

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
March 28, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

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

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

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Kurt Obermayr, Robb Parish, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Mike Nelsen

ALSO IN ATTENDANCE: Mike Ray, Staff Liaison; Anne Zabala, Council Liaison; Anne Peterson, Deputy City Clerk

1. Approval of minutes from March 14, 2018

RESULT:	ACCEPTED
MOVER:	Parish
SECONDER:	Obermayr
ABSTENTIONS:	Wilson

Motion carried by acclamation.

2. Correspondence

None.

3. Transportation Commission Meeting Report

No meeting since Hamilton last reported. Next meeting is April 12, 2018.

4. Public Comment

Jacob Wells, 867 Indian Hills, was concerned with height of houses that eventually get built behind him. His home was limited in height to one story and he would like to see the same occur when the Thompson property is developed.

5. Public Hearing: Proposal for a Preliminary Subdivision Plat and Rezoning for Property Generally Located East of Main Street and North of Palouse River Drive – Indian Hills 9th Addition: LUP2018-0003 and LUP2018-0004

1. A proposal for a Preliminary Subdivision Plat of a 21.73 acre area of land to create thirty-two (32) parcels ranging from 7,006 square feet in size to 3.76 acres in size.
2. Rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

Ray presented the proposed subdivision and rezone of 36 parcels, including some history of how the property shapes and existing or planned streets came about based on previous subdivisions. The current land use designations are Auto-Urban Commercial (nearest Main Street) and Auto-Urban Residential. The proposed rezone requests for Moderate Density Residential (R-2) and Medium Density Residential (R-3)

in the current Auto-Urban Residential area are appropriate, as is Motor Business (MB) in the current Auto-Urban Commercial area. The utilities and other public facilities are adequate for the densities allowed. Ray pointed out there is a portion of the subdivision that has already been conveyed to Palouse Prairie Charter School so that piece will remain Ag-Forest (AF) zoning designation. A Conditional Use Permit was approved for the school by the Board of Adjustment on December 11, 2017. A subsequent lot division for the school parcel was approved by City Council with the condition that Powers Avenue be built out into a cul-de-sac large enough to accommodate emergency vehicles.

The subdivision application calls for Southview Avenue to continue east to the Alice Street alignment which will continue south from where it is currently stubbed, terminating in a T-intersection with Southview. Applicant is proposing Lots 15 and 16 be accessed via private drive south of Southview. Southview is slated to continue to the east when the adjoining property is developed. Applicant has proposed a pedestrian easement from Southview to the northeast corner of the Palouse Prairie Charter School property.

The 1.74 acre Indian Hills 8th parkland dedication is located within the proposed Indian Hills 9th Addition. Applicant is requesting to exchange that for a 4.09 acre parcel within Indian Hills 9th just north of The Grove Apartments. The Parks & Recreation Department desires the proposed parcel for its topographic features and have plans for an edible forest that will include meandering paths and access from both Southview Avenue and Indian Hills Drive.

Staff recommended approval of the proposed rezone with no conditions and recommended approval of the proposed Preliminary Plat with the following conditions:

1. The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east.
2. The recommendation of approval shall be subject to City Council approval of the property exchange and dedication agreement between Indian Hills Trading Company and the City of Moscow regarding parkland for the Indian Hills 8th Addition and the remaining adjacent Indian Hills Trading Company property.

Parish asked why Alice Street wasn't proposed to continue to Palouse River Drive. Ray said there were concerns about the steepness of the grade in that area, and also since Palouse River Drive is a minor arterial, staff want to limit the number of access points onto it. Blaine Street and Pine Cone Road are already slated to connect to Palouse River Drive. There were no further questions for staff.

Public hearing opened at 7:35pm.

Shelley Bennett, 213 South Main, spoke on behalf of the applicant. She said the proposed R-3 lots are across the street from The Grove Apartments which is R-4, and R-3 has a shorter setback which would provide more flexibility since those lots are steep. They chose R-2 for the other lots for the added setback flexibility over R-1. She said moving the park made economic sense and allowed the school to fit better.

Jack Hammond, 528 Bryden Avenue, Lewiston, is the applicant's Engineer. He said the Alice Street stub is currently a 9.2% grade which will continue to Southview and the paved utility access. He said the steepness farther south made it not practical to connect with Palouse River Drive. Obermayr asked about the drop from existing Indian Hills homes to the Block 3 lots to the south. In terms of view blockage, Hammond thought the drop from existing homes on Indian Hills to the proposed Block 3 parcel to be about 12-14 feet in most cases.

Kristin Findley, 787 Indian Hills, lives adjacent to proposed Block 3 Lot 9. She thought a house behind her would block her view despite the elevation drop. She said recent multifamily developments on East Palouse River Drive have already increased the volume and speed of traffic in front of her home so she was

concerned about there being even more. She thought it would require great expense for the City to make the parkland accessible from Indian Hills due to the topography.

Jacob Wells, 867 Indian Hills, said they were assured at the Neighborhood Meeting that the top soil would be saved for home lots and he hoped that was true to allow for most efficient vegetation and irrigation. He thought neighborhood homeowners should be consulted as to their preference for a playground vs. an edible forest in the parkland. Ray pointed out the parkland issue wasn't before Planning & Zoning for approval so those concerns should be expressed to City Council on April 2. Ray added that the preliminary plat will need to be revised if Council denies the parkland exchange.

Ray read into the record public testimony received via email from Brian Dyre and Lisa Fournier (attached). The public hearing closed at 8:10pm.

Obermayr asked if there were height limitations for Indian Hills 1st Addition. Ray said zoning regulations limit homes to 35 feet measured from the front of the house, and he surmised that some Indian Hills homes were built single story from the front because they have daylight basements on the downhill side. Homes on Southview may likely end up two stories on the front and one in the back. Wilson thought the plan fit the area well. Seever also thought it was a good plan and appreciated that the developer was including a pedestrian easement for connectivity. She thought the topography would prevent serious view issues. McClure thought the edible forest provided needed diversity among City parks. Parish moved approval of the rezone as presented and directed staff to prepare the Relevant Criteria and Standards.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Parish
SECONDER:	Gropp

Obermayr moved approval of the preliminary plat with the conditions recommended by staff and directed staff to prepare the Relevant Criteria and Standards.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Obermayr
SECONDER:	Wilson

6. Results of Commission Survey Questions

Ray shared survey results of the Commission's questions on the citizen survey, as well as a couple others he thought would be of interest to Planning & Zoning (attached). Obermayr asked if the question on educational uses in the CB district pertained to whether it should be allowed at all, or whether it should be allowed by right. Ray said a City Council member submitted the question so he did not know the intent. Ray will get additional data broken down by the response quadrants.

7. Use Table Ordinance Final Review

The proposed revised ordinance has been noticed for public hearing on April 11.

8. Shared Readings

Staff will post the tiny home articles for discussion at the next meeting.

The meeting adjourned at 8.53 p.m.


Wendy McClure, Chair

Michael Ray

From: Bill Belknap
Sent: Wednesday, March 28, 2018 10:03 AM
To: Michael Ray
Subject: FW: Indian Hills Rezoning and Development Issue

From: Dyre, Brian (bdyre@uidaho.edu) [mailto:bdyre@uidaho.edu]
Sent: Monday, March 26, 2018 1:47 PM
To: Bill Belknap <bbelknap@ci.moscow.id.us>
Cc: Lisa Fournier <lfournier@wsu.edu>
Subject: Indian Hills Rezoning and Development Issue

Mr. Belknap,

I am writing you about an issue my wife and I have with the Indian Hills rezoning and development plan recently distributed by the city. Unfortunately, we cannot attend the public hearing on the issue this Wednesday at 7pm, so we are hoping this notice to you will address our needs.

As part of the current Indian Hills rezoning and development plan we are hoping that the city can manage to provide a downhill sewer connection for our house that was taken away when the development of the "The Grove" took place a number of years ago.

We live at 677 Indian Hills Dr. and currently use a full-house sewage ejector to pump our sewage up to the sewer line running along Indian Hills Dr. However, when we bought our house in 1997 we were told that when the land to the south of our house was developed that we would be able to connect to the downhill sewer lines and not need an ejector. There was also an easement along the back of our property providing for our immediate neighbors to the west (the Browns) to do the same (for their lower floor).

About 5-6 years ago I talked with the city engineers about connecting to the downhill sewer lines and they informed me that the sewer connections directly downhill from my house were taken away when "The Grove" was built and we could no longer connect to any downhill sewer lines.

I would like the city to rectify this issue and provide a potential downhill sewer connection for our property in the context of the current rezoning and development plan.

Please advise us as to the best course of action in getting this issue resolved.

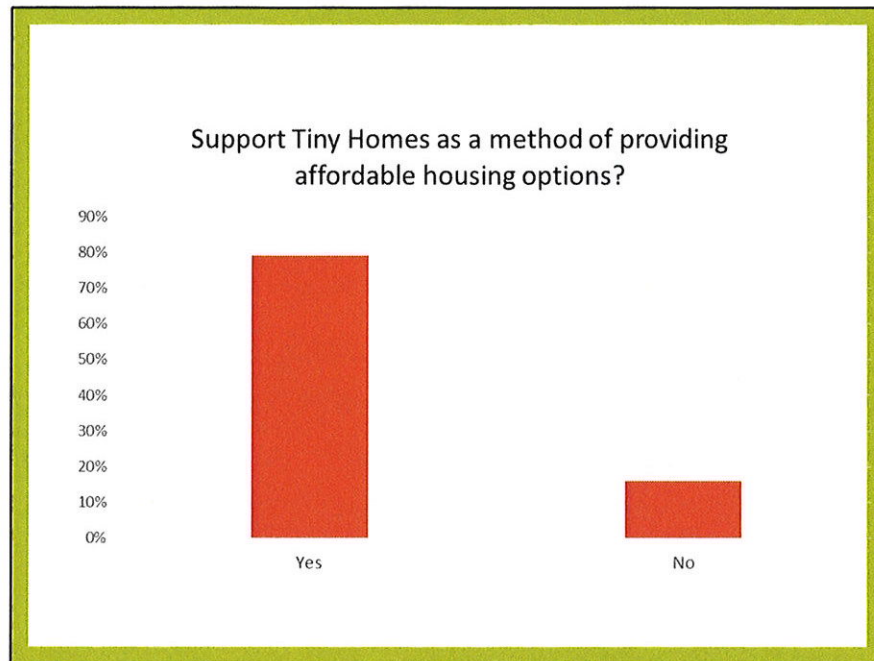
Best,

Brian Dyre & Lisa Fournier, Homeowners
677 Indian Hills Dr.
Moscow, ID 83843

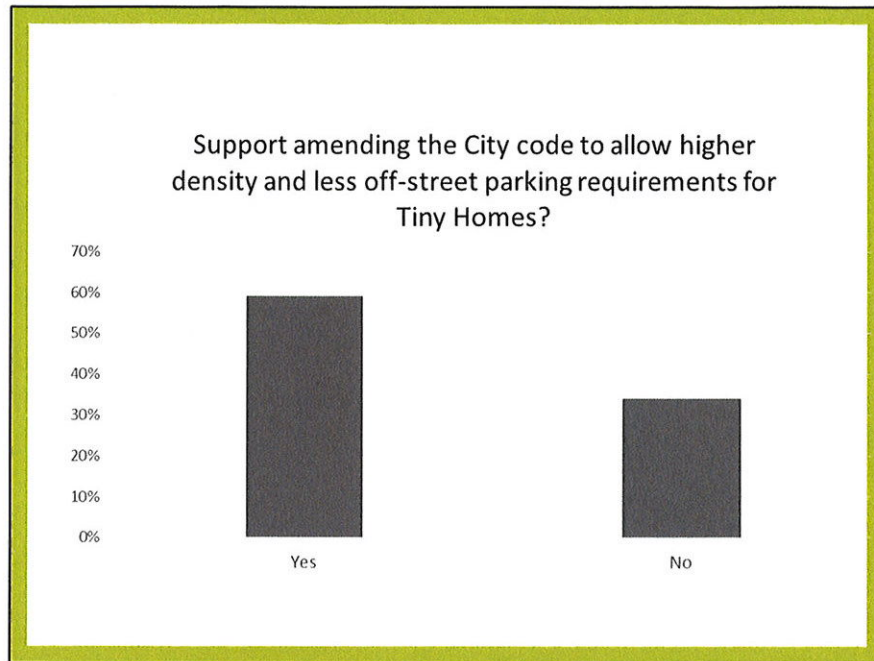
2017 CITIZEN SURVEY QUESTIONS

Planning and Zoning Commission

March 28, 2018



The next two questions focused on Tiny Homes. This question describes a Tiny Home as **quote: "Generally a home of 400 square feet or less in size which is constructed on wheels or a foundation."** The questions then asked if the respondent supported Tiny Homes as an affordable housing option in Moscow. 79 percent approved, and 16 percent did not.

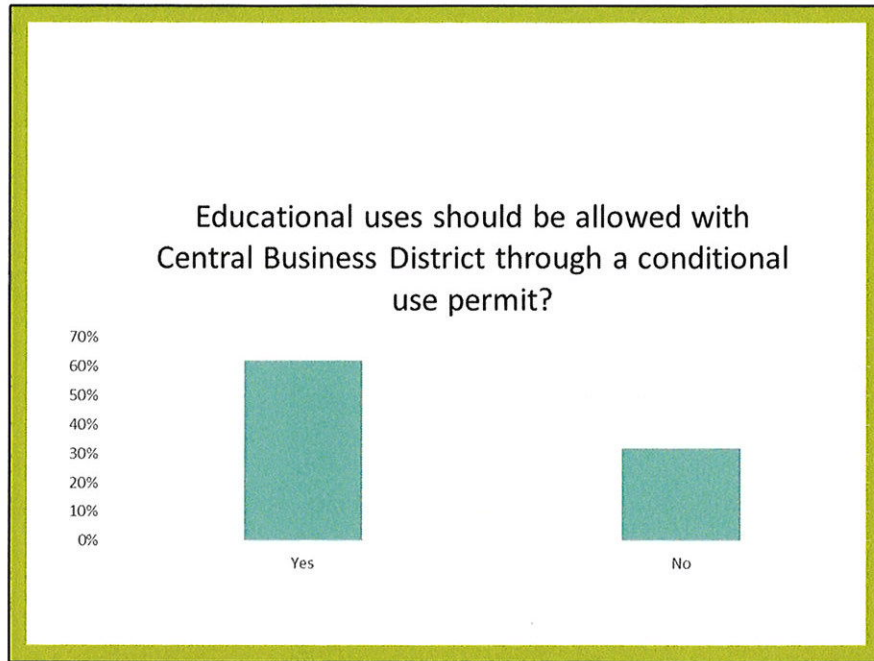


The Moscow City Code puts restrictions on the number of homes that are allowed on a certain size property **and** the number of off-street parking space for automobiles that are required. Because Tiny Homes are smaller than typical family housing, the Commission asked if resident would support amending the public code.

This would make it so that Planned Unit Development wouldn't have to go through public hearing and get approval from council each time they wanted to build.

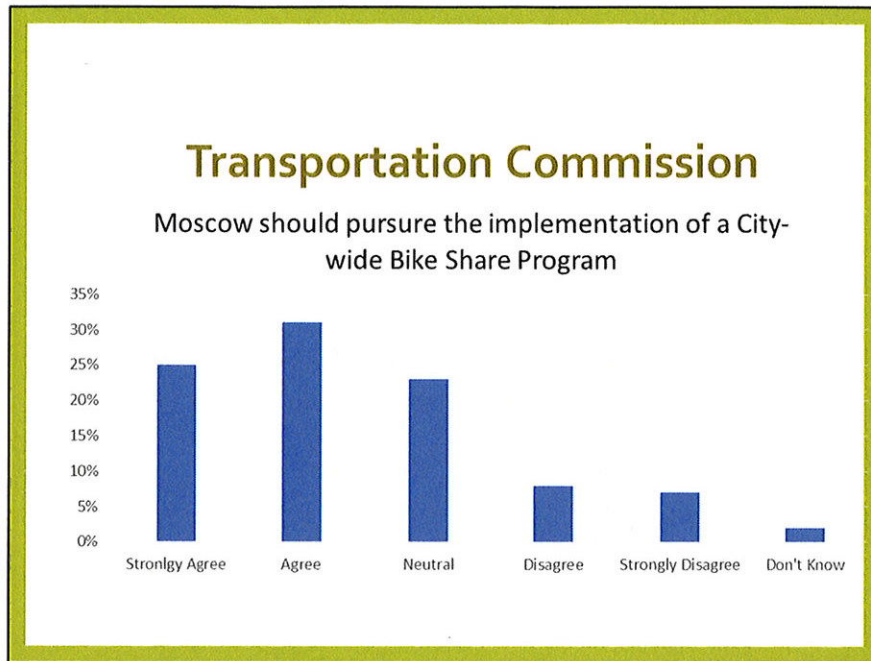
59 percent said yes to amending the code, 34 percent said no.

It's worth noting that the "no" responses presumably also includes those who don't think Tiny Homes should be built in the first place.

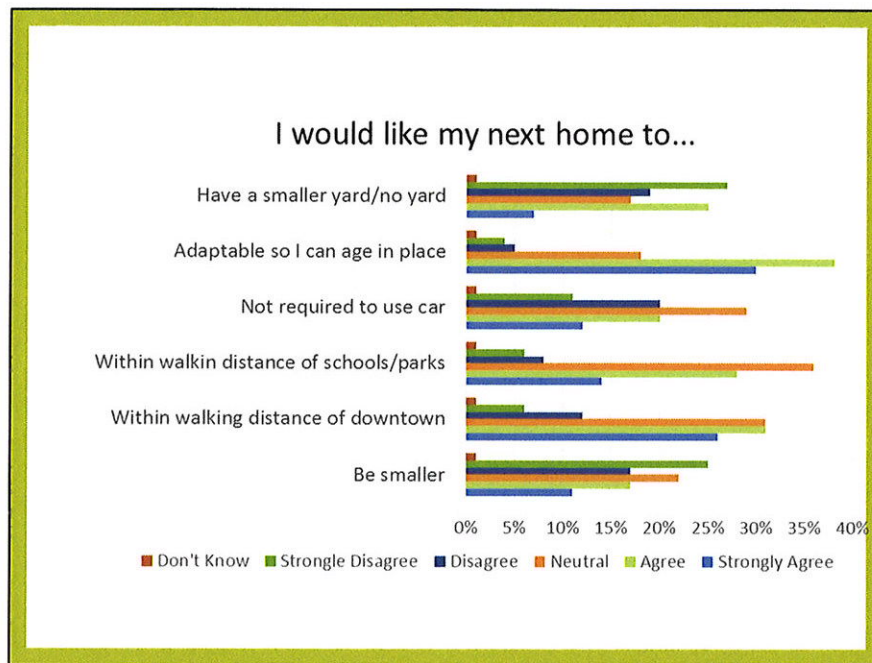


These next three questions were a little complicated, and we were lucky to get the relatively high response rate of 94%, 95%, and 93%.

This question asks if citizens believe that public and private colleges and universities should be allowed to apply and receive a conditional use permit to operate in downtown Moscow's Central Business District.



The Bike Share program is a service that the City of Moscow is considering wherein the City would provide bicycles at stations throughout the City that would be available for short-term rental through a daily, monthly, or annual pass.



We asked respondents preferences for their next home rating on a likert scale.

Some numbers that stand out:

68% agreed or strongly agreed that they want their home to be adaptable so they can age in place.

Respondents were split on whether they wanted to live where they didn't have to use a car, with about a third agreeing, a third being neutral, and a third disagreeing.

Residents like the idea of being within walking distance of amenities.