

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
June 12, 2019

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

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

208.883.7008

The meeting was called to order at 7:01 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Robb Parish, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Mike Nelsen, Nels Reese
ALSO IN ATTENDANCE: Mike Ray, Anne Peterson, Anne Zabala (for Brandy Sullivan)

1. Approval of minutes from May 22, 2019

Parish moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION [UNANIMOUS]
MOVER:	Parish
SECONDER:	Hamilton
ABSTENTION:	Wilson

2. Public Comment

None.

3. Approval of Reasoned Statement of Relevant Criteria and Standards [ACTION ITEM]:

- Preliminary Subdivision Plat of a 41,151 square foot parcel located at 1330 Indian Hills Drive referred to as the Indian Hills East Addition.
- 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.

Parish moved approval of the RCS for the Preliminary Plat as presented.

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

Parish moved approval of the RCS for the Planned Unit Amendment as presented.

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

4. Public Hearing: Ordinance Amending Educational Services within the Central Business District [ACTION ITEM]

Based on direction from Council, the Commission has been reviewing educational services in the CB District, and as part of that revision a few other clean-up items of the zoning code were also discussed, resulting in the ordinance presented tonight. Ray pointed out one change since Commissioners last reviewed it which arose from review of the PCEI property on Rodeo Drive. Staff recommended PCEI's operations should fall under the Businesses, Professional/Political/Social Advocacy and Grant Making NAICS category, and be a conditionally permitted use, as was required previously. Staff recommended approval to City Council.

McClure opened the public hearing at 7:17 p.m.

David Hall, 1334 Wallen Road, expressed concern that there had been essentially no discussion regarding parking garages and pay-for-park lots, and wondered if the Transportation Commission had been consulted. Ray stated that parking lots are a land use issue and therefore fall under the Planning & Zoning purview rather than Transportation Commission. The Commission discussed the proposed amendments over the last few meetings and the off-street parking changes are intended to clean-up an issue that was created when the NAICS classification system was adopted. The modifications are also intended to ensure that there will not be any complications with the idea of satellite parking lots that could help alleviate downtown parking issues.

Public hearing closed at 7:21 p.m. Parish appreciated that these minor changes were included during review of educational services in the downtown area, and thought the Commission had sufficiently discussed all topics. Wilson moved to recommend approval of the Ordinance as presented.

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

5. Accessory Dwelling Unit (ADU) Review [ACTION ITEM]

Ray provided a review of ADU activities since the ordinance was approved in April, 2015. Eight ADUs have been permitted. Ray showed example plans and pictures for both attached and detached ADUs. The main problem staff has identified is people being able to meet the minimum lot size within the core of town, which is the area the Commission considered as most appropriate for ADUs. Hamilton suggested if the lots were in conformity at the time the principal dwelling was constructed, he thought they should be allowed to have an ADU under a "grandfathered" ruling. Ray said that quite a few of the ADU inquiries that have been made over the years are from people that have non-conforming lots in older areas of town that are within the R-2 Zone, which were likely platted in the 1940's or 50's. Most of the sites are alley-loaded and owners wish to covert or do an addition onto an existing garage. Seever wanted to discuss the matter further before removing the minimum lot size requirement. She thought providing for some exception for nonconforming lots (e.g. alley loaded) would be better, but Parish thought it would be simplest to eliminate the minimum lot size. Commissioners will discuss again at a later meeting.

6. Subdivision Code Review [ACTION ITEM]

Ray reviewed highlights of the past several months' discussions regarding traditional and cluster subdivisions, and presented the entire code chapter in ordinance format. There was additional conversation about the number of subdivision access points as well as pedestrian paths connecting neighborhoods. Gropp suggested perhaps pedestrian paths should count toward parkland dedication to encourage developers to create more of them.

7. Continuing Education

Deferred to the July 10 meeting.

4. Transportation Commission Meeting Report

The Commission meets tomorrow but Hamilton will not be able to attend. Parish mentioned that the Commission chair Michael Kyte made an interesting presentation at last Monday's Council meeting, which people could reference on the City Youtube channel if they wished.

5. Announcements

None.

The meeting adjourned at 8:30 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 A PRELIMINARY SUBDIVISION PLAT OF A FORTY-ONE THOUSAND ONE HUNDRED AND FIFTY-ONE (41,151) SQUARE FOOT PARCEL OF LAND LOCATED AT 1330 INDIAN HILLS DRIVE, KNOWN AS INDIAN HILLS EAST ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on May 2, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 22, 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 forty-one thousand one hundred and fifty-one (41,151) square foot parcel of land located at 1330 Indian Hills Drive.
3. 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.
4. 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.
5. 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).”

6. 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).
7. 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.
8. The subject property is currently located within the Residential Office (RO) Zoning District.
9. 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.”*
10. 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.
11. 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.
12. 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.
13. The applicant is concurrently 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.
14. 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.
15. 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.

16. 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 ($10 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 936,225 \text{ gallons/year}$).
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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 preliminary plat.

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. **This plat is not contradictory to the Moscow Comprehensive Plan.** The proposed preliminary plat is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Commercial (AU-C) designation is generally a more intense commercial land use designation than what the Residential Office (RO) Zone would permit. However, properties may be developed with a lower intensity use than is indicated by

the Plan, which is what the being proposed in this circumstance. Therefore, the Commission finds that the proposed preliminary plat is consistent with the Comprehensive Plan.

2. **This plat is compatible with the Moscow Zoning Ordinance.** The applicant is concurrently 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 of the Residential Office (RO) Zone. All other Zoning Code requirements will be met as part of the proposal.
3. **This plat is compatible with the Moscow Subdivision Ordinance.** The proposed preliminary plat is consistent and in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly extension of the City's street network, maximum block length, public utilities, and the provision of public parkland.
4. **This plat is considerate of the natural features of the subject land.** The proposed preliminary plat provides for development of the subject property, including the general construction and alignment of the private access street in conformance and consideration of the natural contours of the subject property.
5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.** The subject property has property frontage on Indian Hills Drive to the south. There are currently sufficient and available public utility services to meet the needs of the proposed development. Water and sewer connections are readily available in the area and the property has been determined to be developable in the City's Comprehensive Water and Sewer System Plans.
6. **Other: None.**

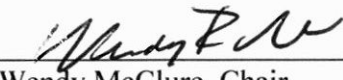
III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the forty-one thousand one hundred and fifty-one (41,151) square foot parcel of land located at 1330 Indian Hills Drive with the following conditions:

Public Works:

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

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



Wendy McClure, 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 A PLANNED UNIT DEVELOPMENT OF A FORTY-ONE THOUSAND ONE HUNDRED AND FIFTY-ONE (41,151) SQUARE FOOT PARCEL OF LAND LOCATED AT 1330 INDIAN HILLS DRIVE, KNOWN AS INDIAN HILLS EAST ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Planned Unit Development on May 2, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 22, 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 forty-one thousand one hundred and fifty-one (41,151) square foot parcel of land located at 1330 Indian Hills Drive.
3. 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.
4. 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.
5. 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).”

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7. 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.
8. The subject property is currently located within the Residential Office (RO) Zoning District.
9. 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."*
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. 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 ($10 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 936,225 \text{ gallons/year}$).
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24. 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.
25. 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.
26. 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.

27. 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 PUD.

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 PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Commercial (AU-C) designation is generally a more intense commercial land use designation than what the Residential Office (RO) Zone would permit. However, properties may be developed with a lower intensity use than is indicated by the Plan, which is what the being proposed in this circumstance. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD of ten single family dwellings on smaller lots creates more affordable housing options in the City.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential and commercial developments. The proposed PUD provides for development of the subject property, including the general construction and alignment of the private access street in conformance and consideration of the natural contours of the subject property.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** Public Works has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed PUD. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan. The primary point of access is Indian Hills Drive, which provides sufficient access to the subject property.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing a more affordable housing option of single family homes on smaller lots.
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.** The proposed PUD with ten single family dwellings on lots which range from 2,660 sf to 3,910 sf in size, provides an efficient and economical home ownership opportunity which is currently limited in the City. The proposed design of the homes is attractive and will provide a quality product on smaller lots which are served by a private street.

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 Planned Unit Development (PUD) request for the forty-one thousand one hundred and fifty-one (41,151) square foot parcel of land located at 1330 Indian Hills Drive with no conditions.

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



Wendy McClure, Chair
Planning and Zoning Commission