

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
May 13, 2020

Mike Ray
Staff Liaison

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Hamilton called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: via Zoom: Wendy McClure, Chair; Rich Beebe, Joel Hamilton, Mike Nelsen, Robb Parish, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp

ALSO IN ATTENDANCE: via Zoom: Mike Ray, Sandra Kelly
via live stream: Anne Peterson

1. Approval of minutes from March 11, 2020 [ACTION ITEM]

Parish moved approval of the minutes as presented, seconded by Wilson. Motion carried by acclamation with an abstention from Reese who was still in the process of connecting.

2. Proposed RV Park at 913 W Palouse River Drive – LUP2020-0001 [ACTION ITEM]:

A proposal for a Recreational Vehicle (RV) Park located within the existing Palouse Hills Mobile Home Park at 913 W Palouse River Drive.

The park was first established in the 1970's on 3.94 acres with a looped access drive. The applicant has been in the process of improving the park since 2015 and finds about 10 of the existing 33 sites difficult to accommodate mobile homes but could be suitable for RVs or tiny homes. Subject property is currently zoned Motor Business and is surrounded by Farm-Ranch zoning to the west, a combination of R-1, R-2 and R-3 residential to the north, MB to the east and Industrial to the south. RV parks are a permitted use within the MB zoning district with approval by this Commission.

Ray reviewed RV Park Standards including minimum RV space size and separation, sanitary facilities (which don't apply in this instance because all units would be required to be self-contained), open space, refuse collection, street standards for internal traffic, and utilities. The existing park meets all these requirements. Staff recommended approval of the application and waiver of the final plan review.

In response to a couple questions from Commissioners, Ray clarified that the specific request before them tonight was approving RV use within the existing mobile home park, and that this type of approval is required on a case-by-case basis for any mobile home park. Staff are recommending waiver of final plan approval because it is within the Commission's authority when preliminary plans are found to be in substantial compliance with the requirements for final plans, which staff feel has been met by the existing mobile home park. Wilson moved approval of the application and waiver of final plan review. Seever seconded the motion which carried with an abstention from Mike Nelsen who momentarily lost connection.

3. Proposed RV Park at 713 Brent Drive – LUP2020-0007 [ACTION ITEM]:

A proposal for a Recreational Vehicle (RV) Park located within the existing Bluebird Mobile Home Park at 713 Brent Drive.

Ray presented the proposal which is very similar to the one above. The existing mobile home park was established in the 1970's as Loney's Trailer Court. Subject property is 2.54 acres with a one-way looped

access drive and 23 spaces. It is currently zoned Motor Business and all surrounding parcels are also MB except for a small area of R-3 and R-4 Residential zoning abutting the property to the north. The existing mobile home park meets all current RV park standards. Staff recommended approval of the application and waiver of the final plan review. Parish moved approval of the application and the waiver of final plan review. Nelsen seconded the motion which carried unanimously.

4. Preliminary Development Review at 201 W Sixth Street – Flatiron Development [ACTION ITEM]

On September 8, 2018, the Urban Renewal Agency published a request for proposals for the disposition and development of the portions of their Sixth and Jackson property that would remain after the development of Hello Walk. At the Agency's February 21, 2019 meeting, the Agency Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Mr. Olps for the disposition and development of the Agency's Sixth and Jackson property. Since the subject property is located within the Legacy Crossing Overlay District, the proposed development is subject to the Legacy Crossing Design Guidelines and requires review and approval from the Planning and Zoning Commission. Mr. Olps has submitted development plans to be reviewed by the Commission for conformance with the design guidelines.

Ray presented the Flatiron Development proposal for the southwest corner of Sixth and Jackson intersection which is currently owned by the Moscow Urban Renewal Agency. It is within the Urban Mixed Commercial zoning district in the Legacy Crossing Urban Renewal District. The underlying UMC zoning regulates the uses and bulk/dimensional requirements, and the Legacy Crossing overlay district is an additional review process meant to complement the City zoning regulations. The Design Guidelines created for Legacy Crossing were intended to make sure redevelopment is consistent with the community's vision of that area, bridging continuation of downtown to the university, and are utilized by staff, the Commission, and City Council for review of all proposals within the District. Ray said some flexibility is intended within the Guidelines, so minor deviations and variations are allowed when justified. The appropriate public comment period has been noticed and posted on-site from March 14 to March 30, 2020. No comments were received. The Commission's role is to verify this proposal sufficiently meets the Design Guidelines.

Ray showed the project site plan including the Hello Walk section transecting the parcel. Parking lot standards have been met as well as landscaping, refuse collection and required bicycle parking. Ray reviewed the proposed building plans outlining the proposed mixed uses including commercial, office, residential, restaurant and rooftop patio. The proposed brick façade, windows and awnings are all in conformance with the Design Guidelines. One of the main reasons the MURA purchased this parcel was to facilitate development of the portion of Hello Walk connecting campus with downtown. Therefore, project requirements include incorporation and development of Hello Walk. Ray went through each requirement within the Design Guidelines and confirmed the proposal met all requirements. Ray pointed out the parking requirements within the UMC zone require parking for residential uses only, at 1.25 spaces per unit. This proposal would require 8 spaces but the developer is providing 25. Staff review of the proposal indicates it is substantially within conformance of the Guidelines and staff recommended approval of the proposed development.

Parish asked for clarifications on who will be responsible for development of Hello Walk. Ray said the MURA has already done the plaza and much of the streetscape improvements, so the remaining development will become part of the negotiation process for the parcel. Parish asked if construction of Hello Walk could be a condition of approval by P&Z. Ray thought it was inherent in the approval of the proposal but didn't want to speculate on behalf of the MURA. Seever said she has followed the project closely and thought the MURA planned to construct Hello Walk after construction of the subject proposal. The developer, Rusty Olps, also thought MURA planned to cover that cost but it was immaterial to the viability of his project. Seever cautioned about a conflict between street trees and window awnings for the prior developer and Olps said they are working on it.

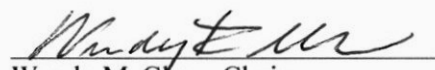
McClure thought the proposal met the design guidelines well. She was concerned about Olps's ability to fill the office space since University Pointe right next door hasn't been able to fill theirs. Olps said the current economic situation related to Covid-19 is pretty devastating but he thought the project offered a lot. He couldn't predict the economy, but said he's been working on the project for almost two years and is heavily invested. He wants to see it happen but not if he'll have to give it to the bank upon completion. Seever applauded Olps's determination and thanked him for his determination in seeing this exciting project through. Hamilton moved to approve the preliminary development review, seconded by Seever. Motion carried unanimously.

5. Announcements

None.

McClure asked Ray for an update on future Commission meetings. Ray said all Commissions were cancelled for May with the exception of quasi-judicial Commissions on an as-needed basis. The current feeling is that June meetings will go back to regular public meeting format in Council Chambers, but staff are waiting for final determination by Administration.

The meeting adjourned at 8:15 p.m.


Wendy McClure, Chair