

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
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<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 process the 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 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 codes for the Commission to review and contemplate. The Commission discussed what "interior of the site" means, and how that would shield adjacent neighborhoods 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 they are 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
11th day of May, 2022.



Robb Parish, Chair
Planning and Zoning Commission