

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

**Wednesday
March 27, 2019**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from March 13, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

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 address for the record and limit your remarks to three minutes.)

3. Commission Budget [ACTION ITEM]

The FY2020 budget process is underway and the Commission will need to submit their request.

ACTION: Discuss and approve the proposed FY2020 budget; or provide Staff further direction as deemed necessary.

4. Review of Proposed Changes to the Mobile Home and RV Park Ordinances [ACTION ITEM]

The Commission has been discussing amending the Mobile Home and RV Park Ordinances in order to remove the 6-month stay limitation for RVs and allow modular buildings within mobile home parks. After review of the existing mobile home park ordinances, it was determined that the codes should be updated to be consistent with

ACTION: Review the potential changes to the Mobile Home and RV Park Ordinances and provide Staff further direction as deemed necessary.

5. Subdivision Net Density Review [ACTION ITEM]

The Commission has been discussing cluster and traditional subdivision concepts which could have maximum net density limitations. The Commission will review existing subdivisions of varying density throughout the City to better understand the proposed density requirements.

ACTION: Review the research on subdivision density and provide Staff further direction as deemed necessary.

6. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

7. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

Adjourn

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
March 13, 2019

Mike Ray
Staff Liaison

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208.883.7008

The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Mike Nelsen, Nels Reese, Victoria Seever

MEMBERS ABSENT: Robb Parish, Dennis Wilson

ALSO IN ATTENDANCE: Mike Ray, Sandra Collins

1. Approval of minutes from February 13, 2019

Seever moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Reese
ABSTENTIONS:	Hamilton

2. Public Comment

Nils Peterson of 841 Travois Way, Moscow, spoke about a post in the newspaper regarding parking problems. He stated "parking problems" was a broad term that could include car storage, overnight parking, and short-term parking and he would like to see a more defined statement of the problem. There was discussion about the need for a comprehensive study on parking management strategies and the possibility of creating a Parking District.

3. Public Hearing: Proposed Update to the City of Moscow Floodplain Ordinance [ACTION ITEM]

Ray reviewed the process and previous discussions leading up to the code amendment, which was primarily required due to changes in the National Flood Insurance Program. He showed an overview of Chapter 5, Flood Hazard Areas.

The public hearing opened at 7:15 pm, but hearing no comment, it closed immediately. Reese asked Ray if he thought climate change had any effect on FEMA's decision to update their regulations. Ray said the changes were made after hurricanes caused coastal flooding and the levee failure in New Orleans.

Seever moved to recommend approval of the Ordinance amendment as presented.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Seever
SECONDER:	Hamilton

4. Review of Potential Changes to the Recreational Vehicle Park Ordinance [ACTION ITEM]

Ray gave an overview of City Code, Title 6, Chapter 2, Chapter 3 and Chapter 4, and reviewed previous discussions about lifting the six-month limitation for recreational vehicles in mobile home parks. He went over the definition of a mobile home per City and Idaho Code. The changes to Chapter 2 would include:

- Changing the description from Mobile Home Park to Manufactured Home Park
- Updating the definitions per Idaho State Code
- Adding Modular Homes to the chapter

The information currently in Chapter 3 would be incorporated into Chapter 2 and Chapter 3 would be deleted. Chapter 4 would be amended to eliminate the six-month stay limit. Reese asked if other mobile home park owners had made inquiries about the stay limit. Ray said staff has not reached out to the other parks directly, but Robinson Mobile Home Park had inquired in the past about allowing recreational vehicles or tiny homes for long-term use. McClure wondered what negative ramifications might arise from allowing RVs and tiny homes. Ray thought aesthetics might become an issue, but on the other hand it could actually be an improvement upon what's there now. He thought providing another housing option, especially a more affordable one, would be very beneficial to the community. Staff will draft an amended ordinance for the Commission to review prior to the public hearing.

5. Subdivision Code Review [ACTION ITEM]

Ray reviewed previous discussions about cluster subdivisions and presented a table showing the proposed bulk and dimensional regulations for cluster development. Ray suggested the Commission may want to discuss whether the standards should apply only to single-family subdivisions or to two-family and multi-family as well. McClure asked how the calculations were made and Ray said it was a percentage off the lot size and doubling the open/common space. Ray said some of the examples they studied required more open space in rural subdivisions. McClure said she would like to see some quality control on how open spaces are setup in subdivisions so they are integrated within the neighborhood. Ray said in Moscow, sensitive areas such as wetlands, floodplain, and steep slopes will naturally become the open space. He added that it will require review of the current parkland dedication process, street connectivity standards, and pedestrian easements. Reese asked if Ray could also provide images that reflect the data in the table. Ray will bring some from a previous density study. McClure suggested this could be a future Continuing Education topic.

6. Transportation Commission Meeting Report

Hamilton did not attend the last meeting. Discussion about the Third Street west terminus of the two-way bike lane is on the next meeting's agenda (tomorrow).

7. Continuing Education

Ray will bring the density study photographs to the next meeting. Reese said he would like to get a sense of where the growth is going to be in the City of Moscow, and also said parking management, parking structures and public transportation should be topics for the future. McClure preferred to defer further discussion about parking until they have specific data to review.

8. Announcements

Seever mentioned a workshop on walkability will be held in May at the 1912 Center. Seever said the paper's "Today in History" column reported that five years ago the Commission discussed water use projections in relation to city build-out and asked more about that conversation. Reese said he predicts the lack of water will be the main limitation to Moscow's growth.

The meeting adjourned at 8:45 p.m.

Wendy McClure, Chair

MOSCOW PLANNING & ZONING COMMISSION FY 2020 BUDGET REQUEST

The Planning & Zoning Commission, despite being required to exist by Idaho Code & absolutely necessary for the legal functioning of the City Council, has no money dedicated to its operations or training. This budget proposal is for benefit of the Planning & Zoning Commission and all of its constituents, including the Mayor, City Council and Moscow residents. It is to aid them in making decisions and recommendations in all of the work that they are charged to do by the Idaho Code and the Moscow City Code, relative planning policies, especially the Comprehensive Plan, and Zoning Code & Subdivision Code matters.

These monies are to ensure that the Commission is well informed regarding local, regional & national planning & zoning matters, including related legal & procedural issues. The Planning & Zoning Commission is the land use specialist citizens group upon which the Council relies for land use recommendations.

- Commission Professional Development Funding (this is proposed to be used to fund costs for attendance to local planning training opportunities, subscription to professional publications and journals, guest speakers and other professional development and training activities) (\$1,500)

Total Request

\$1,500

CLUSTER SUBDIVISION						
	SR	R-1	R-2	R-3	R-4	RO
Minimum lot area						
Single family detached	22,000	6,500	5,000	4,000	2,500	2,500
Minimum lot width						
Single family detached	70	50	45	40	30	30
Minimum Setbacks² (in feet)						
Front ³	20	15	15	10	10	10
Rear	20	15	15	10	10	10
Side Yard Minimum	10	5	5	5	5	5
Street Side	15	15	15	10	10	10
Common Open Space						
	10%	12%	14%	16%	18%	18%
Effective Maximum Net Density (units per acre)						
	1.98	6.7	8.7	10.9	17.4	17.4
Maximum Building Height¹ (in feet)						
	25	25	25	30	35	35
Notes						
where space is blank there is no minimum/maximum requirement, " - " = not applicable, use not permitted in that zone						
du = dwelling unit						
¹ Building height is defined in Section 4-1-6 of this Code. For exceptions to maximum building height regulations refer to Section 4-3-3 and Section 4-5-3 of this Code. ² Minimum setbacks as specified on this table are for building walls. For permitted projections into minimum setback areas, refer to Section 4-5-4(C) of this Code ³ Where established front setbacks are less than the minimum required for such Zone, refer to Section 4-5-4(E) of this Code for an alternate front setback requirement						

TRADITIONAL SUBDIVISION

	R-1	R-2	R-3	R-4	RO
Minimum lot area					
Single family detached	5,500	5,000	4,000	2,500	2,500
Minimum lot width					
Single family detached	50	45	40	40	40
Minimum Setbacks² (in feet)					
Front ³	10	10	10	10	10
Rear	20	20	20	20	20
Side Yard Minimum	5	5	5	5	5
Street Side	10	10	10	10	10
Common Open Space					
	9%	11%	12%	14%	14%
Effective Maximum Net Density (units per acre)					
	7.9	8.7	10.9	17.4	17.4
Maximum Building Height¹ (in feet)					
	25	25	25	30	30

Notes

where space is blank there is no minimum/maximum requirement, " - " = not applicable, use

du = dwelling unit

¹ Building height is defined in Section 4-1-6 of this Code. For exceptions to maximum building height regulations refer to Section 4-3-3 and Section 4-5-3 of this Code.

² Minimum setbacks as specified on this table are for building walls. For permitted projections into minimum setback areas, refer to Section 4-5-4(C) of this Code

³ Where established front setbacks are less than the minimum required for such Zone, refer to Section 4-5-4(E) of this Code for an alternate front setback requirement

2010 ILLUSTRATIVE GUIDE TO

An illustrated analysis of:

Christopher's Crossing Addition

Pheasant Run Addition

Ridgeview Estates Addition

Rolling Hills 7th Addition

Quail Run 2nd Addition

The Villages

McGregor's 2nd Addition

Fort Russell Neighborhood

Camden Ct Planned Unit Development

Green Acres Planned Unit Development

TiempoCommonsPlannedUnitDevelopment

Peterson's 1st Addition



City of Moscow
Community Development Dept
221 E Second Street
Moscow | ID | 83843
www.ci.moscow.id.us

DENSITY



Christopher's Crossing Addition

Year:
2000

Total Units:
17 du

Study Area:
18.9 acres

Use(s):
Single Family

Net Density

1.05 du/a

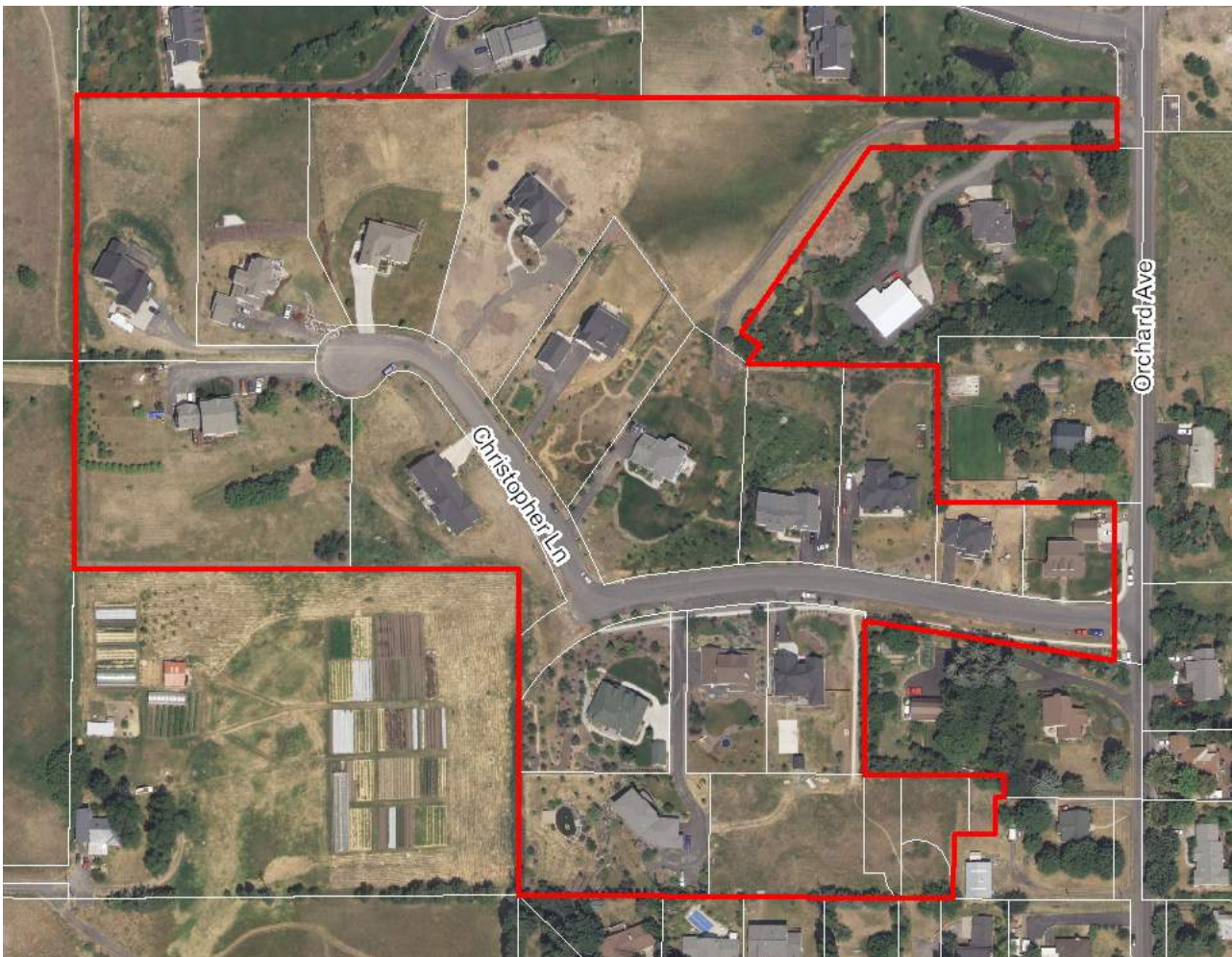
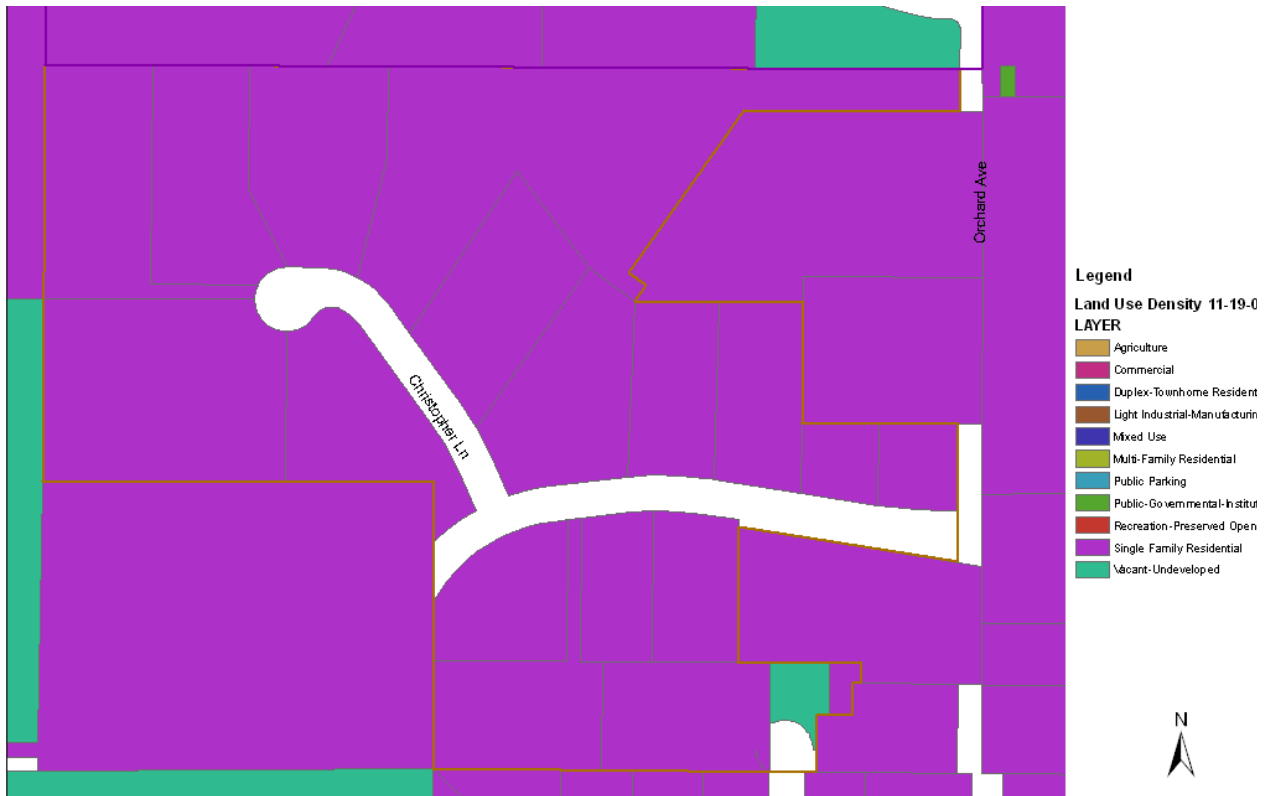
Gross Density

.89 du/a

**Population
Density**

2.00 p/a





Pheasant Run Addition

Year:

1995

Total Units:

9 du

Study Area:

9.84 acres

Use(s):

Single Family



Net Density

1.04 du/a

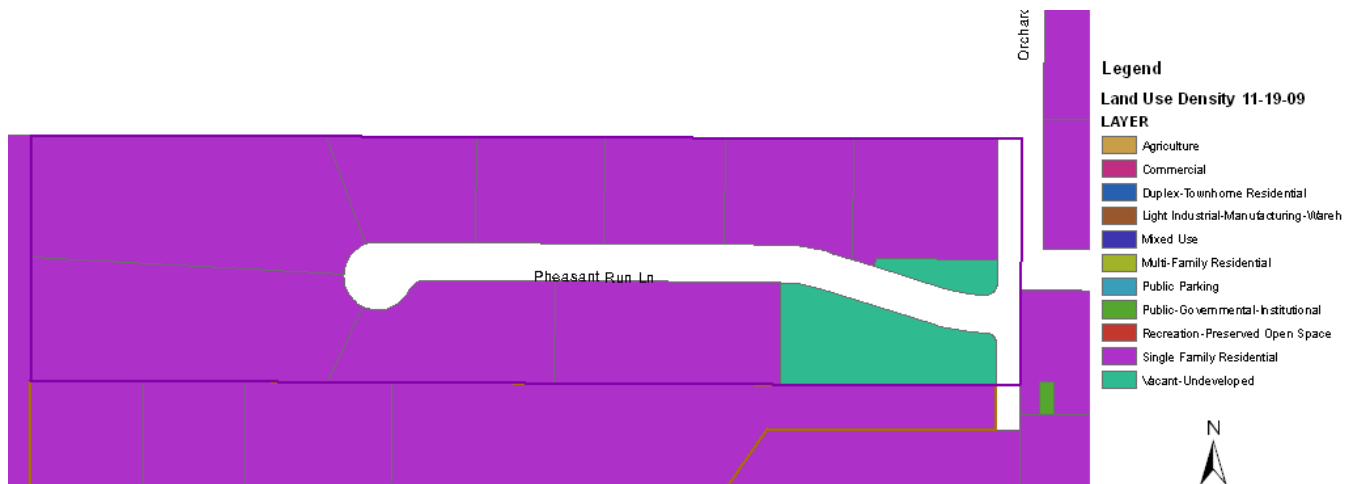
Gross Density

.91 du/a

**Population
Density**

2.04 p/a





Ridgeview Estates Addition

Year:

1987

Total Units:

26 du

Study Area:

14.08 acres

Use(s):

Single Family



Net Density

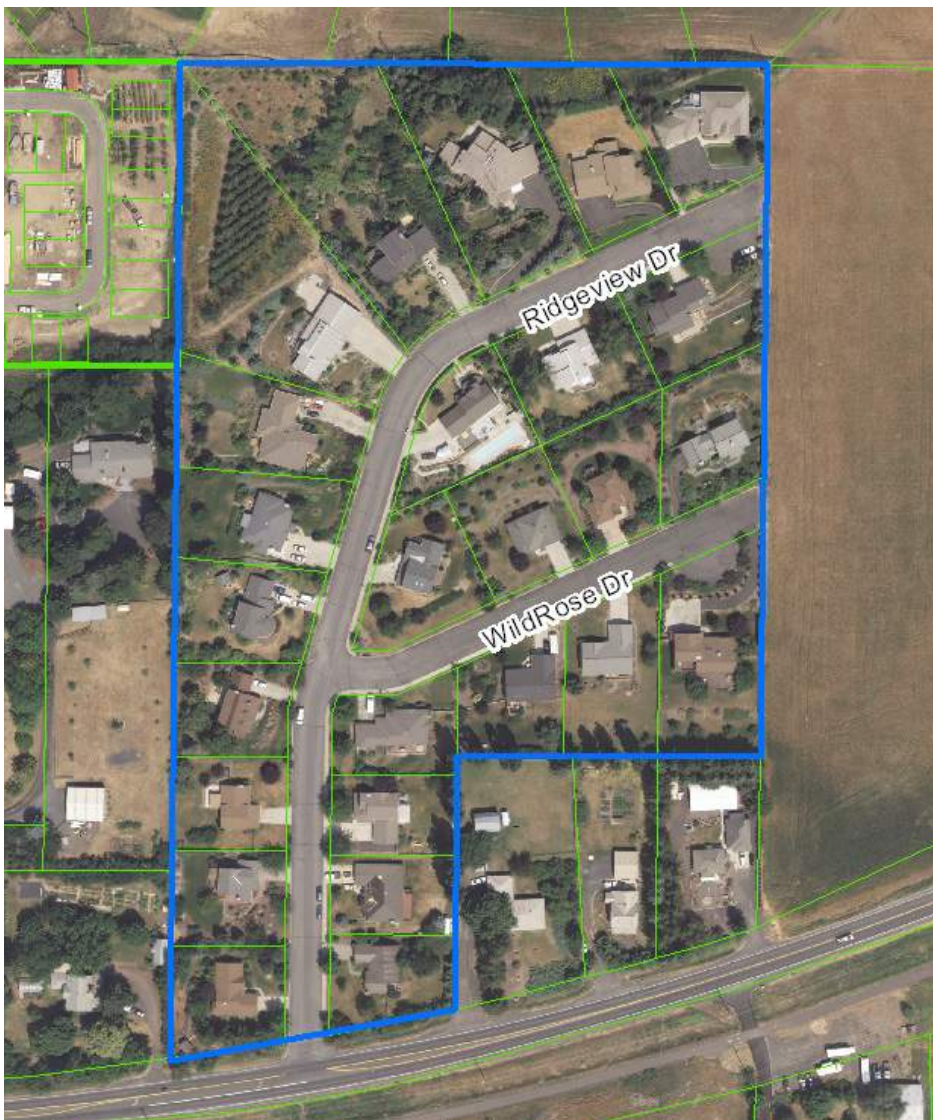
2.14 du/a

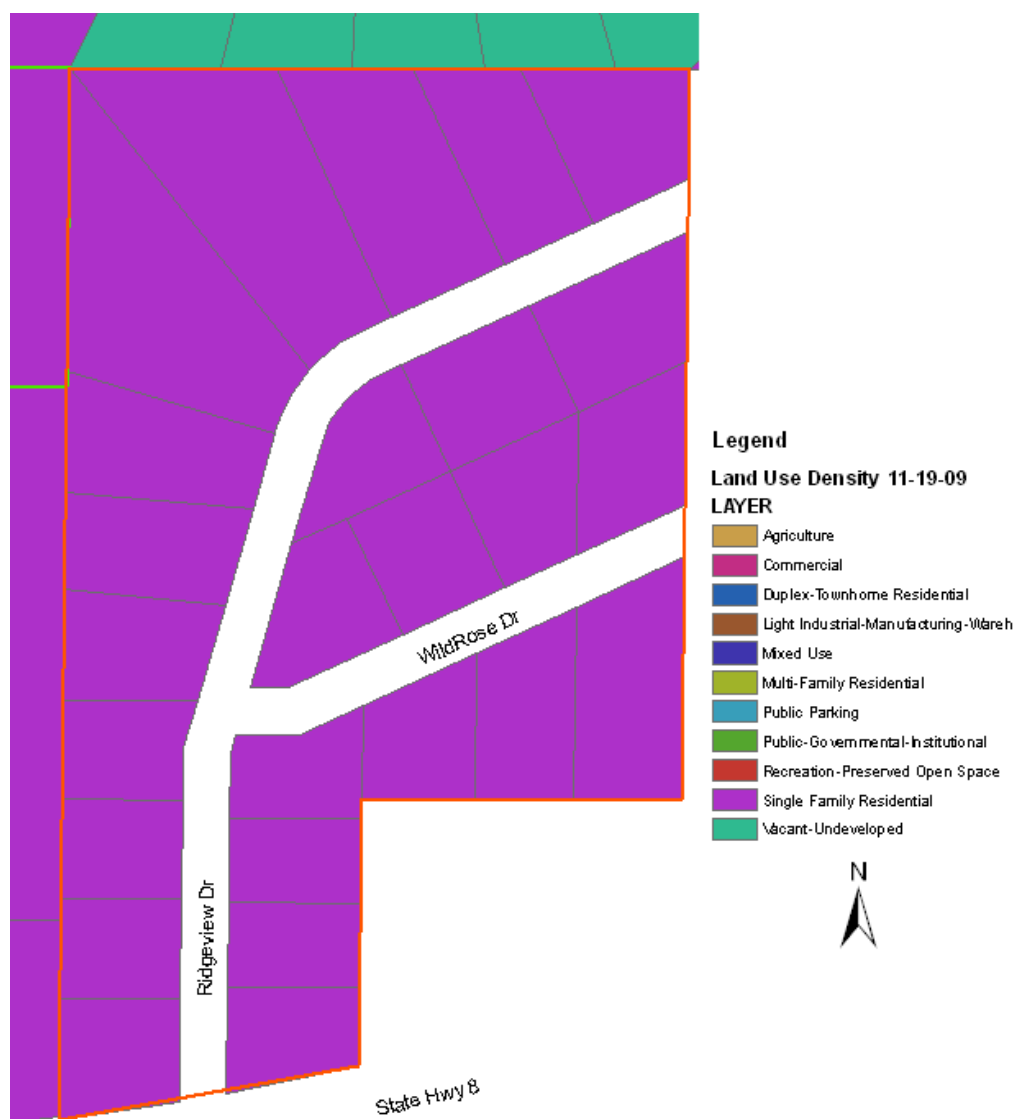
Gross Density

1.84 du/a

**Population
Density**

4.14 p/a





Rolling Hills 7th Addition

Year:
2005

Total Units:
63 du

Study Area:
21.30 acres

Use(s):
Single Family

Net Density

3.68 du/a

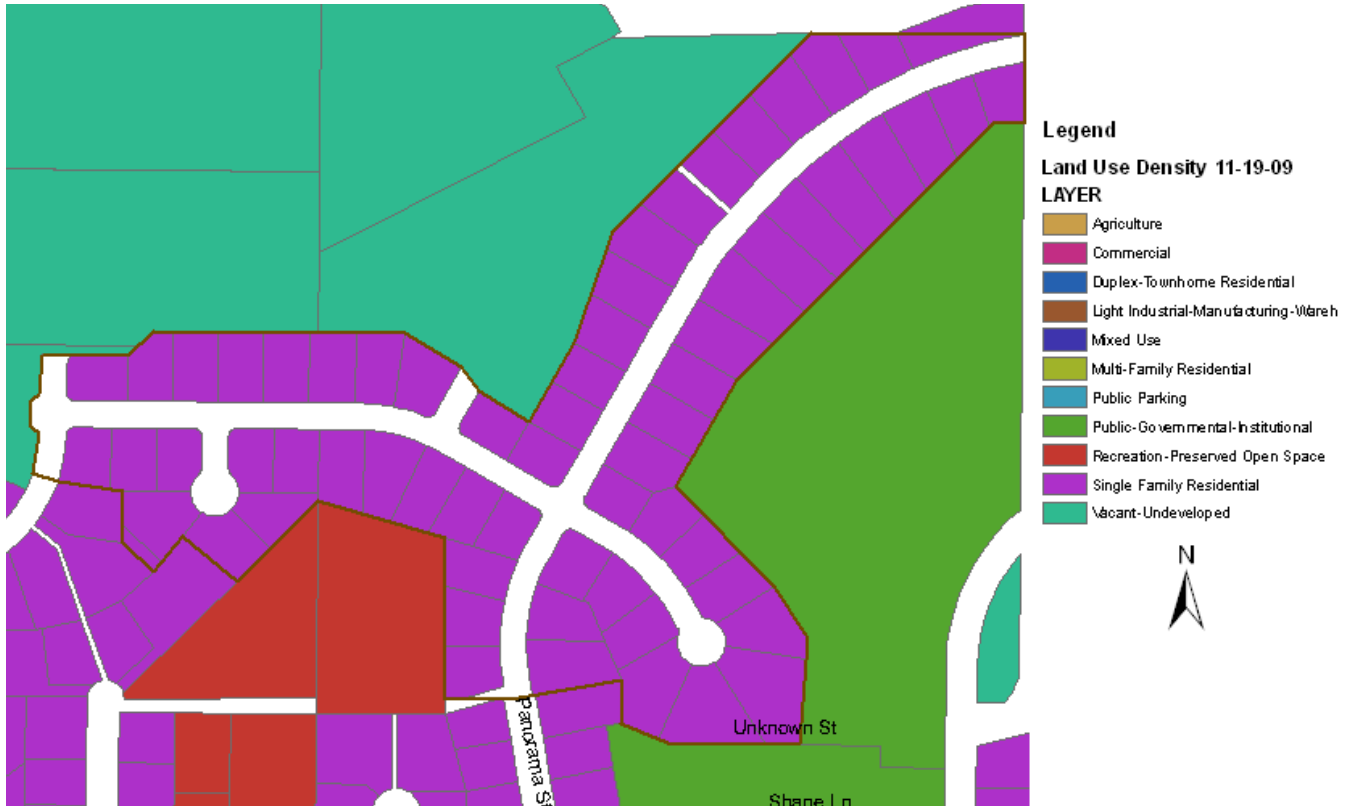
Gross Density

2.95 du/a

**Population
Density**

6.63 p/a





Quail Run 2nd Addition

Year:
1999

Total Units:
37 du

Study Area:
11.03 acres

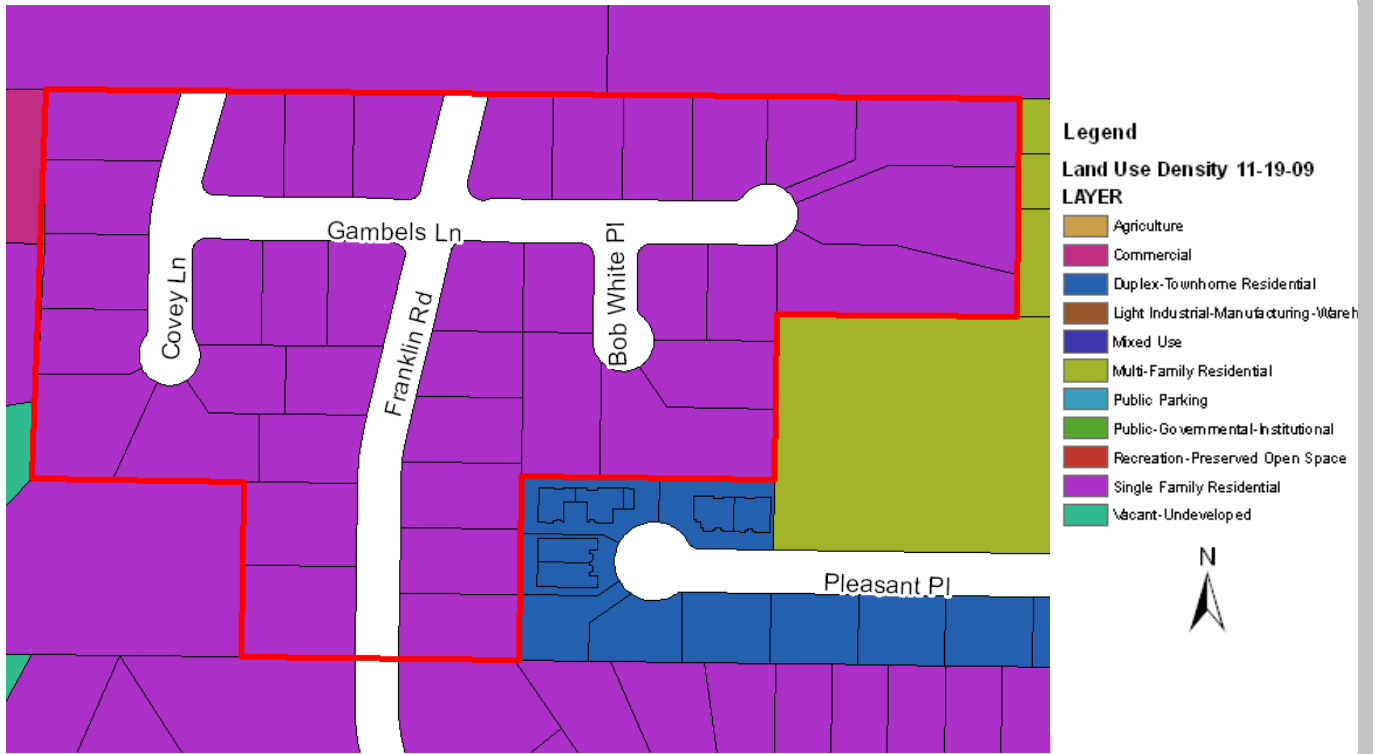
Use(s):
Single Family



Net Density — 3.76 du/a

Gross Density — 3.35 du/a

Population Density — 7.53 p/a



Villages

(Re-plat of Southgate 3rd)

Year:

2005

Total Units:

22 du

Study Area:

5.27 acres

Use(s):

Single Family



Net Density

6.94 du/a

Gross Density

4.17 du/a

**Population
Density**

9.38 p/a





McGregor's 2nd Addition

Year:

1889

Total Units:

284 du

Study Area:

56.29 acres

Use(s):

Single Family

Two Family

Multi Family

Net Density

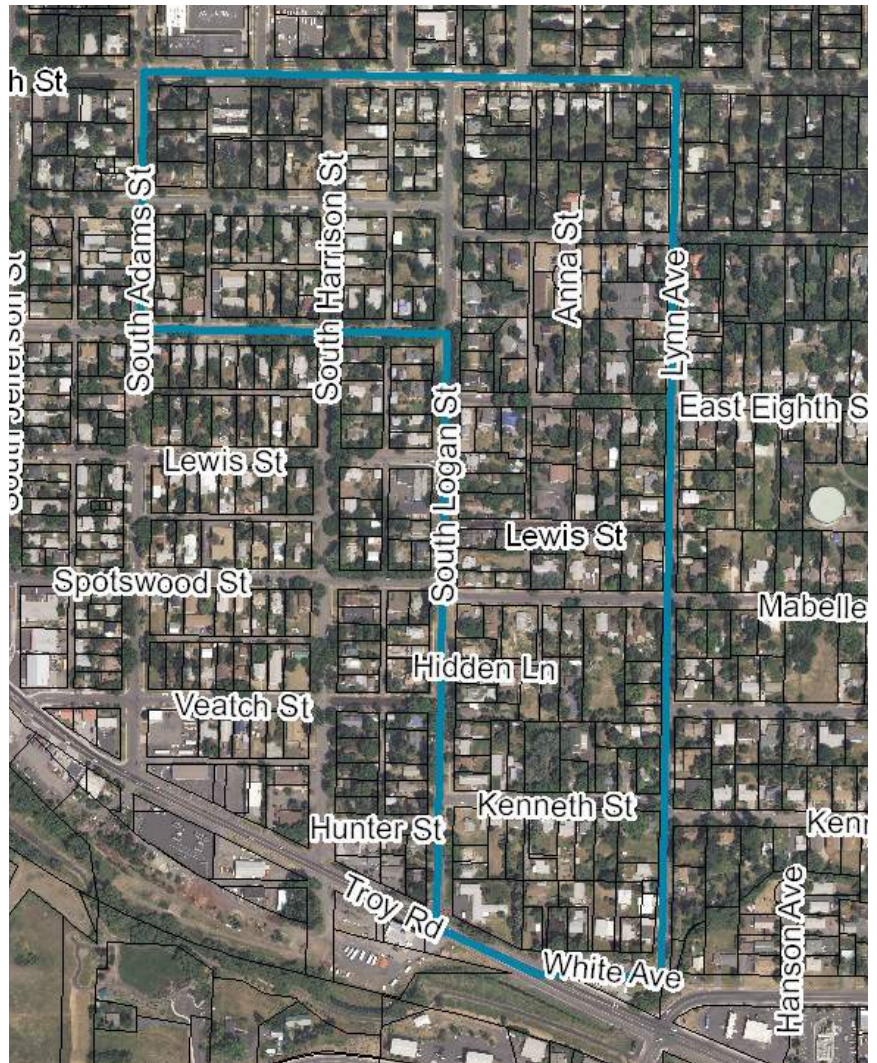
6.69 du/a

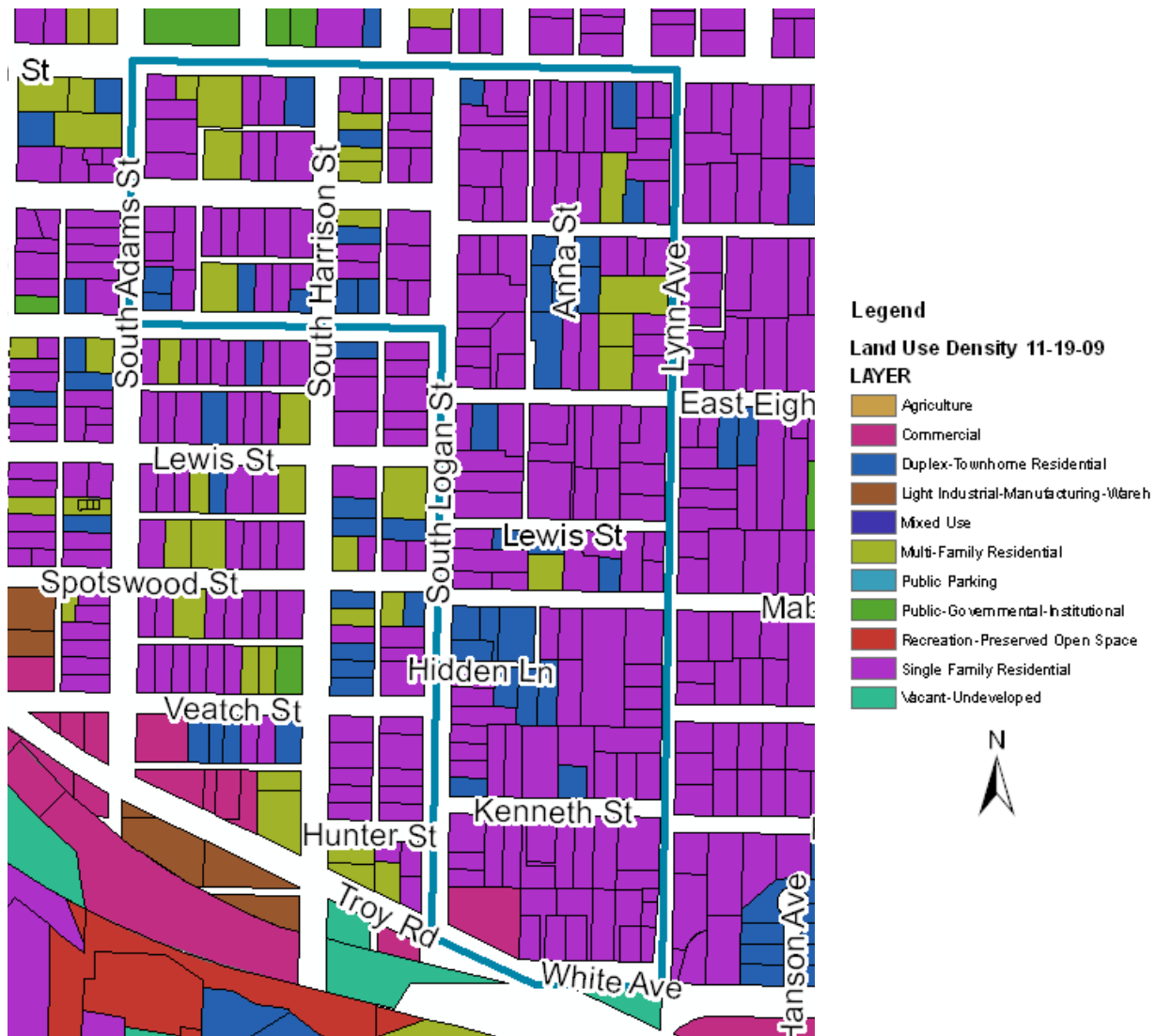
Gross Density

5.04 du/a

**Population
Density**

11.34 p/a





Fort Russell Neighborhood

Year:

1882 (Approx.)

Total Units:

314 du

Study Area:

85.59 acres

Use(s):

Single Family

Two Family

Multi Family

Institutional



Net Density

7.23 du/a

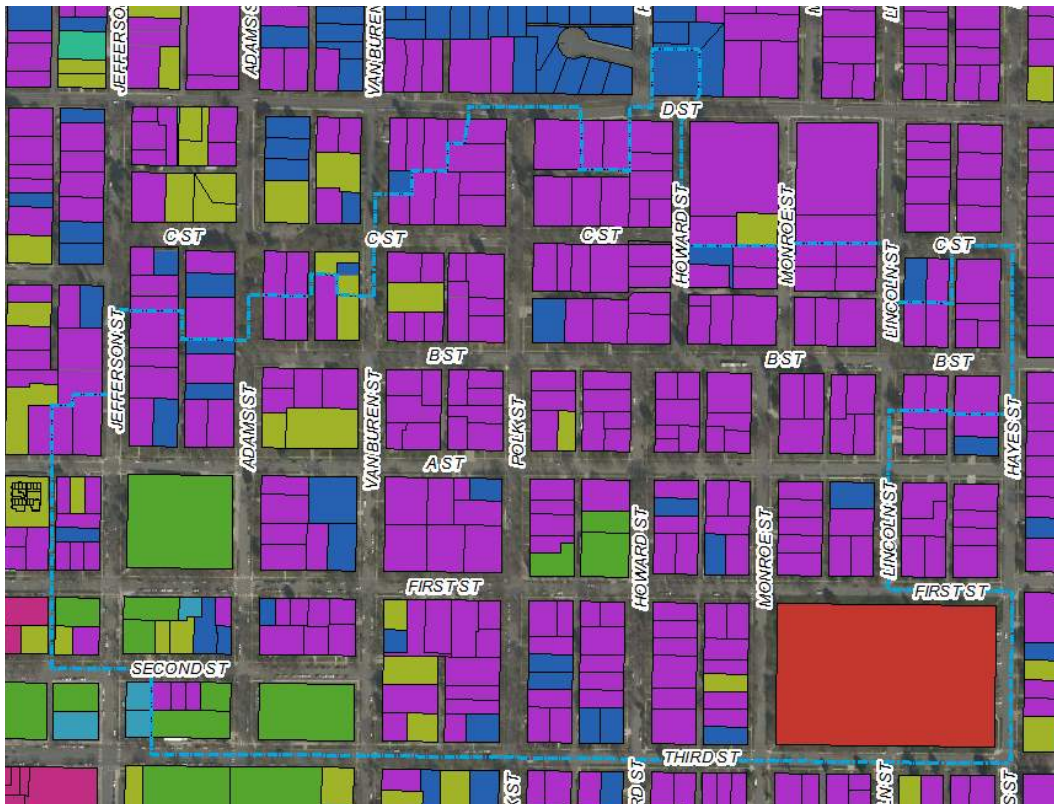
Gross Density

3.66 du/a

**Population
Density**

8.23 p/a



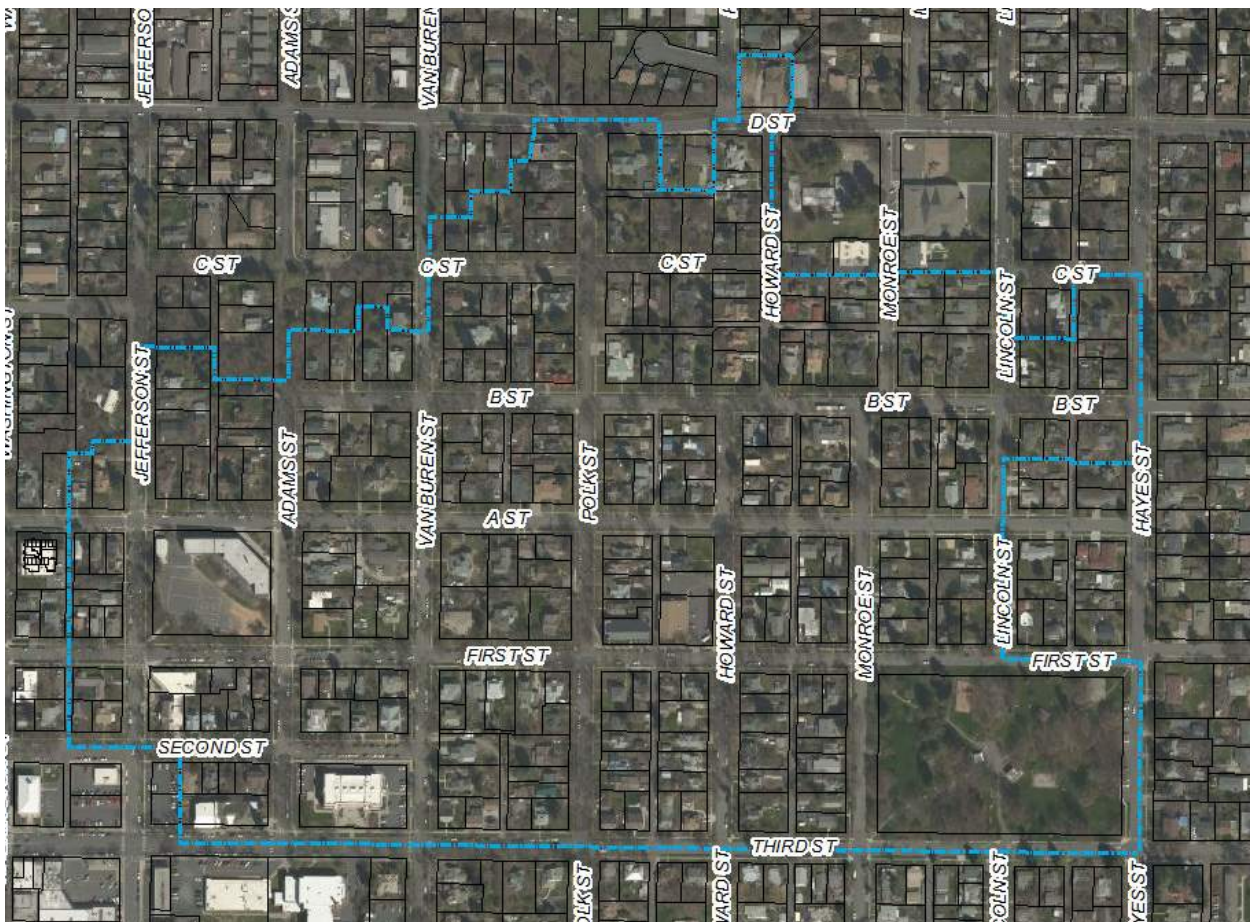


Legend

Land Use Density 11-19-09

LAYER

- Agriculture
- Commercial
- Duplex-Townhome Residential
- Light Industrial/Manufacturing/Ware
- Mixed Use
- Multi-Family Residential
- Public Parking
- Public-Government/Institutional
- Recreation-Preserved Open Space
- Single Family Residential
- Vacant-Undeveloped



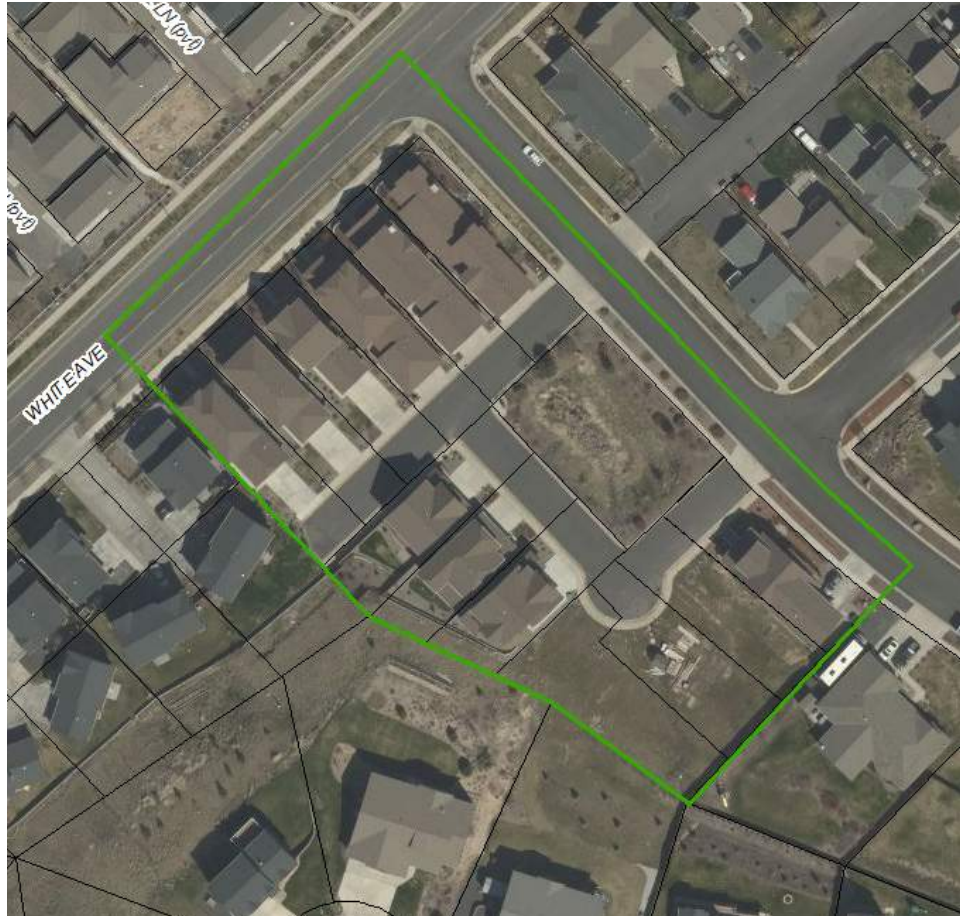
Camden Ct Planned Unit Development

Year:
2006

Total Units:
13 du

Study Area:
92,543 sq ft

Use(s):
Single Family



Net Density

7.69 du/a

Gross Density

6.11 du/a

**Population
Density**

13.74 p/a





Legend

Land Use Density 11-19-09

LAYER

- Agriculture
- Commercial
- Duplex-Townhome Residential
- Light Industrial-Maximum 100,000 sq. ft.
- Mixed Use
- Multi-Family Residential
- Public Parking
- Public Government Institutional
- Recreation-Preserved Open Space
- Single Family Residential
- Vacant-Undeveloped



Green Acres Planned Unit Development

Year:
2007

Total Units:
43 du

Study Area:
229,209 sq ft

Use(s):
Single Family

Net Density

21.8 du/a

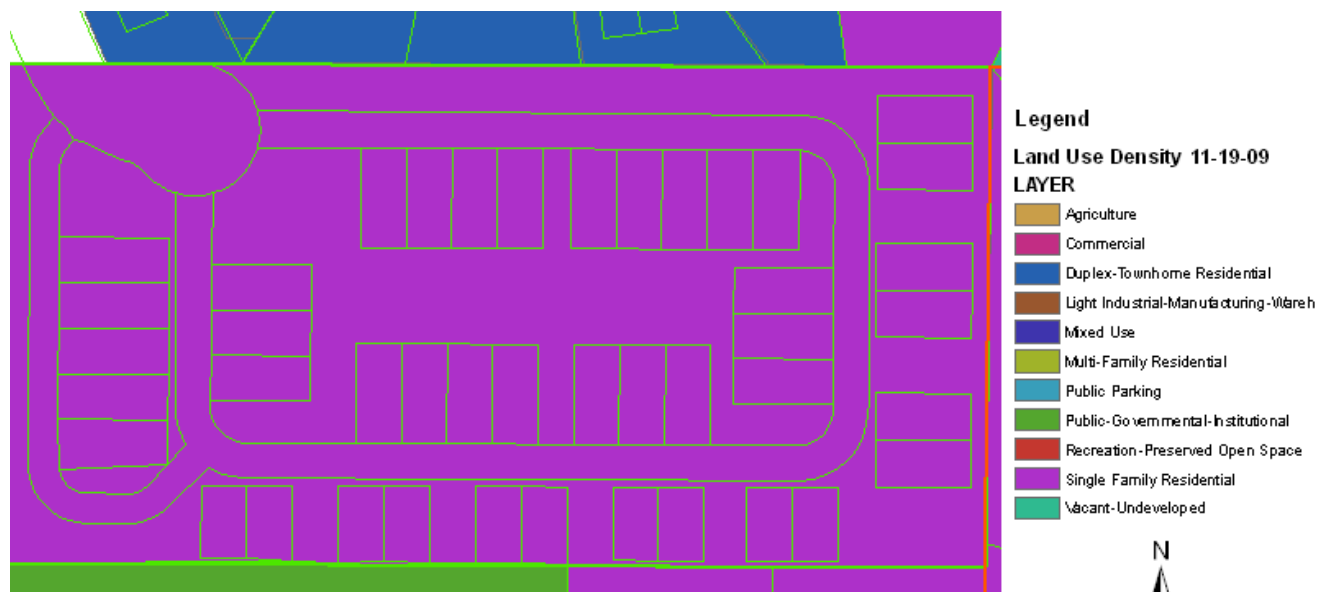
Gross Density

8.17 du/a

**Population
Density**

18.38 p/a





Tiempo Commons Planned Unit Development

Year:
2007

Total Units:
50 du

Study Area:
5.5 acres

Use(s):
Single Family

Net Density

21.4 du/a

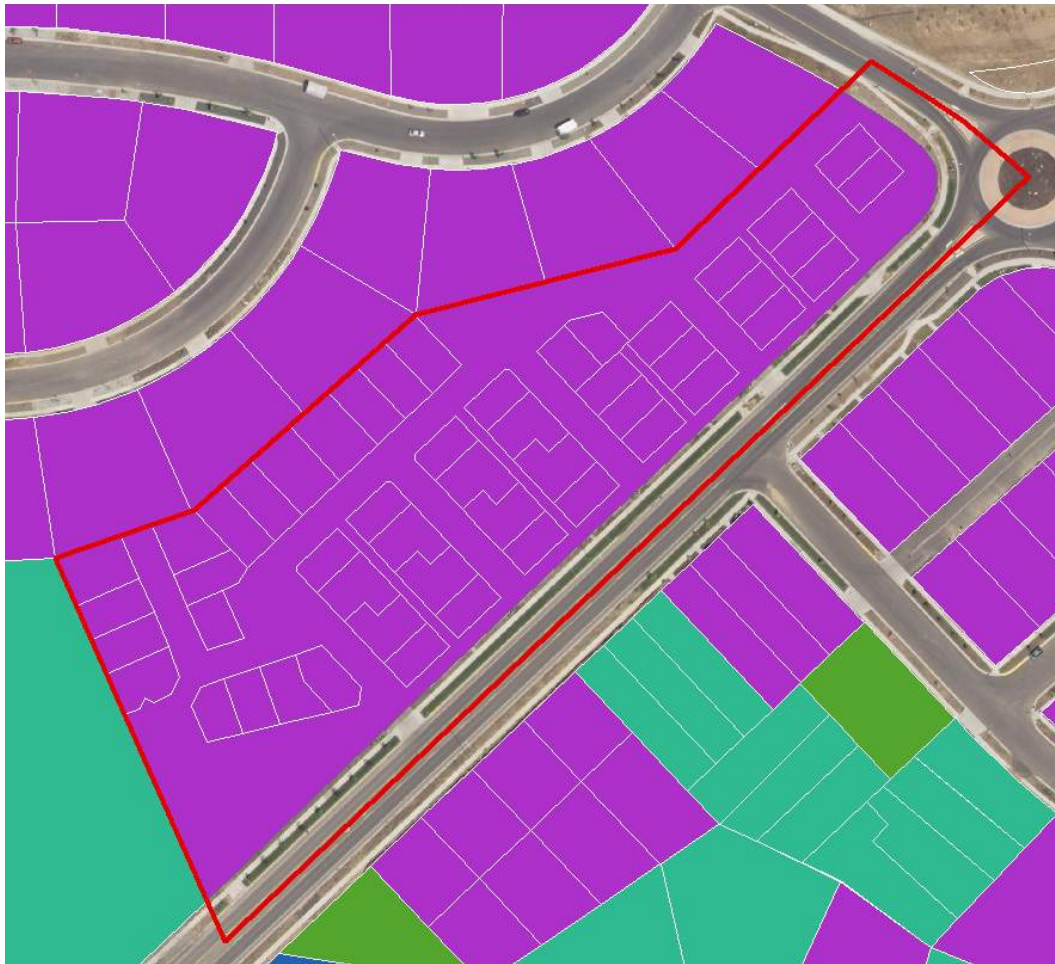
Gross Density

8.94 du/a

**Population
Density**

20.11 p/a





Legend

Land Use Density 11-19-09

LAYER

- Agriculture
- Commercial
- Duplex-Townhome Residential
- Light Industrial-Manufacturing-Wareh
- Mixed Use
- Multi-Family Residential
- Public Parking
- Public-Governmental-Institutional
- Recreation-Preserved Open Space
- Single Family Residential
- Vacant-Undeveloped



Peterson's 1st Addition

Year:
2003

Total Units:
265 du

Study Area:
11.9 acres

Use(s):
Multi Family

Net Density

24.7 du/a

Gross Density

22.2 du/a

**Population
Density**

49.95 p/a



