

PLANNING & ZONING COMMISSION



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

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
May 11, 2022

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of April 13, 2022 Minutes (ACTION ITEM)

PROPOSED ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

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.

3. Election of Officers (ACTION ITEM)

PROPOSED ACTIONS: Nominate and elect a Second Vice Chair for the remainder of 2022.

4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Proposal for a rezoning of a 1.7-acre property located at 536 S Mountain View Road in the City of Moscow.

1. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density Single Family Residential (R-2) Zone.

PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with modifications; or provide Staff further direction as deemed necessary.

5. Self-Storage Facilities in Residential Zones (ACTION ITEM)

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

PROPOSED ACTION: Review staff's research and provide further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for May 25, 2022.

ADJOURN

NOTICE: Moscow City Council and 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.

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

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

Wednesday
April 13, 2022

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 7:01 PM

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

REGULAR AGENDA

1. Approval of March 9, 2022 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). 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 1.7-acre area located at 536 S Mountain View Road: LUP2022-0009 (ACTION ITEM)

Rezoning of the subject property from the Agriculture/Forestry (AF) 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 portion of the subject property that was purchased to be used in the Sixth Street and Mountain View Road round-a-bout project was minimal, just enough to make sure the round-a-bout would fit in the intersection. The City agreed to request a rezone of the parcel as part of the negotiations for acquiring property for the round-a-bout.

Public Hearing opened at 7:11 PM

Barry Tenney, Moscow, asked about the Sixth Street bridge replacement project and offered support for that.

Public Hearing closed at 7:12 PM

Seever moved to recommend approval of the proposed Rezone to City Council and direct Staff to prepare the Relevant Criteria and Standards, with no conditions. The motion was seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

The Commission discussed an option of drafting the Relevant Criteria and Standards (RCS) prior to a Public Hearing and making modifications depending on the voting results and recommended conditions. There was consideration for the differences of application types and how some are more complicated than others. They deliberated the possibility of preparing a draft RCS for Public Hearing for straight-forward applications, with the accord that it could be modified before approval.

4. Self-Storage Facilities in Residential Zones (ACTION ITEM)

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

Ray provided examples of other municipality's self-service storage unit code for the Commission to review and contemplate. The Commission discussed what "interior of the site" means, and how that would shield neighborhood residents from seeing the access points for the storage units. The code examples had a variety of different zones that allowed self-storage units. Dead storage is storage of goods that are not for sale.

Gropp liked the idea of having a parcel size requirement. The Commission talk about having architectural standards and requiring street façade improvements. The Rodeo Drive self-storage units are in a Motor-Business (MB) district, and adjacent to R-3 to the east. There are no standards or regulations for self-storage units currently in Moscow City Code, except that it is only allowed in MB and Industrial zones. The Commission discussed two-story storage units and lighted signs. It was mentioned that building apartments with garages or storage spaces would be preferable to the large footprint of a storage unit development. There was some speculation that setting strict standards that restrict developers would discourage development. The Commissioner's agreed that disguising boats and RVs storage would be ideal, as well as only providing access from the interior of the building.

There followed conversation about sloped or pitched roofs versus flat roofs, as well as standards to ensure the storage units fit in with the aesthetic of the surrounding residential area. Encouraging multi-family developments to incorporate storage units was brought up, such as providing incentives to developers. Commission discussed using land for housing versus land for storage. The Commissioner's talked about procuring the public's opinion of storage units next to residential areas. The storage units at the north side of town were not held to any standards except the required landscape buffers.

REPORTS

1. Transportation Commission meeting report.

The Transportation Commission meeting is scheduled to occur Thursday, April 14th. Agenda items include Inter-city Transit Services discussion and an update on the Downtown Streetscape project.

ANNOUNCEMENTS

Commissioner Mike Nelsen resigned from Planning & Zoning. Election of 2nd Vice Chair will be added to the agenda for the next meeting.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for April 27, 2022.

The meeting adjourned at 8:26 PM

Robb Parish, Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF AN APPROXIMATELY ONE POINT SEVEN (1.7) ACRE PROPERTY LOCATED AT 536 S MOUNTAIN VIEW ROAD WITHIN THE CITY OF MOSCOW FROM THE AGRICULTURE/FORESTRY (AF) ZONE TO THE MODERATE DENSITY SINGLE FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, the applicant filed an application for Rezone on March 17, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 13, 2022; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property consists of a 1.7-acre area of land located on the northeast corner of Sixth Street and Mountain View Road. The subject property currently a single-family dwelling and a large yard.
3. The property is surrounded primarily by a single-family residential neighborhood to the north, east, and south. Pickard Orthodontics and the Church of the Nazarene are located to the west across Mountain View Road.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential.
5. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

“contain predominantly single family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings.

Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

6. The surrounding properties to the north, east, and south are also designated as Auto-Urban Residential (AU-R). Pickard Orthodontics and the Church of the Nazarene to the west are designated as Suburban Commercial (SC).
7. The subject property is currently zoned Agriculture Forestry (AF) and the applicant is proposing to rezone the property to the Moderate Density Single Family Residential (R-2) Zone.
8. According to the City of Moscow Zoning Code, the R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
9. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
10. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-2 Zone would allow on the subject property.
11. The subject property has property frontage on Mountain View Road which is designated within the Thoroughfare Plan as a minor arterial and Sixth Street which is designated as a collector east of Mountain View Road. There is currently one vehicular approach to the existing single-family dwelling on Sixth Street.
12. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 9, 2022 to discuss the proposed rezone.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the existing 2019 Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-2 Zone provides a continuation of the existing R-2 Zone to the north, east, and south. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.

3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Mountain View Road which is designated within the Thoroughfare Plan as a minor arterial and Sixth Street which is designated as a collector and can adequately serve any proposed development permitted in the R-2 Zone. City water, sanitary sewer, and storm sewer mains are currently extended to the subject property.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the approximately one point seven (1.7) acre property from the Agriculture Forestry (AF) Zone to the Moderate Density Single Family Residential (R-2) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2022.

Robb Parish, Chair
Planning and Zoning Commission

NON-RESIDENTIAL USES	NAICS 2012 Code No.	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Storage Services																	
Self-Storage Facilities	531130	C	C				P ¹	P ¹	P ¹	P ¹				P	P		
Warehousing and Storage	493										PA ¹²			C	P		
Wholesale Uses	423										PA ¹²			C	P		

NOTES
¹ Subject to Specific Use Standards within Section 4-3-4 of this Zoning Code
² Only one principal dwelling permitted per building lot in AF, FR, SR, R-1, and R-2 Zones
³ Residential dwellings located on ground floor on secondary street frontages require a Conditional Use Permit in CB and UMC Zone
⁴ One dwelling unit per lot is allowed where accessory to a permitted principal use
⁵ Feedlots must be on at least 20 acres of land and associated buildings must be set back at least 500 ft from the nearest property line
⁶ Use shall not exceed 2,000 sq ft of office space
⁷ Including all public facilities operated by local government (including but not limited to parks, recreational facilities, and recycling centers)
⁸ Excluding Outpatient Care Centers, Home Health Care Services, and Other Ambulatory Health Care Services (NAICS 6214, 6216, and 6219)
⁹ Restaurants shall not exceed 1,500 sq ft in the RO Zone
¹⁰ Indoor kennels only
¹¹ Excluding Veterinary Services
¹² Indoor storage only
¹³ Drive-up windows permitted for financial institutions only. Conditional Use Permit is required for drive-up windows associated with all other uses in the CB Zone
¹⁴ Antenna shall not extend more than 18 ft above, and shall not project more than 8 ft horizontally away from the existing tower or support structure
¹⁵ Or 600 sq ft per dwelling unit in R-3 and R-4 Zones
¹⁶ Business Schools and Computer and Management Training, and Technical and Trade Schools only, as defined by NAICS code number 6114 and 6115, and excluding aviation and flight training instruction schools, modeling schools, nursing schools, cosmetology schools, and truck driving schools
¹⁷ Residential or commercial uses may obtain a Conditional Use Permit for exceedance of the maximum building height in the UMC Zone
¹⁸ Feedlots with up to 20 animals are permitted by right. Feedlots between 20 and 200 animals require a Conditional Use Permit

D. Self-Storage Facilities.

1. **Applicability and Purpose.** The following standards are intended to ensure that the design and operation of self-storage facilities that are located in certain zoning districts are compatible with the surrounding area and minimize their impacts on adjacent uses.

2. **Development Standards.** Self-storage Facilities shall comply with the following design standards and requirements.

- a. **Minimum Property Size.** The minimum parcel size of a self-storage facility development shall be one (1) acre.
- b. **Property Setbacks.** Front and street side setbacks shall be twenty (20) feet. Rear and side yard setbacks shall be ten (10) feet. These setback requirements shall supersede the corresponding requirements of the zoning district which the property is located within.
- c. **Building Orientation.** The access doors of individual storage units shall face the interior of the site. This shall not apply to storage units that are access within an enclosed structure.
- d. **Building Height.** The height of self-storage buildings shall be limited to ten (10) feet at the eaves.
- e. **Hours of Access.** The hours of operation shall be limited to 7:00am to 10:00pm.
- f. **Landscaping.** A Type A Landscape Buffer shall be installed and maintained around the perimeter of the entire site.
- g. **Interior Access.** Vehicular travel aisles that are used for internal circulation within a self-storage facility development shall not be less than twenty (20) feet in width and shall meet the paving standards of MCC 4-6-2.

h. Outdoor Storage. No outdoor storage shall be permitted with the exception of Recreational Vehicle (RV) and boat storage. RV and boat storage must be located at the interior of the site and not visible from any adjacent streets or properties.

i. Architectural Standards.

1. The use of reflective, bright, or metallic colors on buildings or structures associated with a self-storage facility development is prohibited.

j. Lighting. All outdoor lighting shall be full cut-off per MCC 4-6-9. Freestanding lights shall not exceed twelve (12) feet in height.

k. Proximity to Residential Zones. No property boundary of any self-storage facility shall be located within six hundred (600) feet of any property within the SR, R-1, or R-2 Zones.