

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
April 28, 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, Scott Gropp, Joel Hamilton (virtual), Michael Nelsen, Nels Reese, Victoria Seever, Dennis Wilson
OTHERS: Maureen Laflin (virtual)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of April 14, 2021 Minutes (ACTION ITEM)

Wilson 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. Public Hearing: Proposed Planned Unit Development (PUD) and Preliminary Plat of a 2.16-acre parcel located at 1606 E. Third Street within the City of Moscow – Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD: LUP2021-0007 & LUP2021-0013 (ACTION ITEM)

Proposed Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

Ray presented the proposal as described above, providing an abbreviated background of Harvest Hills proposals over the past decade and showing the floodplain and stormwater areas on a map. The preliminary replat and PUD were addressed separately, details and information for both provided at length. The PUD application requested a reduction of some of the side yard and front yard setbacks, as well as street side setbacks. Staff recommended that the typically required Type A Landscape Buffer between the Neighborhood Business parcel and adjacent properties not be required except for the proposed 17,905 sf Neighborhood Business parcel. Staff recommended approval of the applications with two conditions regarding stormwater management.

The townhouse parcel of Lot 2 would not have a landscape buffer between it and the Neighborhood Business parcel of Lot 1. The only landscape buffer would be along the western and southern boundary of Lot 1. The PUD process allows for some deviation from standard Neighborhood Business zoned lots, but Lot 1 is considered the front of the entire property which would keep it in compliance with rules regardless of PUD status.

Public Hearing opened at 7:24 PM

Scott Becker (applicant), Moscow, covered the background of the proposed replat and PUD decisions, citing the need to create a smaller private road to keep the properties large enough to comfortably house residences. The center of the private road island is intended to be landscaped.

Phil Rheingans (applicant), Moscow, justified the request to deviate from standard PUD setbacks, stating that there would still be ample room around each building for Fire Department access. There would be an additional landscape buffer next to Lot 2 to accommodate the lack of setbacks on that side, and the parking lot for Lot 1 would also be next to it for more room. The swale indicated on the plans was addressed.

Steve Kadlec, Moscow, was opposed to the PUD and replat, and asked about sustainability surrounding water table uses in future development. The City uses approximately half of its available water rights and the City Council would be the appropriate hearing body to address water sustainability.

Carole Hughes, Moscow, was opposed to the PUD and replat, and asked how the Palouse Basin Aquifer Committee (PBAC) makes decisions regarding current usage and planned future use of the reservoirs. Concern was expressed about using more water than the reservoir can support in the foreseeable future.

Patricia Taylor, Moscow, was opposed to the PUD and replat, and brought up the increase in activity of the proposed PUD and plat area, especially regarding the possibility of having a convenience store on the corner of Third and Mountain View.

Jeanne Elliott, Viola, was opposed to any development, and requested a survey of the Moscow Community before more growth was approved. EMSI and SEL's respective expansions in Moscow will require more employees, which will precipitate growth and result in a city more like Coeur d'Alene. There was concern expressed regarding PBAC's proposed plans for future water supply use.

Elise Augenstein, Moscow, was opposed to any development, and concerned about the flooding of Paradise Creek around Hillcrest, Mountain View, and Bridge Street. The impermeable areas of new developments would influence and increase flooding hazards, and the stream located outside of the proposed plat would also be affected by the proposed growth.

The Paradise Creek Flood Hazard Mitigation Study is currently ongoing and project status, reports, and outcomes will be available in the future. The impervious areas proposed in the plans would all be mitigated by stormwater detention ponds. The stormwater from the east side of the subject property is mostly runoff that currently comes from the Rolling Hills Additions, and would be addressed as outlined in the current proposal.

Kathy Warren, Moscow, was opposed to any development, and concerned about the water supply use in the City. Concern was expressed about street congestion in the proposed PUD and plat area, and it was requested that infrastructure be improved to provide better traffic safety and pedestrian pathways. The Fire Department has reviewed the proposed plans and approved the access and routes regarding the property.

Carole Hughes, Moscow, spoke again and expressed concern about the future development and corresponding congestion on Mountain View. Lack of notice regarding the proposed development was addressed as well as the proposed danger of traversing Jansen Street after completion.

There was a list provided in the agenda packet of the people who were contacted for the developers' Neighborhood Meeting and for the Public Hearing. Moscow City Code requires that notices are sent out to all property owners within 600-feet, which is double the State of Idaho requirements.

Jeanne Elliott, Viola, spoke again about some concerns regarding moving forward with developments during a pandemic when residents could possibly be hesitant to attending public meetings.

Patricia Taylor, Moscow, spoke again and repeated the concerns about school-age children possibly frequenting a store on the Neighborhood Business parcel. A convenience store is not in the proposed plans for the PUD and replat. The whole property is currently designated as Neighborhood Business.

Carole Hughes, Moscow, spoke again and was concerned about Block 1, Lot 1 being zoned Neighborhood Business.

Parish submitted fourteen (14) emailed citizen comments to the public record.

Public Hearing closed at 8:04 PM

The original rezone and preliminary plat that was proposed was recommended for denial by the Planning & Zoning Commission, but was approved by the City Council in 2016. Traffic would be addressed if it became an issue, but the main roads would all have bike lanes, sidewalks, and would be designed to handle the proposed increased traffic in the area. A roundabout is planned to be constructed at the intersection of Mountain View and Sixth Street, as soon as the summer of 2021.

The Commissioners spoke to the request of declaring a moratorium on allowing more people into Moscow, especially regarding the realm of control of the Planning & Zoning Commission. There was talk about the upcoming projects that have been in the works for years and would fill in the empty parcels of the City. It was pointed out that the proposed project is currently zoned Neighborhood Business, and could accommodate a larger commercial business if the proposed PUD is not approved. There followed discussion about providing more affordable housing options as well as pursuing denser community instead of sprawling developments.

Wilson moved to recommend approval of the replat and PUD with the two conditions as recommended by Staff, seconded by Reese. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Nelsen moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

4. Public Hearing: Proposed Preliminary Plat of a 17.2-acre area generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow - Harvest Hills 2nd Addition: LUP2021-0008 (ACTION ITEM)

Proposed Preliminary Plat of a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

Ray presented on the proposed preliminary plat as described above, and went over the background of the land since 2005, which included several MOU's between the developer of Windfall Hills/Harvest Hills and the City. Staff recommends approval of the proposed application with no conditions.

Public Hearing opened at 8:40 PM

Scott Becker (applicant), Moscow, spoke about the time and detail that was put into the proposed project. Phil Rheingans (applicant), Moscow, explained that the proposed lot sizes were designed to be similar to the surrounding neighborhoods, and that the parkland dedication would be larger than required by code.

Dennis Baird, Moscow, spoke neutrally with concern about losing the adjacent stream located north of the property. It was requested to keep the stream as a swale along the valley to potentially sustain the current wildlife utilizing it.

Lynn Baird, Moscow, spoke neutrally about the parkland dedicated areas being located close to each other, as opposed to being separated with more distance or combined into one larger park.

Jeanne Elliott, Viola, was opposed to developmental growth in Moscow and recommended a study on the growth in Moscow. She seconded the sentiment about preserving the wildlife on the subject property that was proposed by the previous commenters. There was also concern about the current water supply and the City potentially adding chemicals to water sources.

Dan Griebeling, Moscow, spoke neutrally and requested a walking path instead of a street along the Jansen Extension.

Phil Rheingans (applicant), Moscow, spoke to the previous comments on the swale, but said it would not be feasible to leave it there because of the need to grade.

Public Hearing closed at 8:54 PM

There was some more discussion about having the Engineering Division look at the possibility of a swale on the subject property. It was proposed to have an evaluation from Engineering as a condition of approval. The conversation continued about how that might complicate the relationship between the private ownership of the property and a City owned, or maintained, swale. There followed some conversation about the island in Amber Court and it being attached to Moser Park.

Gropp moved for to recommend approval of the Preliminary Plat with no conditions as recommended by Staff, seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Nelsen moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

5. Proposed Final Planned Unit Development (PUD) and Final Subdivision Plat for numerous parcels generally located north of the intersection of Sixth Street and Deakin Avenue within the City of Moscow – University Gateway on Sixth Addition: LUP2021-0014 & LUP2021-0015 (ACTION ITEM)

- 1. Proposed Planned Unit Development (PUD) of a 1.41-acre area to construct twenty-seven (27) townhouse dwellings and a 4-story multi-family building containing eighteen (18) dwelling units with enclosed parking on the ground floor.*
- 2. Proposed Preliminary Subdivision Plat of a 2.49-acre area to create twenty-seven (27) townhouse parcels ranging from 696 to 829 square feet in size; one (1) Multi-Family Residential (R-4) parcel of 0.37 acres in size; and three (3) Central Business (CB) parcels ranging from 0.20 to 0.29 acres in size, referred to as the University Gateway on Sixth Addition.*

Ray presented on the proposal as described above, giving an overview of the preliminary plat that was approved previously, with three conditions as part of the plat approval. There were some slight changes that occurred since the preliminary plat stage, that all had to do with the building design, but did not affect the overall plan that was previously approved. Staff recommended approval be forwarded to City Council with no conditions.

The Commission commented that the proposal appeared to be fairly similar to what was originally approved. It was brought up that the lots that would not be immediately developed would be grass.

Jim Stephens (applicant), Moscow, spoke about keeping the land uniform to Ghormley Park, which meant keeping it as grass, in order to keep the land seamless between the Park, University, and the proposed development.

Wilson moved to recommend approval of the final plat and final PUD with no conditions as recommended by Staff, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission Meeting

The next Transportation Commission meeting is scheduled to occur on May 13th.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for May 12, 2021.

The meeting adjourned at 9:14 PM



Robb Parish, Chair