

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
November 28, 2018

Mike Ray
Staff Liaison

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

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Mike Nelsen, Robb Parish, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Kurt Obermayr, Nels Reese
ALSO IN ATTENDANCE: Mike Ray, Anne Zabala, Anne Peterson

1. Approval of minutes from November 14, 2018

Seever felt strongly that the rezone motion should include the words “to the County” between “recommend” and “approval.” No one else seemed bothered by the way the motion read but also didn’t object to adding the words. Seever moved approval of the minutes with that change.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Parish

2. Correspondence

None.

3. Transportation Commission Meeting Report

No report. The next meeting is December 13th.

4. Public Comment

None.

5. Approval of Reasoned Statement of Relevant Criteria and Standards for Property at 2350 Trail Road in the Area of City Impact: LUP2018-0030 [ACTION ITEM]

Seever moved approval of the RCS as presented.

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

6. Review of Comments Received from Comprehensive Plan Public Comment Period [ACTION ITEM]

McClure acknowledged and thanked those who took time to submit comments. Parish expressed concern about the balance between being responsive to citizen comments while also not having to revisit previous decisions. Commissioners reviewed all the comments, duly noting those that didn’t need further action and holding further discussion as bulleted below.

- Joy Irving request a tentative road alignment through her property at 1945 Orchard be removed from the Future Land Use map. Ray explained future roadway connections come from the Thoroughfare Plan but the reality of the road going through is unlikely unless the area is subdivided. The future road

alignment line helps keep in mind the need for additional east-west connections in the northern quadrant of the City during future planning.

- Joann Muneta recommended that Third and Sixth Streets be designated as collector streets rather than minor arterials. Commissioners have already discussed this at length at multiple meetings over the past year and are recommending that both the streets be designated minor arterials.
- Commissioners deferred to staff to decide on Nancy Chaney's grammatical corrections and how to incorporate any appropriate additions while still maintaining the Comp Plan's succinct writing style. McClure acknowledged the good point made about the recent changes to single-stream recycling and it was agreed to change the wording to recognize the fluctuations in the recycling market. Parish appreciated the depth of Chaney's review and input.
- David Hall submitted water conservation recommendations as well as corrections to Figure 5.6, Water Action Plan. Ray said the recommendation to specifically disallow re-sale of City water or exporting for commercial levels was a higher-level City Council political decision. Zabala asked that the full Council received all these Comp Plan comments and Ray assured Commissioners they would.
- Nils Peterson submitted an extensive global warming report and a request that the Comp Plan language be strengthened on this topic. McClure pointed out the topic was addressed within the Comp Plan submission made by the Sustainable Environment Commission and other Commissioners agreed that was sufficient. Anything stronger should be a separate Climate Action Plan, likely developed by the SEC or Administration.
- Commissioners agreed with several open house comment cards but concluded most of them were pertinent to the Transportation Commission rather than the Comp Plan. The housing choice comments were commendable but are ultimately market driven rather than directed by the Comp Plan.
- Kathy Dawes suggested an addition to the Chapter 5 goals regarding housing options. Ray said he would review the Community Character and Land Use Chapter of the Comp Plan since there was a similar goal within that chapter, and make changes accordingly. Dawes also submitted recycling recommendations that Commissioners thought also fit within the Comp Plan's aspirational ideas.

7. Subdivision Code Review [ACTION ITEM]

Ray reviewed the subdivision access points discussion from the last meeting. Peterson Second Addition, Green Acres PUD and Greensides Place were reviewed as examples of the numbers of homes served by access points. Ray also provided information from other jurisdictions, stating that not many address access points in their Subdivision Code but those who do typically require two points of ingress/egress. Commissioners were more comfortable with the threshold for a second access point requirement being 30 houses rather than 60. Staff will continue gathering data.

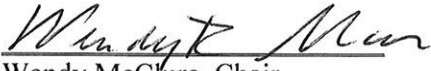
8. Area of City Impact Agreement [ACTION ITEM]

McClure asked about the effects of building within the ACI on the proposed street connectivity and Ray said the County was amenable to the language at the top of page 4 stating, "allow for the logical extension of existing and planned roadways..." when reviewing development within the ACI.

9. Future Continuing Education Discussions

McClure shared copies of a booklet entitled, "The Rural Town: Designing for Growth and Sustainability" which she said will coordinate well with the upcoming subdivision type discussion. Commissioners were asked to read pages 31-38 in preparation for the January 9th meeting. Parish thought the discussion would also dovetail nicely into the anticipated conversation with Parks & Rec staff. Seever thought affordable housing also tied into the subdivision discussion and Ray said he already plans to invite a couple people who have requested code revisions to allow tiny homes and extend the duration of living within a RV in the City.

The meeting adjourned at 8:30 p.m.


Wendy McClure, 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 FOUR POINT SEVEN (4.7) ACRE AREA OF LAND LOCATED AT 2350 TRAIL ROAD WITHIN THE AREA OF CITY IMPACT OF THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Rezone in the Moscow Area of City Impact on September 24, 2018; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 14, 2018; 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 1999 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, the Moscow Area of City Impact Agreement, and other applicable development regulations.
2. Per the Moscow Area of City Impact Agreement with Latah County, the Moscow Planning and Zoning Commission is to conduct one hearing and forward a recommendation on to Latah County.
3. The subject property is a four point seven (4.7) acre area of land generally located at 2350 Trail Road within the Area of City Impact.
4. The subject property is currently being used as hay and pasture ground and includes a large barn that is used for storage.
5. The subject property is primarily surrounded by agricultural lands and rural single family dwellings that are within the Area of City Impact.
6. The subject property is currently designated as Agricultural (A) upon the 1999 City of Moscow Comprehensive Plan Land Use Map.
7. According to the 1999 Comprehensive Plan, the Agricultural (A) designated areas,

“Agricultural areas are farming, ranching, or forestry activity areas, or lands suited best thereto, located either within or adjacent to the city boundary or outside the city boundary but within the Area of City Impact. Lands with this designation shall remain

primarily undeveloped except for single-family dwellings and accessory buildings on large lots, and except for buildings related to agricultural, ranching, or forestry uses or other uses which do not conflict with the rural aspects of the uses previously specified."

"The majority of lands outside the urban area and the area of expansion have been designated for agriculture. Both the city and Latah County recognize that every attempt should be made to keep other development out of these agricultural areas in order to maintain acreage large enough for agricultural utilization. Available lands within the city should all be developed before development occurs outside of the present city limits. As lands designated for low-density residential use are developed, areas designated for agricultural use within the Area of City Impact may be gradually reclassified for low-density residential use."

8. The subject property is located in Latah County within the Area of City Impact and the applicant is proposing to rezone the property to the Farm, Ranch, and Outdoor Recreation (FR) Zone.
9. The subject property and all surrounding properties are currently zoned Agriculture/Forestry (AF).
10. According to the City of Moscow Zoning Code, the purpose of the FR Zoning District is to,
"permit current agricultural, outdoor recreation and other open land uses to be maintained and at the same time to set minimum standards for the development of similar new uses in order that this open zoning district be protected against spasmodic, disorderly and indiscriminate development until such time as another appropriate use of the land in this zoning district has been determined. It is also intended that newly annexed areas of the City be placed in this classification until land use studies determine the character and appropriate use of such areas."
12. Uses permitted within the FR Zone include single family dwellings, urban agriculture, child care services, and bed and breakfast inns. Conditionally permitted uses include golf courses, veterinary services, pet care services, antenna towers, cemeteries, community centers, fairgrounds, government office buildings, religious facilities, self-storage facilities, and RV parks and campgrounds.
13. The subject property has access via Trail Road, which is designated as a collector street within the 1999 Comprehensive Plan. Trail Road is developed as an approximately 22 foot wide gravel roadway with ditches on both sides.
14. The current collector standard requires a 70 foot right-of-way to accommodate the street section and there is currently a 50 foot roadway easement dedicated for Trail Road. The subject property currently extends to the centerline of Trail Road and contains a 25 foot roadway easement for half of Trail Road. In order to accommodate the collector street standard, the Commission finds that a condition be placed upon the rezone request that the applicant dedicate sufficient right-of-way along the full frontage of the property to provide 35 feet of width north of the existing centerline of Trail Road.

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

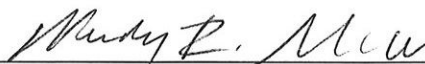
1. **1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed preliminary plat is consistent with the underlying 1999 Comprehensive Plan Land Use Designation of Agricultural (A).
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed Farm, Ranch, and Outdoor Recreation (FR) Zone provides a continuation in large lot single-family development along the Trail Road corridor while preserving adjacent agricultural uses.
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 adjacent properties in all directions are primarily agricultural, with some single family homes constructed on large lots.
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 with the recommended condition of increasing the width of Trail Road to accommodate a future collector street standard, will not unduly burden the neighborhood 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 Trail Road which is currently designated as a collector street. Allowed uses within the FR Zone can be accommodated by a well and septic system.

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 four point seven (4.7) acre property to Latah County with the following condition:

1. The applicant shall dedicate sufficient right-of-way along the full frontage of the property to provide 35 feet of width north of the existing centerline of Trail Road to meet the existing collector street standard.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of 29 November, 2018.



Wendy McClure, Chair
Planning and Zoning Commission