

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
July 27, 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; Drew Davis, Joel Hamilton, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Rich Beebe, Scott Gropp, Cole Mize
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

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

Hamilton moved for approval of the minutes as amended, seconded by Davis. 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. Public Hearing: Anderson 7th Addition Subdivision Request to Eliminate a Condition of Approval: LUP2022-0016 (ACTION ITEM)

Proposal to eliminate a condition of approval of the Anderson 7th Addition Subdivision that vehicular access to Block 2, Lot 7 shall be limited to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive.

Parish had recused himself from the previous meetings regarding this subdivision plat, and will continue to abstain from the discussion and vote for the request to eliminate a condition of approval.

Ray presented the amendment request for the subdivision plat as described above, and recommended the Commission conditionally approve of an approach from Palouse River Drive if the property is developed commercially, but require it to remain a flagpole lot from Sunnyside Avenue if it is used for residential. The flagpole driveway would remain on the plat unless they re-platted the subdivision or submitted for a lot line adjustment after the property was developed. The remaining portion of Sunnyside Avenue is currently being constructed, but has not been completed yet. There are several other commercial properties that have direct access to Palouse River Drive to the east of the subject property. A property that used to be residential and was converted to a chiropractic office recently. The majority of the south side of West Palouse River Drive is zoned Motor Business, but this portion of the Anderson subdivision is zoned Multi-Family Residential.

The Commissioners talked about the busyness of Palouse River Drive and the benefit of having cars approaching front ways as opposed to backing into oncoming traffic, as is typical with a residential driveway.

All the other properties on that stretch of Palouse River Drive have made accommodations to ensure they do not back onto the road, but approach it facing forward.

Public Hearing opened at 7:17 PM

Scott Becker (applicant), Moscow, pointed out that ITD also has a shop on the south side of Palouse River Drive, and results in significant truck traffic. There is a building height restriction for the lot which prevented the development of an apartment complex, and the property owners decided to build a small commercial office instead.

Public Hearing closed at 7:19 PM

Davis moved to recommend approval of the proposed amendment to the Subdivision Plat to City Council, with one condition as recommended by Staff. The motion was seconded by Seever. Vote by Acclamation; Ayes: Davis, Hamilton, Reese, Seever, Wilson (5). Nays: None. Abstentions: Parish (1). Motion carried.

Hamilton moved to direct Staff to prepare the Relevant Criteria and Standards, seconded by Seever. Vote by Acclamation; Ayes: Davis, Hamilton, Reese, Seever, Wilson (5). Nays: None. Abstentions: Parish (1). Motion carried.

4. Proposed Final Subdivision Plat for Edington 1st Addition: LUP2022-0015 (ACTION ITEM)

Proposed final subdivision plat for a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington 1st Addition Subdivision.

Ray presented the proposed Final Subdivision Plat as described above, and recommended approval of the final plat to be forwarded to City Council. There were no changes made to the plat from the Preliminary stage. An alley in the furthest northeast corner does not appear on the plat, but the developers were not required to show it, as the construction drawings show the alley connecting to the road. Schweitzer Engineering Laboratories (SEL) has not given any indication that they want a road through their property, to connect with Highway 95 to the east. The Commission continued discussing other connections from Edington to the highway.

Seever moved to recommend approval of the proposed Final Subdivision Plat, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

Next regular meeting is scheduled for August 11th, 2022.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for August 10, 2022.

Two Public Hearings scheduled for the next meeting, one of which is a Rezone and the other is a combination PUD and Preliminary Plat.

The meeting adjourned at 7:34 PM



Robb Parish, Chair

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

**WRITTEN DECISION OF THE PLANNING AND ZONING COMMISSION
REGARDING A REQUEST TO ELIMINATE A CONDITION OF APPROVAL OF THE
ANDERSON 7TH ADDITION SUBDIVISION PLAT IN THE CITY OF MOSCOW,
IDAHO.**

WHEREAS, the Planning & Zoning Commission conducted a public hearing on May 26, 2021 to consider the request of Jim Swift for a preliminary subdivision plat for a 5.88-acre area of land located at 2075 Sunnyside Ave and 706 W Palouse River Drive, referred to as Anderson 7th Addition; and

WHEREAS, the subdivision includes 18 lots ranging from 9,644 sf to 23,672 sf in size, a stormwater detention pond on the northeast corner of Palouse River Drive and Sunnyside Avenue, and the connection of Sunnyside Avenue; and

WHEREAS, after considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with the following three conditions:

1. Lot 7, Block 2 shall be converted to a flag lot with the flagpole portion providing direct access to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive;
2. Street frontage improvements shall be required on the north side of Palouse River Drive adjacent to the subject property to include installation of curbing, sidewalk and roadway widening to improve Palouse River Drive to thirty-four (34) feet in width; and
3. The pedestrian pathway connecting Cloudy Court with Anderson Frontier Park shall be increased to ten (10) feet in width.

WHEREAS, on June 21, 2021, City Council conducted a public hearing and approved the Anderson 7th Addition Subdivision with the same three conditions recommended by the Planning and Zoning Commission; and

WHEREAS, on January 5, 2022 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. City Council ultimately approved the final plat on February 22, 2022.; and

WHEREAS, on June 22, 2022, the developer of the subdivision submitted a request to eliminate one of the three conditions of approval of the plat related to the access to Lot 7, Block 2 not being permitted from Palouse River Drive; and

WHEREAS, Lot 7, Block 2 is the triangular-shaped lot that has approximately 418 feet of frontage along Palouse River Drive. The developer has stated that a commercial use is planned for the property, which would cause a disruption if accessed from Sunnyside Avenue as currently

proposed. The developer has also indicated that the grading of the property will result in Lot 7, Block 2 being significantly lower than the lots adjacent to Sunnyside Avenue; and

WHEREAS, the portion of the subdivision where Lot 7, Block 2 is located is currently within the Multiple Family Residential (R-4) Zone, which allows a wide range of residential uses as well as limited commercial uses. Professional office uses are limited to 2,000 square feet in size; and

WHEREAS, when staff initially made the recommendation that all access come from Sunnyside Avenue, it was anticipated that the future use of the property would be residential. Staff was concerned with introducing a residential driveway approach onto Palouse River Drive which is designated as a minor arterial.; and

WHEREAS, improvements to Palouse River Drive will be constructed as part of the Anderson 7th Addition Subdivision and also the Edington Subdivision to the west. Upon completion of the improvements to Palouse River Drive, there will be curb, gutter, and sidewalks on both sides of the street and the roadway will contain two vehicular travel lanes and bike lanes. With the higher volumes of traffic that are expected on Palouse River Drive in the future along with the bike lanes, staff was concerned with the safety conflicts of a residential driveway approach where there may be instances when vehicles will choose to reverse back out on to the street; and

WHEREAS, a commercial use that would be developed on the property would need to develop a parking lot that would meet City parking lot standards, which would allow for the proper maneuvering of vehicles; and

WHEREAS, the City Engineering Department has reviewed the potential driveway location and sight distances and does not have a concern with the proposal; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 27, 2022; and

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

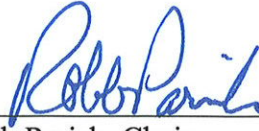
THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION OF THE RECORD ESTABLISHED BY THE ORIGINAL APPROVAL AND HAVING CONSIDERED THE ISSUES PRESENTED BY THE APPLICANT, HEREBY CONCLUDES:

DECISION

The Moscow Planning and Zoning Commission hereby recommends modifying the first condition of approval of the Anderson 7th Addition Subdivision to the following:

1. Vehicular access to Lot 7, Block 2 shall only be permitted from Palouse River Drive for a commercial use upon the property.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW
this 10th day of August, 2022.



Robb Parish, Chair
Planning and Zoning Commission