

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
January 26, 2022

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 6:59 PM

MEMBERS PRESENT:	Robb Parish, Chair; Drew Davis, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT:	Rich Beebe, Scott Gropp, Joel Hamilton, Michael Nelsen
OTHERS:	Hailey Lewis, Gina Taruscio
STAFF:	Jennifer Fleischman, Tyler Palmer, Mike Ray

REGULAR AGENDA

1. Approval of January 12, 2022 Minutes (ACTION ITEM)

Drew moved for approval of the minutes as amended, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

2. 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 resident city for the record and limit your remarks to three (3) minutes.

None.

3. Public Hearing: Proposal for Rezone of an approximately 4-acre area located at 1604 & 1704 East D Street: LUP2022-0036 (ACTION ITEM)

Rezoning of the subject property from the Farm, Ranch, and Outdoor Recreation (FR) Zone to the Moderate Density Single Family Residential (R-2) Zone.

Ray presented the rezone request as described above, and recommended approval with no conditions. The property to the north of the subject property is under common ownership, as well as the land on the other side of D Street to the south. The conservation easement is configured in a "T" shape around the two houses. The easement should not factor in to the decision on the Rezone application, because the City has no control over the easement and it could be dissolved at some point in the future.

Public Hearing opened at 7:08 PM

Paul Clark (applicant), Moscow, explained the process for requesting a Rezone in order to complete a lot line adjustment to sell the house on the southwest portion of the property. The two houses on the property are not part of the conservation easement. The City advised the applicant that the property needs to be rezoned before a lot line adjustment could be completed, according to Code.

Public Hearing closed at 7:10 PM

The conservation easement would not be affected by the proposed Rezone. If needed, conditions or amendments to the draft Relevant Criteria and Standards could be added and the document would be approved at the next Commission meeting.

Wilson moved to recommend approval of the proposed Rezone to City Council, seconded by Davis. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

Seever moved to approve the Relevant Criteria and Standards for the proposed Rezone, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. Proposed Final Subdivision Plat for a property located at 2075 Sunnyside Ave and 706 W Palouse River Drive within the City of Moscow – Anderson 7th Addition: LUP2022-0001 (ACTION ITEM)

Proposed Final Plat of a 5.89-acre property to create eighteen (18) parcels with an average lot size of 12,971 square feet, referred to as Anderson 7th Addition.

Parish had recused himself for the previous meetings regarding the preliminary plat, and will continue to abstain from the discussion and vote for the final plat.

Ray presented the proposed Final Subdivision Plat as described above, pointing out that the final plat satisfies the three conditions previously required during the preliminary plat stage. Sunnyside Avenue appears to cross over into the neighboring property to the east, but the road is within a dedicated right-of-way.

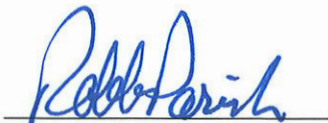
Wilson moved to recommend approval of the proposed Final Subdivision Plat, seconded by Reese. Vote by Acclamation; Ayes: Davis, Reese, Seever, Wilson (4). Nays: None. Abstentions: Parish (1). Motion carried.

5. Palouse Basin Aquifer Presentation – Tyler Palmer

Palmer provided a presentation about the Palouse Basin Aquifer, including the background of the Committee and stakeholders. Troy, Idaho does not use water from the Grande Ronde aquifer. The plan proposed in 1967 was not enacted because of various factors, mostly related to publicity. Idaho was concerned about the prospect of a declining aquifer prior to Washington because the mercurial shallower aquifer utilized by Moscow residents appeared to be declining faster. Aquifer use was reportedly significantly lower in 2020 compared to 1992. There was some discussion about the increase of population versus the decrease in water usage. Synthetic turf has been considered for public parks but not utilized yet. Regional wells are drilled about 100-300 feet down.

The updated City of Moscow Water Conservation Plan will focus on conservation as a short-term gain solution. The Palouse Basic Aquifer Committee (PBAC) continues to involve the community and discuss smaller projects to use in conjunction with an alternative supply study. Expanding the Water Reclamation and Reuse Facility is not a viable option as the City does not produce enough waste water, especially during the dry season when students are out of town. The 50-year growth rate is estimated to be 1.25% annually.

Davis left at 8:14 PM and the meeting adjourned for lack of quorum.



Robb Parish, Chair

Commissioners continued to hold conversations as reflected in the following unofficial notes below.

- The Commission continued discussing the information presented by Palmer about water usage in the City of Moscow and surrounding areas.
- The E-Scooter and Shared Mobility Program Code amendment will be presented City Council on February 7th, 2022.
- The February Planning & Zoning Commission meetings will be cancelled.