

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
May 9, 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, Mike Nelsen, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Joel Hamilton, Kurt Obermayr, Robb Parish, Nels Reese

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

1. Approval of minutes from April 25, 2018

RESULT:	ACCEPTED [UNANIMOUS] BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Nelsen

2. Correspondence

None.

3. Transportation Commission Meeting Report

No report.

4. Public Comment

None.

5. Public Hearing: Proposal for a Preliminary Subdivision Plat of a 24,274 sf parcel of land located at 921-925 Public Avenue – Urban Berm Addition: LUP2018-0007

Ray presented the subdivision plat proposal for eight townhouse lots. Subject property is surrounded by other residential uses including single family homes and duplexes. It is within the Neighborhood Conservation designation, as are the properties to the west, south and east. Properties to the north and northeast are designated Auto-Urban Residential. Current zoning is Medium Density Residential (R-3) within which townhouses are a use by right. Proposed lots meet the minimum lot size of 2,000sf and density maximum of 14.5 dwelling units per acre. Applicant is requesting from Council a variance of five feet of the required right-of-way width. In the event this is not approved by Council, Applicant has an alternate subdivision plan prepared that removes one townhouse lot in order to meet the density maximum. Public Works Department is recommending approval of the variance due to the topographical constraints on the property. Water services currently exist within Public Avenue and Public Works has determined the existing system has adequate potable water and fire flows to serve the proposed subdivision. Due to the small area of required parkland dedication (1,632sf), the Parks & Recreation Staff and Commission recommend a fee in lieu of in the amount of \$499.50 based on the current rate of \$13,500 per acre. Public Works recommends the following conditions of approval:

1. The developer shall dedicate an additional five feet of right-of-way along the south side of Public Avenue unless the requested variance is approved by City Council.
2. The developer shall increase the five-foot easement to an eight-foot easement adjacent to the Public Avenue right-of-way.

Ray explained that recommending approval of the plat as presented would inherently include recommending approval of the variance request, so condition #1 above is not really needed. Ray recommended retaining just the second condition above.

Wilson asked for further explanation of the five-foot ROW variance. Ray said current collector street standards call for a 70-foot ROW but the rest of Public Avenue was developed under the old 60-foot standard. The improvements to the street with widening of Public Avenue with curb, gutter, tree lawn, and sidewalk on the south side of the street would still be the same whether the 5-foot variance is approved or not. The effect on the proposed subdivision of requiring the 5-foot additional right-of-way dedication would be a reduction in lots from eight to seven because of reduced lot area not being able to meet the density requirements of the zone.

The public hearing opened at 7:20pm.

Scott Becker, Hodge & Associates, 405 S Washington, is the design professional for applicants Tyler George and David Reed. Becker said the extra ROW wouldn't add anything to Public Avenue so he hoped the Commission would recommend the eight-unit design. The intention is for high-quality homes but at an increased density and better affordability. The street grade will allow for nice architectural variation among the structures.

Gropp asked what the driveway grades would be and Becker said five percent. Cars will back out onto Public Avenue, and they plan for each unit to have a two-car garage with living space above.

Monica Banyi, 938 Peachtree Drive, expressed concern about parking. She said the duplex to the east of subject property has single car garages and up to four more cars park at the curb or on Peachtree, so there isn't parking space for 7-8 more units. She was also concerned about the lack of continuous sidewalks, stating that children in the duplexes on Garfield have to walk through people's yards to the bus stop at the top of the hill, along a 30mph street.

Sara Zaske, 1116 Public Avenue, reiterated concerns about traffic as well as the safety issue of vehicles backing out onto Public. She wasn't against the development but was against the ROW variance because she thought it was better to make the street wider and have lower density housing. She was also opposed to the parkland fee in lieu of payment because eight units could result in many kids who won't have a place to play.

Becker said the five-foot variance wouldn't make the street wider, but simply change where the ROW line is and therefore where the structures could be built. It would also require the sidewalk to make a jog to the south to provide space for the tree lawn which wasn't previously required. Ray pointed out that townhouse standards require shared driveways to preserve on-street parking, so the 24-feet between each driveway approach will provide about five on-street parking spaces in total. He added that parking requirements for townhouses are the same as any single family home, which is two spaces. Between the planned two-car garages and 30-foot driveways, this proposal exceeds the requirement by at least one space per unit. Banyi disagreed that there would be enough street width for on-street parking until Ray explained that the street improvements include an additional 6-7 feet of pavement width added to the south side of Public Avenue. Banyi reiterated that need for continuous sidewalks on at least one side of the street.

The public hearing closed at 7:37pm.

Wilson asked for additional explanation of the parkland dedication requirement. Ray said it used to be at the developer's option but a number of years ago the Code was changed for it to be Council's decision. Code determines the parkland dedication calculation, which in this case would be 1,632sf. The low valuation amount for fee in lieu of is also based on Code which is currently \$13,500 per acre. Commissioners agreed the extremely low land valuation for parkland dedication needs to be addressed by Council. Wilson wondered if the \$499.50 could instead be put toward additional sidewalks farther up the street. Ray replied the parkland payment goes into the general Parks budget for use in developing parks throughout the City, and that developers can generally only be held accountable for improvements adjacent to their own property except in circumstances when a development places an unusually high impact on infrastructure in the area, such as a new school being located in the neighborhood. Ray added that new subdivisions require sidewalks on both sides to avoid this type of interrupted pedestrian access.

Seever didn't see any reason to impose the extra five-foot ROW and agreed extra sidewalk construction shouldn't be imposed upon this developer. Wilson said he didn't mean to suggest the developer be required to provide off-site improvements, he simply thought it might be an alternate use of the parkland fee. Seever said she supports more parks but this dedication requirement is too small to be a useful space.

Wilson moved approval of the subdivision with the condition that the developer increase the five-foot easement to an eight-foot easement adjacent to the Public Avenue ROW.

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

Seever moved to direct staff to prepare the Relevant Criteria and Standards.

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

6. PUD Base Densities for Zoning Districts

Ray reviewed which zoning districts are missing PUD base density standards and concluded that in CB and UMC districts, virtually all development options under a PUD are already allowed by right, and PUDs aren't appropriate for the Industrial and RTO zones. That leaves RO and NB as the two zones to address and staff will work on drafting language for Commission review.

7. Rural Lot Access Requirements

Deferred.

8. Expiration of Certain Land Use Actions

Deferred.

9. Other Business

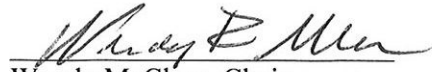
McClure mentioned that, with regard to Subdivision applications, it would be beneficial if staff or developers would provide street standards illustrations to help Commissioners visualize how a proposed development might impact the neighborhood. Ray showed the Engineering street standards and agreed it could easily be included in the future.

Seever said in reading about Pullman's current discussion regarding angled parking, it occurred to her that Moscow is a successful example of angled parking helping to create a nicer downtown. Conversely, it made her realize that Pullman can be a better peer city for Moscow to study examples of what does/doesn't work because Pullman is much more similar to Moscow than Boise, Coeur d'Alene, and other larger cities. Ray said towns where the state highway is also Main Street are at the mercy of the state highway system which is often only focused on moving automobiles. He applauded Moscow's foresight in the 1970's to move the

highway off Main Street to Jackson/Washington. Lewiston and Sandpoint are other good examples where state highways have been rerouted to allow more options for sidewalks, bikes and pedestrians.

Regarding tiny homes, Seever wondered how much energy the Commission should put into the tiny home discussion when it's clear they don't pencil out on traditional single family parcels in this market.

The meeting adjourned at 8:16 p.m.


Wendy McClure, Chair