

**MINUTES
URBAN RENEWAL AGENCY
February 5, 2008**

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Tuesday, 5th February in the Moscow City Council Chambers.

Attendance:

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Pat Raffee
Steve Drown	Anne Clapperton, Asst. Comm.Dev. Dir.	
Brandy Sullivan	Don Palmer, Finance Director	
Tom Lamar		
John Weber		
Robin Woods		

Absent: Jack Nelson,

1. Approval of Minutes - January 24, 2008

Weber moved and Drown seconded approval of the minutes. Woods and McCabe abstained from the vote. Motion carried unanimously.

2. Update on Legacy Crossing Urban Renewal Plan - Gary J. Riedner

Riedner said the plan for Legacy Crossing is being reviewed. Work on the Economic Feasibility is still being done as part of the plan. The cost of having Michael Cady of Business Planning Consultants conduct the Economic Feasibility study is estimated between \$4,000 and \$5,000. Raffee indicated that Cady's draft will be in by Friday but she anticipates that it will be a rough first draft. Raffee complimented staff on the information they have been providing. Riedner said the City Engineering Department is assisting with infrastructure information and Community Development with the expected development. He said URA Attorney Ryan Armbruster will develop a paragraph on industrial uses.

3. Discussion of Amendment to Legacy Crossing Eligibility Study - Gary J. Riedner

Riedner said that the Engineering Department asked to have the Sweet Avenue parking lot included as part of the project area. He discussed the changed boundaries of the area of the eligibility study and defined Harlan Mann's criteria designations and spoke about public areas that are also included. The reason for the inclusion is the expected collaboration with the UI owned area to achieve the goals of the proposed plan. He referred to Idaho Code designation of faulty lot and street layout and potential uses of public-private partnerships. To include the expanded area Armbruster suggested defining and including the expanded area as meeting the criteria. He discussed the pending resolution and requested direction.

Drown said it is appropriate to include the area and it brings good opportunities. Weber agreed. Woods said it makes sense due to surveying ease of boundaries. Lamar said he thought it was appropriate and it fits with University of Idaho planning.

Lamar moved and Woods seconded that including the additional area meets the necessary criteria as outlined by Idaho Code: "Predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy..." and that inclusion of the area will be advantageous to the stated objectives of the proposed plan.

4. Other Business

Riedner outlined legislative agendas and said in spite of last year's legislative consideration regarding urban renewal agencies, there is no current legislation being proposed although Attorney Ryan Armbruster has indicated some legislation may surface. Riedner outlined last year's URA legislative concerns in regard to tax allocation areas and taxing district levies and its relationship to the URA.

Clapperton displayed an overlay map with zoning in the plan area. There has been discussion about the possibility of a PUD Zone which creates transition. General Business allows parking whereas Central Business doesn't necessarily. She described the proposed zones that would or may occur. Defined overlay is zoning that adds requirements to other zones such as adding a layer of PUD overlay. It allows green space, parking, preserves natural resources and allows flexibility. Riedner said overlays are common in corridor areas and added flexibility creates good transitions. It is a new concept for Moscow as there are no overlays in Moscow currently. Raffee asked if overlay would be mandatory. Riedner said it is likely. Clapperton stated that it would not apply to the entire area within the proposed Legacy Crossing Urban Renewal area. Woods asked if structures would be required to abide by overlays. Clapperton said overlays allow public comment and allow negotiation to how areas are developed.

Raffee said the plan before the URA Commission would not need to be redefined because overlays are addressed in the Plan she has developed. Weber asked about the process to get this approved. The Council can rezone but once it is done, it can't be redone for five years so it is important to get owners to buy-in on this issue. Bill Belknap and Clapperton are working with the Planning and Zoning Commission and keeping them informed. Once property owners are informed and accept it, then it can be brought forward to the Planning and Zoning Commission and the Council.

5. Setting Schedule for Future Meetings - Gary J. Riedner

The Moscow Urban Renewal Agency will meet on Mondays through March 2008. There is an issue for the week of February 18th because of the holiday so that week the meeting will occur on Thursday, February 21st. Publish February 22. March 3rd.