

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

**Wednesday
May 22, 2019**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from May 8, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

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 address for the record and limit your remarks to three minutes.)

3. Approval of Reasoned Statement of Relevant Criteria and Standards for Property at 2500 South Highway 95 within the Area of City Impact - LUP2019-0014

Proposed rezone of a 1.04-acre parcel of land located at 2324 South Highway 95 within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone. The subject property is within the Moscow Area of City Impact.

ACTION: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with corrections; or provide Staff further direction as deemed necessary.

4. Approval of Reasoned Statement of Relevant Criteria and Standards for Property generally located east of the intersection of Southview Avenue and Alice Street within the City of Moscow: LUP2019-0015

Proposed rezone of a 38,558 square foot area of land generally located east of the intersection of Southview Avenue and Alice Street within the City of Moscow from its current designation of the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone.

ACTION: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with corrections; or provide Staff further direction as deemed necessary.

5. Public Hearing: Planned Unit Development and Preliminary Subdivision Plat of a parcel located at 1330 Indian Hills Drive – LUP2019-0016 and LUP2019-0017

Proposed Planned Unit Development (PUD) and Preliminary Subdivision Plat of a 41,151 square foot parcel located at 1330 Indian Hills Drive in the City of Moscow to allow ten (10) single-family dwellings on lots ranging from 2,660 sf to 3,910 sf in size.

ACTION: Conduct the public hearing upon the proposed PUD and preliminary plat and upon consideration of any testimony presented, recommend approval of the PUD and preliminary plat request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the PUD and preliminary plat request with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the PUD and preliminary plat

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

6. Final Review of Draft Ordinance Amending Educational Services within the Central Business District

During the Zoning Code update that was approved by the City Council on May 21, 2018, questions were raised by the Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business Zoning District (CBZD). The City Council approved the Zoning Code amendment at the time, but requested that the Moscow City Council Administrative Committee of the City Council continue the discussion regarding the allowance of educational uses within the CBZD. On August 20, 2018, City Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey was then sent out in the fall of 2018 to CBZD property and business owners as well as a random sample of the community. The results of the survey were then discussed at the City Council meeting on April 1, 2019 and the Council then directed the Planning and Zoning Commission to prepare an ordinance which would prohibit additional or expanded universities and colleges in the CBZD.

ACTION: Review the draft ordinance that would amend the use table to prohibit additional or expanded universities and colleges in CBZD and make other modifications to uses in the table.

7. Subdivision Code Review [ACTION ITEM]

The Commission has been discussing cluster and traditional subdivision concepts which could have maximum net density limitations. The Commission reviewed existing subdivisions of varying density throughout the City at the last meeting to better understand the proposed density requirements. The Commission will now review the incorporated cluster and traditional subdivision sections within the proposed subdivision code.

ACTION: Review the proposed subdivision code and provide Staff further direction as deemed necessary.

8. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

9. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

Adjourn

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
May 8, 2019

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

The meeting was called to order at 7:00 PM.

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

MEMBERS ABSENT: Scott Gropp

ALSO IN ATTENDANCE: Mike Ray, Anne Peterson, Brandy Sullivan

1. Approval of minutes from April 10, 2019

Wilson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Parish
ABSTENTIONS:	None

2. Public Comment

None.

3. Public Hearing: Proposal for rezone of a 1.04-acre parcel of land located at 2324 South Highway 95 within the Area of City Impact - LUP2019-0014

Ray presented the application to rezone a 3.7 acre parcel in the Area of City Impact from Ag-Forest to Motor Business zoning designation. Ray explained that per the ACI agreement with Latah County, this commission makes a hearing recommendation to the County Commissioners. He described the surrounding land uses and zoning and said there is an existing house and barn on the property. The property falls within the Auto-Urban Commercial designation in the Comprehensive Plan, which is most appropriately zoned Motor Business. The property is mostly surrounded by Ag-Forest zoning with some Industrial use across the highway and Motor Business parcels to the north and northwest. Ray outlined the City and County policies regarding future annexation, which this property does not seem to meet at this time. It is not surrounded by City property and has no access to sanitary sewer. Staff recommended approval of the proposed rezone with no conditions.

Public hearing opened at 7:08 p.m.

Gaylynn Clyde, 1175 Zeitler Rd, Moscow, testified as a member of Clyde Farms LLC (applicant) that this rezone would provide a great opportunity for better use of the property when the highway realignment occurs on South 95.

Hearing no further testimony, the public hearing closed at 7:09 p.m.

Reese asked when right-of-way maps with the new highway alignment would become available and Ray replied that ITD is currently undergoing the needed property acquisition. The realigned highway will come in just to the south of the subject property. Parish asked if any of the subject property will be acquired by ITD and whether a rezone would affect its value. Ray said some highway frontage of the subject property would be acquired for right-of-way. He thought a rezone could possibly affect property value, without elaborating whether that would be positive or negative. There was no further discussion.

Wilson moved to recommend approval of the rezone to Latah County and to direct staff to prepare Relevant Criteria and Standards.

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

4. Public Hearing: Proposal for Rezone of a 38,558 square foot area of land generally located east of the intersection of Southview Avenue and Alice Street within the City of Moscow: LUP2019-0015

Ray presented the request to rezone from Farm-Ranch to R-1. The property is currently designation Auto-Urban Residential which is primarily for single family, detached homes on lots ranging from 7,000-11,000sf, with R-1, R-2, and R-3 zoning all being appropriate. The area across Alice Street from subject property is zoned R-2, and properties to the north are all R-1. This rezone would allow the subject property to be divided into residential lots. Existing water and sewer mains are in place and the property has appropriate access via Southview and Alice Streets. Staff recommended approval of the rezone with no conditions.

The public hearing opened at 7:19 p.m.

Garrett Thompson, 1024 Pine Crest Rd, Moscow, was present as the applicant. He had nothing to add and Commissioners had no questions.

Public hearing closed at 7:22 p.m.

Parish moved to recommend approval of the rezone to City Council and to direct staff to prepare Relevant Criteria and Standards.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Parish
SECONDER:	Nelsen

5. Draft Ordinance Amending Educational Services within the Central Business District

Ray presented revisions to the Use Table resulting from the last Commission discussion and direction from Council to remove Colleges, Universities and Professional Schools, and Elementary and Secondary Schools from the Use Table as conditionally permitted uses within the CB zone. They were already not allowed in RTO zones. Elementary and Secondary Schools would remain a conditionally permitted use within all residential zones, as well as RO, NB, GB, MB, I and UMC zones. Colleges, Universities and Professional Schools would be conditionally permitted in R-4, RO, NB, GB, MB, I, and UMC zones. All other Schools and Instruction would be conditionally permitted in RO, NB, CB, GB, I and UMC zones; permitted with limitations in RTO, and permitted by right in the MB zone. All educational services are permitted by right in the University zoning district. Parish inquired why universities were not allowed in the RTO zone considered the genesis for Alturas Research Park was for university-incubated businesses. Ray explained the university incubator model shifted over time and eventually the RTO zone was changed to not require the connection to the university. McClure asked about the University department that is currently housed within Alturas (although it is research oriented rather than instructional), and Ray explained ancillary uses aren't prohibited simply because they're associated with the University. Sullivan provided the UI Pritchard Art Gallery as an example of a *use* (art gallery) being allowed in the CB district despite its affiliation to the University itself.

Ray also reviewed a few other changes recommended by staff to clean up some use definitions, including changing ambulatory health care services (offices under 2,000sf) to a permitted use in the R-4 zone; storage units as a permitted use in the MB zone rather than by CUP; and adding commercial and industrial machinery repair and maintenance as a conditionally permitted use in the MB zone. Additionally, staff recommended revising permissions for off-street parking, parking lots, and garages. Seever expressed concern about parking lots being permitted outright in the R-4 zone because that might encourage property owners to raze housing to create pay-to-park lots. Commissioners were more comfortable with parking being permitted by CUP in R-4 zones to provide an opportunity for neighborhood input.

Parish commented that the recent amendment to a Use Table and NAIACS coding creates a much easier format for noticing these types of unintentional issues and simplifies the process for correcting them. Staff will proceed with preparing the ordinance for public hearing. Parish cautioned that citizens are aware of the Council direction to revise the code regarding educational uses in the CB district, but might not notice the additional recommended revisions. Ray assured Commissioners all changes would be fully described in the public hearing notice and advertised in the newspaper.

6. Subdivision Code Review [ACTION ITEM]

Ray reminded the Commission about their earlier conversations regarding net densities of various existing subdivisions which helped formulate the cluster subdivision maximum net density table. He distributed draft code language for the cluster subdivision option, including: purpose; application process; the use supersedes bulk and dimensional table in Chapter 4 of the zoning code; requirements for common open space and process for determining land suitability; and subdivision design standards. McClure suggested cluster subdivisions shouldn't be limited to single family detached construction, citing Tiempo Commons as an example where homes are so close together there's only a concrete strip between them and no windows on the facing walls. She thought twinhomes with a common center wall would be better use of the lots. Ray said cluster development is generally intended for single-family subdivisions but some jurisdictions include single family attached and two-family dwellings.

7. Transportation Commission Meeting Report

Hamilton reported the next meeting is tomorrow at 4 p.m. Reese announced the Third Street pedestrian bridge is beginning to happen and Sullivan said the precast bridge is scheduled to be set on May 16.

8. Announcements

Seever reported the mobility workshop was excellent, and shared things she learned about sidewalk widths and proximity to buildings or streets; crosswalk timing; and reasons why people do or don't walk. Copies of the presentation and handouts will be shared with the Commission.

The meeting adjourned at 8:39 p.m.

Robb Parish, Vice Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A THREE POINT SEVEN ZERO (3.70) ACRE AREA OF LAND LOCATED AT 2500 SOUTH HIGHWAY 95 WITHIN THE AREA OF CITY IMPACT OF THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Rezone in the Moscow Area of City Impact on March 29, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 8, 2019; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 1999 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, the Moscow Area of City Impact Agreement, and other applicable development regulations.
2. Per the Moscow Area of City Impact Agreement with Latah County, the Moscow Planning and Zoning Commission is to conduct one hearing and forward a recommendation on to Latah County.
3. The subject property is a three point seven zero (3.70) acre area of land generally located at 2500 S Highway 95 within the Area of City Impact.
4. The subject property is currently developed with an existing house, barn, and shop that are directly adjacent to Highway 95.
5. Across Highway 95 to the west is the current City Limits boundary and properties that are primarily commercial but do include some residential. Bonkerz children's play center is located to the northwest, CHS Primeland agricultural is located to the west, and Dale's Boat Service along with single family dwellings are located to the northwest.
6. Within the 2019 Moscow Comprehensive Plan, which has been adopted within the Area of City Impact, the subject property is currently designated as Auto-Urban Commercial.
7. According to the 2019 Comprehensive Plan, Auto-Urban Commercial designated areas,

“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”

8. The subject property is located in Latah County within the Area of City Impact and the applicant is proposing to rezone the property to the Motor Business (MB) Zone.
9. The subject property and adjacent properties to the north, south, and east are currently zoned Agriculture/Forestry (AF). Properties across Highway 95 to the west with the City Limits are primarily zoned Motor Business (MB) with the exception of CHS Primeland which is currently zoned Industrial (I).
10. According to the City of Moscow Zoning Code, the purpose of the MB Zoning District is to,
“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”
12. Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.
13. The City generally encourages annexation of properties that are adjacent to the existing City Limits boundary and are able to be served by City utility services. The City has an existing annexation policy (Resolution 2007-01) which states that property located adjacent to the City shall be annexed when either of the following occurs:
 1. The property is completely surrounded by the City. The City Council in its discretion upon application of the property owner may consider an exemption from this policy where the property is used exclusively for agricultural purposes and there are no structures on or associated with the property or with the exclusive agricultural use. Any construction or placement of a structure of any nature, installation of a well or a sewer system, or like development on any portion of a property exempted under this subsection shall require annexation of the entire exempted property.
 2. The property is served by City water and/or City sewer and the property has a structure located on it or associated with it.
14. The Commission finds that the proposed rezone of the subject property does not meet the City’s annexation policy for requiring annexation. The City limits boundary is in close proximity, being across Highway 95 to the west, but the property is not completely surrounded by the City as is required within the policy. The primary issue is the lack of readily available sewer service in the area, which ends north of the Highway 95 bridge over

the South Fork of the Palouse River. The small size of the property and limited utility demand also factor into the decision on whether to recommend annexation.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed preliminary plat is consistent with the 2009 Comprehensive Plan Land Use Designation of Auto-Urban Commercial (AU-C).
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed MB Zone provides for a continuation of the MB Zone to the west and is consistent with the surrounding Industrial (I) Zone.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties in all directions are all primarily commercial except for a few residential properties located within the MB Zone on the west side of Highway 95.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the neighborhood of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Highway 95, which can adequately serve any proposed development allowed in the MB Zone. Currently there is insufficient public utility services in the area and the Commission finds that annexation should not be required at this time.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the three point seven zero (3.70) acre property to Latah County with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this _____ day of _____, 2019.

Robb Parish, Vice Chair
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONING A THIRTY-EIGHT THOUSAND FIVE HUNDRED AND FIFTY-EIGHT (38,558) SQUARE FOOT AREA OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF SOUTHVIEW AVENUE AND ALICE STREET IN THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Rezone on April 9, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 8, 2019; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2009 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a thirty-eight thousand five hundred and fifty-eight (38,558) square foot area of land generally located east of the intersection of Southview Avenue and Alice Street.
3. The subject property is currently comprised of undeveloped property to the east of the Indian Hills 9th Addition Subdivision which was recently developed and extended Southview Avenue and Alice Street. The subject property has historically been utilized for agricultural purposes and is currently being farmed.
4. The property is surrounded primarily by single family residential development to the north, agricultural fields to the east and south, and single family lots to the west that were recently platted as part of the Indian Hills 9th Subdivision. Palouse Prairie Charter School is also in the process of being constructed to the west near the intersection of Nursery Street and Powers Avenue.
5. The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,
“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome,

and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

6. All surrounding properties are also designated as Auto-Urban Residential (AU-R).
7. The subject property is currently designated Farm, Ranch, and Outdoor Recreation (FR).
8. The proposal is to rezone the subject property from its current designation of the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone.
9. The properties within Indian Hills 9th Subdivision to the west of the subject property are primarily within the Moderate Density, Single Family Residential (R-2) Zone. All properties to the north are within the Low Density, Single Family Residential (R-1) Zone and the remainder of the agricultural land to the east is within the Farm Ranch (FR) Zone.
10. The R-1 zoning district is a low density residential zone appropriate where the following circumstances are present:
 1. *Single family dwellings predominate in the area.*
 2. *The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question.*
11. The minimum lot size for parcels within the R-1 Zone is 9,600 square feet and the minimum lot width is 80 feet.
12. Uses permitted within the R-1 Zone include single family residential uses and wide variety of public and institutional uses.
13. There are existing water and sewer mains within the recently constructed Southview Avenue which are of sufficient capacity to accommodate any future use that the R-1 Zone would allow on the subject property.
14. The subject property is located adjacent to the intersection of Southview Avenue and Alice Street, which are both designated within the Thoroughfare Plan as local neighborhood streets. Southview Avenue is developed as a 36 feet wide paved roadway with curb, gutter, and sidewalks both sides of the street. Southview Avenue also has on-street parking on both sides of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on April 8, 2019 to discuss the proposed rezone.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed zoning district is consistent and in conformance with the uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Residential (AU-R) Land Use Designation corresponds with the proposed Low Density, Single Family

Residential (R-1). Therefore, the Commission finds that the proposed rezone is consistent with the Comprehensive Plan.

2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-1 Zone provides for a logical transition from the R-2 Zone to the west and a continuation of the R-1 Zone to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure. The proposed rezone meets the intent of the R-1 Zone.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties in all directions are all primarily residential except for Palouse Prairie Charter School which is adjacent to Nursery Street.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the neighborhood of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Southview Avenue and Alice Street. There are currently sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the thirty-eight thousand five hundred and fifty-eight (38,558) square foot property with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2019.

Robb Parish, Vice Chair
Planning and Zoning Commission

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

Hearing Date: May 22, 2019

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject:

1. Preliminary Subdivision Plat of a 41,151 square foot parcel located at 1330 Indian Hills Drive under the name “Indian Hills East PUD”
2. Planned Unit Development of a 41,151 square foot parcel located at 1330 Indian Hills Drive, providing for 10 single-family dwellings on lots ranging from 2,660 sf to 3,910 sf in size.

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat materials
4. Application for Planned Unit Development
5. Neighborhood Meeting Materials
6. Memo from Dwight Curtis, Parks and Rec Director, dated May 15, 2019
7. Memo from Bob Buvel, Staff Engineer, dated May 16, 2019

Prepared By: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Noel Blum, is proposing to subdivide a 41,151 square foot parcel located at 1330 Indian Hills Drive to allow for 10 single-family dwellings on lots ranging from 2,660 sf to 3,910 sf in size. Mr. Blum is requesting a PUD to allow for a reduction in the minimum lot size, minimum lot width, setbacks, and to accommodate a private street through the development.

Site and Area Land Use: The subject property is currently vacant and surrounded by the USDA office building to the east, vacant lots within Alturas Technology Park to the north, townhouse-style multi-family development to the west, and agricultural land to the south.



Vicinity Map



Aerial Map

The subject property is relatively flat and gradually increases in elevation as the property heads in the northeasterly direction. There are no drainage ways or natural features that have been identified upon the subject property.

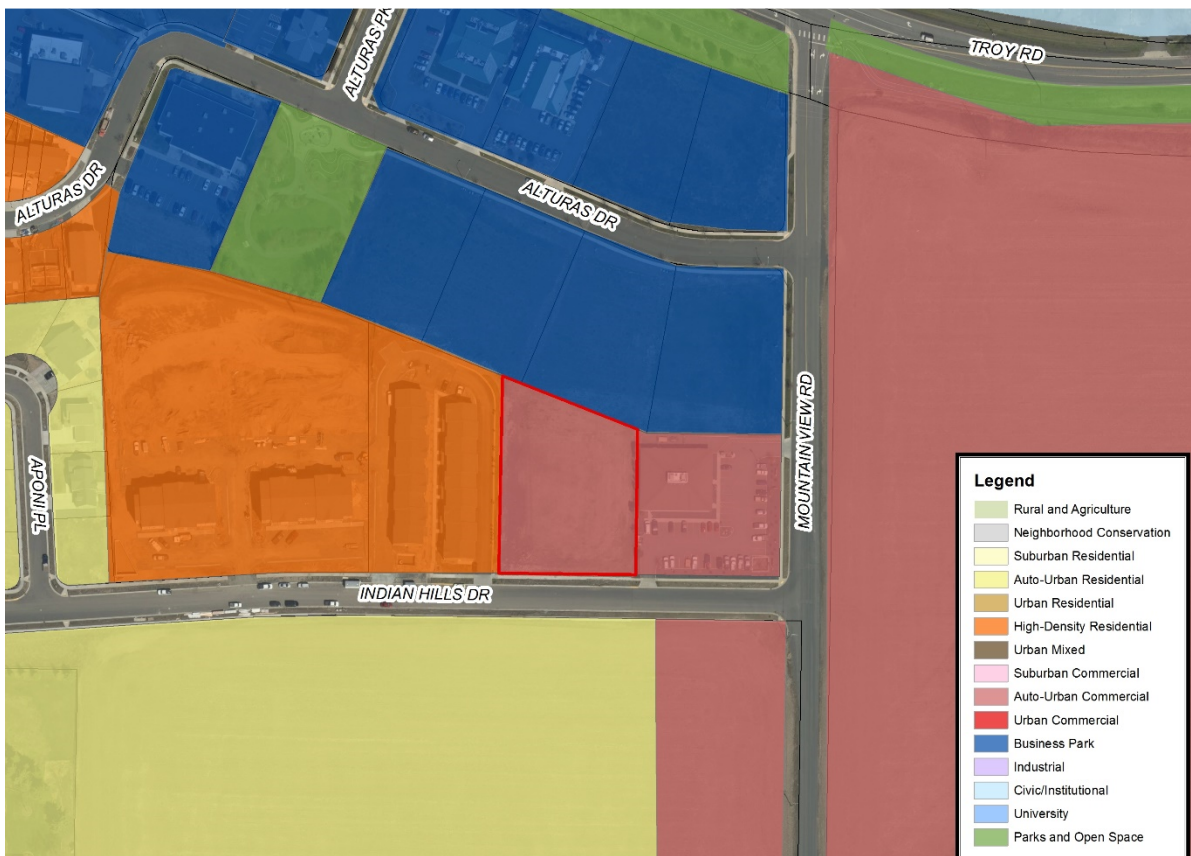
Comprehensive Plan Land Use Designation:

The subject property is currently designated as Auto-Urban Commercial (AU-C). AU-C designated areas,

“provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”

The USDA office property to the east, as well as properties on the east side of Mountain View Road are also designated as Auto-Urban Commercial (AU-C). The multi-family residential developments to the west are currently designated as High Density Residential (HR). Alturas Technology Park to the north is currently designated as Business Park (BP).

Indian Hills Drive is currently designated by the Thoroughfare Plan as a local neighborhood street and Mountain View Road is designated as a minor arterial.



Current Comprehensive Plan Land Use Designation

Zoning: The subject property is currently located within the Residential Office (RO) Zoning District. Multi-family developments to the west along Indian Hills Drive are also located within the RO Zone, while the USDA office property to the east is within the General Business (GB) Zone. Alturas Technology Park to the north is currently designated as Research Technology and Office (RTO) and properties to the east of Mountain View Road are designated as Motor Business (MB).

According to the Zoning Code the RO Zoning District is,

“A moderately intensive zone including both offices and high density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts. The RO Zoning District is appropriately applied in the following circumstances:

- 1. On the perimeter of commercial or industrial districts where they abut residential land uses;*
- 2. Where transportation network use is greater than desirable for lower density residential uses;*
- 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and*
- 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.”*

Uses permitted within the RO Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.

The minimum lot size for parcels within the RO Zone is 5,000 sf for single-family, two-family, and multi-family dwellings; 2,250 sf for twinhome dwellings; and 1,800 sf for townhouse dwellings. The minimum lot width is for single-family, two-family, and multi-family dwellings is 50 feet; 25 feet for twinhomes; and 18 feet for townhouses.



Current Zoning

Preliminary Plat and PUD:

The applicant is proposing to subdivide the 41,151 square foot parcel into 10 single family lots ranging from 2,660 sf to 3,910 sf in size. The proposed widths of the lots would range between 33.5 feet and 63.16 feet in width.

The minimum size of lots within the underlying Residential Office (RO) Zone is 5,000 sf for single family dwellings, which also have a minimum lot width of 50 feet. The applicant is requesting a PUD in order to allow a reduction in the minimum lot size and width, as well as a reduction in the required setbacks. Setbacks within the RO Zone are 10 ft on the front, 5 ft on the side with both sides equaling 15 ft, 20 ft on the rear, and 20 ft for a garage door facing the street. The applicant is proposing to establish setbacks on the project of 10.5 ft on the front, 5 ft on both sides, and 10 ft on the rear. The garage door setbacks range from 17.5 ft away from the sidewalk for the houses on the west side of the street and a little over 20 ft from the garage door to the curb for houses on the east side of the street to allow for vehicular parking in the driveway.

The minimum PUD base density of the RO Zone is 24 units per acre. The proposed PUD has a base density of 9.4 units per acre, therefore no density bonuses are required as part of the project. The applicant has submitted sample floor plans and elevations of the proposed single family dwellings. The design of the dwellings includes a two-story gabled roof with two-car garage, hardie board batten siding, painted trim, architectural asphalt shingles, belly band, and vinyl windows. The floor plan includes the living room, kitchen, dining room, garage, and a bathroom on the first floor. The second floor includes three bedrooms, two bathrooms, and a utility room.

Water: An 8 inch water main currently exists within Indian Hills Drive, which will provide water service to the subject property. A 6 inch water main will be extended within the private street, which will provide individual service to each lot within the development. The water main will terminate with a fire hydrant at the very north end of the subject property. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

It is anticipated that under commonly observed residential household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 936,225 gallons of water per year ($10 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 936,225 \text{ gallons/year}$).

Sanitary Sewer: Sanitary sewer is proposed to be extended from an existing City main in the northwest corner of the property, which currently extends to the north through lots within Alturas Technology Park, to a main within Alturas Drive. A sanitary sewer main will be extend from the existing main down the private street to serve each individual lot. Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

Storm Sewer: The storm sewer for the subdivision is proposed to be conveyed to a stormwater detention pond in the southwest corner of the property, and partially located upon the property directly to the west, which is under common ownership. The stormwater detention pond will then be connected to the existing stormwater facilities within the development to the west.

Access, Streets, Traffic: The subject property is accessed via Indian Hills Drive, which is designated as a local neighborhood street. Indian Hills Drive is currently constructed as a 34 foot wide paved roadway with curb, gutters, tree lawns, and sidewalks on both sides of the street. The applicant is proposing a private street to serve the proposed development with parking on one side of the street. The street will contain two 11 foot wide vehicular travel lanes, on-street parallel parking on the west side of the street, and a 4.5 foot sidewalk on the west side of the street. With the alignment of the proposed private driveways, there will be room for 4 on-street parking spaces on the private street. The private street will be paved with curbs and gutters and will meet the City of Moscow's standard for private streets.

Parkland Dedication: Per the attached memo from Dwight Curtis, Parks and Recreation Director, the subject property is part of the Indian Hills 6th Subdivision, which parkland dedication requirements have already been met. The Indian Hills Park at the northeast intersection of Blaine Street and Indian Hills Drive satisfied the parkland dedication requirement for the Indian Hills 6th Subdivision.

Landscaping: There is a required Type A landscape buffer adjacent to the eastern property line of the proposed PUD, since the adjacent zoning district is General Business (GB). A Type A buffer requires 2 canopy trees, 4 understory trees, and 6 shrubs every 100 lineal feet. Other than the Type A buffer on the east side, the applicant is proposing to leave the landscape design of the individual lots up to the owners of the property.

Input From Other Agencies:**Engineering Division (Public Works Department)**

The Public Works Department has provided comments within an attached memo from Bob Buvel, Staff Engineer, dated May 16, 2019.

Parks and Recreation Department

The Parks and Recreation Department has provided comments within an attached memo from Dwight Curtis, Parks and Recreation Director, dated May 15, 2019.

SUBDIVISION PLAT RELEVANT CRITERIA & STANDARDS:

1. The proposed subdivision is in conformance with all applicable City Code requirements;
2. The proposed subdivision is in general conformance with the Comprehensive Plan;
3. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The proposed subdivision will not be detrimental to the public health, safety, or general welfare.

PUD RELEVANT CRITERIA & STANDARDS:

1. The proposed PUD is consistent with the Comprehensive Plan.
2. The proposed PUD is consistent with the intents and purposes of this Chapter.
3. The proposed PUD is compatible with the character and uses in the surrounding area.
4. Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD;
5. The proposed PUD will not endanger the public health or safety.
6. The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.

RECOMMENDATIONS:

Staff recommends approval the preliminary plat and PUD with the following conditions:

Public Works:

1. The construction of the proposed private street shall meet current City standards including the dedicated easement for public and franchise utilities.
2. The proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.

NOTICE OF PUBLIC HEARING

Proposal for Preliminary Subdivision Plat and Planned Unit Development of a 41,151 square foot parcel located at 1330 Indian Hills Drive within the City of Moscow: LUP2019-0016 and LUP2019-0017.

A public hearing at which you may be present and speak will be conducted by the Moscow Planning and Zoning Commission at which time the following proposition will be discussed for land generally shown on the vicinity map below:

1. Preliminary Subdivision Plat of a 41,151 square foot parcel located at 1330 Indian Hills Drive under the name "Indian Hills East PUD"
2. Planned Unit Development of a 41,151 square foot parcel located at 1330 Indian Hills Drive, providing for 10 single-family dwellings on lots ranging from 2,660 sf to 3,910 sf in size.

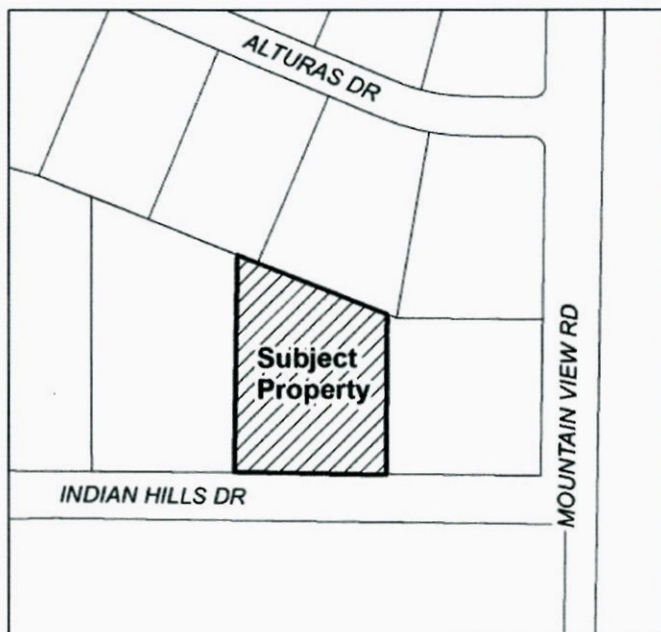
MEETING DATE: Wednesday, May 22, 2019

HEARING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of the start time for review of the application advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine start time for review of application advertised in this notice, which could occur late in the meeting.

The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Development Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 883-7035 to get a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff. Public participants desiring to submit textual materials (excluding petitions) to the decision-making board shall do so at least five (5) calendar working days in advance of the scheduled meeting to the Community Development Department. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City Clerk


Anne Peterson, Deputy Clerk

Publish: Saturday, May 4, 2019



CITY OF MOSCOW
COMMUNITY DEVELOPMENT
Ph: 208-883-7035
Fax: 208-883-7033
apeterson@ci.moscow.id.us

LUP2019-0017

For City Use Only			
Date Received		5-2-19	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$850	5-2-19
Receipt Number		LUP2019-0017	

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Noel Blum Telephone: 509-336-0173
Complete Address: 3831 Highway 8
E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: Same Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: HEDCO Engr. Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

Primary point of contact (select one): Applicant X Owner _____ Engineer/Surveyor _____

PROPERTY:

- Proposed Subdivision Name: Indian Hills East
- Address(es) or Parcel Number(s): 1330 Indian Hills Dr.
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 1 acres, and/or _____ sq.ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
1 acres, and/or _____ square feet.
- Total number of lots: 10 Average lot size: 4,356 sf
- Existing Zoning of subject property: Residential Office

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

100% single family

PRELIMINARY PLAT CHECKLIST:

- ____ 1. Subdivision name
- ____ 2. Location: Section, Township, Range
- ____ 3. Subdivider's name & address
- ____ 4. Engineer/surveyor name & address
- ____ 5. Date of subdivision
- ____ 6. Reference to adjoining subdivisions with names
- ____ 7. North arrow
- ____ 8. Scale, not less than 1 in. = 60 ft.
- ____ 9. Existing and proposed right-of-way or public tracts with widths and names
- ____ 10. Lot and block layout with numbering and dimensions
- ____ 11. Existing zoning designation, or proposed if a rezone is requested
- ____ 12. All existing and proposed easements of record stating width and purpose
- ____ 13. Location of any existing open spaces or permanent structures
- ____ 14. General layout of sewer and water utilities
- ____ 15. Proposed phasing, if any
- ____ 16. Acreage breakdown with gross and net (less right-of-way)
- ____ 17. Plan/profile of proposed street grades
- ____ 18. Existing Topography*
- ____ 18. Proposed finished grading plan*
- ____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- ____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.

Applicant's Signature

5-2-19
Date

same
Property Owner's Signature (if different)

Date

590754
NO. _____ AT THE _____
CITY OF MOSCOW, IDAHO
DATE & HOUR 2.26.18 11:48
HENRIKINE S. WEINER
LATAH COUNTY REZONER
FEE \$ _____ BY: *[Signature]*

ORDINANCE NO. 2017 – 16

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ZONING OF AN APPROXIMATELY FORTY-NINE THOUSAND, SIXTY-EIGHT (49,068) SQUARE FEET OF PROPERTY, DESCRIBED IN SECTION 1 OF THIS ORDINANCE, AS RESIDENTIAL OFFICE (RO); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION, ACCORDING TO LAW.

WHEREAS, the lands described in Section 1 of this Ordinance are currently zoned General Business (GB) within the City of Moscow; and

WHEREAS, the proposed change from General Business (GB) to Residential Office (RO) is consistent with the underlying 2009 Comprehensive Plan Land Use Designation of Auto-Urban Commercial (AU-C); and

WHEREAS, the proposed uses that would be allowed by the proposed zoning are consistent and compatible with the surrounding land uses, provide for the logical, orderly and efficient development of the subject property, and are consistent with the City of Moscow Comprehensive Plan; and

WHEREAS, on November 8, 2017, Moscow Planning and Zoning Commission held a duly noticed public hearing and recommended approval of zoning the subject property RO; and

WHEREAS, the Moscow City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on December 18, 2017;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: LEGAL DESCRIPTION.

This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

A parcel of land located in the SE¼ of the SE ¼ of Section 17, T.39N., R.5W., B.M., Indian Hills 6th Addition to the City of Moscow, Block 5, Latah County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of Lot 21, Block 5 of said Indian Hills 6th Addition and the TRUE POINT OF BEGINNING; thence N 69°14'51" W 163.58 feet along the North boundary of said Indian Hills 6th Addition; thence S 00°07'50" W 272.34 feet to a

point on the North Right-of-Way of Indian Hills Drive; thence N 89°52'38" E 183.62 feet said Right-of-Way to the Southwest corner of said Lot 21; thence N 00°07'50" W feet along the westerly boundary of said Lot 21 to the TRUE POINT OF BEGINNING.

Also including the northern half of the Indian Hills Drive right-of-way adjacent to the previously described parcel as shown on attached Exhibit "A".

This area contains 49,068 square feet, more or less.

SECTION 2: ZONING. That the property described in Section 1 be and the same hereby is zoned Residential Office (RO); and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 221 East 2nd Street.

SECTION 3: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 4: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of City of Moscow, Idaho Municipal Code, the definition contained within those portions of the Moscow Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

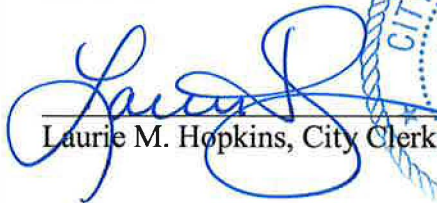
SECTION 5: EFFECTIVE DATE. This Ordinance shall be effective upon its passage approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 18th day of December, 2017.



Bill Lambert, Mayor

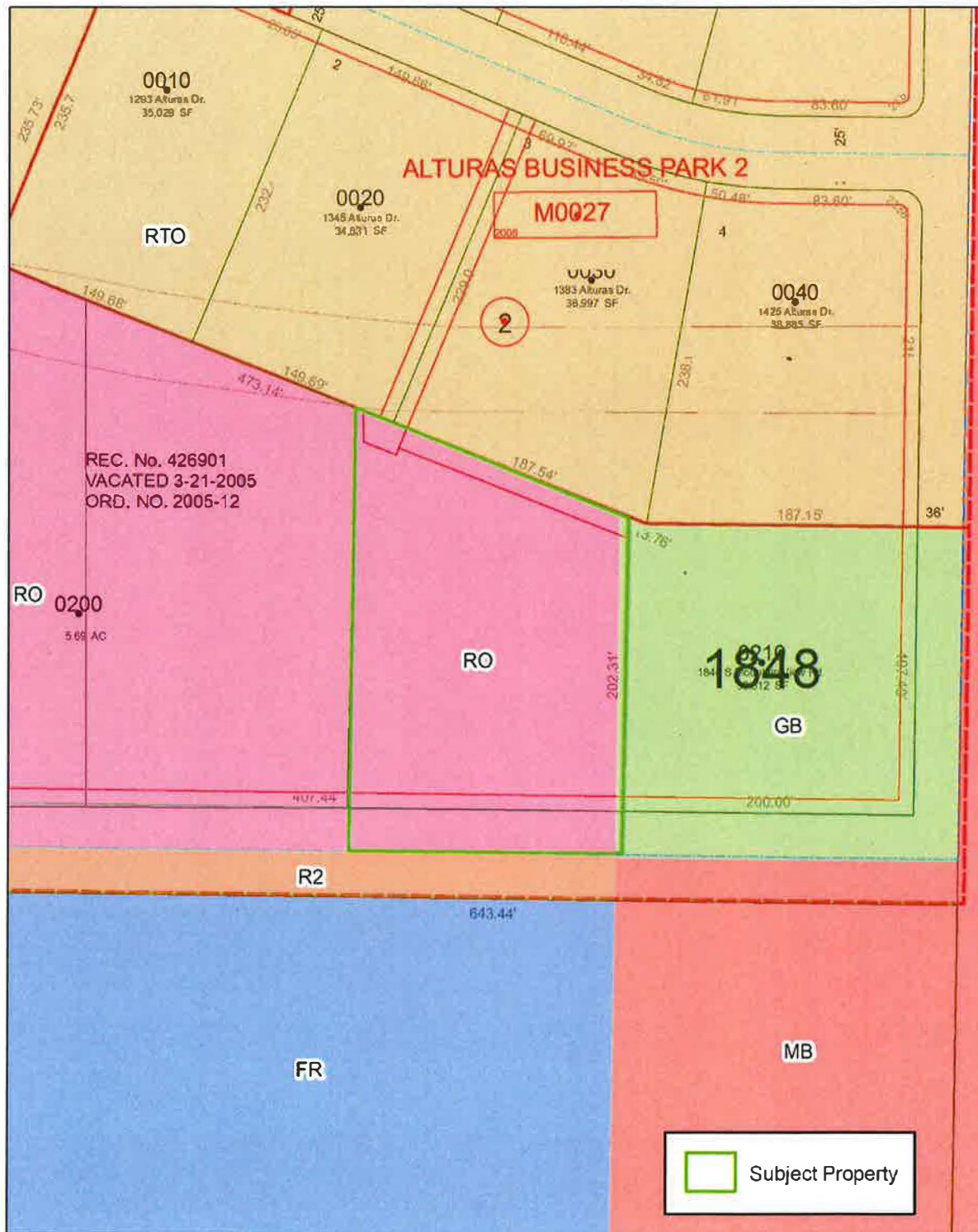
ATTEST:

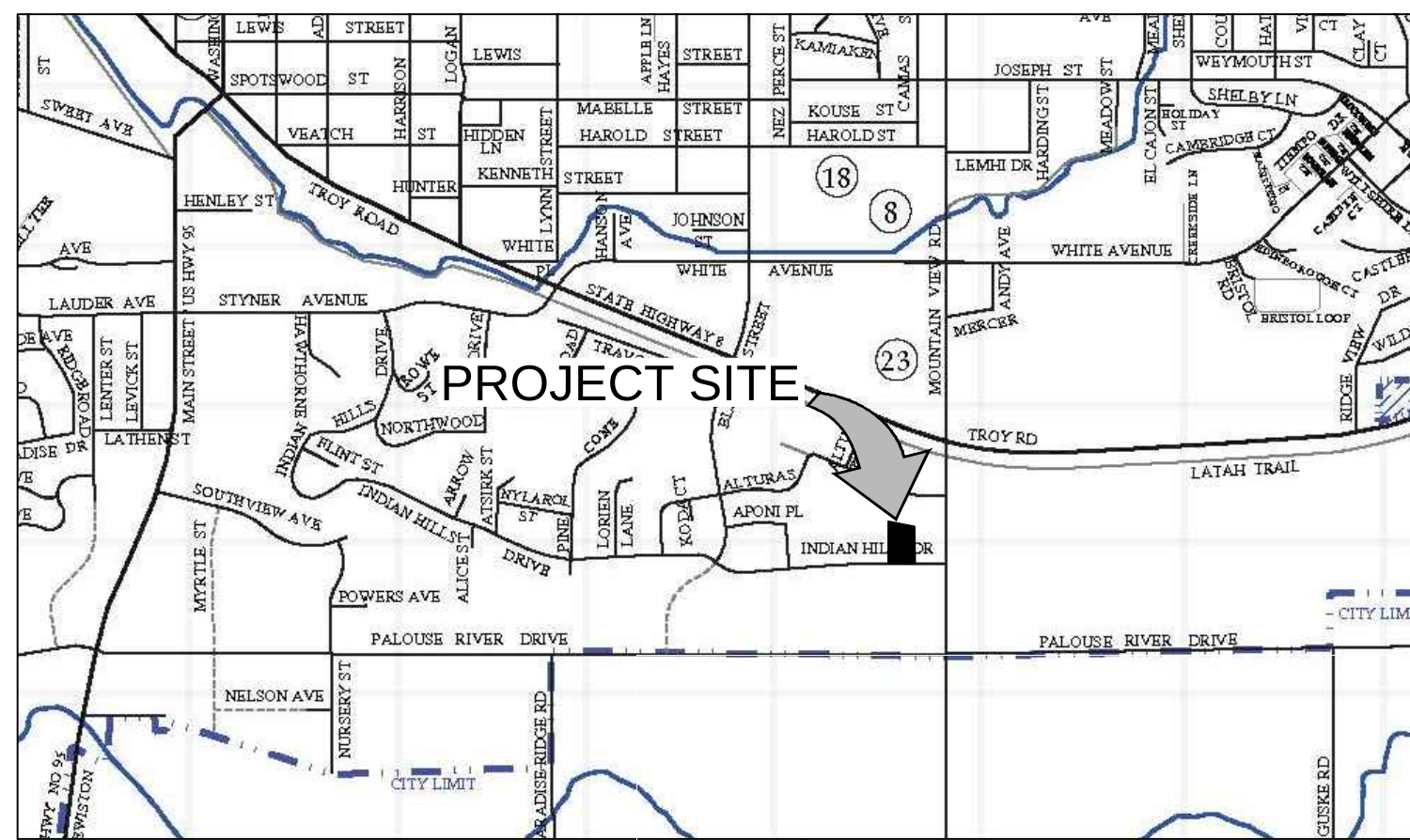


Laurie M. Hopkins, City Clerk

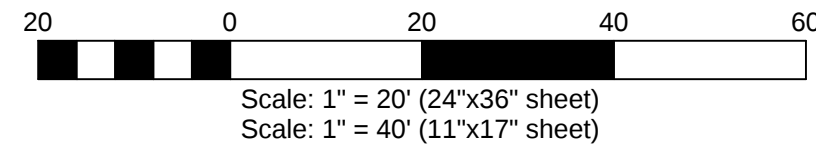


EXHIBIT "A"





S. 16, T. 39 N., R. 5W., B.M.

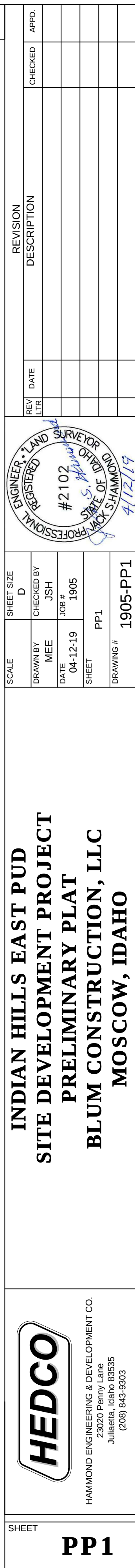


Side Yard	5.0'
Front Yard	10.5'
Rear Yard	10.0'

DEVELOPER
Blum Construction, LLC
3831 Highway 8
Troy, ID 83871

CURRENT ZONING
RO (Residential Offices)

ACREAGE
1.0 Acres



SUSAN R. WILSON**ATTORNEY AT LAW, PLLC**

208 S. Main St. Ste 2, Moscow, ID 83843

Ph: 208-882-8060 ~ Fx: (866) 221-9397 ~ sw2@moscow.com

March 20, 2019

RE: PUD Application of Blum Enterprises, LLC
 1330 Indian Hills Dr, Moscow, ID 83843

Dear Neighbor:

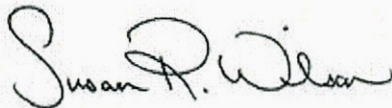
I represent Blum Enterprises, LLC who intends to submit an application for a Planned Unit Development (PUD) at 1330 Indian Hills Drive in Moscow, which is a one acre lot in Indian Hills Sixth Addition to the City of Moscow. The Planned Unit Development will consist of ten (10) detached single family homes of approximately 1700 square feet each.

The proposed PUD of this lot is consistent and compatible with the surrounding uses and the current zone of Residential/Office. Directly to the west is higher density multi-family units and directly to the east is the Farm Service Agency/USDA office. The proposed floor plans and elevations will be available for review at the Neighborhood Meeting.

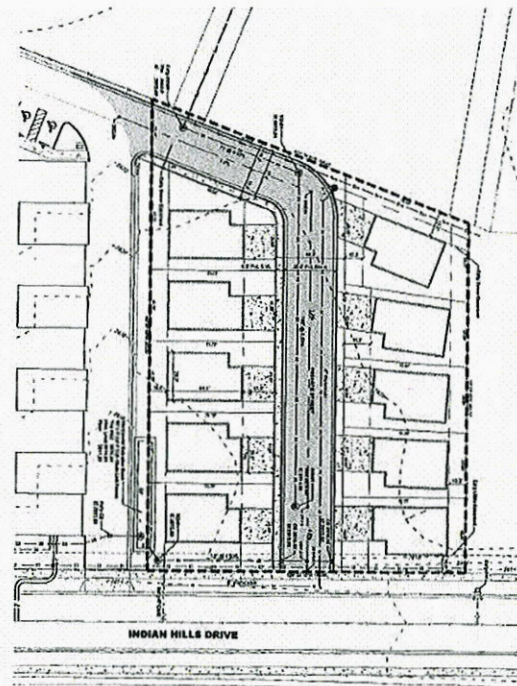
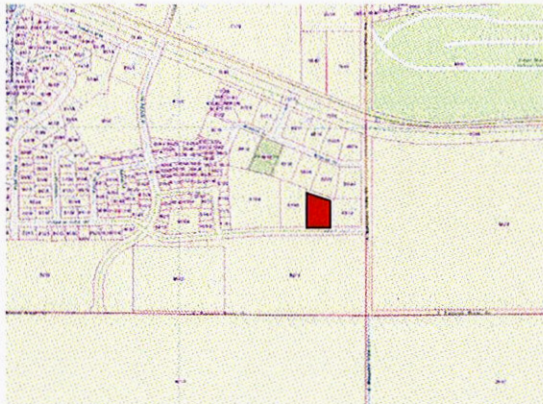
Pursuant to Section 10-7(B), Title 4 of the Moscow City Code, a neighborhood meeting must be held as a prerequisite to submittal of an application for a planned unit development. The neighborhood meeting is intended to provide a forum which allows the landowner to present its application as well as neighbors an opportunity to comment on the application. The City of Moscow has provided us with your name and address as a property owner that is located within 600 feet of the property proposed to be rezoned and therefore require notification.

We invite you to learn more about this application at the neighborhood meeting, which will be held at the **1912 Center at 412 East Third Street** in Moscow in the Fiske Room, on **April 8, 2019, from 5:30 p.m. to 6:00 p.m.** Please feel free to contact me if you have any questions or concerns in the meantime, or if you are unable to attend and want to include your comments. I can be reached at 208-882-8060 or via email at sw2@moscow.com.

Kind regards,

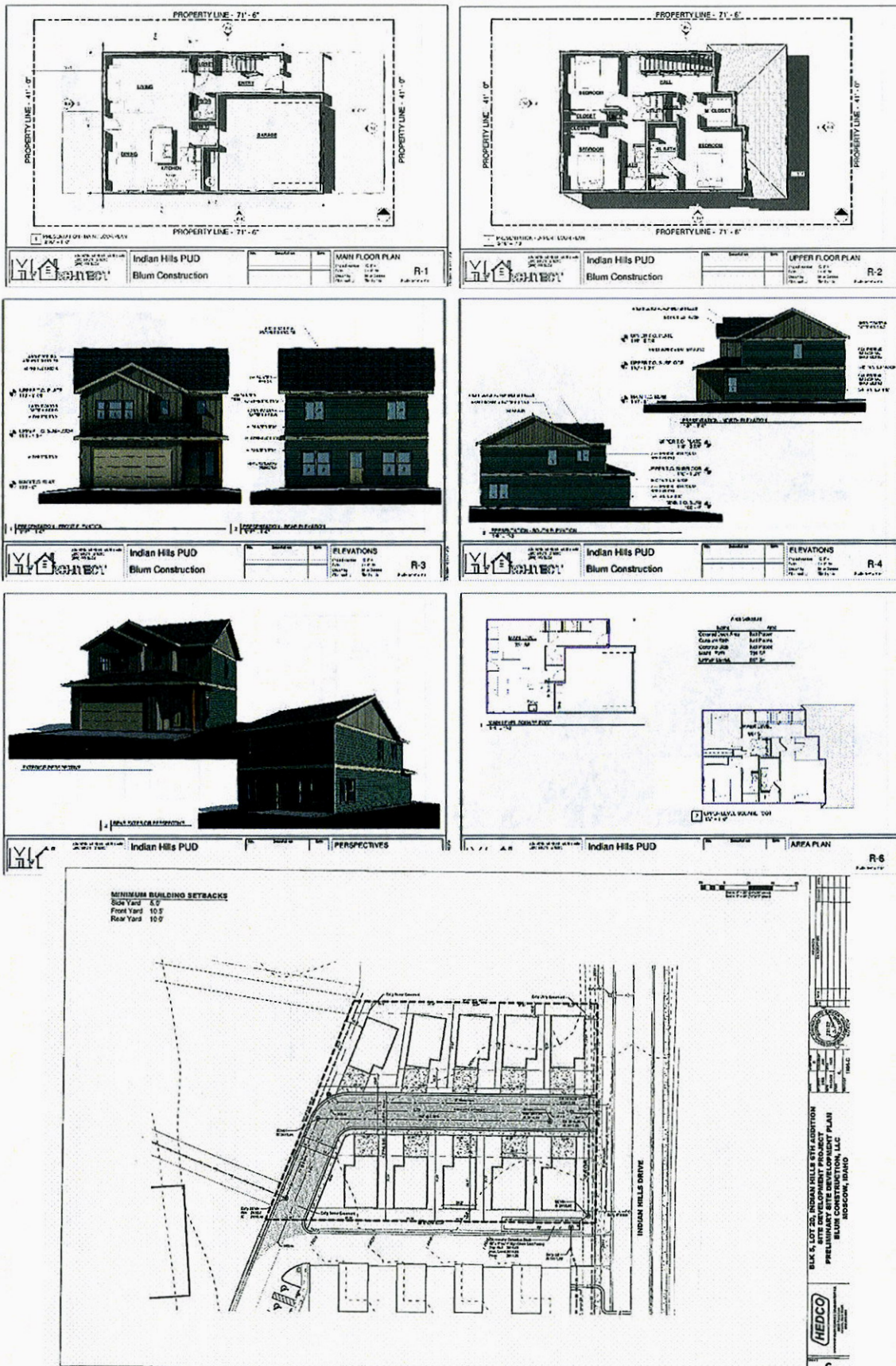


Susan R. Wilson
 Attorney at Law



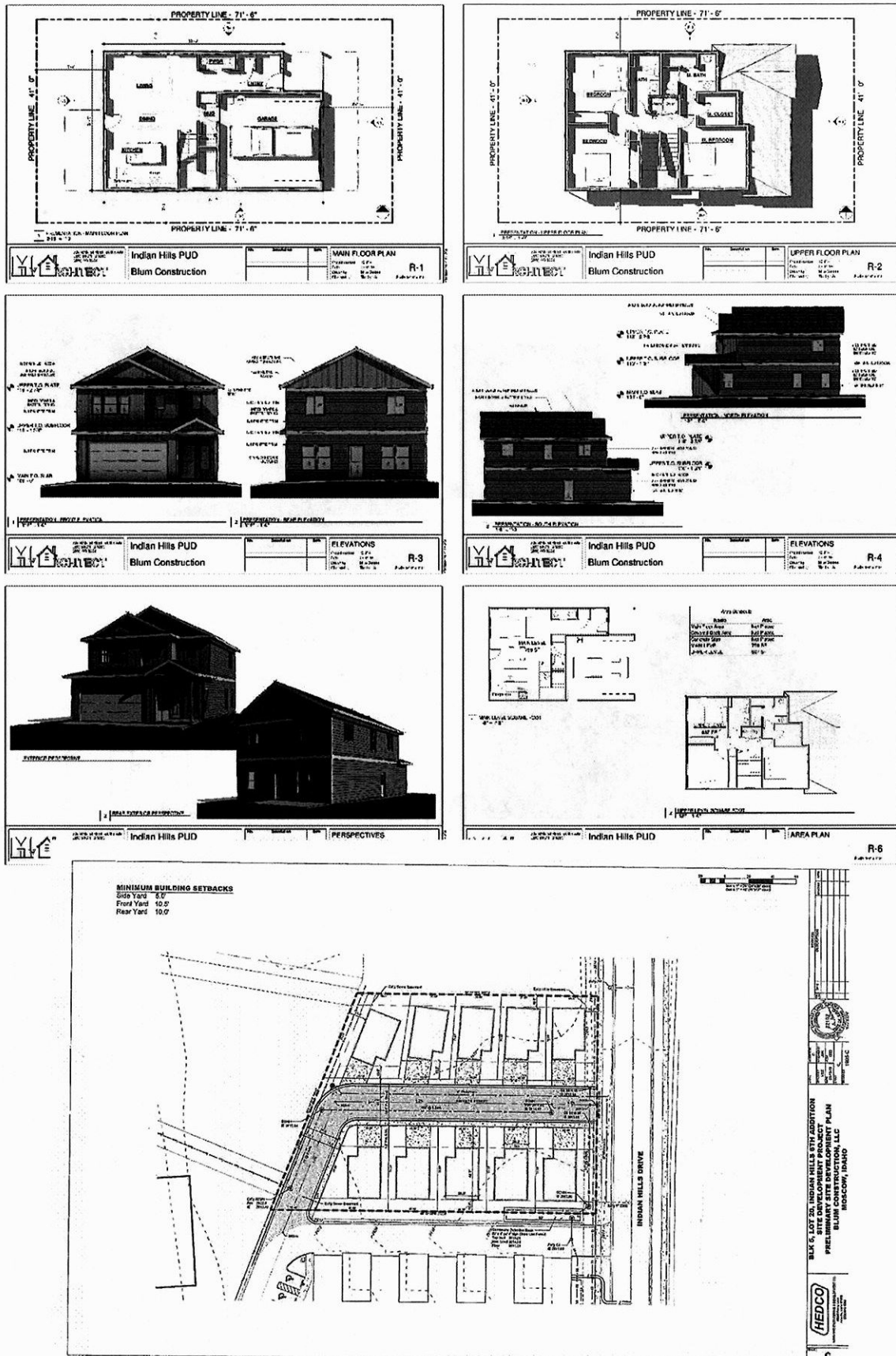
Neighborhood Meeting – PUD – Blum

OPTION 1



Neighborhood Meeting – PUD – Blum

OPTION 2



BENNETT, FRANK R
1020 E PALOUSE RIVER DRIVE
MOSCOW ID 83843

UI BOARD OF REGENTS
c/o GERARD BILLINGTON
875 PERIMETER DR
MAIL STOP 3162
MOSCOW ID 83844-3162

DIPPOLITO, GIUSEPPE
3926 W ROBISON AVE
HAYDEN ID 83835

INMAN, ROBIN L
1036 APONI LN
MOSCOW ID 83843

THOMPSON DEV LLC
1024 PINECREST ROAD
MOSCOW ID 83843

WOODS, ROBIN
615 MOORE ST
MOSCOW ID 83843

BENNETT, SHELLEY L
2279 MOSER ST
MOSCOW ID 83843

CHEN, XI SOPHIA
1054 APONI ST
MOSCOW ID 83843

ECKHARDT PROPERTIES LLC
425 S WHITLEY DR STE 4
FRUITLAND ID 83619

J.W. WALKER INVESTMENTS,
LLC
1208 ALTURAS DR
MOSCOW ID 83843

THOMPSON FAMILY LTD
PRTNSHIP
1010 PINECREST ROAD
MOSCOW ID 83843

LUP2019-0017
BLUM ENTERPRISES 2 LLC
3831 HWY 8
TROY ID 83871

CS BLUM PROPERTIES V LLC
3831 HWY 8
TROY ID 83871

GEORGE, TYLER
1042 APONI PLACE
MOSCOW ID 83843

PEARWOOD LLC
1282 ALTURAS DR
MOSCOW ID 83843

URBAN RENEWAL AGENCY
PO BOX 9203
MOSCOW ID 83843

SIGN IN SHEET

Neighborhood Meeting — April 8, 2019

RE: Application for PUD by Blum Enterprises – 1330 Indian Hills Dr., Moscow

Name:	Address:	Phone/Email:
Garrett Thompson	1010 Pine Crest	509-330-0350
Chris Carpenter	811 Sherwood St	208-892-9155
Natalie Carpenter	811 Sherwood St	208-892-9210

Neighborhood Meeting Minutes

April 8, 2019

Meeting called to order at 5:33 p.m.

Present: Noel Blum, Applicant
Susan R. Wilson, Attorney representing Applicant acting as Moderator
Participants: See attached sign in sheet.

Moderator introduced the PUD application and process; describing the ten lots and two different options for floor plans all on a one acre parcel at 1330 Indian Hills Dr. Moderator discussed the requirement for a neighborhood meeting to get input from the neighbors and answer any questions they may have or address any issues or concerns they may raise.

A participant asked if the homes would be for rent or for sale. Noel Blum stated they would be for sale.

Another participant asked how fast the homes would be constructed. Noel answered that it wouldn't be this year; that he still has to go through the approval process with the City to get the plans approved and to get the infrastructure done. He also noted that he has other projects underway.

The participant also asked what the lot sizes would be within the PUD and Noel noted they would be approximately 40' x 70'.

There were no further comments or questions. All participants appeared in favor of the proposal.

Meeting was adjourned at 5:40 p.m.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph: 208-883-7035
Fax: 208-883-7033
apeterson@ci.moscow.id.us

For City Use Only			
Date Received		4-10-19 / 4-29-19	
Dept	Fee Type	Fees	Paid
CD	Preliminary or Major Amendment	\$540	4-10-19
CD	Minor Amendment or Design Review	\$210	
Receipt Number		LUP2019-0016	

APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT OR PUD AMENDMENT

APPLICANT:

Name: Blum Enterprises, LLC Telephone: 509-336-0173
Complete Address: 3831 Highway 8, Troy, ID 83871
E-Mail: sblum@moscow.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

PROPERTY:

- Proposed PUD Name: Indian Hills East PUD
- Address or Parcel Number: 1330 Indian Hills Dr., Moscow, ID 83843
- Legal Description: Replat of Blocks 3 and 5, Indian Hills 6th 5 20
(subdivision) (block) (lot)

If described by Metes and Bounds, please attach deed on a separate sheet.

PROJECT DESCRIPTION: Please describe the new (or revised) use, design and construction for the above-described property.

Applicant desires to develop ten residential lots, each approximately 40 feet x 70 feet in size. Each of the ten homes will be approximately 1700 square feet.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

FOR MINOR AMENDMENTS/DESIGN REVIEW ONLY: SKIP TO SIGNATURE LINES ON PAGE 3

AUTHORIZATION:

1. Section 7-1 & 7-2 of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.
2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

The Comprehensive Plan promotes the efficient use of land, encourages a mix of housing that meets the economic and lifestyle needs of a diverse population (Section 2.7.3), and allows for a continuum of land uses that preserves the character of the neighborhood (Section 2.7.7).

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

The purpose of Chapter 7, the PUD chapter, is to encourage innovative, economical and attractive developments. This project, which allows for 10 homes on 1 acre, is consistent with these goals. It is a creative use of the land, provides for diverse housing and efficient use of public services.

C. The proposed development is compatible with the character and uses in the surrounding area.

The neighborhood provides for residential to the west, office space to the east, Alturas Tech. Park to the North, and farm ground to the South. The density of the proposed PUD provides for a natural continuum from the residential use to the west to the office/business use to the east.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

Public utilities and services are available to the proposed development as there is already residential use to the west and business/office use to the east.

E. The proposed development will not endanger the public health or safety.

The proposed PUD use will not endanger the public health or safety.

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

The proposed ten lots/homes on the 1 acre lot is an efficient use of the land, will have attractive floor plans and elevations, and provide for housing for different economic markets.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

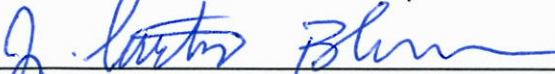
- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

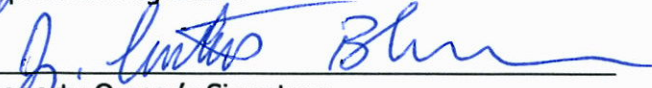
This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; 2 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 full size electronic copy; 2 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; 2 11" x 17" hard copies)

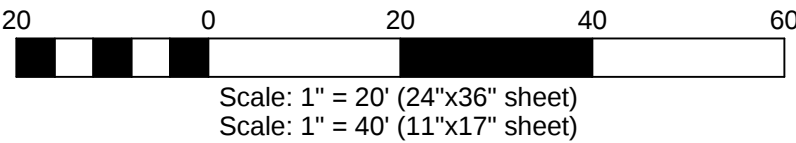
I understand this information is a public record and may be posted to a public website.


Applicant's Signature

4/10/19
Date


Property Owner's Signature

4/10/19
Date



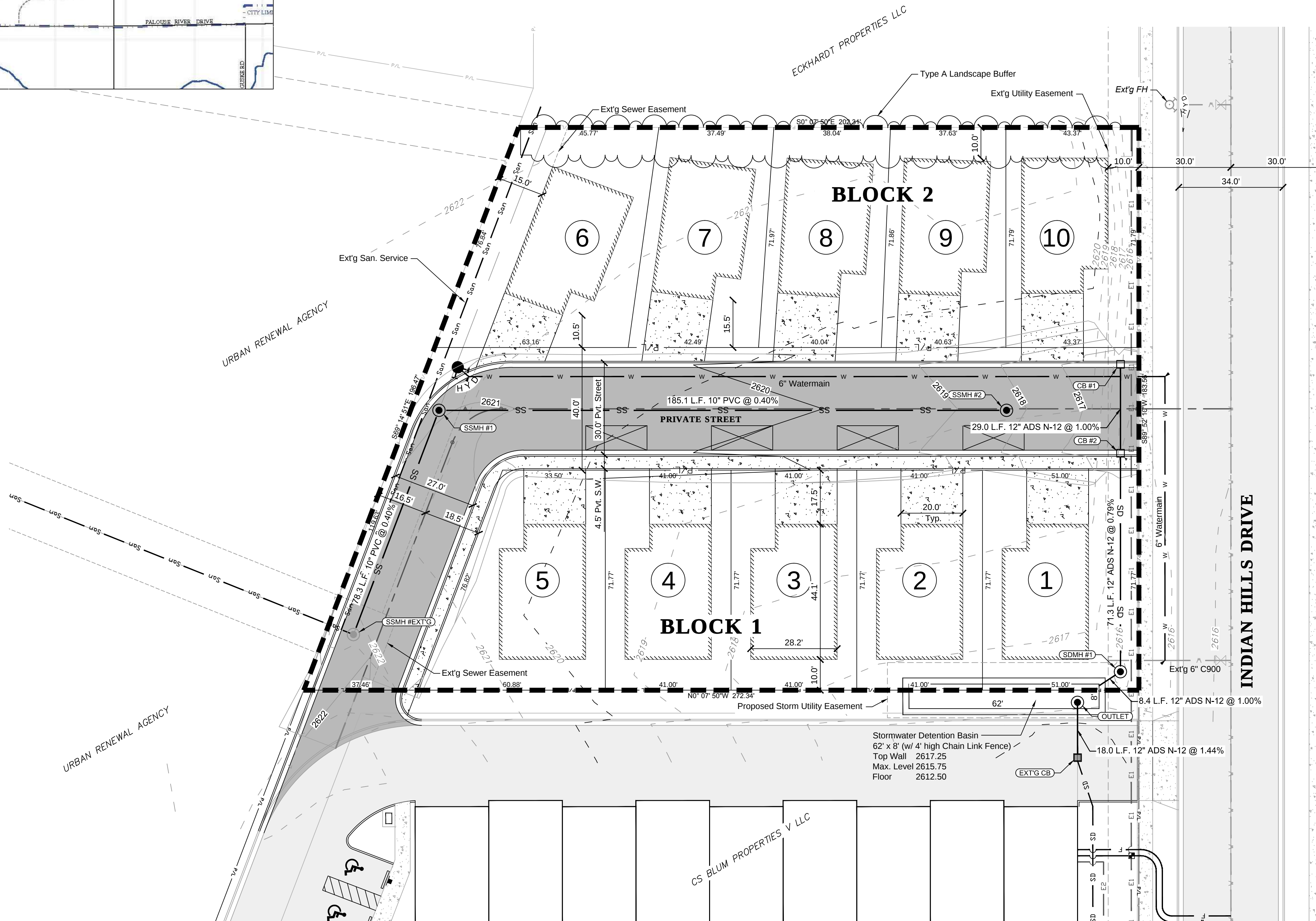
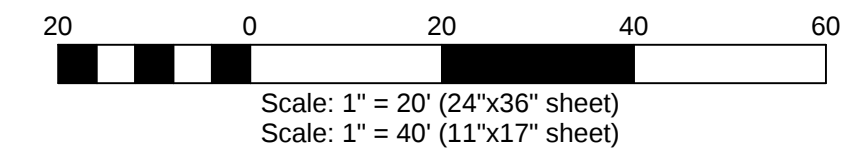
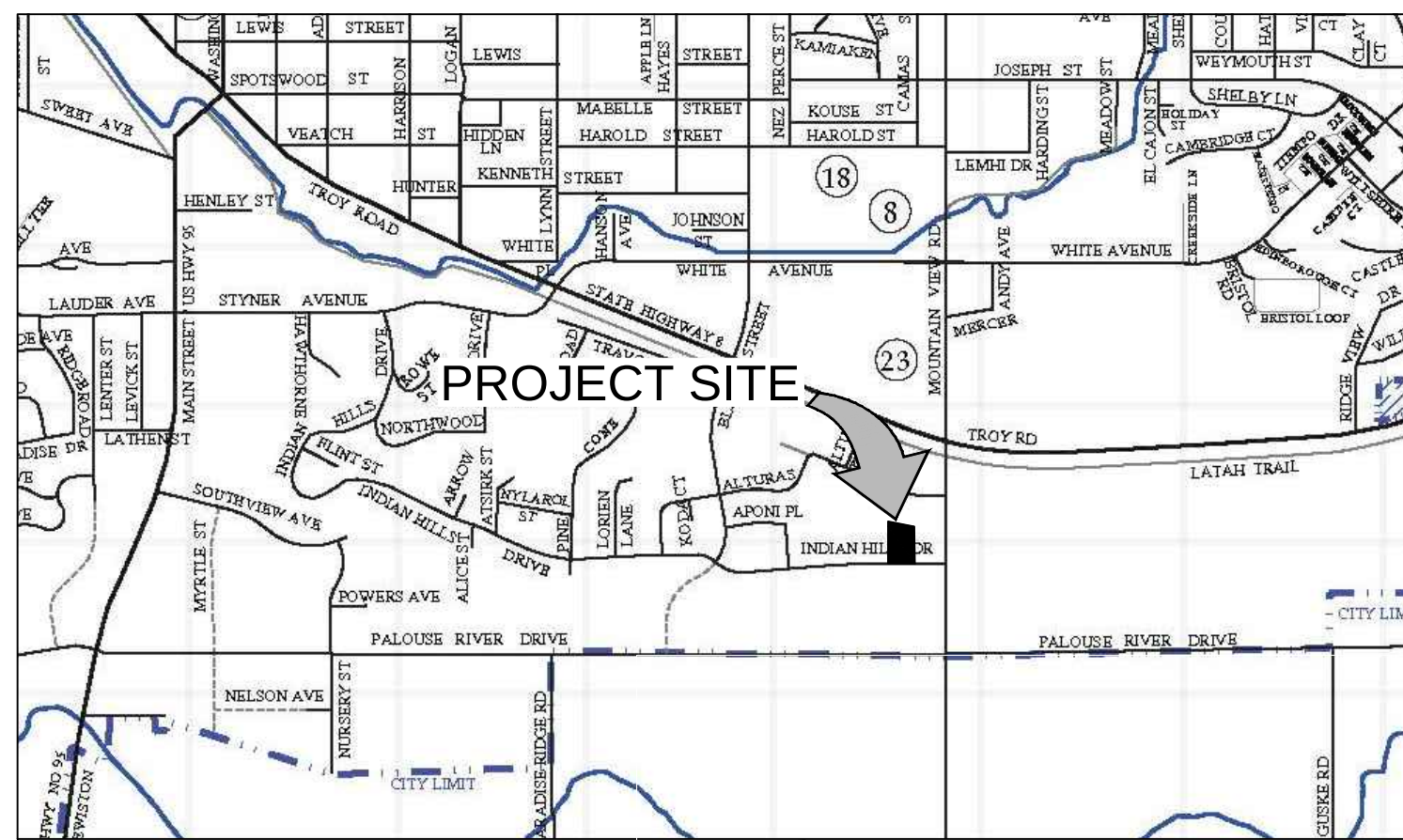


HAMMOND ENGINEERING & DEVELOPMENT CO.
 2820 PARKWAY
 JULIETTE, IDAHO 83435
 (208) 845-9903

INDIAN HILLS EAST PUD
SITE DEVELOPMENT PROJECT
PRIVATE STREET PLAN & PROFILE
BLUM CONSTRUCTION, LLC
MOSCOW, IDAHO

SCALE		SHEET SIZE		REVISION	
DRAWN BY	CHECKED BY	DATE	DESCRIPTION	REV	DATE
DRAWN BY MEE	CHECKED BY JSH	DATE 04-12-19			
JOB # 1905					
SHEET C					
DRAWING #		1905-C-			





MINIMUM BUILDING SETBACKS

Side Yard	5.0'
Front Yard	10.5'
Rear Yard	10.0'

DEVELOPER

Blum Construction, LLC
3831 Highway 8
Troy, ID 83871

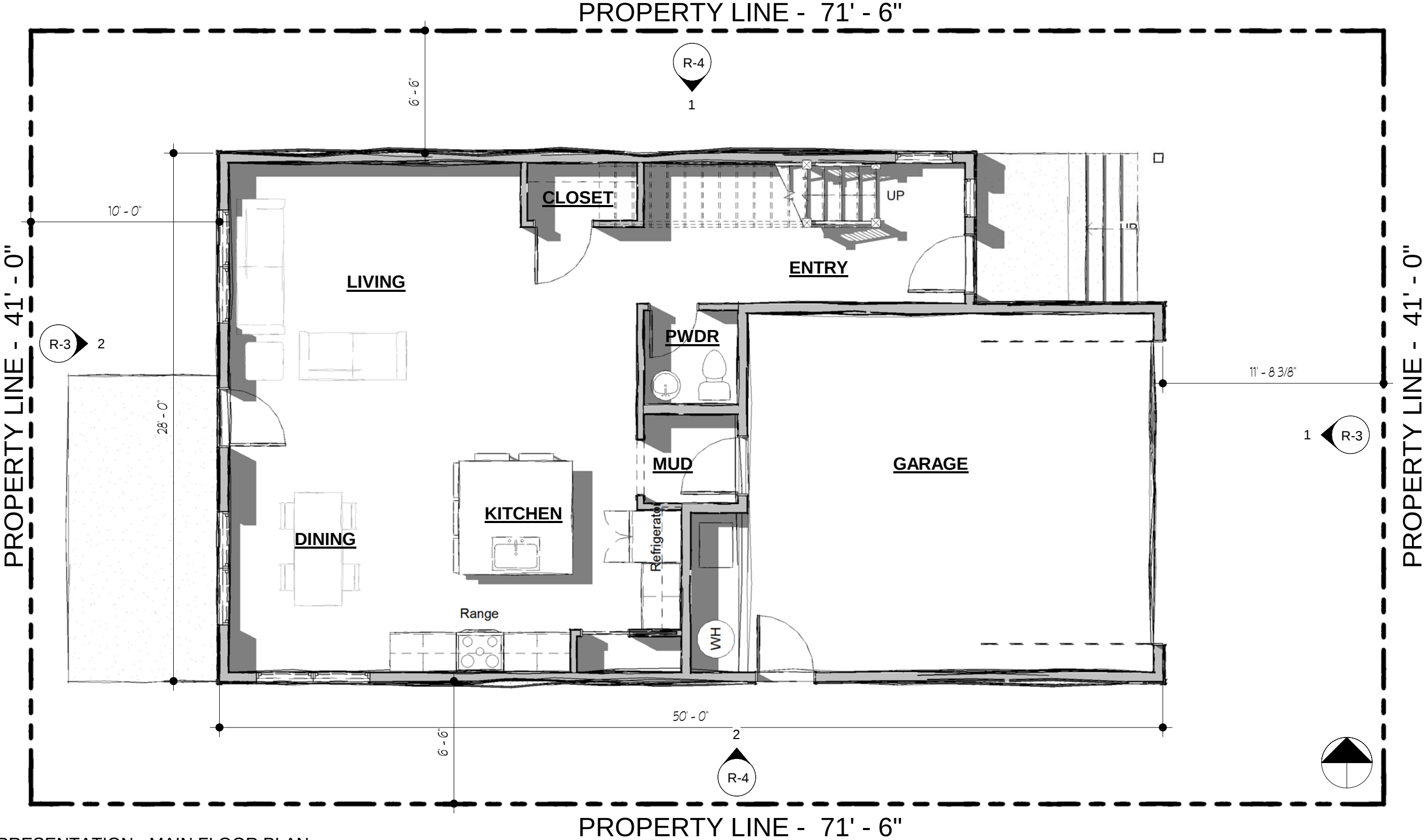
CURRENT ZONING

RO (Residential Offices)

ACREAGE

1.0 Acres

--



1 PRESENTATION - MAIN FLOOR PLAN
3/16" = 1'-0"



504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

Indian Hills PUD
Blum Construction

No.	Description	Date

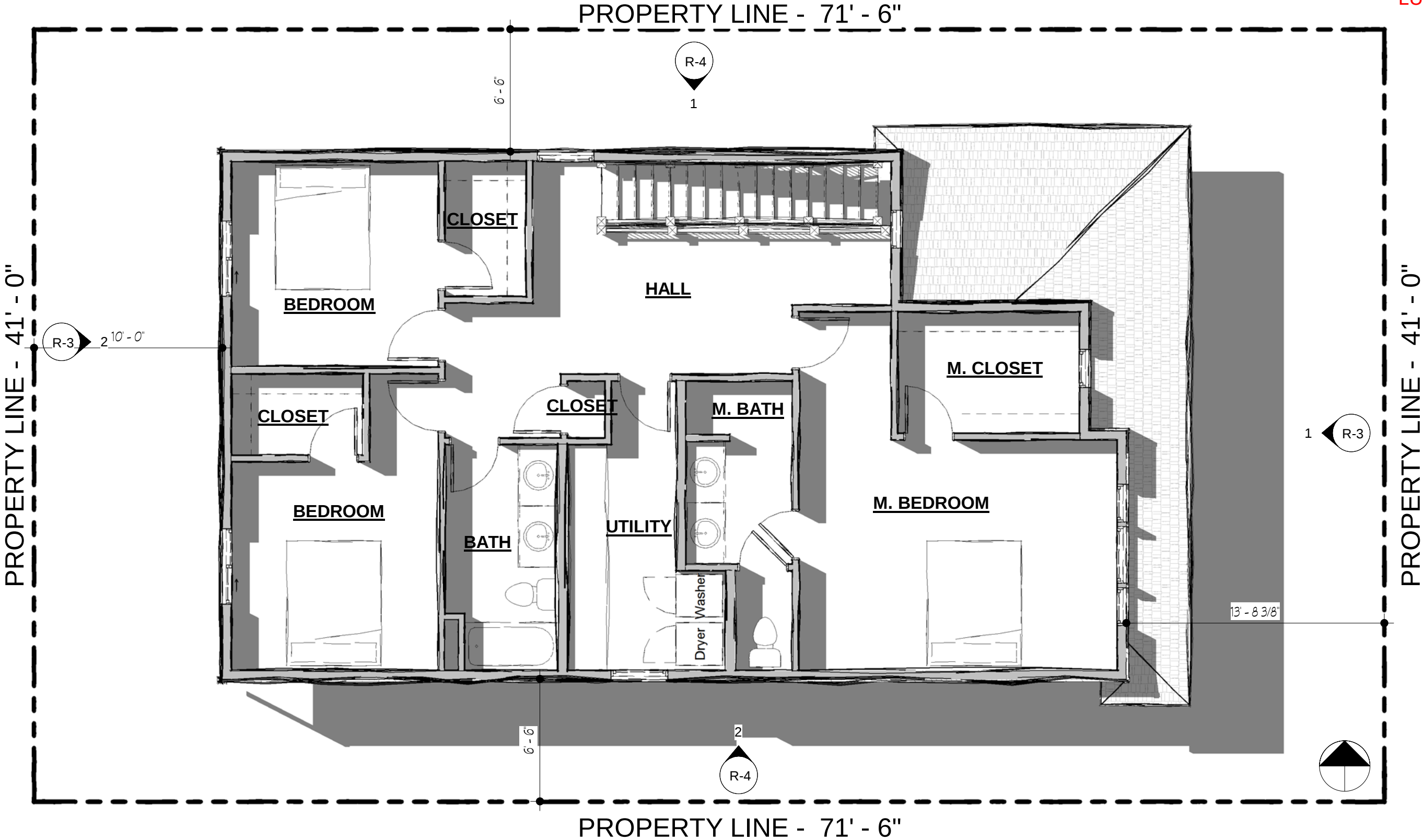
MAIN FLOOR PLAN

Project number	19-014
Date	02-25-19
Drawn by	Author
Checked by	Tim Lynch

R-1

Scale 3/16" = 1'-0"

Received 4-29-19



1 PRESENTATION - UPPER FLOOR PLAN
3/16" = 1'-0"



504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

Indian Hills PUD
Blum Construction

No.	Description	Date

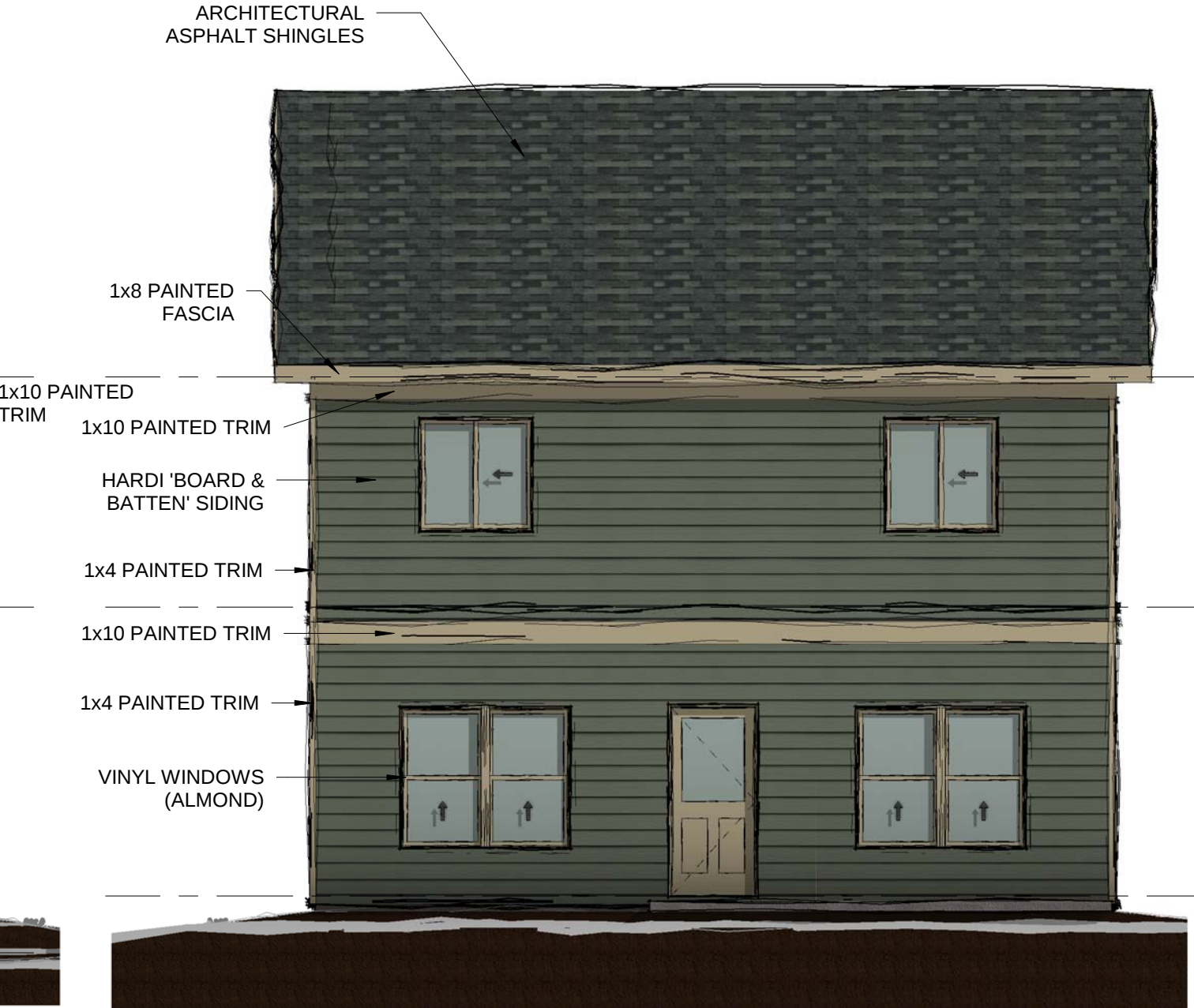
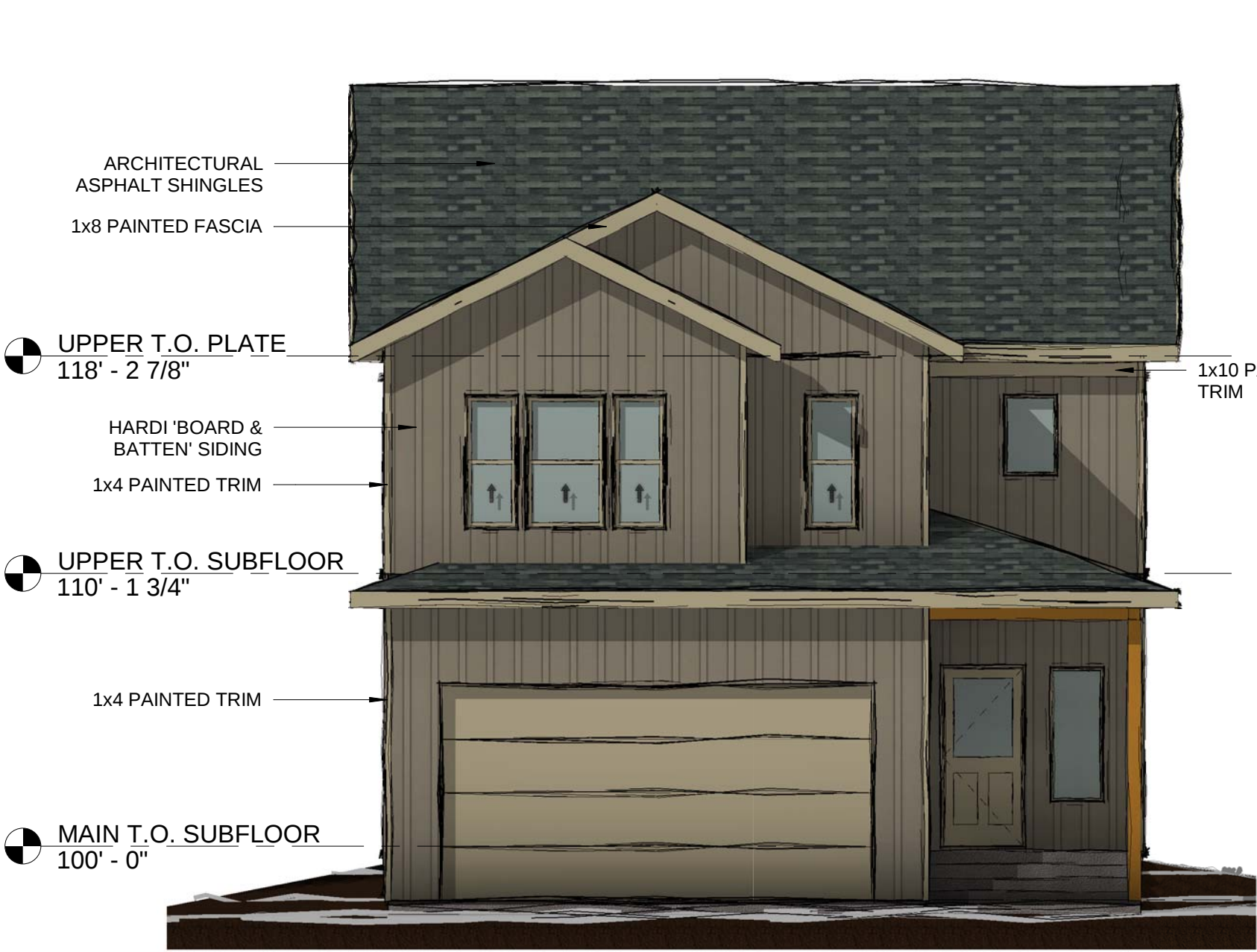
UPPER FLOOR PLAN

Project number	19-014
Date	02-25-19
Drawn by	Mike Cannon
Checked by	Tim Lynch

R-2

Scale 3/16" = 1'-0"

Received 4-29-19



1 PRESENTATION - FRONT ELEVATION
3/16" = 1'-0"

2 PRESENTATION - REAR ELEVATION
3/16" = 1'-0"



504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

Indian Hills PUD
Blum Construction

No.	Description	Date

ELEVATIONS

Project number	19-014
Date	02-25-19
Drawn by	Mike Cannon
Checked by	Tim Lynch

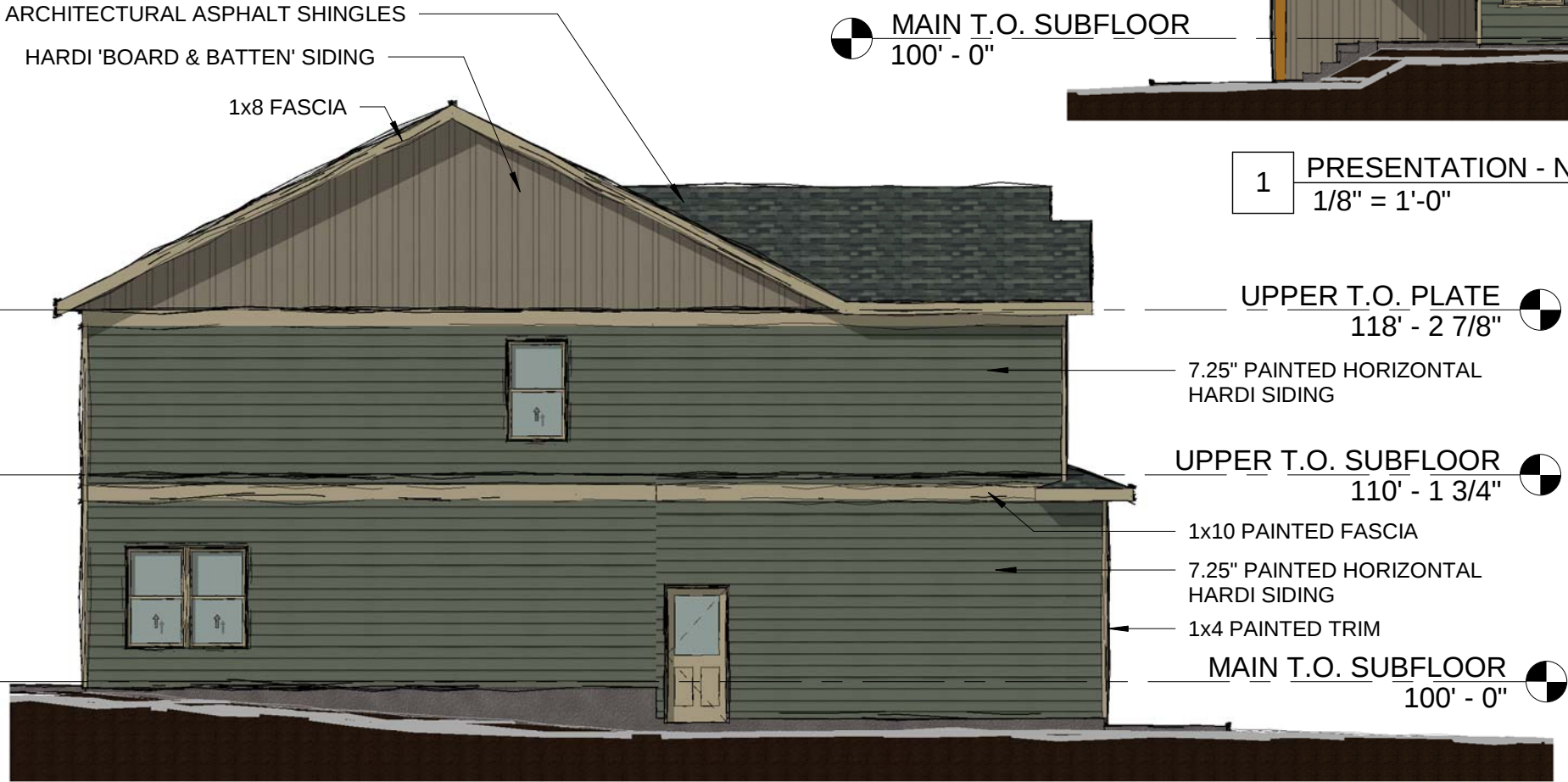
R-3

Scale 3/16" = 1'-0"

Received 4-29-19



1 PRESENTATION - NORTH ELEVATION
1/8" = 1'-0"



2 PRESENTATION - SOUTH ELEVATION
1/8" = 1'-0"



504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

Indian Hills PUD
Blum Construction

No.	Description	Date

ELEVATIONS

Project number	19-014
Date	02-25-19
Drawn by	Mike Cannon
Checked by	Tim Lynch

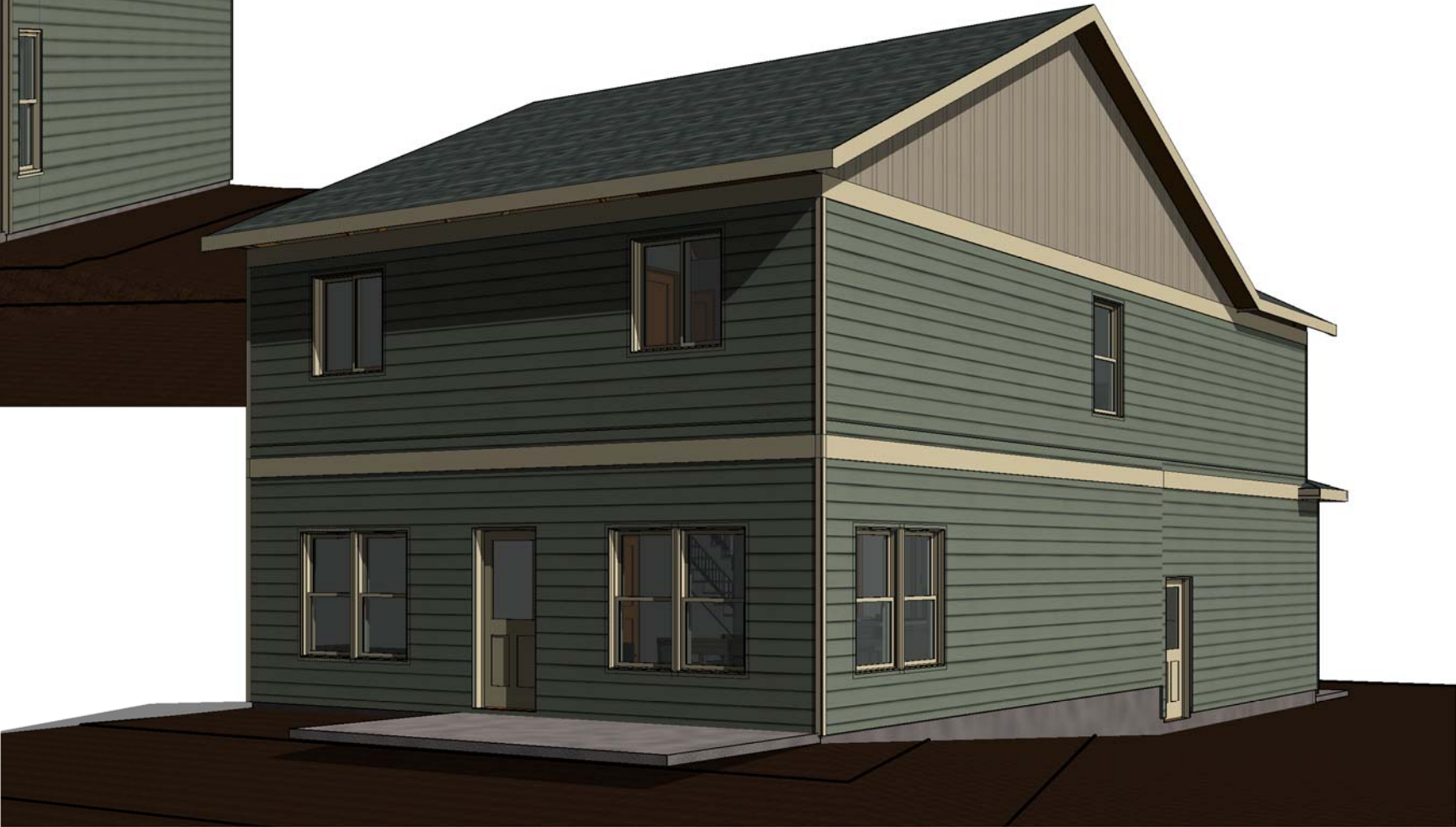
R-4

Scale 1/8" = 1'-0"

Received 4-29-19



1 EXTERIOR PERSPECTIVE



2 REAR EXTERIOR PERSPECTIVE



504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

Indian Hills PUD
Blum Construction

No.	Description	Date

PERSPECTIVES		
Project number	19-014	R-5
Date	02-25-19	
Drawn by	Author	
Checked by	Checker	
		Scale

SUSAN R. WILSON**ATTORNEY AT LAW, PLLC**

208 S. Main St. Ste 2, Moscow, ID 83843

Ph: 208-882-8060 ~ Fx: (866) 221-9397 ~ sw2@moscow.com

March 20, 2019

RE: PUD Application of Blum Enterprises, LLC
 1330 Indian Hills Dr, Moscow, ID 83843

Dear Neighbor:

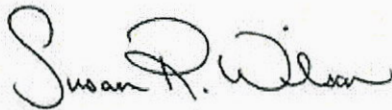
I represent Blum Enterprises, LLC who intends to submit an application for a Planned Unit Development (PUD) at 1330 Indian Hills Drive in Moscow, which is a one acre lot in Indian Hills Sixth Addition to the City of Moscow. The Planned Unit Development will consist of ten (10) detached single family homes of approximately 1700 square feet each.

The proposed PUD of this lot is consistent and compatible with the surrounding uses and the current zone of Residential/Office. Directly to the west is higher density multi-family units and directly to the east is the Farm Service Agency/USDA office. The proposed floor plans and elevations will be available for review at the Neighborhood Meeting.

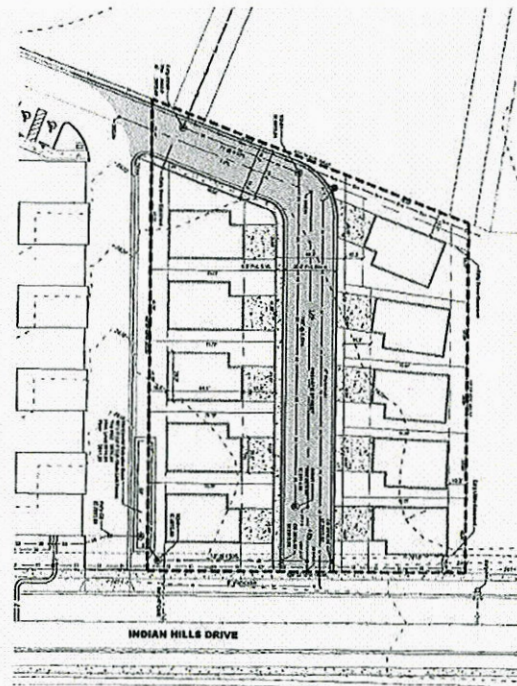
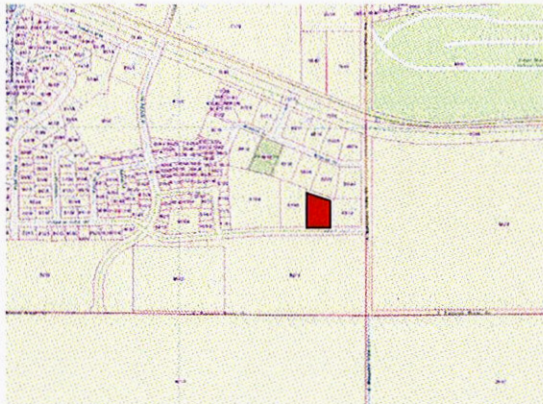
Pursuant to Section 10-7(B), Title 4 of the Moscow City Code, a neighborhood meeting must be held as a prerequisite to submittal of an application for a planned unit development. The neighborhood meeting is intended to provide a forum which allows the landowner to present its application as well as neighbors an opportunity to comment on the application. The City of Moscow has provided us with your name and address as a property owner that is located within 600 feet of the property proposed to be rezoned and therefore require notification.

We invite you to learn more about this application at the neighborhood meeting, which will be held at the **1912 Center at 412 East Third Street** in Moscow in the Fiske Room, on **April 8, 2019, from 5:30 p.m. to 6:00 p.m.** Please feel free to contact me if you have any questions or concerns in the meantime, or if you are unable to attend and want to include your comments. I can be reached at 208-882-8060 or via email at sw2@moscow.com.

Kind regards,

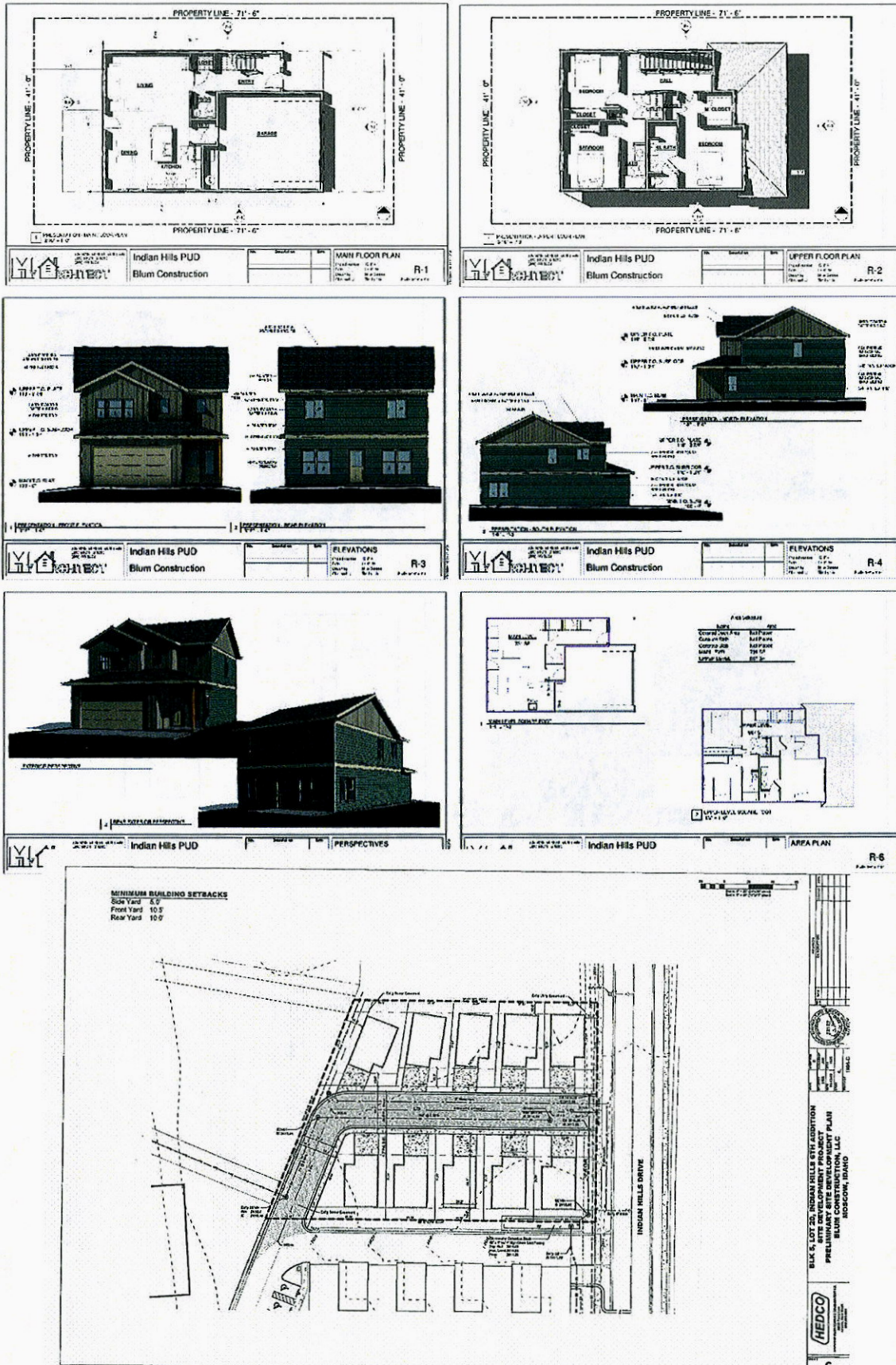


Susan R. Wilson
 Attorney at Law



Neighborhood Meeting – PUD – Blum

OPTION 1



BENNETT, FRANK R
1020 E PALOUSE RIVER DRIVE
MOSCOW ID 83843

UI BOARD OF REGENTS
c/o GERARD BILLINGTON
875 PERIMETER DR
MAIL STOP 3162
MOSCOW ID 83844-3162

DIPPOLITO, GIUSEPPE
3926 W ROBISON AVE
HAYDEN ID 83835

INMAN, ROBIN L
1036 APONI LN
MOSCOW ID 83843

THOMPSON DEV LLC
1024 PINECREST ROAD
MOSCOW ID 83843

WOODS, ROBIN
615 MOORE ST
MOSCOW ID 83843

BENNETT, SHELLEY L
2279 MOSER ST
MOSCOW ID 83843

CHEN, XI SOPHIA
1054 APONI ST
MOSCOW ID 83843

ECKHARDT PROPERTIES LLC
425 S WHITLEY DR STE 4
FRUITLAND ID 83619

J.W. WALKER INVESTMENTS,
LLC
1208 ALTURAS DR
MOSCOW ID 83843

THOMPSON FAMILY LTD
PRTNSHIP
1010 PINECREST ROAD
MOSCOW ID 83843

LUP2019-0016
BLUM ENTERPRISES 2 LLC
3831 HWY 8
TROY ID 83871

CS BLUM PROPERTIES V LLC
3831 HWY 8
TROY ID 83871

GEORGE, TYLER
1042 APONI PLACE
MOSCOW ID 83843

PEARWOOD LLC
1282 ALTURAS DR
MOSCOW ID 83843

URBAN RENEWAL AGENCY
PO BOX 9203
MOSCOW ID 83843

SIGN IN SHEET

Neighborhood Meeting — April 8, 2019

RE: Application for PUD by Blum Enterprises – 1330 Indian Hills Dr., Moscow

Name:	Address:	Phone/Email:
Garrett Thompson	1010 Pine Crest	509-330-0350
Chris Carpenter	811 Sherwood St	208-892-9155
Natalie Carpenter	811 Sherwood St	208-892-9210

Neighborhood Meeting Minutes

April 8, 2019

Meeting called to order at 5:33 p.m.

Present: Noel Blum, Applicant
Susan R. Wilson, Attorney representing Applicant acting as Moderator
Participants: See attached sign in sheet.

Moderator introduced the PUD application and process; describing the ten lots and two different options for floor plans all on a one acre parcel at 1330 Indian Hills Dr. Moderator discussed the requirement for a neighborhood meeting to get input from the neighbors and answer any questions they may have or address any issues or concerns they may raise.

A participant asked if the homes would be for rent or for sale. Noel Blum stated they would be for sale.

Another participant asked how fast the homes would be constructed. Noel answered that it wouldn't be this year; that he still has to go through the approval process with the City to get the plans approved and to get the infrastructure done. He also noted that he has other projects underway.

The participant also asked what the lot sizes would be within the PUD and Noel noted they would be approximately 40' x 70'.

There were no further comments or questions. All participants appeared in favor of the proposal.

Meeting was adjourned at 5:40 p.m.

Memo

To: Mike Ray, Assistant Community Development Director
From: Dwight Curtis, Parks & Recreation Director
Date: May 15, 2019
Re: Parkland Dedication Requirements for the Proposed PUD at 1330 Indian Hills Drive

As part of the subdivision process, this proposed PUD falls under the requirements of the parkland dedication codes of the City.

This proposed PUD is located within the boundaries of Indian Hills 6th Subdivision, which parkland dedication requirements have already been met in full. Therefore, no parkland dedication is required for the PUD and preliminary plat at 1330 Indian Hills Drive.

I am available for any questions you might have of me.

Memo

To: Michael Ray, Assistant CD Director

From: Bob Buvel, Staff Engineer

CC:

Date: 5-16-19

Re: Indian Hills East

Michael,

Upon reviewing the submittal for the preliminary plat for the Indian Hills East PUD the Engineering Department has the following comments and recommended conditions of approval:

Comments:

1. This property was considered developable in our water comprehensive plan dated January 2012. The system in this area has adequate potable and fire flow.
2. This property was considered developable in our sanitary sewer comprehensive plan dated September 2011.
3. This development is expected to generate fewer than 100 peak hour directional trips and is not expected to have a significant impact on the transportation network.
4. The construction of the proposed private street shall meet current City standards including the dedicated easement for public and franchise utilities.
5. Stormwater control, the proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.

ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 3, -----; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: That Moscow City Code Title 4, Chapter 3 be amended as follows:

• • •

Sec. 3-4. Land Use Table.

LAND USE TABLE																		
P = Permitted Use		PA = Permitted Accessory Use		C = Conditional Use Permit		Blank = Not Permitted												
RESIDENTIAL USES		NAICS 2012 Code No.	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Dwellings in Residential Zones²																		
Single Family (up to 4 unrelated individuals)			P	P	P	P	P	P	P									
Two Family								P	P									
Twinhome								P	P									
Townhouse ¹								P	P									
Single Family (up to 6 unrelated individuals)			C	C	C	C	C	C	P									
Multiple Family (3 or more units)									P									
Mobile Home Parks									P									
Dwellings in Commercial Zones																		
Above or behind a commercial use or on a secondary street frontage			See above, Dwellings in Residential Zones							P	P		P/C ³	P	P	PA ⁴	P/C ³	P
On the ground floor on primary street frontage										P	C		C	C	C	PA ⁴	C	P
Group Living																		
Boarding House (occupied by owner, up to 6 boarders)			P	C	C	C	C	C	P									
Dormitories																		P
Fraternity, Sorority, and Cooperative Houses		721310							C									P
Accessory Uses																		
Accessory Buildings or Structures (up to 1,000 sq ft)			PA	PA	PA	PA	PA	PA ⁵	PA ⁵	PA								
Accessory Buildings or Structures (1,001 to 1,500 sq ft)			C	C	C	C	C	C	C	C								
Accessory Buildings or Structures (no size limitation)											PA	PA	PA	PA	PA	PA	PA	PA
Accessory Dwelling Unit ¹			PA	PA	PA	PA	PA	PA	PA									
Accessory Home Occupations Type I ¹			PA	PA	PA	PA	PA	PA	PA	PA	PA		PA	PA	PA	PA	PA	PA
Accessory Home Occupations Type II ¹			C	C	C	C	C	C	C	PA	PA		PA	PA	PA	PA	PA	PA
Accessory Gardens			PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
NON-RESIDENTIAL USES		NAICS 2012 Code No.	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Agricultural Uses																		
Agriculture, Animal Production		112	P/C ¹⁸	C ⁵														P
Agriculture, Crop Production		111	P															P
Animals and Fowl (as permitted by City Code Title 10)			PA	PA	PA	PA	PA	PA	PA	PA								
Animal Slaughtering and Processing		31161	C													P		P
Gardens (Market and Community) no on-site retail sales ¹			P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
With on-site retail sales ¹			P	P	C	C	C	C	C	P	P		P	P	P	P	P	P
Sawmills		321113	C													C		
Amusement and Recreation Facilities																		
Archery/Shooting Ranges (indoor only)		713990											P	P	P	P	P	P
Bowling Centers		713950											P	P	P		P	P
Dance Halls		713990											P	P	P		P	P
Fitness Centers		713940									P		P	P	P		P	P
Golf Courses and Country Clubs		713910	C	C	C	C	C	C	C	C								P
Miniature Golf Facilities		713990											P	P	P		P	P
Movie Theaters		512131											P	P	P		P	P
Riding Stables		713990	C										P	P	P	P	P	P
Stadiums and Sports Arenas (Ice/Roller Rinks, Gymnasiums, Ballfields)		713940						C	C				P	P	P		P	P
Animal-Related Business																		
Veterinary Services		541940	C	C						P	P			P	P	P		
Pet Care Services ¹		812910	C	C							P ¹⁰				P	P		
Financial, Technology, and Professional Services																		
Agencies, Brokerages and Other Insurance Related Activities		5242							P ⁶	P	P	P	P	P	P		P	
Broadcasting Studios		515										P	P	P	P		P	
Business, Professional, Political, Social Advocacy, Grantmaking, and Similar Organizations		8132/8133/8139							P ⁶	P	P	P	P	P	P		P	
Commercial Banking, Credit Unions, and Savings Institutions		522110/120/130											P	P	P			
Construction Contractor Services		238											P	P	P	P	P	P
Data Processing, Hosting, and Related Services		518								P	P	P	P	P	P	P	P	P
Professional, Scientific, and Technical Services		541							P ⁶	P	P	P ¹¹	P ¹¹	P	P	P	P ¹¹	P
Publishing Industries (except internet)		511										P	P	P	P	P	P	P
Real Estate Services		531							P ⁶	P	P	P	P	P	P		P	
Securities, Commodity Contracts, and Other Financial Investments		523							P ⁶	P	P	P	P	P	P		P	
Software Publishers		5112							P ⁶	P	P	P	P	P	P	P	P	
Food and Beverage Service																		
Coffee/Esspresso Stand											P		C	C	P		C	P
Drinking Places (Alcoholic Beverages)		722410											P	P	P		P	P
Restaurants		72251								P ⁹	P		P	P	P		P	P

NON-RESIDENTIAL USES	NAICS 2012 Code No.	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RT0	CB	GB	MB	I	UMC	U
Manufacturing																	
Beverage Manufacturing	3121									C		P	P	P	P	P	
Manufacturing, Heavy															C		
Manufacturing, Light													C	P	P	C	
Aerospace Product and Parts Manufacturing	3364										P		C	P	P	C	
Computer and Electronic Product Manufacturing	334										P		C	P	P	C	
Electrical Equipment, Appliance, and Component Manufacturing	335										P		C	P	P	C	
Medical Equipment and Supplies Manufacturing	3391										P		C	P	P	C	
Pharmaceutical and Medicine Manufacturing	3254										P		C	P	P	C	
Public/Institutional Uses																	
Antenna Towers (new)		C	C	C	C	C	C	C	C	C			C	C	C	C	C
Co-Location ¹⁴		P	P	P	P	P	P	P	P	P			P	P	P	P	P
Cemeteries	812220	C	C	C	C	C	C	C	C					C			
Child Day Care Services ¹																	P
Family, 5 or fewer children		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	P
Group, 6 to 12 children		P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	P
Small, 13 to 20 children		C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	P
Large, 21 or more children		C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Civic and Social Organizations	813410												P	P	P	C	P
Community/Neighborhood Center		C	C	C	C	C	C	C	P	P		P	P	P			P
Correctional Institutions	922140													C	C		
Educational Services																	
Elementary and Secondary Schools ¹	6111	C	C	C	C	C	C	C	C	C			C	C	C	C	P
Colleges, Universities, and Professional Schools	6112/6113							C	C	C			C	C	C	C	P
All Other Schools and Instruction	6114-6117							C	C	C	C ¹⁶	C	C	P	C	C	P
Fairgrounds		C	C	C	C	C	C	C	C					C			
Funeral Homes and Funeral Services	81221							C	C	P		C	P	P			
Government Office Buildings		C	C	C	C	C	C	C	C	P		P	P	P	P	P	P
Health Care Services (Ambulatory) (excluding 624410)	621							P ⁶	P	P	P ⁸	P	P	P	P	P	P
Hospitals	622											C	P	C			P
Museums and Art Galleries	712110							C	C	P		P	P	P		P	P
Nursing and Residential Care Facilities	623			C	C	C	C	C	C				P	P			
Public Parks & Recreational Facilities (operated by local government) ⁷		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Service and Utility Facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P
Religious Facilities	813110	C	C	C	C	C	C	C	C	P		P	P	P		C	P
Telecommunications Services ¹	517							P ⁶	P	P	P	P	P	P	P	P	P
Retail and Personal Services																	
Consumer Goods Rental	5322									P		P	P	P	P	P	P
Laundries and Drycleaners	812310/ 812320									P		P	P	P	P	P	P
Personal Care Services	8121									P	P	P	P	P	P	P	P
Retail Sales (excluding 4411, 444, 447, & 453930)	44-45									PA	P	PA	P	P	P	P	P
Large Retail Establishment ¹														P	P		
NON-RESIDENTIAL USES																	
Storage Services																	
Self-Storage Facilities	531130	C	C											C ¹²	P		
Warehousing and Storage	493										PA ¹²			C	P		
Wholesale Uses	423										PA ¹²			C	P		
Temporary Uses¹												P	P	P	P	P	
Vehicles and Equipment																	
Automobile and RV Dealers	4411											C	C	P	P		
Automotive Repair and Maintenance	8111											C	C	P	P		
Building Material Sales & Garden Equipment/Supplies	444													P	P		
Commercial and Industrial Machinery and Equipment Repair and Maintenance	811310													C	P		
Electronic and Precision Equipment Repair and Maintenance	8112								P	P		P	P	P	P		
Gasoline Stations	447											C	C	P	P		
Heavy Equipment Sales (manufactured home dealers, farm and garden equipment)	453930 423820													C	P		
Off-Street Parking Areas		PA	PA	PA	PA	PA	PA	PAC	P	P	PA	PA	P	P	P	P	P
Parking Lots and Garages	812930	PA	PA	PA	PA	PA	PA	PA	P	P	PA	P	P	P	P	P	P
Personal and Household Goods Repair and Maintenance	8114									P		P	P	P	P	P	
Railroad Yards and General Freight Trucking	488210/4841																
Rental and Leasing Services (excluding 5322)	532											C	C	P	P		
Scrap Yards/Material Recycling	423930														C		
Visitor Accommodations																	
Bed and Breakfast Inns		P	P	C	C	C	C	P	P	P		P	P	P		P	
Hotels and Motels	721110											P	P	P		P	P
RV Parks and Campgrounds	721211	C	C					C					P	P	P		P

USE ELEMENTS & EXCEEDANCES TO BULK & DIMENSIONAL REQUIREMENTS	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Drive-Through Facilities ¹											P/C ¹³	C	P		C	
Exceedance of maximum building height (for permitted non-residential uses)	C	C	C	C	C	C	C	C	C	C	C	C			C ¹⁷	

NOTES

- ¹ Subject to Specific Use Standards within Section 4-3-4 of this Zoning Code
- ² Only one principal dwelling permitted per building lot in AF, FR, SR, R-1, and R-2 Zones
- ³ Residential dwellings located on ground floor on secondary street frontages require a Conditional Use Permit in CB and UMC Zone
- ⁴ One dwelling unit per lot is allowed where accessory to a permitted principal use
- ⁵ Feedlots must be on at least 20 acres of land and associated buildings must be set back at least 500 ft from the nearest property line
- ⁶ Use shall not exceed 2,000 sq ft of office space
- ⁷ Including all public facilities operated by local government (including but not limited to parks, recreational facilities, and recycling centers)
- ⁸ Excluding Outpatient Care Centers, Home Health Care Services, and Other Ambulatory Health Care Services (NAICS 6214, 6216, and 6219)
- ⁹ Restaurants shall not exceed 1,500 sq ft in the RO Zone
- ¹⁰ Indoor kennels only
- ¹¹ Excluding Veterinary Services
- ¹² Indoor storage only
- ¹³ Drive-up windows permitted for financial institutions only, Conditional Use Permit is required for drive-up windows associated with all other uses in the CB Zone
- ¹⁴ Antenna shall not extend more than 18 ft above, and shall not project more than 8 ft horizontally away from the existing tower or support structure
- ¹⁵ Or 600 sq ft per dwelling unit in R-3 and R-4 Zones
- ¹⁶ Business Schools and Computer and Management Training, and Technical and Trade Schools only, as defined by NAICS code number 6114 and 6115, and excluding aviation and flight training instruction schools, modeling schools, nursing schools, cosmetology schools, and truck driving schools
- ¹⁷ Residential or commercial uses may obtain a Conditional Use Permit for exceedance of the maximum building height in the UMC Zone
- ¹⁸ Feedlots with up to 20 animals are permitted by right. Feedlots between 20 and 200 animals require a Conditional Use Permit
- ¹⁹ Elementary Schools, Secondary Schools, and Other Schools and Instruction only, as defined by NAICS code number 6111 and 6116

SECTION 2: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions. The remaining sections of Title 4 shall be in full force and effect.

SECTION 3: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of the City of Moscow, Idaho, Municipal Code, the definitions contained within those portions of the Moscow Municipal Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk