

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
January 25, 2023

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Scott Gropp, Joel Hamilton, Nels Reese, Sue Scott, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Cole Mize
OTHERS: Gina Taruscio (remote)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of January 11, 2023 Minutes (ACTION ITEM)

Gropp moved for approval of the minutes as written, seconded by Beebe. Roll Call Vote; Ayes: Beebe, Gropp, Hamilton, Parish, Reese, Seever, Wilson (7). Nays: None. Abstentions: Scott (1). 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 a Rezone of the 0.54-acre Property Located at 706 W Palouse River Drive: LUP2022-0036 (ACTION ITEM)

Rezoning of the subject property from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) Zone.

Parish had recused himself from the previous meetings regarding this property, and will continue to abstain from any discussion and vote. He left the room and Wilson acted as Chair in his absence.

Ray presented the proposed rezone application as described above, and briefly explained the history of changes for Lot 7 of the Anderson Addition. Staff recommended approval of the request with no conditions, as well as adoption of the draft Relevant Criteria and Standards. The sidewalks and street frontage improvements will be completed with the conditions of the Anderson Addition final plat. The lot would have an approach off of Palouse River Drive if there was a commercial use upon the lot, according to the existing condition that was imposed by the City Council in 2022. The Commissioners talked about the process of amending the previous condition on the lot.

Public Hearing opened at 7:11 PM

Scott Becker (applicant), Moscow, thanked Staff and the Commission for their input and offered to answer any questions.

Wilson submitted an emailed citizen comment from Jeff and Lisa Egan into the public record.

Public Hearing closed at 7:13 PM

The Commission addressed the public comment that was submitted and talked about the expanding growth along Palouse River Drive. The road connects to Pullman from the west and provides a truck route around Moscow. There was a discussion about office access versus a residential house approach from Palouse River Drive.

Hamilton moved to recommend approval of the Rezone to City Council with no conditions, and adopt the Relevant Criteria and Standards. Gropp seconded the motion. Roll Call Vote: Ayes: Beebe, Gropp, Hamilton, Reese, Scott, Seever, Wilson (7). Nays: None. Abstentions: Parish (1). Motion carried.

4. Budget Request for FY2024 (ACTION ITEM)

The City is currently preparing the 2024 fiscal year budget and the Commission will need to submit their request by the end of February.

Ray presented the draft budget for the Commission's consideration, which includes funds for professional development opportunities and memberships with planning associations. The Commission is interested in subscribing to a publication this fiscal year.

Wilson moved to approve the FY2024 budget as written, seconded by Seever. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The next Transportation Commission meeting is scheduled to occur Thursday, February 9th.

ANNOUNCEMENTS

New Planning & Zoning Commissioner Sue Scott was introduced and welcomed.

UPCOMING EVENTS/MEETINGS

The next meeting of the Planning & Zoning Commission is set for Wednesday February 8th, and there will be a presentation from Nils Peterson from Moscow Affordable Housing Trust.

The second regular meeting scheduled for February 22nd will be cancelled.

Parish declared the meeting adjourned at 7:25 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 A ZERO POINT FIVE FOUR (0.54) ACRE PROPERTY LOCATED AT 706 WEST PALOUSE RIVER DRIVE FROM THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONE TO THE RESIDENTIAL OFFICE (RO) ZONE.

WHEREAS, the applicant filed an application for Rezone on December 20, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on January 25, 2023; 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 0.54-acre property located at 706 W Palouse River Drive.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
4. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”
5. The subdivisions to the north are currently designated as Auto-Urban Residential. Martin Wellness Center to the east is currently designated as Suburban Commercial and properties to the south of Palouse River Drive are designated as High-Density Residential. Anderson/Frontier Park to the west is currently designated as Parks and Open Space.

6. The subject property is currently designated as Multiple Family Residential (R-4) and the proposal is to rezone it to the Residential Office (RO) designation.
7. The north portion of the Anderson 7th Addition Subdivision is encompassed by a combination of the R-3 and R-4 Zones. The Gritman property to the east of the subject property is currently zoned R-4 and the properties to the south of Palouse River Drive are currently designated as Motor Business (MB).
8. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
9. According to the City of Moscow Zoning Code, the RO Zoning District is appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
13. In 1993, the subject property was rezoned to the current configuration of the R-3 and R-4 Zones which still exists today. The Council imposed three conditions of approval on the rezone, which are as follows:
 1. The density shall be limited to a minimum lot area of 2,000 sf per dwelling unit;
 2. The buildings shall be limited to one-story in height exclusive of basements; and
 3. There shall be dedicated a pedestrian pathway, minimum of ten feet in width extending from Latah Care Center to the Anderson/Frontier Park.
14. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the RO Zone would allow on the subject property.
15. The subject property is located adjacent to Palouse River Drive which is designated as a minor arterial. The section of Palouse River Drive adjacent to the subject property currently does not have curb, gutters, or sidewalks on either side of the street. As part of Anderson 7th Addition Subdivision, frontage improvements will be constructed the north side of Palouse River Drive which will include street widening, curb, gutter, and a sidewalk.
16. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on November 29, 2022 to discuss the proposed rezone. All neighborhood meeting materials are attached.

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 High-Density Residential.
- 2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed RO Zone provides for a transition between the existing Motor Business (MB) Zone to the south of Palouse River Drive and the combination of R-3 and R-4 Zones to the north. 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. The subject property will provide a logical transition from the more intensive commercial properties to the south.
- 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 Palouse River Drive which is a minor arterial street which can adequately serve any proposed development allowed in the RO 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 zero point five four (0.54) acre property from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this

25th day of January, 2023.



Robb Parish, Chair
Planning and Zoning Commission