

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
June 8, 2022

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 7:00 PM

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

REGULAR AGENDA

1. Approval of May 11, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (7). 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: Conditional Use Permit to allow a proposed RV Park at 510 Empire Lane – LUP2022-0014 (ACTION ITEM)

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 510 Empire Lane within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

Ray presented the Conditional Use Permit (CUP) request as described above, recommending the Commission approve and waive the final plan review. There are approximately thirty (30) spaces currently in use at the mobile home park. Sanitary facilities are only required if RVs or tents are not self-contained, and all the proposed sites would require RVs be self-contained.

Public Hearing opened at 7:11 PM

Jerry Schutz (applicant), Moscow, spoke on the history of the mobile home park and why they want to allow RV spaces. There is a high demand for RV spaces in the community. He talked about affordable housing, and wanting to see a higher turnover to maintain newer homes. All the spaces have water, sewer, and electricity, and there are thirty (30) homes currently. Schutz said he will update the landscape buffers in around the property where required. The RV spaces have hook-ups to sewer and he intends to update the infrastructure in the future. The Mobile Home Park has had some inquiries about placing tiny homes, but nothing has come of it yet.

Public Hearing closed at 7:20 PM

The Commission discussed different residential options, including affordable housing.

Wilson moved to approve the Conditional Use Permit and direct Staff to prepare the Relevant Criteria and Standards, including a waiver of the final plan review. The motion was seconded by Seever. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

4. Draft Self-Storage Facilities in Residential Zones Ordinance (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 ordinance, which included the changes that were discussed at the last meeting when Commissioners provided feedback. The current draft has a building height maximum of 14' at the eaves, which could be constrictive depending on the height of other buildings in R-4 or even R-3 zoning districts. There was continued discussion about building height requirements and proposed changes based on the zoning district of a development. The Commission talked about the potential expense and other considerations of building self-storage units that are more than one story in height. If someone wanted to develop a building higher than the suggested maximum height, they could apply for a Conditional Use Permit. The current draft language should not hinder mixed-use building development.

Ray shared some self-storage facility code examples from other municipalities to give the Commission ideas of what they could incorporate into the proposed Moscow code. The Commissioners were concerned about requiring certain building colors and architectural styles. A six-foot fence maximum height was talked about, which is per Moscow code for any fences built within the City. There was some typos and repetitive numbering was noted and will be fixed in the next draft.

5. Discussion Regarding Recent Daily News Article on Affordable Housing

Parish started the conversation about the recent Daily News article, saying he was concerned that the article created a public perception that the Zoning Code was making it more troublesome to build affordable houses in Moscow. Riddle briefed the Commission on multiple elements that can make it difficult to build houses anywhere, and said that the City of Moscow does a great job considering affordable housing and making it more feasible than many other municipalities. The Commission talked about other economic reasons why homeownership may be out of the grasp of many people right now.

Staff discussed the limitations of local government making an impact on housing and creating opportunities for affordable housing. A Commissioner suggested that a metric for what affordable housing means in the Moscow community could be created. There was mention that students do not often speak at public hearings and it is generally only local residents. Some of the new developments are offering more housing options, and are utilizing in-fill and increased density. The architecture design build-program with the Moscow Affordable Housing Trust and University of Idaho is a good example of collaboration that is occurring. There was continued talk about the definition of "affordable housing". Recent supply and tradespeople shortages are adding to development costs.

REPORTS

1. Transportation Commission meeting report.

None.

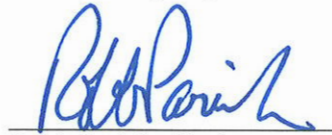
ANNOUNCEMENTS

Continuing education materials were distributed to the Commissioners.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for June 22, 2022.

The meeting adjourned at 8:21 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 CONDITIONAL USE PERMIT APPLICATION TO ALLOW RECREATIONAL VEHICLE SPACES WITHIN AN EXISTING MANUFACTURED HOME PARK LOCATED AT 510 EMPIRE LANE WITHIN THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONING DISTRICT PER MOSCOW CITY CODE 4-3-4.

WHEREAS, the applicant filed an application for a Conditional Use Permit on May 6, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 8, 2022; and

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

THE MOSCOW 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 Zoning Code, Comprehensive Plan, and Moscow City Code.
2. The subject property was first established as a mobile home park around the late 1960's and is referred to as the Empire Mobile Home Park.
3. The subject property is currently 2.21 acres and contains three street extensions that are accessed from one main street that parallels Polk Street.
4. There are currently approximately 42 spaces within the park and vary between 20' wide by 50' - 70' deep for the existing RV spaces and approximately 50' wide by 80' deep for the manufactured home spaces.
5. Access to the subject property is provided via Empire Lane near its intersection with Polk Street. To the east of the subject property is vacant land owned by the applicant, to the north is a large property that contains open space with eight manufactured homes on the north end of the property, and to the south is a single-family urban agriculture property. To the west across Polk Street is an assisted living facility, duplexes and multi-family residential uses, and to the northwest is a manufactured home park.
6. The subject property and adjacent properties to the north, west, and east are currently zoned Multiple Family Residential (R-4). Properties to the south are zoned Medium Density Residential (R-3) and Moderate Density Residential (R-2).
7. The R-4 Zone provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near

the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts.

8. Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.
9. Recreational Vehicle (RV) Parks are a conditional use within the R-4 Zoning District and require review and approval by the Planning and Zoning Commission, per the RV Park Ordinance.
10. The entirety of the subject property is currently designated as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,
“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.”
11. All surrounding properties are also designated as Auto-Urban Residential (AU-R).
12. The subject property has property frontage on Polk Street which is designated as a collector in the 2019 Comprehensive Plan, and Empire Lane which is a local neighborhood street.
13. The subject property has existing access via Empire Lane which is developed as a 20-foot-wide paved street with gravel shoulders up to the main park entrance, and then transitions to gravel for the remainder until its terminus into a residential urban agriculture property.
14. The majority of the manufactured home spaces within the existing park are 50' wide by 80' in depth and the existing RV spaces are 20' wide by 50'- 70' in depth, which exceed the minimum required.
15. The proposed spaces will have at least 10' of clearance between adjacent RVs or manufactured homes.
16. There are currently large open spaces on the northeast and eastern portions of the property which satisfy the open space requirement of the code.
17. Each RV space and mobile home space has a designated roll cart which is collected weekly to satisfy the refuse requirement.
18. The existing mobile home park has existing internal paved streets which range from 26 feet to 30 feet in width with two-way traffic, which exceed the street standards requirement. All corners in the park meet the 40 foot outside radius requirement.
19. The existing mobile home park is currently serviced off existing water and sewer mains that are connected to the City's mains. Each individual RV space will have connections to water and sewer.
20. There are existing mature trees along the majority of the west side of the subject property adjacent to Polk Street. The applicant has identified areas where there are gaps in the mature trees, where new plantings will need to be installed which meet the Type B buffer requirements.
21. There is a developed portion of the subject property that is adjacent to undeveloped land to the north where a Type A landscape buffer is proposed to be installed.

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. **Is the proposed use a conditionally permitted use within the Zoning District?** The use of a recreational vehicle (RV) park is a conditionally permitted use within the Multiple Family Residential (R-4) Zoning District.
2. **Is the proposed use in harmony with the neighborhood and surrounding land uses?** The proposed use is in harmony with the neighborhood and surrounding land uses. The use of an RV park is similar to the existing use of a manufactured home park.
3. **Will the proposed use as approved, or as approved with conditions, generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including but not limited to, noise, dust, glare, vibrations, odors, and the like)?** The proposed use, as approved, will not generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood.
4. **Will the location, design, and size of the proposed use be adequately served by existing streets, public facilities and services?** The proposed use is adequately designed to comply and be serviced by existing streets, public facilities and services.
5. **Will the proposed use endanger the public health or safety if located where proposed?** The use of RV spaces will not endanger the public health or safety.
6. **Does the proposed use meet all applicable development standards of the Zoning Code?** The site plan provided complies with all Zoning Code requirements as well as the Recreational Vehicle Park Standards.
7. **Will the proposed use be in conflict with the Comprehensive Plan?** The proposed use is not in conflict with the Comprehensive Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission approves the Conditional Use Permit proposal to allow recreational vehicle (RV) spaces within an existing manufactured home park located at 510 Empire Lane.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW THE
13th DAY OF July, 2022.



Robb Parish, Chairman
Planning and Zoning Commission