

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting ~Minutes~

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

**Wednesday
May 11, 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, Cole Mize, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Drew Davis, Scott Gropp, Joel Hamilton
OTHERS: Sandra Kelley
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

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

Wilson moved for approval of the minutes as written, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (6). 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. Election of Officers (ACTION ITEM)

Parish nominated Rich Beebe for Second Vice Chair, who accepted. Reese seconded the motion. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

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.

Seever moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Rezone request, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

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.

Ray reviewed the draft document for a City Code change to include self-storage facilities in residential zones, as described above. The storage units that are currently located Almon and Asbury would not comply with the minimum lot size as drafted. Most storage facilities currently within Moscow city limits are on less than an acre. The Commission discussed having minimum lot size requirements as part of the code. Staff initially set the minimum lot size for one (1) acre to begin the conversation, but the Commission would make the ultimate decision. The Commissioners were more worried about storage facilities getting too big, as opposed to too small.

Residential houses are allowed on R-4 zoned lots, not just apartment complexes. The White Avenue storage facility has a Type A landscape buffer on the east side of the lot. The Commission discussed the size of Moscow Building Supply (MBS) and how that made an impact on the overall feel of the storage facility size on Rodeo Drive. The self-storage units near Ghormley Park are two-story. RV storage would require a building height be greater than the 10-feet that Staff originally set as maximum in the draft. Current City Code does not outline a difference between vehicle storage and dry goods storage.

The Commission talked about RV and boat storage located in residential areas, and whether it should be considered. There was some conversation about the ease of access to self-storage units and the need to access recreational vehicles frequently enough to want it in neighborhoods. Residents can park their RV in their front yard and many residents do that. It was suggested that it would be unlikely that residents would utilize RV storage if they already have a place to keep their RV or boat. RV storage spots are not common in or around Moscow, and there is a need to have more. Staff will adjust the building height limits in the draft code to accommodate RV or boat storage.

Commission discussed self-storage facilities built along main arterial roads. Allowing storage units in other zoning districts could decrease development in higher traffic corridors. Zoning code could be modified to include design standards in already permitted areas. The Comprehensive Plan dictates future uses for roads and land. Storage unit signs would be mandated by the current sign code, which is fairly restrictive concerning commercial use in residential areas. The Commission wants to look into architectural standards and Staff will provide examples at the next meeting. Requiring landscape buffers would be a great improvement to any neighborhood. The Commissioners discussed having a required distance from any R1 or R2 Zone. Staff asked Commissioners to think about adding fence requirement to the code.

REPORTS

1. Transportation Commission meeting report.

None.

ANNOUNCEMENTS

New Planning & Zoning Commissioner Cole Mize was introduced and welcomed.

UPCOMING EVENTS/MEETINGS

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

The May 25th meeting will be cancelled and the Commission will next meet on the 2nd Wednesday of June for a Public Hearing. Chair requested a discussion about the Daily News article regarding housing be added to the next agenda.

The meeting adjourned at 8:06 PM


Robb Parish, Chair