

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting
~Minutes~

Mike Ray
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<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
March 24, 2021

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Joel Hamilton (virtual), Wendy McClure (virtual), Michael Nelsen (virtual), Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Scott Gropp
OTHERS: Maureen Laflin (virtual)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of March 10, 2021 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as presented, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. 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 minutes.

None.

3. Preliminary Development Review at 201 W Sixth Street – Sixth and Jackson 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. On May 13, 2020, the Planning and Zoning Commission conducted a preliminary development review on the proposed project, but the project never advanced to the final review stage. The project was then delayed because of the Covid-19 pandemic and the Agency Board recently approved an updated project schedule at their February 18, 2021 meeting. An updated proposal was submitted to the Agency Board, which is substantially different than the original proposal. 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. Since Mr. Olps has submitted development plans that are substantially different from the original development

plans, the Commission needs to conduct another preliminary development review for conformance with the design guidelines.

Ray presented on the Sixth and Jackson proposed development as described above, providing details and conceptual images of the plans. Ray outlined the street frontage improvements that Urban Renewal Agency (URA) had already completed and the improvements that would be done after the project is finalized. He gave a background of the reasons behind the Commission preliminary review process as well as an overview of the design guidelines that are implemented through the Legacy Crossing Overlay District. Staff determined that the proposed development meets the majority of the guidelines.

Stormwater regulations were discussed, with the possibility of adding a condition during the preliminary review, or waiting for the final review. The smaller commercial building with the green roof was left as a single story to allow more light for the upper level residential units. The bicycle parking would be located just south of the parking garages, with another six (6) spaces location TBD. The residential units would be townhouse style and would not exceed a set number of units, so there would not be an ADA unit required. Previous public comment encouraged the developer to provide more off-street parking than would normally be required. The target clientele for the residential units would be University professionals, as the apartments would have higher-end design details, and the goal for the commercial spaces would be to lease to retail or "active" tenants. There was continued discussion regarding public parking on University and City properties.

Seever moved to approve the proposed preliminary development design with the condition that Rusty Olps provide more information on stormwater regulations and bicycle parking at the final review stage, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

4. Continuing Education Discussion (ACTION ITEM)

Parish requested input from the Commissioners about any continuing education that they would like to see in the future. Wilson suggested that the Commission wait to see what they need as proposals come forth and McClure recommended online speakers regarding annexation and subdivision plats because of the anticipation of those applications this year. The Chair will continue to pursue information and educational opportunities that would be helpful for the Commissioners.

REPORTS

1. Transportation Commission Meeting

Transportation Commission met on March 11th with a presentation from a Sustainable Environment Commission Working Group, followed by a discussion about a future e-scooters policy currently in development. Next meeting is scheduled for April 14th.

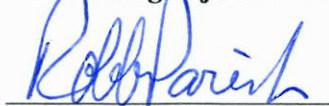
ANNOUNCEMENTS

- Tentative cancellation of April 14th meeting, and two (2) subdivision applications expected for April 28th meeting.
- Parish reminded Commissioners of the conflict of interest when giving opinions to the public about upcoming applications and projects.

UPCOMING EVENTS/MEETINGS

- 1. Next Planning & Zoning Commission regular meeting is scheduled for April 14, 2021.*

The meeting adjourned at 7:57 PM



Robb Parish, Chair