commissioners to think on it for continued conversation. Hamilton said the final language should take into consideration the phasing of subdivisions that will provide additional access points in the future. Gropp suggested it would be helpful to see some existing examples of subdivision size and the number of access points. Parish recommended inviting the Parks & Rec staff when the parkland dedication conversation is scheduled. Ray said he thought Council will also be discussing the fee-in-lieu of rate. Ray also reviewed some of the pros and cons of the current subdivision process and suggested possible changes that would allow for alternate development methods. Commissioners applauded staff's examples which could inspire more creative development.

8. Area of City Impact Agreement [ACTION ITEM]

Ray explained that governing boards are required by Idaho Code to review ACI agreements every 10 years. In 2015 the County requested the City enter into renegotiations but the City requested holding off until its zoning code update was completed. ACI discussions began in 1979 but the first ACI agreement wasn't established until 1993 which granted the City the decision-making authority within the ACI. Based on the Blaha vs. Eagle City Council case in 2000, an interim agreement was executed in 2003, and a renegotiated agreement in 2004 limited City authority to recommendation-only within the ACI. The existing ACI agreement was approved in 2006, and joint City-County proposed changes include:

- Adoption of the City's "Animals and Fowl" regulations for use in all zoning designations except AF;
- Adoption of the County's AG Forest Zone with the deletion of salvage, wrecking and junk yards outside of a fully enclosed building; allowing animal husbandry as a permitted use but reducing the animal units from 250 to 50; keeping the City's 40-acre parcel size with one division permitted of at least 1 acre; and maintain the County's non-conforming use ordinance, floodplain ordinance, and design standards for driveways.

Ray said Commissioners could discuss further at the next meeting and the public hearing will be noticed for December 12.

9. Future Continuing Education Discussions

The meeting adjourned at 8:50 p.m.


Wendy McClure, Chair