

# PLANNING & ZONING COMMISSION



Robb Parish  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto:P&Z@ci.moscow.id.us)

**Regular Meeting**  
~Agenda~

Mike Ray  
Staff Liaison  
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

---

**Wednesday**  
**May 26, 2021**

**7:00 PM**

**Council Chambers**  
**206 E Third Street**

---

## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. **Approval of May 12, 2021 Minutes (ACTION ITEM)**

**PROPOSED ACTIONS:** 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 resident city for the record and limit your remarks to three minutes.)

### 3. **Public Hearing: Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow: Permit Application LUP2021-0016 (ACTION ITEM)**

Proposed Preliminary Plat of a 2.3-acre area of land to create ten (10) single-family lots ranging from 7,310 sf to 8,461 sf in size, referred to as Rolling Hills 9<sup>th</sup> Addition.

**PROPOSED ACTIONS:** After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards document.

### 4. **Public Hearing: Proposal for a Preliminary Subdivision Plat for property located at 2075 Sunnyside Ave and 706 W Palouse River Drive within the City of Moscow: Permit Application LUP2021-0019 (ACTION ITEM)**

Proposed Preliminary Plat of a 5.88-acre area of land to create eighteen (18) lots with an average lot size of 12,346 square feet, referred to as Anderson Addition Phase VI.

**PROPOSED ACTIONS:** After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards document.

**NOTICE:** Moscow City Council and 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.

**5. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 235-Acre Property Proposed to be annexed into the City of Moscow and generally located south of the West Palouse River Drive Ball Fields property and west of the Schweitzer Engineering Laboratories property within the City of Moscow: Permit Applications LUP2021-0011 and LUP2021-0012

1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Residential and Rural and Agricultural to the High-Density Residential and Auto-Urban Residential designations.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.
3. Proposed Preliminary Plat of a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision.

**PROPOSED ACTIONS:** Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

**REPORTS**

1. Transportation Commission meeting report.

**ANNOUNCEMENTS**

**UPCOMING EVENTS/MEETINGS**

Next Planning & Zoning Commission regular meeting is scheduled for June 9, 2021.

**ADJOURN**

**NOTICE:** Moscow City Council and 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



Robb Parish  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto:P&Z@ci.moscow.id.us)

**Regular Meeting**  
~Minutes~

Mike Ray  
Staff Liaison  
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

**Wednesday**  
**May 12, 2021**

**7:00 PM**

**Council Chambers**  
**206 E Third Street**

**The meeting was called to order at 6:59 PM**

MEMBERS PRESENT: Robb Parish, Chair; Drew Davis, Scott Gropp, Joel Hamilton (virtual), Michael Nelsen, Nels Reese, Victoria Seever  
MEMBERS ABSENT: Rich Beebe, Dennis Wilson  
OTHERS: Maureen Laflin (virtual)  
STAFF: Jennifer Fleischman, Mike Ray

## **REGULAR AGENDA**

### **1. Approval of April 28, 2021 Minutes (ACTION ITEM)**

Seever moved for approval of the minutes as presented, seconded by Nelsen. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

### **2. Public Comment**

*Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.*

None.

### **3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 235-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the West Palouse River Drive Ball Fields Property and West of the Schweitzer Engineering Laboratories Property within the City of Moscow: Permit Applications LUP2021-0011 and LUP2021-0012 (ACTION ITEM)**

- 1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Residential and Rural and Agricultural to the High-Density Residential and Auto-Urban Residential designations.*
- 2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.*
- 3. Proposed Preliminary Plat of a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision.*

Ray presented on the proposals as described above, providing information on all three of the requested actions separately. The annexation request was not part of the decision before the Commission, but would be acted upon by City Council. A developer participation agreement request is pending before City Council as well, for financial contribution to participate in construction of the bridge that would span the South Fork of the Palouse River and the extension of Conestoga Street to the southern boundary of the City of Moscow ball fields property. Staff recommended approval of the applications with one condition from Engineering on the preliminary plat.

Adequate sewer and water service flow are currently available for the proposed 27-acre subdivision plat. The Parkland Dedication amount is calculated based on the net developable area of the entire property.

Public Hearing opened at 7:26 PM

Scott Sumner (applicant), Moscow, spoke for BBC LLC regarding the reasons behind creating a new subdivision at the southern portion of town. Discussed some challenges of creating residential lots outside of town, such as grading, stormwater, and other factors that would inflate the cost of housing. Addressed the comments heard at the neighborhood meeting, specifically about making improvements to West Palouse River Drive for safer driving conditions.

Chris Carpenter, Moscow, spoke in favor of the proposed development and Comprehensive Plan Amendment. Mentioned the rising costs for buying homes in Moscow and not having the supply for the increased demand to purchase.

Kirk Harden, Moscow, spoke in favor of the proposed development. Specifically mentioned that local farmers do not want to farm around residential areas, so the proposed development makes sense because the property is not good for agricultural use.

Richard Beebe, Moscow, spoke in favor of the proposed development. Talked about affordable housing and workforce housing in Moscow and the options that would be provided.

Hailey Lewis, Pullman, spoke neutrally about the proposed development. Requested information about what school district the development would fall under, which was understood to be possibly West Park.

Michael Hess, Moscow, spoke in favor of the new development, from a farming perspective. Was also in favor of the workforce housing provided in the proposed subdivision. Mentioned that the City ballfields and park are already out there, so it would make sense to create residential areas close to those.

Nancy Tribble, Moscow, spoke in favor of the proposed development. Asked about the possible influx of children in the schools and the need to expand the school district. Had a concern about incorporating larger yards on the lots for families. Discussed the high cost of building new homes and some complications surrounding that.

Doug Gadwa, Moscow, spoke in favor of the proposed development, but had on some concerns: the Conestoga intersection with West Palouse River Drive power pole, entrance to West Palouse River Drive from Augustine Avenue sightlines, school bus access and stopping points in the subdivision, and improving West Palouse River Drive from Conestoga to the end of City limits to the west. It was also asked about how West Palouse River Drive would be the only road and handle the traffic for the entire 253-acres.

David Hall, Moscow, spoke against the proposed developments, especially regarding water sustainability. Environmental reviews are conducted in City of Pullman at the application stage for new developments. The proposed development would be more than 1% of the current usage of all Moscow.

Timothy Clyde, Moscow, spoke neutrally and/or against the development. Expressed concern about the Augustine Avenue bridge and the private water line running across the property, as well as the increased traffic at the West Palouse River Drive and Augustine Avenue intersection.

Cynthia Mika, Moscow, spoke neutrally about the proposed development. Conestoga, north of Palouse River Drive, is considered a local street, while the portion south would be a collector street. Discussed the



possibility of residents using Conestoga to access the University instead of taking Palouse River Drive to Highway 95.

Doug Olson, Moscow, spoke against the project, citing building costs are higher than usual, and so there would not be any savings to pass on to a potential buyer for affordable housing. He was concerned about the City sewer system not being able to handle the new houses, and the annexation would require another fire station, more schools, and a bigger police department to accommodate more residents. Some talk about wear, tear, and safety of Palouse River Drive and how dust control is already an issue. His property is served by well water near the west entrance to the proposed subdivision.

Martina Jilek, Moscow, spoke against the proposed development, expressing concern about environmental and wildlife impacts of the project.

Catherine Brown, Moscow, spoke against the proposals, specifically regarding potential increased traffic on Conestoga.

Scott Sumner (applicant), Moscow, responded to the comments surrounding the potential need to expand the school district, suggesting that the annexed land could provide room to build a new school, fire station, and other necessary infrastructure. Bus drop-off and pick-up zones could be marked for the safety of student traffic. There is a proposed pathway route through development to the arboretum, ballfields, and other areas of Moscow. Sumner addressed dust control and concurred that improvements to Palouse River Drive would benefit everyone.

Parish submitted three (3) mailed/emailed citizen comments to the public record.

Public Hearing closed at 8:04 PM

City Council is currently considering a participation agreement between the City and the developer to improve West Palouse River Drive on the south side, from Conestoga to Highway 95. All the infrastructure would be required to be completed before any lots are developed. The first phase of the proposed development would be higher density and then would work back to a more medium density area further to the south. Access across SEL's land to Highway 95 would be important and that was why there would be a stubbed street to the east of the development.

The developers are continuing discussions with the school district, fire department, water department, and SEL regarding future development. Water availability has been addressed for the first phase of the project. The Commission expressed concerns about future water sustainability. Part of the project was designated RO to allow the flexibility of creating a mixture of residential and commercial properties.

The City ball fields are not currently in the Capital Improvement Plan (CIP), mostly because of the substantial cost of building a bridge and costs of constructing the street. If the proposed development and annexation is approved, the Ballfields would likely be added to the CIP for the near future. Some more discussion about the City improving West Palouse River Drive, the costs of improvements and upgrades, and the necessity of safe roads.

Reese moved to recommend approval of the Comprehensive Plan Amendment with no conditions as recommended by Staff, seconded by Gropp. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Reese moved to recommend approval of the Rezone with no conditions as recommended by Staff, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to recommend approval of the Preliminary Plat with one condition as recommended by Staff, seconded by Nelsen. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Reese moved to direct Staff to draft the Relevant Criteria and Standards for all three applications, seconded by Gropp. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **4. Public Hearing: Legislative Hearing Providing for the Amendment of Moscow City Code Title 4, Chapter 6; Providing for the Amendment of the Moscow Sign Code (ACTION ITEM)**

*The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff has completed a draft ordinance to convert portion of the sign code into table format and presented the proposed changes to the Latah County Board of Realtors on February 18, 2021.*

Ray presented the proposed City Code Sign Amendment as described above, reviewing the material that the Commission had gone over for the past year. Some new updates recommended eliminating verbiage surrounding off-premise and on-premise sign regulations.

Public Hearing opened at 8:46 PM

Chris Carpenter, Moscow, spoke neutrally about the proposal. The number of signs for residential event posting was set to six (6) per event, and was judged as a good middle-ground for advertising based on varying needs. Previously, signs in the public right of way were not allowed.

Public Hearing closed at 8:49 PM

Nelsen moved to recommend approval of the Sign Code Amendment with no conditions as recommended by Staff, seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **5. Final Development Review at 201 W Sixth Street – Sixth and Jackson Development (ACTION ITEM)**

*On September 8, 2018, the Urban Renewal Agency published a request for proposals for the disposition and development of the portions of their Sixth and Jackson property that would remain after the development of Hello Walk. At the Agency's February 21, 2019 meeting, the Agency Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Mr. Olps for the disposition and development of the Agency's Sixth and Jackson property. On May 13, 2020, the Planning and Zoning Commission conducted a preliminary development review on the proposed project, but the project never advanced to the final review stage. The project was then delayed because of the Covid-19 pandemic and the Agency Board recently approved an updated project schedule at their February 18, 2021 meeting. An updated proposal was submitted to the Agency Board, which is substantially different than the original proposal. Since the subject property is located within the Legacy Crossing Overlay District, the proposed development is subject to the Legacy Crossing Design Guidelines and requires review and approval from the Planning and Zoning Commission. On March 24, 2021, the Planning and Zoning Commission conducted the preliminary development review of the proposed project and approved the proposal with two conditions related to bike parking and*

*stormwater management. The applicant has addressed the two conditions imposed during the preliminary review approval and has submitted final plans for review by the Commission.*

Ray presented the final review as described above, reviewing the information provided in the packet as well as the timeline of the previous reviews and the updated plans to accommodate the previous conditions of approval. Bicycle parking provided on property would be available for anyone to use, whether they were property residents or visitors.

Nelsen moved to approve the Final Development Review with no conditions, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **6. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

*Proposal for a Planned Unit Development (PUD), Replat, and a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow. Permit Applications LUP2021-0007 and LUP2021-0008:*

- 1. Proposed PUD and Preliminary Plat of a 2.16-acre parcel to create ten (10) twinhome parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,505 to 4,159 square feet in size; and one (1) Neighborhood Business (NB) parcel of 18,812 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.*
- 2. Proposed Preliminary Plat of a 17.2-acre area (Area #2 below) to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.*

Seever moved to approve the Reasoned Statements of Relevant Criteria and Standards as edited, for both the PUD and the Preliminary Plat applications, seconded by Gropp. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **REPORTS**

- 1. Transportation Commission Meeting*

The next Transportation Commission meeting is scheduled to occur on May 13, 2021.

#### **ANNOUNCEMENTS**

Welcomed a new commissioner Drew Davis to the Planning & Zoning Commission.

#### **UPCOMING EVENTS/MEETINGS**

- 1. Next Planning & Zoning Commission regular meeting is scheduled for May 26, 2021.*

**The meeting adjourned at 9:01 PM**

---

Robb Parish, Chair

## Comments on the proposed rezoning and plat of the Edington development

I'm actually somewhat taken aback by the zoning amendment process. Is it truly the case that all it takes for rezoning in the City of Moscow is to fill out a brief form in very poor English, state that you're going to build some homes, that the proposed development, of course, complies with the Comprehensive Plan, and that there will be no adverse impacts - with no specific details or guarantees provided? What exactly is the point of having zoning in the first place if the criteria are set so low in order to make amendments?

The developer is enthusiastic (as per newspaper article) about the proposed Edington development project, but enthusiasm is not enough - details to show the feasibility of the venture are sorely lacking. In the transcripts of the neighborhood meeting with concerned citizens, the representative of the engineering company involved had no real answers about any of the major components comprising a development of this size. When asked about water, sewer, environmental impacts, rock removal, and covenants the answer was always, "Well, we're not sure, but we're going to be looking into that."

The Edington project is asking for a rezoning with no concrete details or guarantee of compliance, and is proposing a development with a plat, but no plan. If both rezoning and plat should be approved, the next step is to develop the remainder of the proposed 235 acres. Do we approve first, and then worry about the details later? Or do we study the impact of a development of this size prior to approval? What if the bridges don't meet environmental and wetland standards, or are found to be inadequate for access to a development of this size; the sewage system becomes impractical or overloads the existing supply system; another well for water is required but disturbs the existing aquifer and the wells of existing users; the traffic patterns don't merge with expectations and overwhelm existing neighborhoods; builders don't follow the vague guidelines suggested in the original proposal?

It seems obvious that the major thrust of this project is to get the bridges built – the northern border of the project along West Palouse River Drive being the sole access points in and out of the development. After the bridges are built, the argument for all of the variances for the necessary water, sewer, housing densities, etc. will be "Well, we invested so much in the bridges, we need to have an allowance for this or that in order to make the investment worth it." Build it and they will come.

A few times during the neighborhood meeting available on file, the engineer said, in effect, "Hey, I don't want to say something and have someone come back and say 'I told you so' sometime later." The community is going to be saying several things about the development, and the 'I told you so's' in five year's time will be in no short supply if the development isn't the flawless utopia of the developer's dreams. A flawed pro-forma rezoning application and a plat with no plan provide little to go on for a City that values what has gone before.

David Ackley

[REDACTED]

Moscow, ID 83843

[REDACTED]

## Jennifer Fleischman

---

**From:** Michael Ray  
**Sent:** Tuesday, May 11, 2021 3:28 PM  
**To:** Jennifer Fleischman  
**Subject:** FW: Permit Applications LUP2021-0011 and LUP2021-0012

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

---

**From:** Jeff and Lisa Egan [REDACTED]  
**Sent:** Tuesday, May 11, 2021 3:14 PM  
**To:** Michael Ray <mray@ci.moscow.id.us>  
**Subject:** Permit Applications LUP2021-0011 and LUP2021-0012

**CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.**

Mr. Ray,

Please consider this public comment regarding the above referenced permit numbers.

We have very serious concerns about this proposed development. It could potentially have major negative impacts on the City's infrastructure, including water and sewer, roads (which are already in poor condition throughout much of the City of Moscow), increased traffic on local roads rather than the arterials, and vehicle, pedestrian, and bicycle connectivity to other parts of the City.

There would also be negative impacts to the riparian zone, which passes through the proposed park area adjoining this development, and it would take valuable agricultural land out of production forever.

There appears to be plenty of empty space for development at a higher density available within the City already.

We strongly urge the Planning and Zoning Commission to deny this proposed development. However, if it is approved we would like to be assured that plans are in place to address safety and connectivity issues, such as sidewalks, and bike lanes.

Thank you for your consideration of this impactful issue,

Jeff and Lisa Egan  
[REDACTED]

Moscow

City of Moscow  
Planning and Zoning Commission  
206 East Third Street  
Moscow, Idaho 83834

May 11, 2021

Honorable Commissioners,

I am writing in opposition of permit applications LUP2021-0011 and LUP2021-0012 formally known as the Edington Subdivision and the annexation of the 235 acre property proposed into the City of Moscow.

After review of the City of Moscow's Comprehensive Plan I believe this application and annexation is in conflict with the Plan and not in the best interest of the City of Moscow values and goes against the attitudes of its residents.

- The Edington Subdivision is requesting to be zoned Medium Density Residential, High Density Residential and Zoned Residential Office. Each of these zone designations are in conflict with the Comprehensive Plan and it's focus on sustainability and sustainable choices.
  - The proposal to zone as Medium Density Residential is out of character for the City of Moscow, which currently has limited R3 zoned area only found within the city core in close proximity to services.
  - The proposal to zone as High Density Residential and Residential Office is inconsistent with existing zoning that has limited these designations to areas with existing infrastructure to fulfill increased traffic and demands.
- The City of Moscow has already expressed concern over the quantity of water supplied by the two accessible aquifers. The City is concerned about the need to meet current safe and available drinking water needs. With this proposal the City would fail to meet the future needs of its growing City.
- Portions of the proposed annexation and permitted area included are adjacent to an identified floodplain of the South Fork Palouse River. By allowing this annexation and rezoning the City is failing with its commitment to protect and sustain natural areas, resource features, and environmentally sensitive lands.
- Areas of the proposed annexation and rezoning are identified in the Comprehensive Plan as steep and highly erosive, countering the City's commitment to natural resources and minimizing hazard potentials.
- There is an identified deficit in parks, open space and recreation facilities within the City. This proposal would bisect an area designated for recreational facilities, West Palouse River Drive Ball Fields, the second largest park in the city. The area is currently being used as a cycle-cross track and walking area. The proposed extension of Conestoga Drive, bisecting this park area would severely diminish its useable area and value for future parks.
  - The City identified a deficit of 126.49 in future park needs by 2030. The Edington Subdivision applicants have little consideration for this need with the assumption that Conestoga Drive would be extended to meet their needs but rather than the needs of the community and their potential future neighbors.

- Already identified in the Comprehensive Plan are vehicular east-west local access concerns. This proposal identifies in the initial phase 119 lots. That is 119 new households with that many or more vehicles associated with each household. Currently a problem is identified with east-west access, the city is now creating an opportunity for a similar or more complex situation due to the lack of cross city roadways running south-north. This would currently be accommodated by increased traffic within existing residential areas not accustomed to or designed for increased vehicular demands.
- The Comprehensive Plan, in the Growth Staging Plan identifies four areas encouraged for future growth, the area identified as the Edington Addition, just south of West Palouse River Drive, is not one of the four and should be discouraged. This section of the Plan identifies justification for denial:

*"New development is best accommodated and most economically served where transportation, utility, and other public services are readily available. Development of areas already within the City boundary and closer to developed roadways and public commercial services should be encouraged prior to development in more outlying areas."*

The City of Moscow has a commitment and responsibility to its citizens to protect public health, safety, and welfare. It is clear that this application and proposal is in the best interest of specific individual(s) and or special interests.

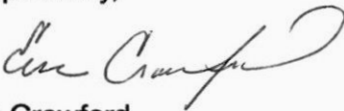
Without major considerations to community values, system-wide infrastructure upgrades made at the expense of the permittee and a commitment for the preservation of open space, parks and recreational fields I will remain in opposition of this proposal and application of annexation.

The permits lack any discernible detail of the projected future development of the remaining 208 acres other than R-3.

Although the City's Comprehensive Plan was originally completed in 2009, it was more recently updated in 2018 and is still within its 20 year planning horizon and still reflects the shared vision and expectations of the community. It is clear that this application and proposal fails to acknowledge that planning is necessary to protect community values, preserve heritage, and conserve resources and veers dramatically from the intent of the City's Comprehensive Plan.

I respectfully ask the Planning and Zoning Commission to deny this request.

Respectfully,



Eric Crawford

██████████  
Moscow, Idaho 83843

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

**Hearing Date:** May 26, 2021

**GENERAL INFORMATION**

**Hearing Body:** Planning and Zoning Commission

**Subject:** Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow. Permit Application LUP2021-0016

**Attachments:**

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from David Schott, Parks and Recreation Director, dated May 17, 2021
6. Memo from Todd Drage, Engineering Technician, dated May 20, 2021

**Prepared By:** Mike Ray, AICP – Planning Manager

**STAFF REVIEW**

**Proposal:** The applicant, Ryan Itani, is proposing to subdivide a 2.3-acre area of land generally located east of the intersection of Third Street and Sixth Street into 10 lots ranging from 7,310 sf to 8,461 sf in size, referred to as Rolling Hills 9<sup>th</sup> Addition. The proposed subdivision includes the extension of Third Street to Moser Park.

The applicant originally submitted a proposal of a subdivision plat for the subject property as well as an approximately 6-acre area of land located directly to the east of the subject property to create 29 single-family lots with an average lot size of 9,300 square feet. The proposal included the extension of Third Street across a portion of the Moser Park property. After the applicant and Staff could not reach an agreement for a property exchange or re-alignment of Third Street through the property, the applicant decided to move forward with the preliminary plat for just the first phase of the proposed subdivision instead of the entire 8.3 acres.

**Site and Area Land Use:** The subject property is currently undeveloped and is directly to the east of Rolling Hills 8<sup>th</sup> Addition. To the north of the subject property is undeveloped land that was recently approved as Harvest Hills 2<sup>nd</sup> Addition. Rolling Hills 7<sup>th</sup> Addition is located to the south, Moser Park is located to the northeast, and un-platted lands owned by the applicant are located to



the east. All of the surrounding property that is currently developed is single family residential structures.



Vicinity Map



Aerial Map

The subject property contains areas of moderate sloping topography as the land slopes to the north. There are no drainage ways or natural features that have been identified upon the subject property.



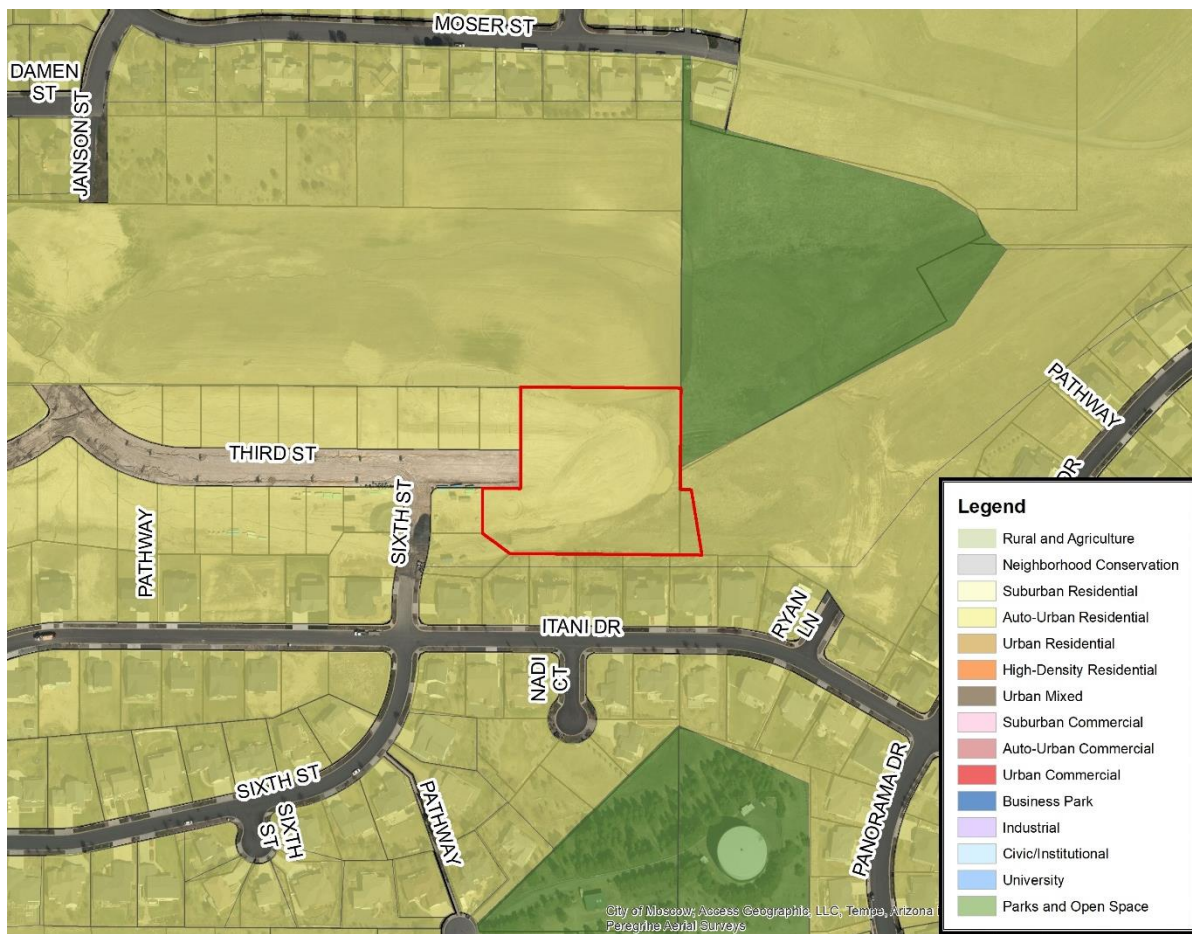


### Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

*“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.”*

All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks in the area which are designated as Parks and Open Space.



Current Comprehensive Plan Land Use Designations

**Zoning:** The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. All surrounding properties are also located within the R-2 Zone.

The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.



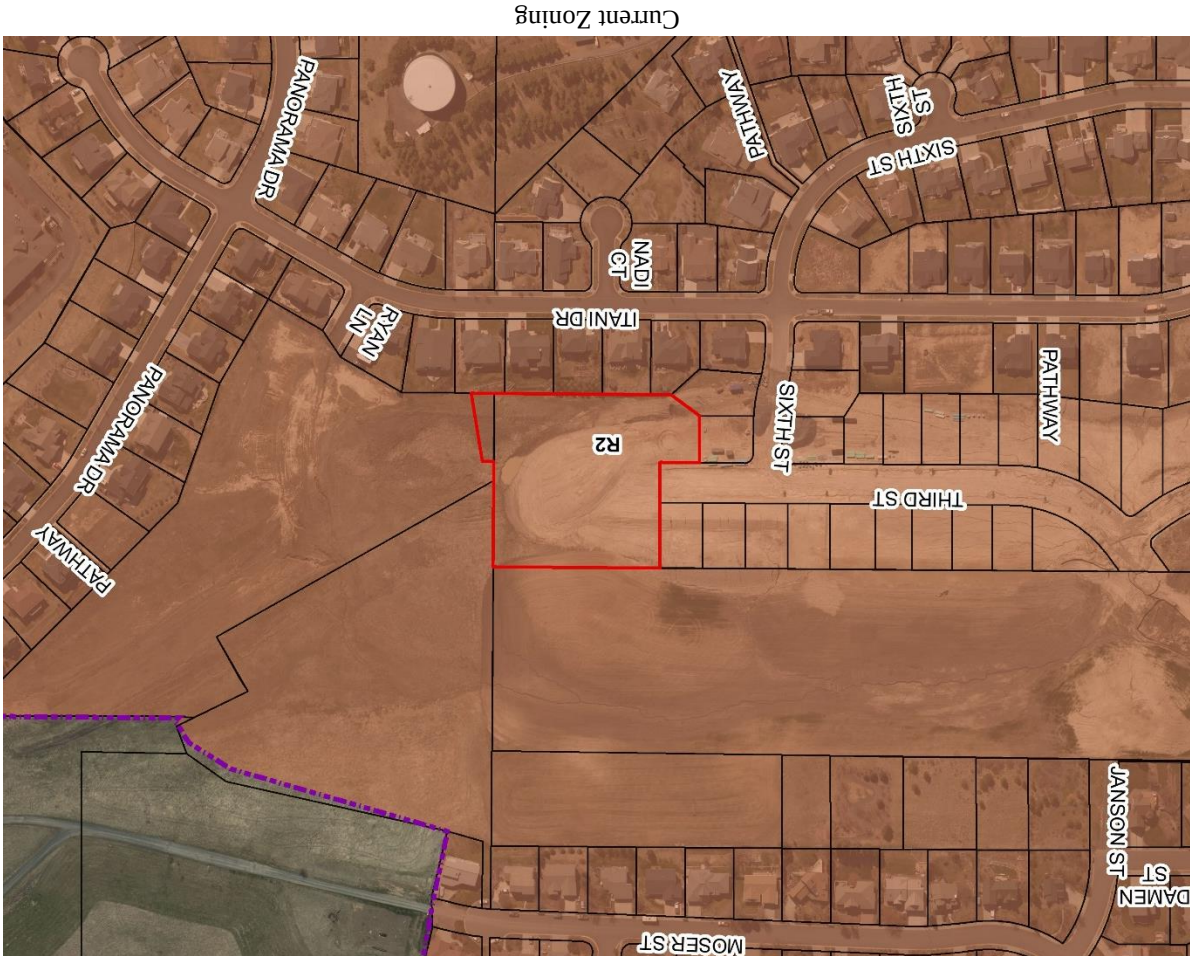
**Sanitary Sewer:** Sanitary sewer is proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 8<sup>th</sup> Addition. Engineering has determined that the system has adequate capacity to convey the

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 0.93 million gallons of water per year (10 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 0.93 M gallons/year).

**Water:** Water services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 8<sup>th</sup> Addition. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

The applicant is proposing to subdivide the 2.3-acre area of land to create 10 lots ranging from 7,310 sf to 8,461 sf in size, referred to as Rolling Hills 9<sup>th</sup> Addition. The proposed subdivision includes the extension of Third Street to Moser Park. All of the lots within the proposed subdivision meet the minimum lot size and lot width for the R-2 zone.

#### **Preliminary Plat:**



Current Zoning

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 extended in a similar fashion to the sanitary sewer system by following the Third Street alignment. The proposed subdivision exceeds the five thousand (5,000) square feet of impervious surface threshold that triggers the requirement for stormwater runoff control analysis and design per City Code Title 5, Chapter 15. The method for control is not specified in the preliminary plat and, therefore, will be a recommended condition of approval.

**Access, Streets, Traffic:** The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.

#### **Input from other Agencies:**

##### Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached memo from David Schott, Parks and Recreation Director, dated May 17, 2021. The parkland dedication requirements for the proposed subdivision were previously met with Moser Park to the northeast, so no further dedication is required.

##### Engineering Division (Public Works Department)

The Public Works Department has provided comments within an attached memo from Todd Drage, Engineering Technician, dated May 20, 2021.

#### **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.

#### **RECOMMENDATIONS:**

1. Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented recommend approval of the proposed preliminary plat with the following conditions:

##### Engineering

- a. The applicant shall provide stormwater control analysis and design in accordance with the City's Stormwater Runoff Control Standards

- b. The applicant shall extend Third Street 19.87 feet to the east to align with the eastern property boundary of Lot 6, Block 2 of the proposed subdivision.
2. In accordance with the Commission's decision on the preliminary plat, direct staff to prepare a Relevant Criteria and Standards document.



# NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow. Permit Application LUP2021-0016

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposal will be considered:

1. Proposed Preliminary Plat of an 8.3-acre area of land to create twenty-nine (29) single-family lots with an average lot size of 9,300 square feet, referred to as Rolling Hills 9<sup>th</sup> Addition.

**MEETING DATE:** Wednesday, May 26, 2021

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

**MEETING TIME:** 7:00 p.m.

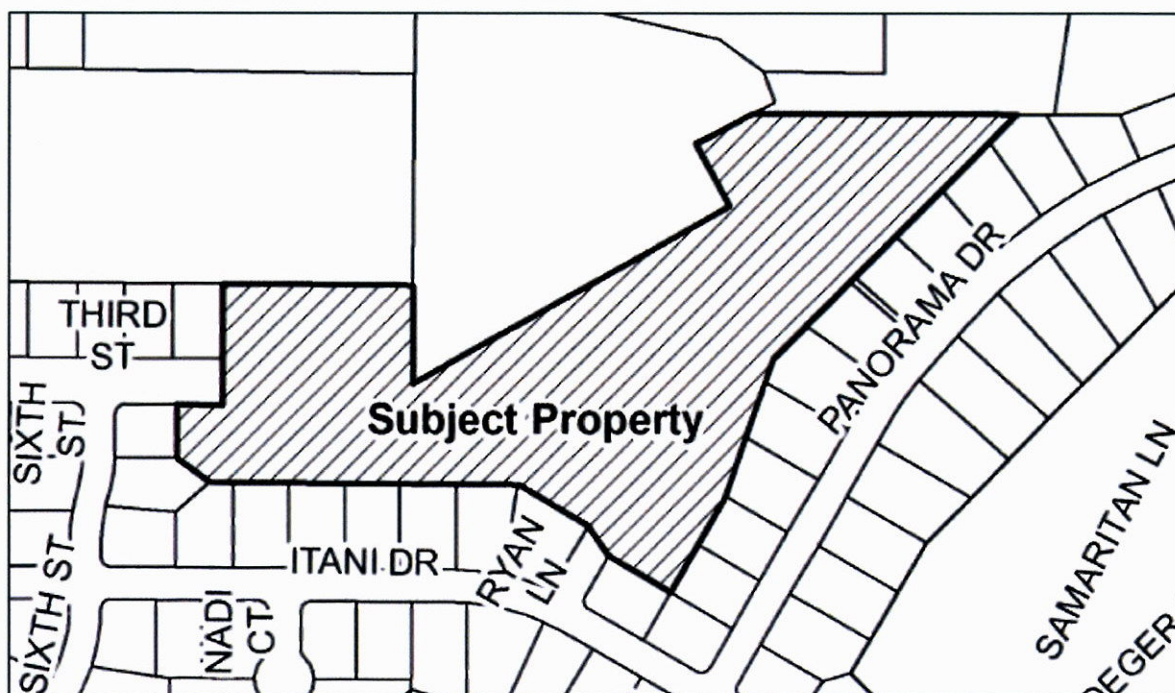
*Note:* Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. 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

Publish: Saturday, May 8, 2021

  
Jennifer Fleischman, Deputy City Clerk







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

| For City Use Only <b>RECEIVED</b> |                 |              |                |
|-----------------------------------|-----------------|--------------|----------------|
| Date Received                     |                 | APR 14 2021  |                |
| Dept                              | Fee Type        | Fees         | Paid           |
| CD                                | Application Fee | \$895        | City of Moscow |
| Receipt Number                    |                 | LUP2021-0016 |                |

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

### APPLICANT:

Name: Ryan Itani Telephone: 509-338-5147  
Complete Address: 1515 SW Wadleigh Dr, Pullman, WA 99163  
E-Mail: ryanitani@hotmail.com Fax: \_\_\_\_\_

### OWNER: (if other than applicant)

Name: Rafik Itani Telephone: 509-338-5525  
Complete Address: 1515 SW Wadleigh Dr, Pullman, WA 99163  
E-Mail: ritani@pullman.com Fax: \_\_\_\_\_

### ENGINEER/SURVEYOR:

Name: Ryan Itani, PE Telephone: 509-338-5147  
Complete Address: 1515 SW Wadleigh Dr, Pullman, WA 99163  
E-Mail: ryanitani@hotmail.com Fax: \_\_\_\_\_

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

### PROPERTY:

- Proposed Subdivision Name: Rolling Hills 9th Addition
- Address(as) or Parcel Number(s): RPM00000094870
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 8.3 acres, and/or \_\_\_\_\_ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:  
6.2 acres, and/or \_\_\_\_\_ square feet.
- Total number of lots: 29 Average lot size: 9300 sq ft
- Existing Zoning of subject property: R2

### 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:

The proposed subdivision will extending 3rd Street approximately 1000 feet to the east. Ryan Ln will be extended from and will

with the proposed extension of 3rd Street. The subdivision will be 100% single family residential.

**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\*
- ☒ N/A 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  $\geq 5$  acres or  $\geq 50$  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

Date

Property Owner's Signature (if different)

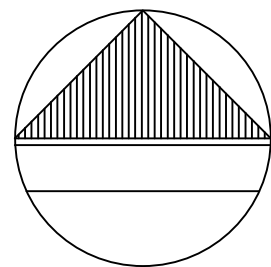
Date



# PRELIMINARY PLAT OF ROLLING HILLS 9TH ADDITION

## LOTS 1 - 4 BLK 1, LOTS 1-6 BLK 2

SW 1/4 OF SECTION 9, T39N, R5W, BOISE MERIDIAN,  
CITY OF MOSCOW, LATAH COUNTY, IDAHO



### LAND USE ZONE DESIGNATION

R2

### ACREAGE BREAKDOWN

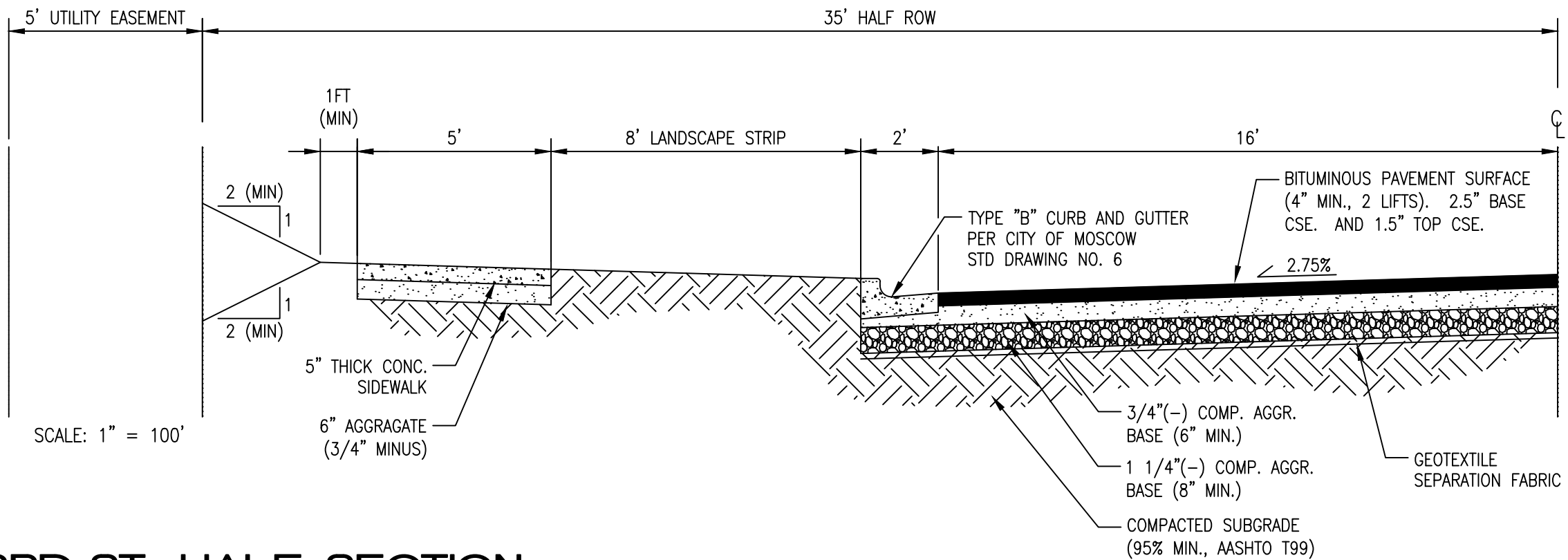
TOTAL AREA: 2.3 AC  
TOTAL AREA LESS RIGHT OF WAY: 1.8 AC

### CONTACTS

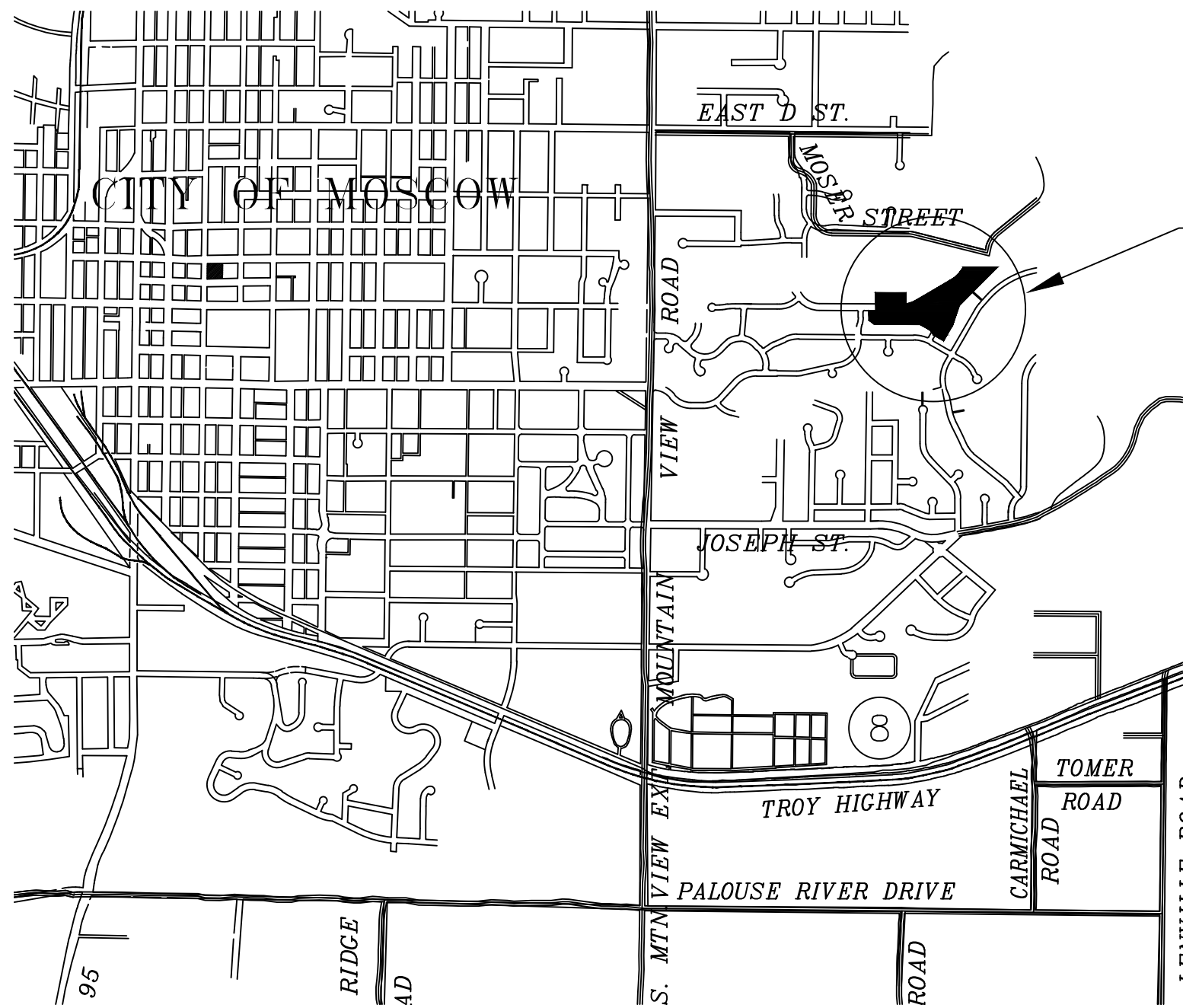
**OWNER**  
ITANI DEVELOPMENT IV, INC.  
CONTACT: RAFIK ITANI  
1515 SW WADLEIGH DR.  
PULLMAN, WA 99163  
PH: 509-338-5529

**ENGINEER**  
RYAN ITANI, PE  
45 SW RAMSEY CT  
PULLMAN, WA 99163  
PH: 509-338-5525

**SURVEYOR**  
RIM ROCK CONSULTING, INC.  
129 W 3RD ST  
SUITE 102  
MOSCOW, ID 83843  
CONTACT: MICHAEL DAHLIN, PLS  
PH: 208-883-5339



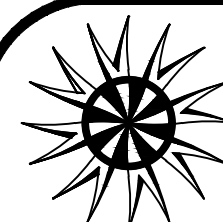
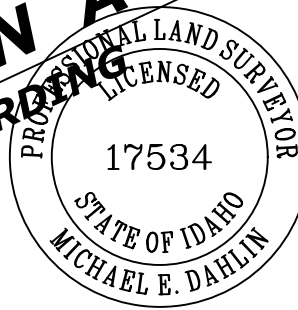
3RD ST HALF-SECTION



VICINITY MAP

SCALE: 1" = 1500'

**PRELIMINARY**  
NOT FOR RECORDING



RIM ROCK CONSULTING, INC.

Land Surveying  
Site Planning  
Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET

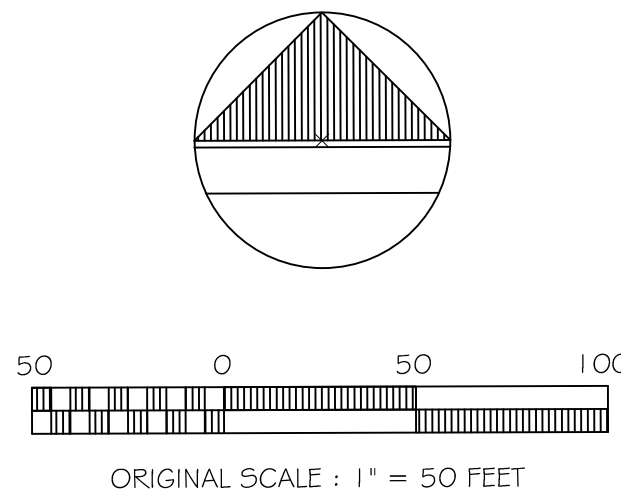
1  
OF  
2

NORTH



PRELIMINARY PLAT OF ROLLING HILLS 9th ADDITION

LOTS 1-4 BLK 1, LOTS 1-6 BLK 2  
SW 1/4 OF SECTION 9, T39N, R5W, BOISE MERIDIAN  
CITY OF MOSCOW, LATAH COUNTY, IDAHO



- Set 5/8" X 30" long rebar w/ aluminum cap LS 17534
- Found Property Corner PLS 3003
- Calculated Position - Nothing Found or Set
- ✚ Found Section or 1/4 Section Corner
- ✚ Found Sectional Subdivision Corner
- (M) Measured
- (R) Record Per Survey References
- Subject Property Boundary Line
- Section Line
- Section Subdivision Line
- Street Centerline
- Street Right of Way Line
- Easement Line
- Lot Line
- Adjacent Property Line
- Survey Fly Tie

UNPLATTED  
McGURKIN

FUTURE MOSER  
PARK  
CITY OF MOSCOW

UNPLATTED  
ITANI

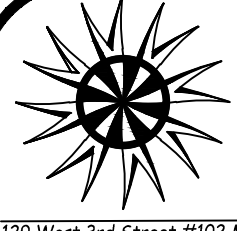
**BASIS OF BEARINGS**  
The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found southwest corner and the south quarter corner of Section 9, said bearing being N 89°36'18" W.

**SURVEY REFERENCES**  
1. Quitclaim Deed Inst. No. 513742  
2. Rolling Hills 7th Addition Plat, Inst. No. 500355, PLS 3003, Oct 2005  
3. Rolling Hills 8th Addition Plat, Inst. No. 546541, PLS 3003, May 2011  
4. Record of Survey, Inst. No. 410233, PLS 3003, Jan 1995  
5. Record of Survey, Inst. No. 410232, PLS 3003, Jan 1995

**SURVEYOR CERTIFICATION**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act. This survey map was prepared at the request of Ryan Itani, in April, 2021.

**PRELIMINARY**  
NOT FOR RECORDING  
Michael E. Dahlin - Idaho Professional Land Surveyor  
PROFESSIONAL LAND SURVEYOR  
LICENSED  
17534  
STATE OF IDAHO  
MICHAEL E. DAHLIN

**COUNTY RECORDER CERTIFICATE**  
STATE OF IDAHO, COUNTY OF LATAH  
RECORDED AT THE REQUEST OF \_\_\_\_\_  
AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
RECORDER \_\_\_\_\_  
DEPUTY \_\_\_\_\_

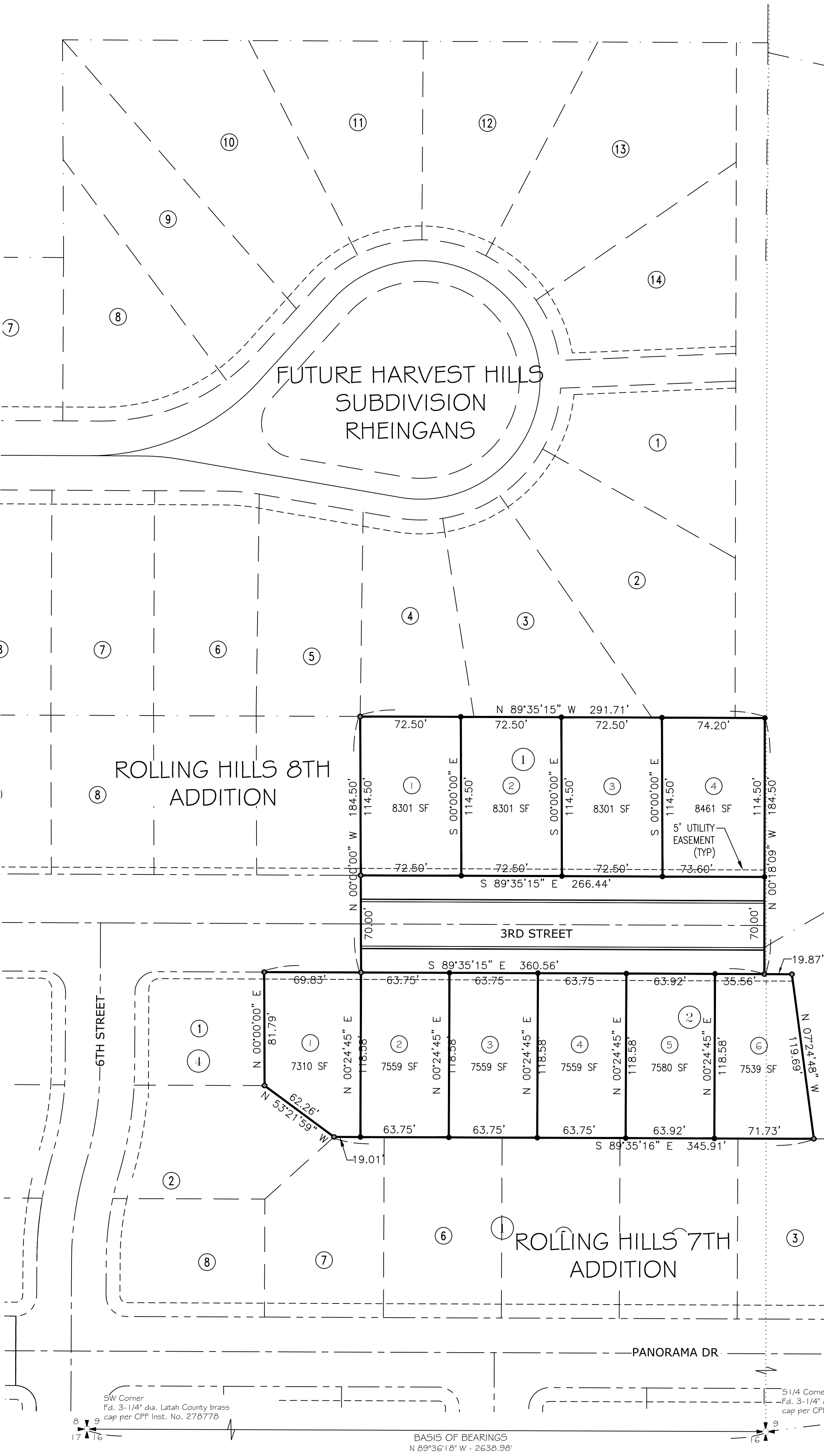


**RIM ROCK CONSULTING, INC.**  
Land Surveying  
Site Planning  
Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-9339 rimrock@rimrockconsulting.net

SHEET  
2  
OF  
2

File: D:\ITANI PROJECTS (ACD)\Rolling Hills\PRELIMINARY PLAT\RIMROCK - Rolling Hills No 9 PRELIM PLAT reduced.dwg ID: ryan Date: 20-May-21 3:36:45pm



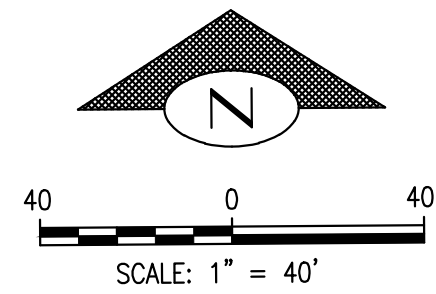
| DATE     | STATE | COUNTY | PROJECT             | DRAWN BY |
|----------|-------|--------|---------------------|----------|
| MAY 2021 | ID    | LATAH  | ROLLING HILLS No. 9 | TLW      |





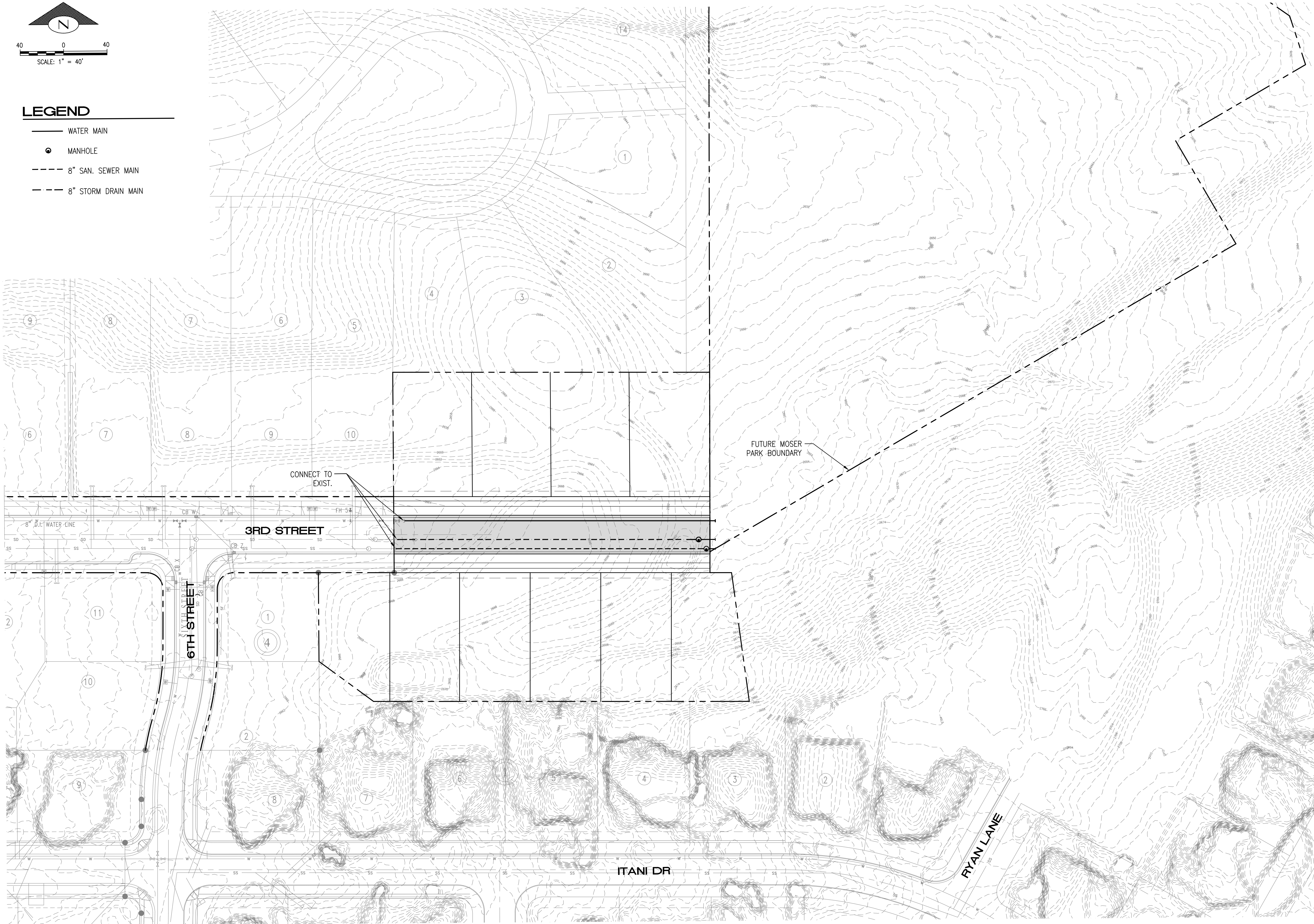


File: C:\ITANI PROJECTS (ACAD)\Rolling Hills\PRELIMINARY PLAT\RH-9TH-PRM-UTIL - reduced area.dwg ID: ryan Date: 20-May-21 3:25:21pm



**LEGEND**

- WATER MAIN
- MANHOLE
- - - 8" SAN. SEWER MAIN
- - - 8" STORM DRAIN MAIN



ROLLING HILLS  
9TH ADDITION

**PRELIMINARY UTILITY PLAN**

DESIGN: RRI  
DRAFT: RRI  
CHECK: RRI  
DATE: 05/20/2021  
SCALE: 1"=40'  
sheet:

**C2**

Ryan Itani, PE

1515 SW Wadleigh DR  
Pullman, WA 99163  
ph 509-338-5147  
fax 509-332-2360



# Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Plat for Rolling Hills 9<sup>th</sup> Addition

WHEN: March 25, 2021 4:00 pm

WHERE: 1912 Center, Fiske Room, 412 East Third Street, Moscow

What: You are invited to a neighborhood meeting regarding a plat for the Rolling Hills 9th Addition Subdivision. Members of the Itani family will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

Due to concerns over the COVID-19 virus, I will also respond to email questions and comments at [ritani@pullman.com](mailto:ritani@pullman.com) as well as phone calls at 509-338-5525 through March 25, 2021. All questions and comments will be recorded and submitted to the City as part of the subdivision submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Rafik Itani  
Project Manager/Owner Itani Development IV, Inc.

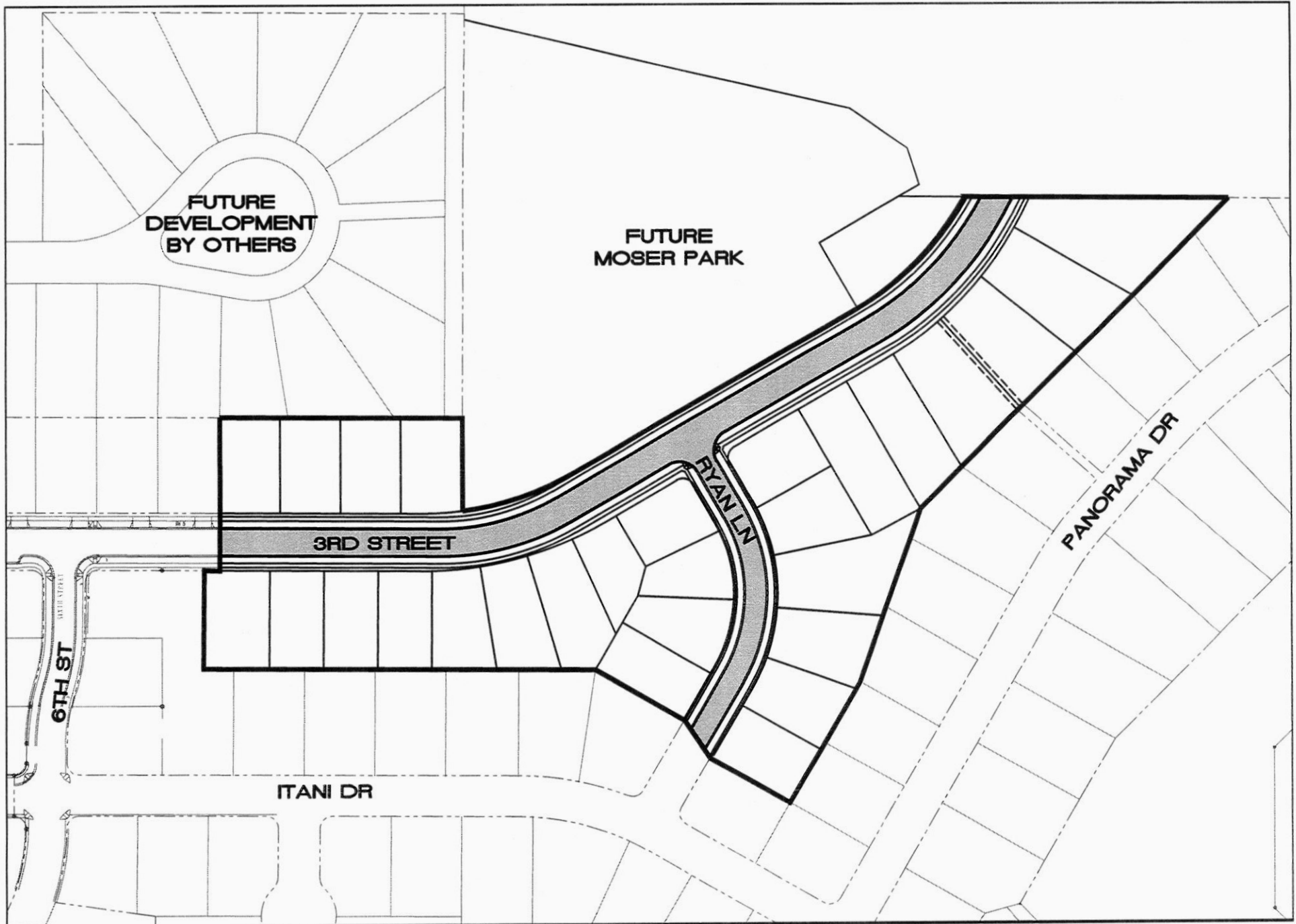
Recieved 04-14-2021

## Rolling Hills Subdivision No. 9 – Neighborhood Meeting

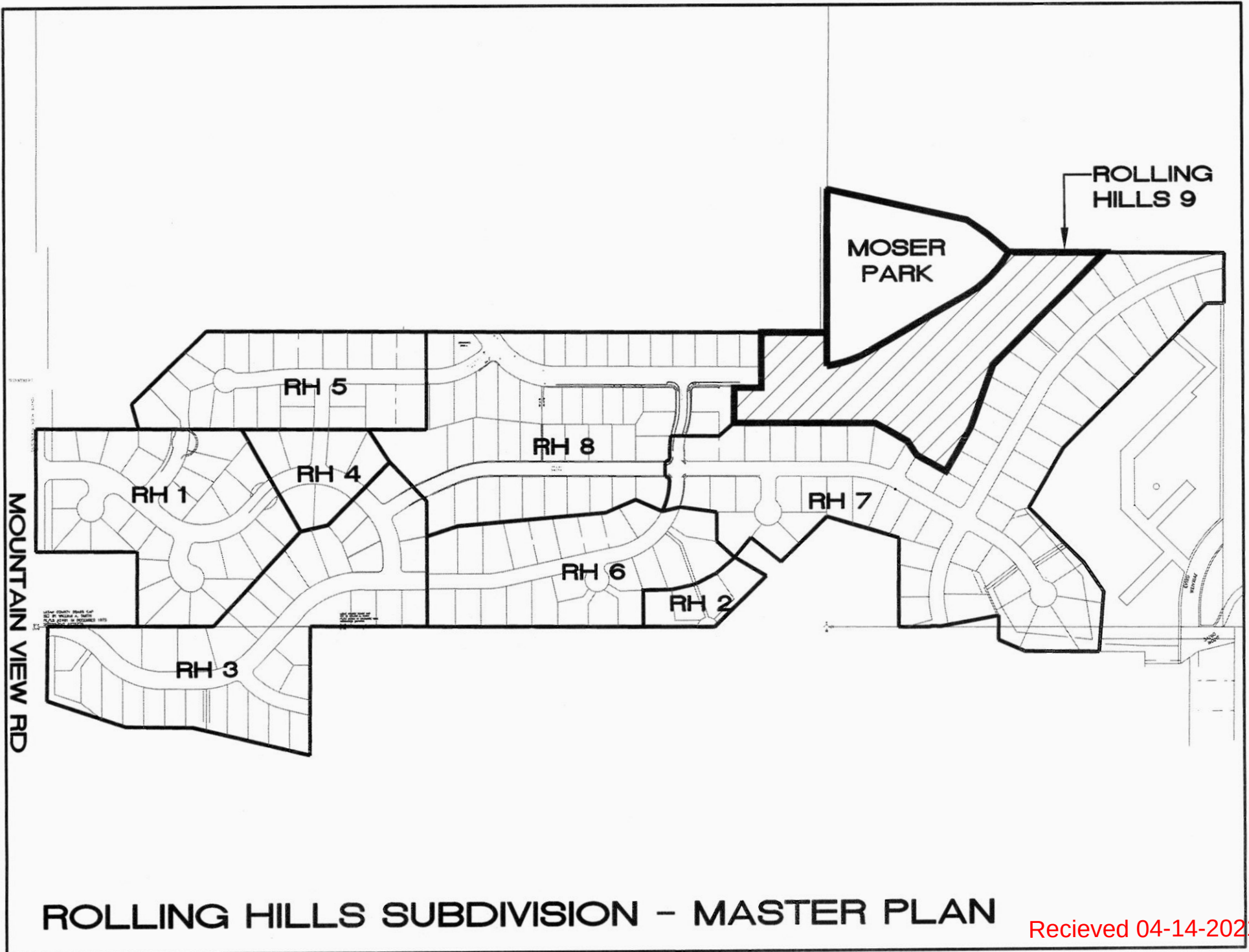
- a. Time: 4pm  
Date: 03/25/2021  
1912 Center, Fiske Room, 412 East Third St, Moscow
- b. List on names was generated by City of Moscow to send the notice to. These names are attached with this letter.
- c. Names and addresses of all attendees:
  - Ryan Itani - [REDACTED], Pullman WA, 99163
  - Rafik Itani - [REDACTED], Pullman WA, 99163
  - Marysue Itani - [REDACTED], Pullman WA, 99163
  - Margaret Wild - [REDACTED], Moscow ID, 83843
  - Diane Hermann - [REDACTED], Moscow ID, 83843
  - Martha and Carl Hunt - [REDACTED], Moscow ID, 83843
  - Scott Oplinger - [REDACTED], Moscow ID, 83843
  - Jesse Flowers - [REDACTED], Moscow ID, 83843
  - Anne Anderson - [REDACTED], Moscow ID, 83843
  - Bonee Pearson - [REDACTED], Moscow ID, 83843
  - Rex & Amy Pieper - [REDACTED], Moscow ID, 83843
  - Guy & Pean Planagan - [REDACTED], Moscow ID, 83843
  - Anne Wessels - [REDACTED], Moscow ID, 83843
  - Phillis Vettries - [REDACTED], Moscow ID, 83843
  - Mat Yahvah - [REDACTED], Moscow ID, 83843
- d. Summary of comments, suggestions and discussion;  
The applicant, Rafik Itani, chaired and conducted the meeting regarding a plat for the Rolling Hills 9<sup>th</sup> Addition Subdivision. Mr. Itani opened the meeting and gave an introduction of the proposed project by giving an overview of the Itani family's history of development in Moscow and a description of the proposed development and the types of houses that will be built. Ryan Itani was introduced as the engineer for the project. After the introduction of the project the meeting was opened for comments from the attendees. The majority of the comments and questions were related to how the existing viewshed behind houses on Panorama will be impacted by the proposed development. Specific questions included:
  - If there will be limitations on the height of trees behind the future houses on Ryan Lane and 3<sup>rd</sup> Street.
  - Heights of future houses
  - Square footage of future houses
  - Sequence of construction
  - Impacts of development on stormwater runoff
- e. Applicant's response to comments included the following:
  - The subdivision will include a restrictive covenant. A restriction on the type of trees that can be planted could be included in the covenants. This measure would help prevent tall view obstructing trees such as poplar trees from being planted.

- Heights of houses are restricted per the City code. Most of the houses built by the Itani family have a maximum height as measured from the street level of around 30 feet.
  - Square footage of homes built by the Itani family depends greatly on the type of house. In general the smallest houses they build are around 1600 sf and the largest are around 4000 sf.
  - The Rolling Hills 9th Addition Subdivision will include two phases. The first phase will extend Third Street up to the future Moser Park boundary. The second phase will include the remaining lots.
  - Once the road and infrastructure of the subdivision is built, the Itani family plans to build spec houses.
  - The developed subdivision should result in an improvement in the site' drainage. Rainwater will be collected and piped to the stormwater sewer from the footprint of each house as well as from the roads. Therefore, the development will result in less overall surface runoff. Furthermore, the ground will be smoothed out to promote sheet flow instead of concentrated flows in gullies which exist in existing terrain.
- f. A master plan map of all the existing and the proposed phase of Rolling Hills Subdivisions was provided at the meeting as well as a more detailed map of the proposed development. These two maps are included with this letter.





ROLLING HILLS NO. 9 SUBDIVISION



**City of Moscow  
Engineering Dept.**

# Memo

**To:** Michael Ray, Planning Manager

**From:** Todd Drage, Engineering Technician

**cc:** Jennifer Fleischman, Administrative Assistant – Capital Projects & Deputy City Clerk. Bob Buvel, Staff Engineer

**Date:** 2020-05-20

**Re:** Department Review of the Rolling Hills 9<sup>th</sup> Addition revised preliminary plat set dated 5/20/2021

---

Upon reviewing the 5/20/2021 revised Preliminary Plat for the Rolling Hills 9<sup>th</sup> Addition, the engineering department has the following recommendations:

- 1) Reviewing the application, the development exceeds the five thousand (5,000) square feet of impervious surface threshold that triggers the requirement for stormwater runoff control analysis and design per City Code Title 5, Chapter 15. The method for control is not specified in the preliminary plat, as a result, we suggest that it be required to be address.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,



Todd Drage





## City of Moscow Parks and Recreation

# Memo

**To:** Mike Ray, Planning Manager

**From:** David Schott, Assistant Parks and Recreation Director

**Date:** May 17, 2021

**Re:** Parkland Dedication Requirements for the Proposed Rolling Hills Ninth Addition.

---

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied.

On November 21, 2014, a letter was provided to the developer from the former Parks and Recreation Director, Dwight Curtis, providing official notification that all the parkland dedication requirements have been met for the entire Rolling Hills / Moser Subdivision project, see Exhibit A. This included Moser Park (working name) property, Itani Park and associated property and parcels.

With this being the case, the parkland dedication requirements have been satisfied for the proposed Rolling Hills Ninth Addition.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

## Exhibit A



Parks &  
Recreation

◆ ◆ ◆ ◆  
Dwight Curtis, PhD  
Parks & Recreation Director

◆ ◆ ◆ ◆  
Tom Grundin  
Parks and Facilities Manager

Greg Morrison  
Recreation Supervisor  
Sports

Eric Newell  
Recreation Supervisor  
Aquatics

◆ ◆ ◆ ◆  
1724 East F St  
P.O. Box 9203  
Moscow ID 83843  
Business (208) 883-7084  
Fax (208) 883-0544

Website: [www.ci.moscow.id.us](http://www.ci.moscow.id.us)  
Hearing Impaired (208) 883-7019  
City Hall (208) 883-7000

◆ ◆ ◆ ◆  
Bill Lambert  
Mayor

◆ ◆ ◆ ◆  
Gary J. Riedner  
City Supervisor

◆ ◆ ◆ ◆  
PALOUSE  
  
Knowledge Corridor

Itani Development IV, Inc.  
ATTN: Dr. Raffik Itani  
SW 1515 Wadleigh Drive  
Pullman, WA 99163

November 21, 2014

COPY

Dear Dr. Itani:

This letter serves as official notification that all the parkland dedication requirements have been met for the entire Rolling Hills/Moser Subdivision project. This includes the Moser Park (working name) property, Itani Park (working name) and associated property, and parcels along Mountain View Road.

If you have any questions, please feel free to contact me at 208-883-7087 or by email at [dcurtis@ci.moscow.id.us](mailto:dcurtis@ci.moscow.id.us). Thank you.

Sincerely,

Dwight Curtis, PhD, CPRP  
Parks and Recreation Director

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

**Hearing Date:** May 26, 2021

**GENERAL INFORMATION**

**Hearing Body:** Planning and Zoning Commission

**Subject:** Proposal for a Preliminary Subdivision Plat for property located at 2075 Sunnyside Ave and 706 W Palouse River Drive within the City of Moscow. Permit Application LUP2021-0019

**Attachments:**

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from David Schott, Parks and Recreation Director, dated May 17, 2021
6. Memo from Todd Drage, Engineering Technician, dated May 14, 2021

**Prepared By:** Mike Ray, AICP – Planning Manager

**STAFF REVIEW**

**Proposal:** The applicant, Jim Swift, is proposing to subdivide a 5.88-acre area of land generally located at 2075 Sunnyside Ave and 706 W Palouse River Drive into 18 lots with an average lot size of 12,346 square feet, referred to as Anderson Addition Phase VI.

**Site and Area Land Use:** The subject property is currently undeveloped and was previously platted as Lot 25, Block 4 and Lot 1, Block 5 of Anderson 1<sup>st</sup> Addition. To the west of the subject property is Anderson/Frontier Park, to the southwest is the Prospect Place Addition, to the east is Gritman's Martin Wellness Center, and to the north is single family residential development also within the Anderson 1<sup>st</sup> Subdivision. Properties to the south of Palouse River Drive include two manufactured home parks and ITD's service facility.





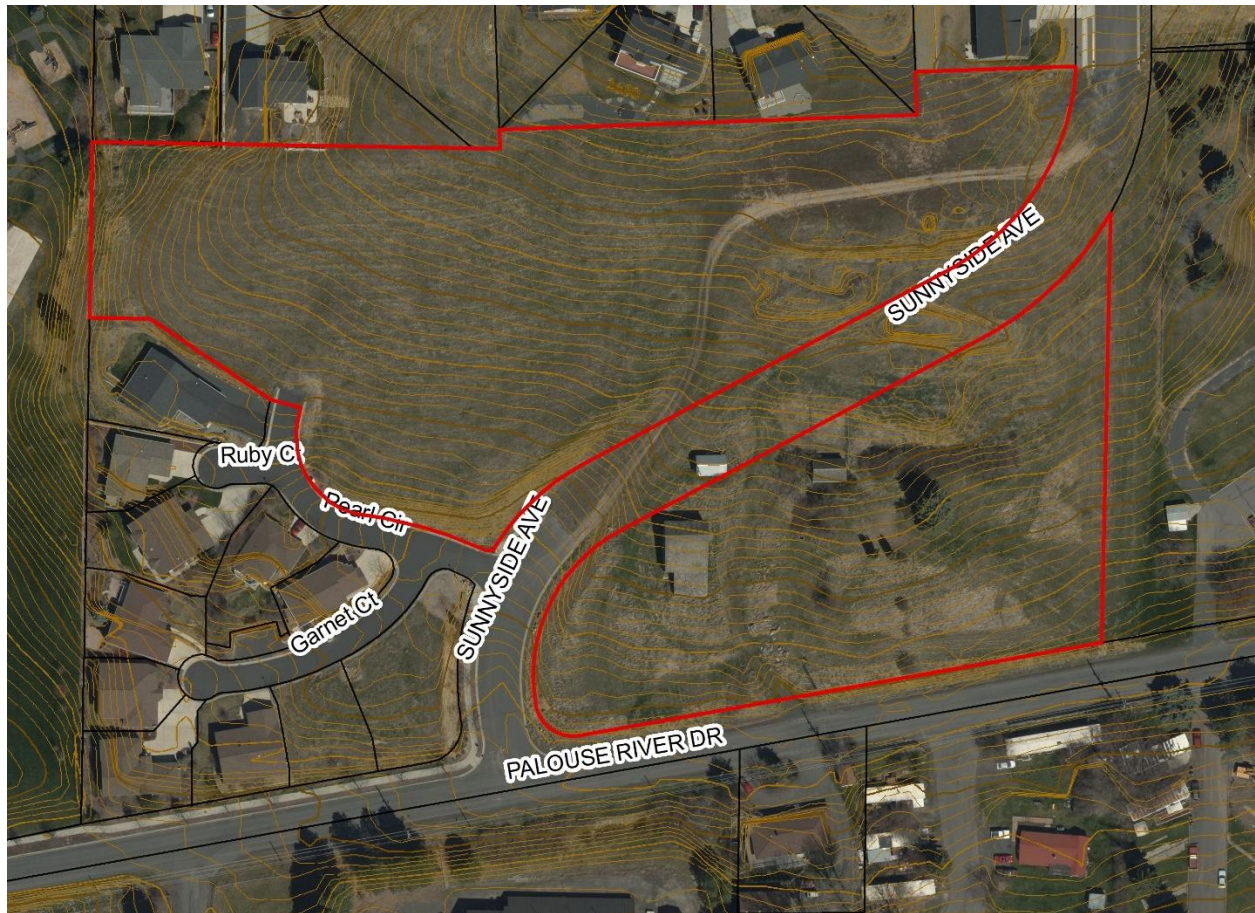
Vicinity Map



Aerial Map



The subject property contains areas of moderate sloping topography at an average slope of 10% as the land continues to gain elevation to the north. There are no drainage ways or natural features that have been identified upon the subject property.



Topography Map

### **Comprehensive Plan Land Use Designation:**

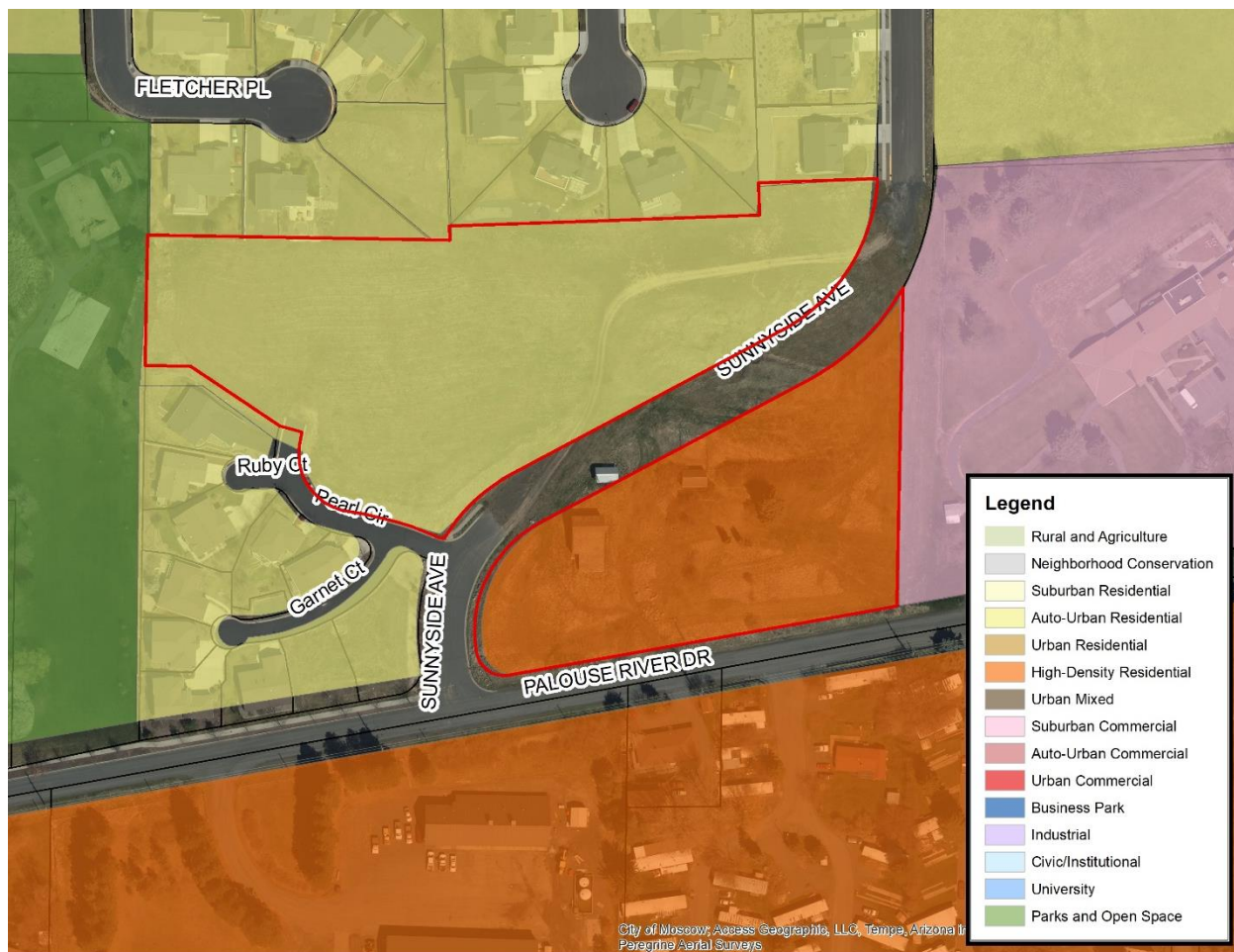
The northern portion of the subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

*“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.”*

The southern portion of the subject property is currently designated as High-Density Residential. According to the Comprehensive Plan, High-Density Residential designated areas,

*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*

The subdivisions to the north are currently designated as Auto-Urban Residential. Martin Wellness Center to the east is currently designated as Suburban Commercial and properties to the south of Palouse River Drive are designated as High-Density Residential. Anderson/Frontier Park to the west is currently designated as Parks and Open Space.



Current Comprehensive Plan Land Use Designations

**Zoning:** The subject property is currently designated as a combination of Medium Density Residential (R-3) and Multiple Family Residential (R-4). The north portion of the property is encompassed by the R-3 Zone and the southern portion contains the R-4 Zone, as shown on the zoning map below. The properties to the south and east subject property are currently zoned R-4



and the properties to the west and north are zoned R-1. Properties to the south of Palouse River Drive are currently designated as Motor Business (MB).

According to the zoning code, the R-3 Zone,

*“provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan. Uses permitted within the R-3 Zone include single family, two family, twinhome, and townhouse dwellings.”*

The minimum lot size for parcels within the R-3 Zone is 6,000 sf for single family dwellings, 7,000 sf for two family dwellings, 3,250 sf for twinhome dwellings, and 2,000 sf for townhouse dwellings. Townhouse lots within the R-3 Zone are allowed to be a minimum of 2,000 sf, but the total density of a townhouse development must not exceed 14.5 dwelling units per acre.

The minimum lot width for parcels within the R-3 Zone is 60 feet for single and two family dwellings, 30 feet for twinhome dwellings, and 20 feet for townhouse dwellings.

The R-4 Zone,

*“provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts.”*

The minimum lot size for parcels within the R-4 Zone is 5,000 sf or 800 sf per dwelling, whichever is greater. Twinhome dwellings are required to have a minimum lot size of 2,250 sf and townhouse dwellings are required to be at least 1,800 sf in size.

The minimum lot width for parcels within the R-4 Zone is 50 feet for single family, two family, and multi-family dwellings. Twinhome dwellings are required to be at least 25 feet and townhouse dwellings are required to be 18 feet in width.

**1993 Rezone Conditions:** In 1993, the subject property was rezoned to the current configuration of the R-3 and R-4 Zones which still exists today. The Council imposed three conditions of approval on the rezone, which are as follows:

1. The density shall be limited to a minimum lot area of 2,000 sf per dwelling unit;
2. The buildings shall be limited to one-story in height exclusive of basements; and
3. There shall be dedicated a pedestrian pathway, minimum of ten feet in width extending from Latah Care Center to the Anderson/Frontier Park.

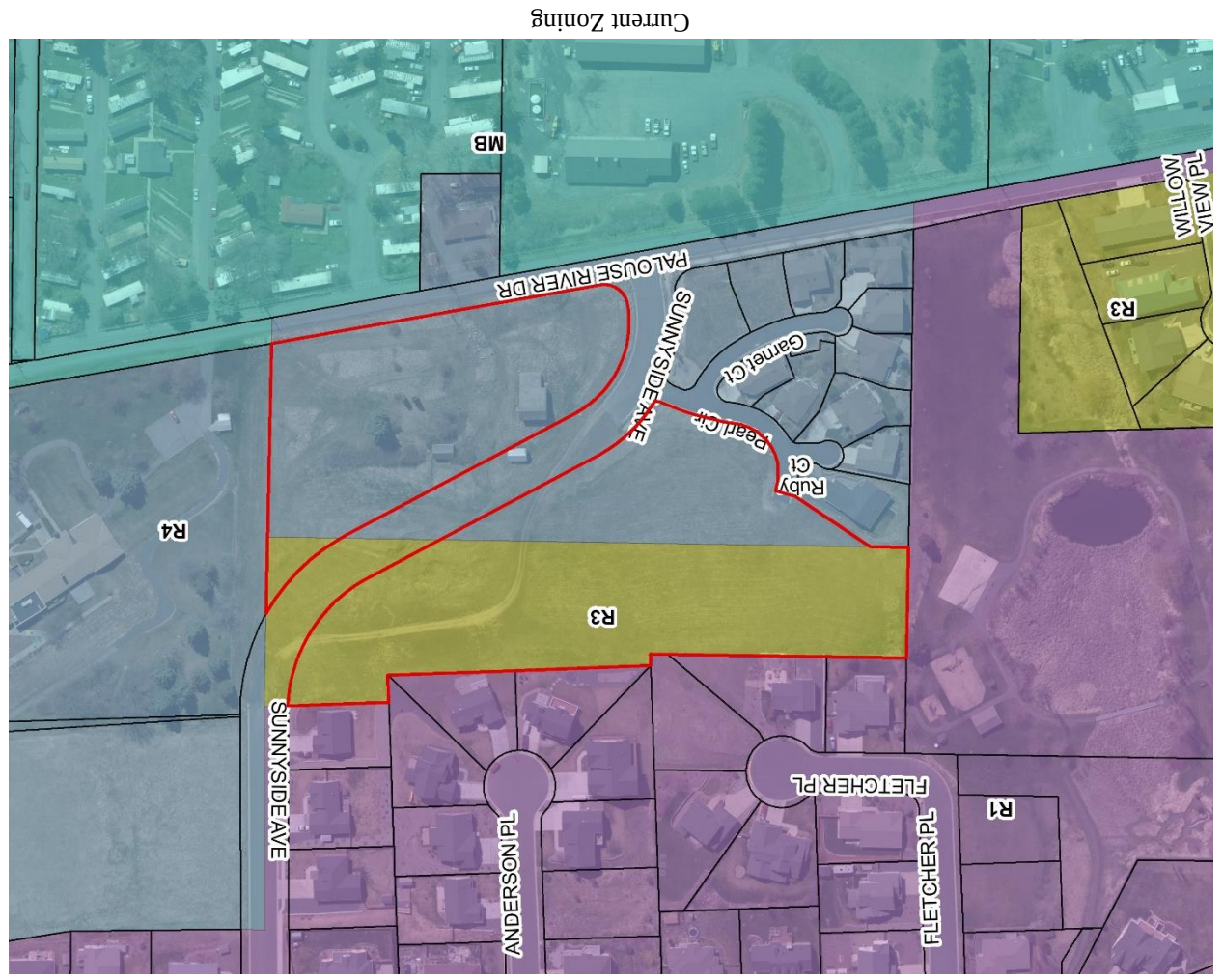
The proposed preliminary plat will be subject to the conditions above and any future buildings will be required to comply with the single-story height restriction.

**Water:** Water services are proposed to be extended along the Sunnyside Avenue alignment to connect existing mains at the southern and northern terminuses of Sunnyside Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

All of the lots within the proposed subdivision meet the minimum lot size and lot width of their respective zones. The proposed flag lot meets the minimum required width of 20 feet and maximum length of 150 feet for the flagpole portion of the lot.

The applicant is proposing to subdivide the 5.88-acre area of land into 18 lots ranging from 9,644 sf to 23,672 sf in size. The plat includes a stormwater detention pond on the northeast corner of the Anderson River Drive and Sunnyside Avenue. Sunnyside Avenue was previously platted as part of the Anderson 1<sup>st</sup> Subdivision, and will be constructed as part of the proposed subdivision. A cul-de-sac street named Cloudy Court will be extended to the northwest from Sunnyside Avenue to provide access to the northwest portion of the property. The applicant has included a 10-foot-wide public pedestrian easement with a 5-foot-wide pathway which connects Cloudy Court with Anderson/Frontier Park. Per the conditions of approval of the 1993 rezone on this property, the pathway will need to be increased to 10 feet in width.

**Preliminary Plat:**



It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 1.69 million gallons of water per year ( $18 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 1.12 \text{ M gallons/year}$ ).

**Sanitary Sewer:** Sanitary sewer is proposed to be extended through the subdivision along the Sunnyside Avenue alignment. A sanitary main will be installed on the north end of Sunnyside Avenue and extended to connect to the existing main in Sunnyside Avenue near its intersection with Pearl Circle. Once the required improvements are constructed by the developer, Engineering 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 extended in a similar fashion to the sanitary sewer system by following the Sunnyside Avenue alignment. A storm sewer main will be installed on the north end of Sunnyside Avenue and extended to connect to the existing main in Sunnyside Avenue near its intersection with Pearl Circle. A stormwater detention pond is proposed to be constructed on Tract A at the northeast corner of Palouse River Drive and Sunnyside Avenue

**Access, Streets, Traffic:** The subject property is located adjacent to Sunnyside Avenue which was platted as part of the Anderson 1<sup>st</sup> Subdivision and is currently designated as a local neighborhood street. A prior development agreement that was recorded as part of the Anderson 1<sup>st</sup> Subdivision requires that Sunnyside Avenue be constructed prior to any building permits being issued upon the subject property. Sunnyside Avenue will be constructed to match the standard that was approved at the time the Anderson 1<sup>st</sup> Subdivision was approved. That neighborhood street standard that was previously approved included curb, gutter, tree lawn, and sidewalk on the north side of the street and curb and gutter on the south side of the street.

The subject property is also located adjacent to Palouse River Drive which is designated as a minor arterial. The section of Palouse River Drive adjacent to the subject property currently does not have curb, gutters, or sidewalks on either side of the street. As part of the subdivision code the applicant is responsible for street frontage improvements for portions of the property adjacent to public streets. Therefore, Staff is recommending that frontage improvements be made to the north side of Palouse River Drive as part of the proposed subdivision.

### **Input From Other Agencies:**

#### Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached memo from David Schott, Parks and Recreation Director, dated May 17, 2021. The parkland dedication requirements of the proposed subdivision were previously met as part of the Anderson and Frontier Subdivisions, so no further dedication is required.

#### Engineering Division (Public Works Department)

The Public Works Department has provided comments within an attached memo from Todd Drage, Engineering Technician, dated May 14, 2021.



**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.

**RECOMMENDATIONS:**

1. Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented recommend approval of the proposed preliminary plat with the following conditions:
  - a. Lot 7, Block 5 shall be converted to a flag lot with the flagpole portion providing direct access to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive;
  - b. Street frontage improvements shall be required on the north side of Palouse River Drive adjacent to the subject property to include installation of curbing, sidewalk and roadway widening to improve Palouse River Drive to thirty-four (34) feet in width; and
  - c. The pedestrian pathway connecting Cloudy Court with Anderson Frontier Park shall be increased to ten (10) feet in width.
2. In accordance with the Commission's decision on the preliminary plat, direct staff to prepare a Relevant Criteria and Standards document.

# NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat for property located at 2075 Sunnyside Ave and 706 W Palouse River Drive within the City of Moscow. Permit Application LUP2021-0019

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposal will be considered:

1. Proposed Preliminary Plat of a 5.88-acre area of land to create eighteen (18) lots with an average lot size of 12,346 square feet, referred to as Anderson Addition Phase VI.

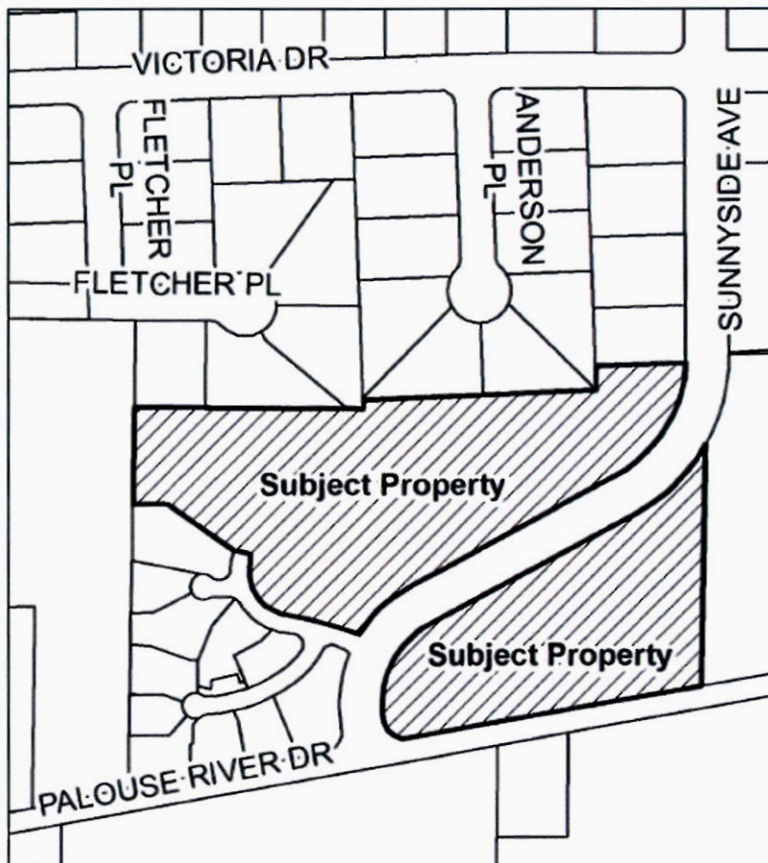
**MEETING DATE:** Wednesday, May 26, 2021

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

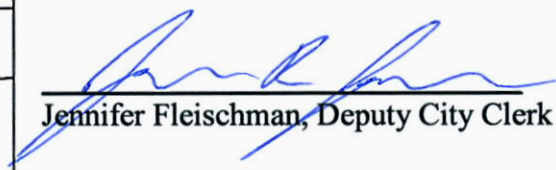
**MEETING TIME:** 7:00 p.m.

*Note:* Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. 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

  
Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, May 8, 2021



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

| For City Use Only |                 |       |      |
|-------------------|-----------------|-------|------|
| Date Received     |                 |       |      |
| Dept              | Fee Type        | Fees  | Paid |
| CD                | Application Fee | \$895 |      |
| Receipt Number    |                 |       |      |

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

### APPLICANT:

Name: Jim Swift Telephone: 208-301-0447  
Complete Address: 1290 Indian Hills Dr Moscow ID 83843  
E-Mail: \_\_\_\_\_ Fax: \_\_\_\_\_

### OWNER: (if other than applicant)

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ Fax: \_\_\_\_\_

### ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520  
Complete Address: 405 S Washington St., Moscow ID 83843  
E-Mail: scottbecker@moscow.com Fax: \_\_\_\_\_

Primary point of contact (select one): Applicant \_\_\_\_\_ Owner \_\_\_\_\_ Engineer/Surveyor \_\_\_\_\_

### PROPERTY:

- Proposed Subdivision Name: Anderson Addition Phase VI
- Address(as) or Parcel Number(s): Palouse River Dr & Sunnyside Ave
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 5.88 acres, and/or \_\_\_\_\_ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:  
4.8 acres, and/or \_\_\_\_\_ square feet.
- Total number of lots: 18 Average lot size: 12346
- Existing Zoning of subject property: R2 & R4

### 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 Residential

**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\*
- N/A \_\_\_\_\_ 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  $\geq 5$  acres or  $\geq 50$  lots)
- \_\_\_\_\_ 20. Vicinity sketch

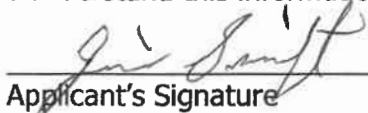
\*5' max. contour interval, except for slopes  $> 50\%$  may have 10' interval) Areas with existing slopes  $\geq 20\%$  shall be shaded or clearly indicated on the plans.

**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

4/14/21  
Date

\_\_\_\_\_  
Property Owner's Signature (if different)

\_\_\_\_\_  
Date

4/23/2021

## Legal Description by Hodge & Associates

### For Block 4, Replat of Lot 25, Block 4 and Block 5 of Anderson 1<sup>st</sup> Addition to City of Moscow

A legal description for a parcel of land, located in the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, and being more particularly described as follows:

**Beginning** at the northwest corner of said Block 4, Lot 25 of Anderson 1st Addition to the City of Moscow;

Thence along the northerly line of said Lot 25, the following five courses:

Thence N88°57'02"E, 321.54 feet;

Thence N04°03'52"W, 14.91 feet;

Thence N85°56'08"E, 330.02 feet;

Thence N04°03'52"W, 34.00 feet;

Thence N85°56'08"E, 126.74 feet, to a point on the westerly right-of-way line of Sunnyside Avenue;

Thence along said right-of-way line the following three courses;

Thence 199.84 feet along a curve to the right said curve having a Delta = 59°27'43", Radius = 192.56 feet, Chord = 190.99 feet, and a Chord Bearing = S30°17'09"W;

Thence S60°01'01"W, 323.29 feet;

Thence 102.32 feet along a curve to the left said curve having a Delta = 30°51'19", Radius = 190.00 feet, Chord = 101.09 feet, and a Chord Bearing = S44°35'21"W, to the northeast corner of Prospect Place Addition to the City of Moscow, Inst. # 398533;

Thence leaving said right-of-way line, along the northerly line of said Prospect Place Addition the following eight courses;

Thence 10.22 feet along a curve to the right said curve having a Delta = 23°25'00", Radius = 25.01 feet, Chord = 10.15 feet, and a Chord Bearing = N78°45'58"W;

Thence 94.01 feet along a curve to the left said curve having a Delta = 17°56'33", Radius = 300.21 feet, Chord = 93.63 feet, and a Chord Bearing = N76°01'51"W;

Thence 100.37 feet along a curve to the right said curve having a Delta = 92°29'59", Radius = 62.17 feet, Chord = 89.82 feet, and a Chord Bearing = N38°45'00"W;

Thence 13.19 feet along a curve to the right said curve having a Delta = 05°56'04", Radius = 127.31 feet, Chord = 13.18 feet, and a Chord Bearing = N10°28'02"E;

Thence N76°33'56"W, 25.00 feet;

Thence N58°04'13"W, 113.90 feet;

Thence S88°58'11"W, 48.21 feet to the northwest corner of said Prospect Place Addition to the City of Moscow, and the west line of said Block 4, Lot 25 of Anderson 1st Addition to the City of Moscow;

Thence N01°01'49"W, 138.68 feet to the northwest corner of said Block 4, Lot 25, and the **Point of Beginning**.

Parcel contains 3.69 acres more or less.

F:\4393 Anderson Addition Phase VI\4393-Word\4393 Plat Boundary Legal.doc\Legal Description

Recieved 04-23-2021

4/23/2021

## Legal Description by Hodge & Associates

### For Block 5, Replat of Lot 25, Block 4 and Block 5 of Anderson 1<sup>st</sup> Addition to City of Moscow

A legal description for a parcel of land, located in the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, and being more particularly described as follows:

**Beginning** at the southeast corner of said Block 5, Anderson 1st Addition to the City of Moscow;

Thence S77°53'59"W, 418.57 feet along the south line of said Block 5 to a point on the easterly right-of-way line of Sunnyside Avenue;

Thence along said right-of-way line the following four courses;

Thence 47.12 feet along a curve to the right said curve having a Delta = 90°00'00", Radius = 30.00 feet, Chord = 42.42 feet, and Chord Bearing = N57°05'27"W;

Thence 163.64 feet along a curve to the right said curve having a Delta = 72°07'02", Radius = 130.01 feet, Chord = 153.05 feet, and Chord Bearing = N23°57'53"E;

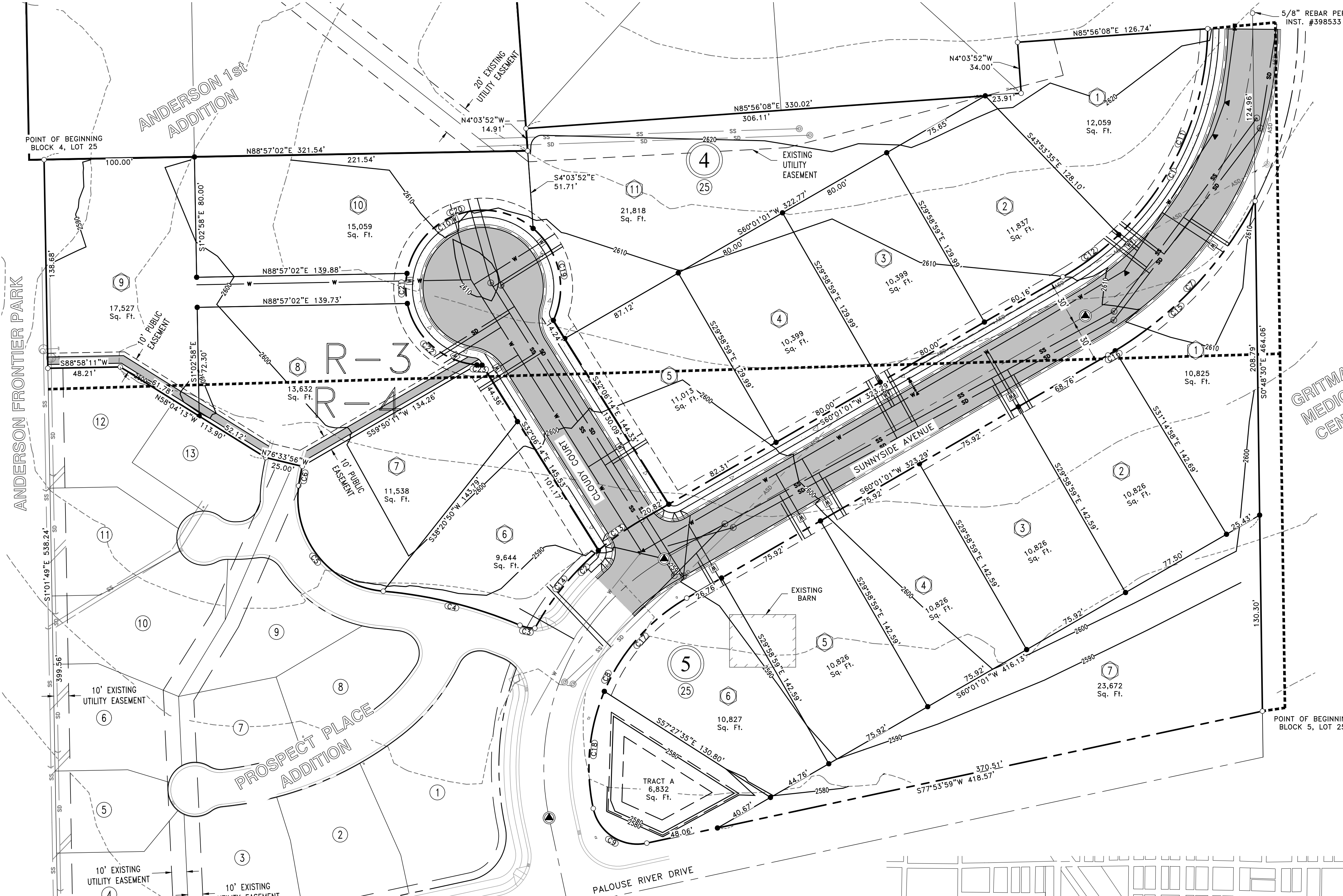
Thence N60°01'01"E, 323.29 feet;

Thence 143.56 feet along a curve to the left said curve having a Delta = 32°35'02", Radius = 252.43 feet, Chord = 141.63 feet, and Chord Bearing = N43°44'01"E, to the northeast corner of Block 5 of Anderson 1<sup>st</sup> Addition to the City of Moscow;

Thence S00°48'30"E, 339.09 feet to the southeast corner of said Block 5, and the **Point of Beginning**.

Parcel contains 2.19 acres more or less.





Legal Description - Block 4, Lot 25

A legal description for a parcel of land, located in the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, and being more particularly described as follows:

Beginning at the northwest corner of said Block 4, Lot 25 of Anderson 1st Addition to the City of Moscow;

Thence along the northerly line of said Lot 25, the following five courses:

Thence N88°57'02"E, 321.54 feet,

Thence N04°03'52"W, 14.91 feet;

Thence N85°56'08"E, 330.02 feet;

Thence N04°03'52"W, 34.00 feet;

Thence S60°01'01"W, 323.29 feet;

Thence N85°56'08"E, 126.74 feet, to a point on the westerly right-of-way line of Sunnyside Avenue;

Thence along said right-of-way line the following three courses;

Thence 199.84 feet along a curve to the right said curve having a Delta = 59°27'43", Radius = 192.56 feet, Chord = 190.99 feet, and a Chord Bearing = S30°17'09"W;

Thence S60°01'01"W, 323.29 feet;

Thence 102.32 feet along a curve to the left said curve having a Delta = 30°51'19", Radius = 190.00 feet, Chord = 101.09 feet, and a Chord Bearing = S44°35'21"W, to the northeast corner of Prospect Place Addition to the City of Moscow, Inst. #398533;

Thence leaving said right-of-way line along the northerly line of said Prospect Place Addition the following eight courses;

Thence 10.22 feet along a curve to the right said curve having a Delta = 23°25'00", Radius = 25.01 feet, Chord = 10.15 feet, and a Chord Bearing = N78°45'58"W;

Thence 94.01 feet along a curve to the left said curve having a Delta = 17°56'33", Radius = 300.21 feet, Chord = 93.63 feet, and a Chord Bearing = N76°01'51"W;

Thence 100.37 feet along a curve to the right said curve having a Delta = 92°29'59", Radius = 62.17 feet, Chord = 89.82 feet, and a Chord Bearing = N38°45'00"W;

Thence 13.19 feet along a curve to the right said curve having a Delta = 05°56'04", Radius = 127.31 feet, Chord = 13.18 feet, and a Chord Bearing = N10°28'02"E;

Thence N76°33'56"W, 25.00 feet,

Thence N88°04'13"W, 113.90 feet,

Thence S88°58'11"W, 48.21 feet to the northwest corner of said Prospect Place Addition to the City of Moscow, and the west line of said Block 4, Lot 25 of Anderson 1st Addition to the City of Moscow;

Thence N01°01'49"W, 138.68 feet to the northwest corner of said Block 4, Lot 25, and the Point of Beginning.

Parcel contains 3.69 acres more or less.

Legal Description - Block 5, Lot 25

A legal description for a parcel of land, located in the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, and being more particularly described as follows:

Beginning at the southeast corner of said Block 5, Anderson 1st Addition to the City of Moscow;

Thence S77°53'59"W, 418.57 feet along the south line of Block 5 to a point easterly right-of-way of Sunnyside Avenue;

Thence along said right-of-way line the following four courses;

Thence 47.12 feet along a curve to the right said curve having a Delta = 90°00'00", Radius = 30.00 feet, Chord = 42.42 feet, and a Chord Bearing = N57°05'27"W;

Thence 163.64 feet along a curve to the right said curve having a Delta = 72°07'02", Radius = 130.01 feet, Chord = 153.05 feet, and a Chord Bearing = N23°57'53"E;

Thence N60°01'01"E, 323.29 feet;

Thence 143.56 feet along a curve to the left said curve having a Delta = 32°35'02", Radius = 252.43 feet, Chord = 141.63 feet, and a Chord Bearing = N43°44'01"E, to the northeast corner of Block 5 of Anderson 1st Addition to the City of Moscow;

Thence S00°48'30"E, 339.09 feet to the southeast corner of said Block 5, and the Point of Beginning.

Parcel contains 2.19 acres more or less.

Notes

1. Plat area is currently Zoned R-3 and R-4. Surrounding area in Anderson 1st Addition is Zoned R-3, area in Prospect Place Addition Zoned R-4.
2. Total Plat Area: 5.88 acres±  
Tract A Area: 0.16 acres±  
Net Lot Area: 5.72 acres±

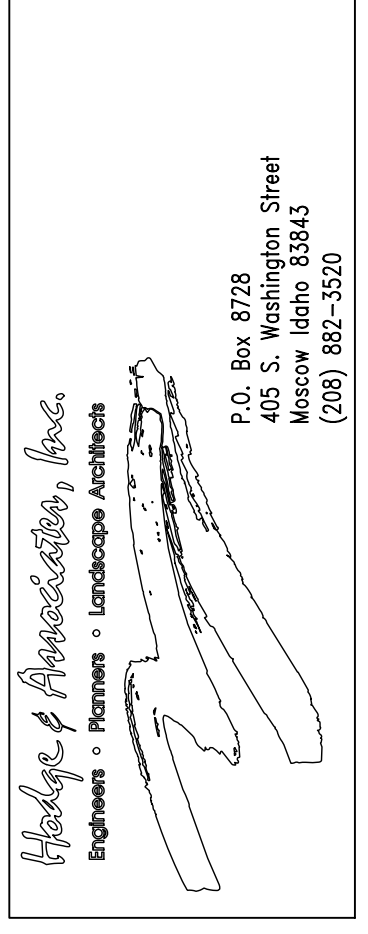
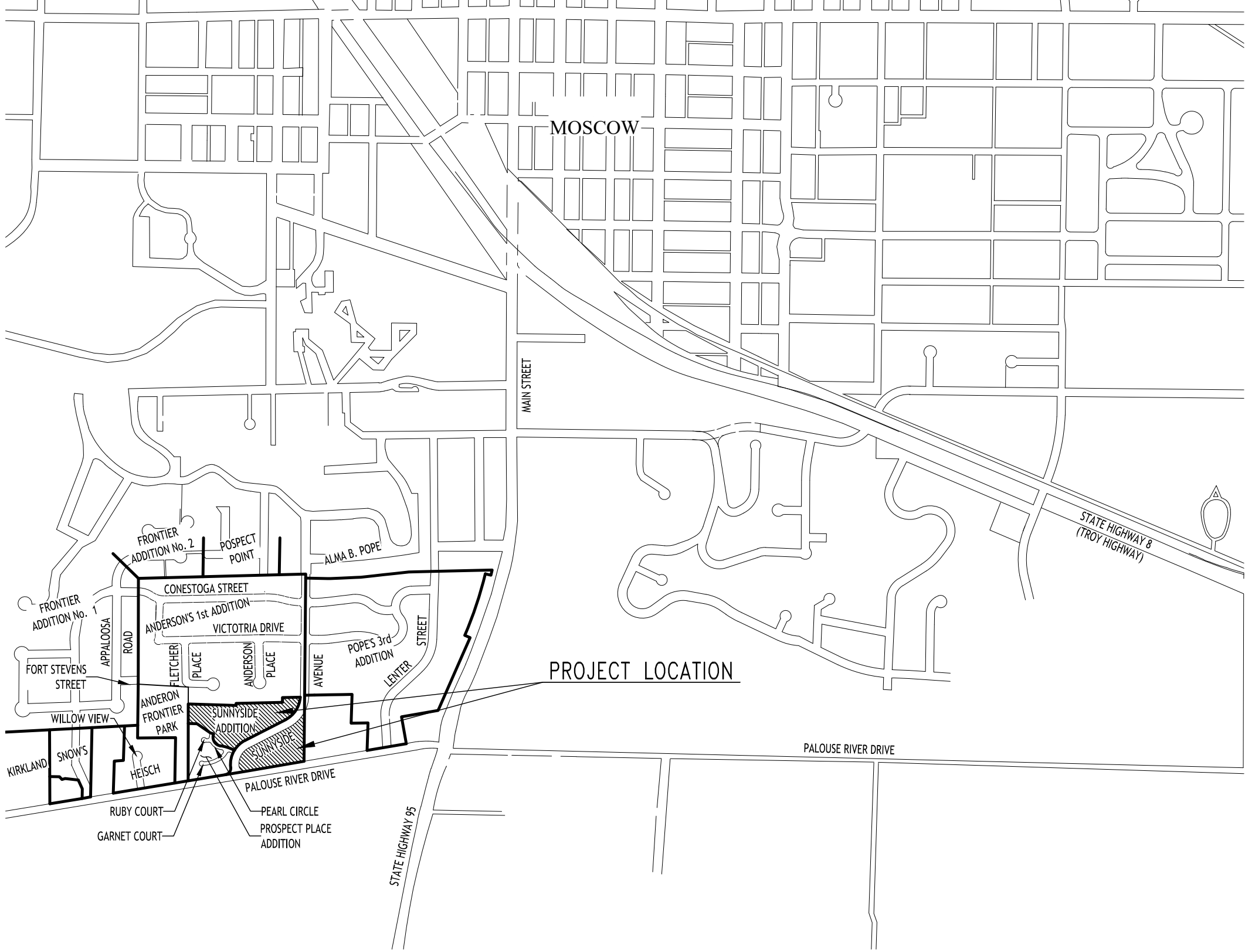
Basis of Bearing

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found southeast corner of Section 18 and the found northwest corner of the Southeast Quarter of Section 18, said bearing being N88°57'02"E.

LEGEND

- FOUND BOUNDARY MONUMENT
- SET BOUNDARY MONUMENT
- ① EXISTING BLOCK NUMBER
- ① EXISTING LOT NUMBER
- ① PROPOSED LOT NUMBER
- PROPOSED MANHOLE
- EXISTING MANHOLE
- ▤ EXISTING CATCH BASIN
- ⊞ WATER METER
- ⊞ FRANCHISE UTILITY PEDESTAL
- PLAT BOUNDARY
- - - ZONING LINE
- - - CENTERLINE
- - - PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- - - EXISTING PUBLIC EASEMENT TO CITY OF MOSCOW
- - - PROPOSED WATER LINE
- - - PROPOSED STORM DRAIN LINE
- - - PROPOSED SANITARY SEWER LINE
- - - PROPOSED DETENTION
- - - EXISTING WATER LINE
- - - EXISTING STORM DRAIN LINE
- - - EXISTING STORM DRAIN LINE TO BE ABANDONED
- - - EXISTING SANITARY SEWER LINE
- - - PROPOSED 5' CONTOUR INTERVAL
- - - EXISTING 5' CONTOUR INTERVAL
- ▬ ASPHALT PAVING
- ▬ CONCRETE PAVING

| Curve Table |        |        |            |        |             |
|-------------|--------|--------|------------|--------|-------------|
| CURVE       | LENGTH | RADIUS | DELTA      | CHORD  | CHRD BRNG   |
| C1          | 199.84 | 192.56 | 59°27'43"  | 190.99 | S30°17'09"W |
| C2          | 102.32 | 190.00 | 30°51'19"  | 101.09 | S44°35'21"W |
| C3          | 10.22  | 25.01  | 23°25'00"  | 10.15  | N78°45'58"W |
| C4          | 94.01  | 300.21 | 17°56'33"  | 93.63  | N76°01'51"W |
| C5          | 100.37 | 62.17  | 92°29'59"  | 89.82  | N38°45'00"W |
| C6          | 13.19  | 127.31 | 5°56'04"   | 13.18  | N10°28'02"E |
| C7          | 143.56 | 252.43 | 32°35'02"  | 141.63 | N43°44'01"E |
| C8          | 163.64 | 130.01 | 72°07'02"  | 153.05 | N23°57'53"E |
| C9          | 47.12  | 30.00  | 90°00'00"  | 42.42  | N57°05'27"W |
| C10         | 264.38 | 51.50  | 29°47'52"  | 56.00  | S57°53'43"W |
| C11         | 153.09 | 192.56 | 45°33'07"  | 149.09 | S23°19'54"W |
| C12         | 46.75  | 192.56 | 13°54'33"  | 46.63  | S53°03'37"W |
| C13         | 35.30  | 190.00 | 10°38'39"  | 35.25  | S54°40'14"W |
| C14         | 67.02  | 190.00 | 20°12'38"  | 66.67  | S39°16'46"W |
| C15         | 137.97 | 252.43 | 31°19'01"  | 136.26 | N43°05'59"E |
| C16         | 5.58   | 252.43 | 1°16'02"   | 5.58   | N59°24'07"E |
| C17         | 84.22  | 130.01 | 37°07'03"  | 82.76  | N41°27'52"E |
| C18         | 79.42  | 130.01 | 34°59'59"  | 78.19  | N5°24'21"E  |
| C19         | 67.23  | 51.50  | 74°47'57"  | 62.56  | N12°26'22"W |
| C20         | 107.49 | 51.50  | 119°35'17" | 89.01  | S70°22'09"W |
| C21         | 20.13  | 51.50  | 22°23'37"  | 20.00  | S0°37'19"E  |
| C22         | 66.09  | 51.50  | 73°31'59"  | 61.65  | S48°35'07"E |
| C23         | 3.43   | 51.50  | 3°49'07"   | 3.43   | S87°15'34"E |



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REPLAT OF LOT 25 BLOCK 4 & LOT 25 BLOCK 5 OF ANDERSON 1ST ADDITION  
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO - PRELIMINARY PLAT

April 2021

Jim Swift, 1290 Indian Hills Dr. Moscow, ID 83843

|              |                      |
|--------------|----------------------|
| Drafted by:  | DK                   |
| Checked by:  | MED                  |
| File Name:   | 4393 Prelim Plat.dwg |
| Tab:         | 24K36                |
| Layer Style: | TOPO                 |
| Plot Style:  | Primary.ctb          |
| Project:     | 4393-12-20           |
| Date:        | 4/23/21              |



# Neighborhood Meeting

TO: Neighbors and Interested Community Members

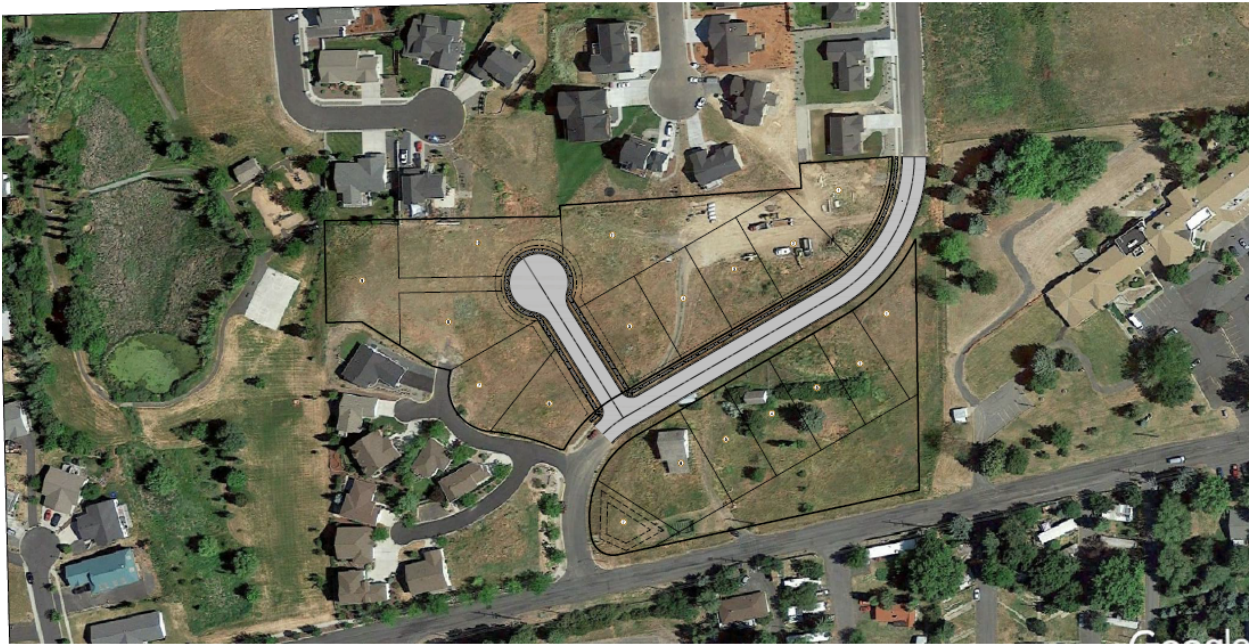
RE: Anderson 6<sup>th</sup> Addition

WHEN: Thursday, March 25, 2021 @ 5:00 pm

WHERE: Latah County Fairgrounds, Main Building, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding a residential Development for the Anderson 6<sup>nd</sup> addition located at Palouse River Dr. and Sunnyside Ave. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

Due to concerns over the COVID-19 virus, I will also respond to email questions and comments at [scottbecker@moscow.com](mailto:scottbecker@moscow.com) as well as phone calls at (208) 882-3520 through March 25, 2021. All questions and comments will be recorded and submitted to the City as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Scott Becker  
Project Manager  
Hodge and Associates, Inc.

# Meeting Attendance Sheet

LUP2021-0019

Project Name: Anderson's Sixth Addition  
 Project Number: 4393  
 Meeting Type: Neighborhood Meeting  
 Meeting Location: Latah County Fairgrounds  
 Meeting Time: March 25, 2021, 5:00 PM

| Name              | Contact Information                       |
|-------------------|-------------------------------------------|
| Dean Owen         | [REDACTED] moscow ID 83843<br>[REDACTED]  |
| Tanice Corey      | [REDACTED] Moscow, ID 83843<br>[REDACTED] |
| Connie Steiger    | [REDACTED]<br>[REDACTED] com              |
| Valerie Russo     | [REDACTED]<br>moscow ID 83843             |
| Carolyn Lazzarini | [REDACTED]<br>Moscow, ID 83843            |
| [REDACTED]        | [REDACTED]<br>moscow ID 83843             |
| Muriel Conder     | [REDACTED]                                |
| AW & ER BART      | [REDACTED]                                |
| JEFF & LISA EGAN  | [REDACTED]                                |
| Tim Swift         | [REDACTED]                                |
| Matthew Bernards  | [REDACTED]                                |



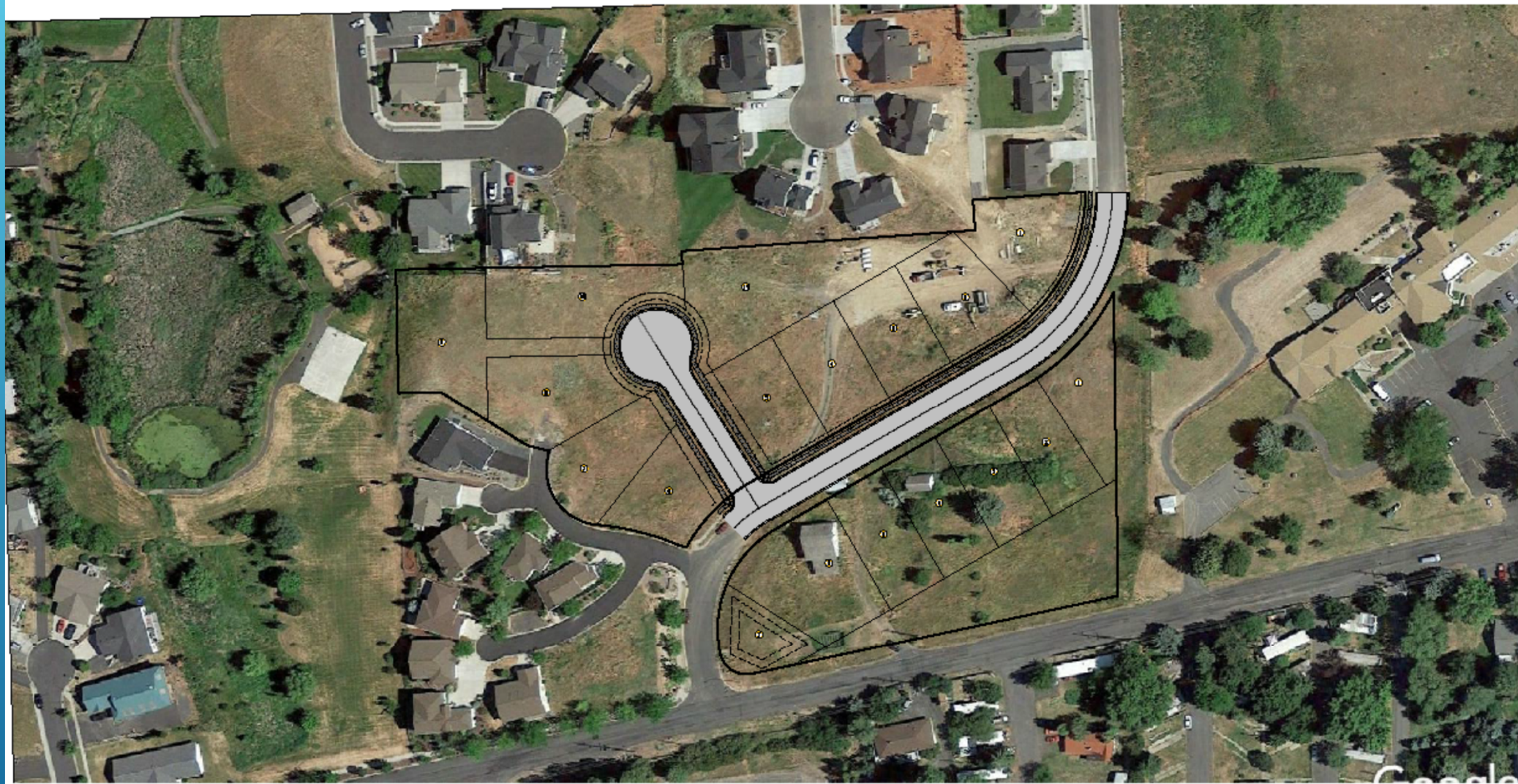
# ANDERSON'S VI ADDTION SUBDIVISION AND POSSIBLE REZONE

PRESENTATION

MARCH 25, 2021

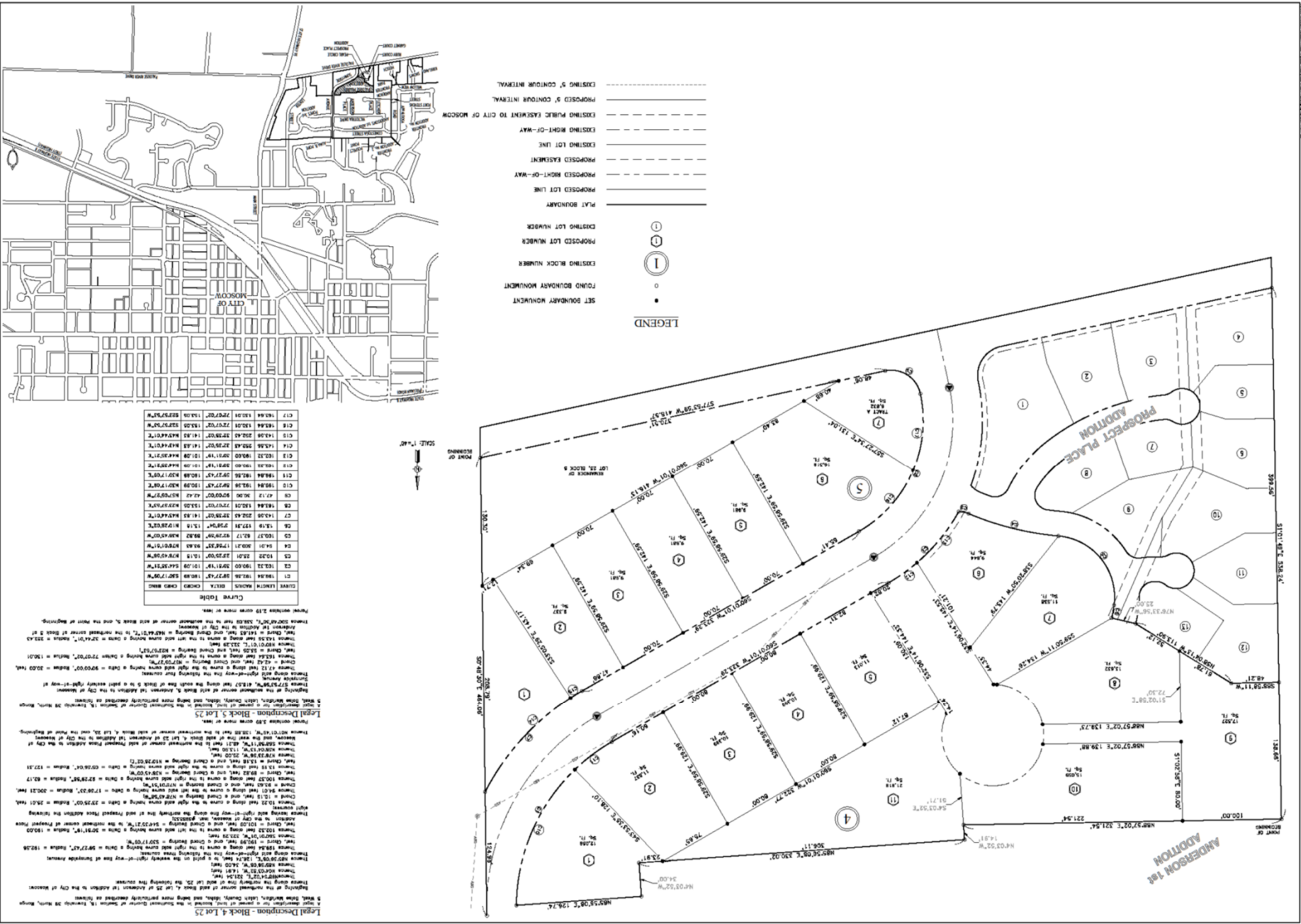
5:00 PM

LATAH COUNTY FAIRGROUNDS



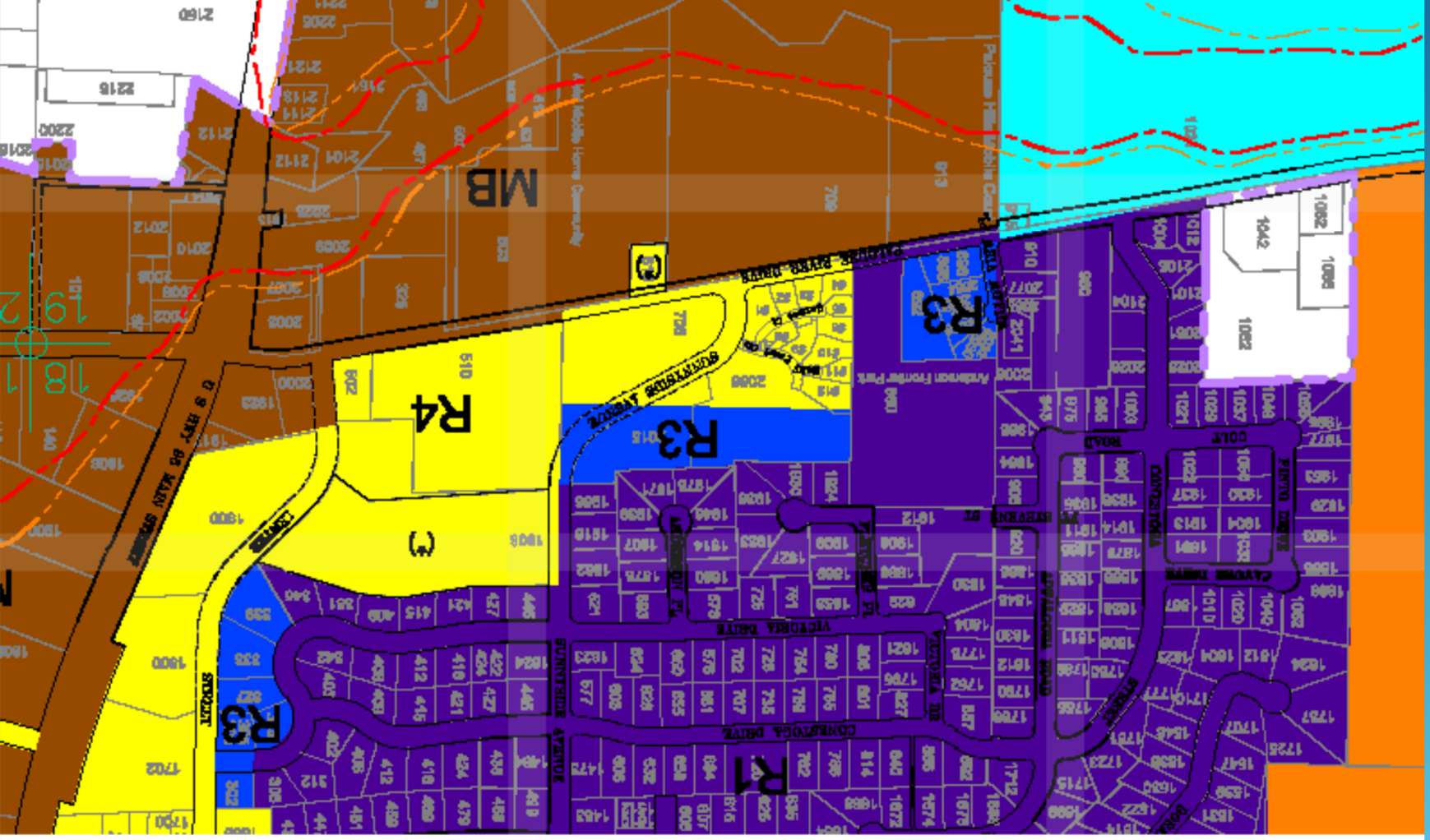
# PROJECT LOCATION







# ANDERSON ADDITION ZONING







LUP2021-0019

NEIGHBORHOOD

Received 04-23-2021



Anderson Sunnyside 6<sup>th</sup> Addition

Neighborhood Meeting Minutes

Thursday, March 25, 2021; 5:00pm

Presenter: Scott Becker, PE; Hodge & Associates, Inc

Developer: Jim Swift

Meeting Location: Latah County Fairgrounds

### **Meeting Purpose**

The presentation and discussion of the completion of Sunnyside Ave and lot development

### **Meeting**

The meeting was called to order at 5:00pm and was open to the neighbors.

Scott Becker opened the meeting by introducing a general overview of the project. He presented five slides; first slide was an introduction, second slide addressed the project location with the proposed layout, third slide presented the preliminary plat of the site, the fourth slide displayed the current zoning of the project location to transition into conversation about potential rezone, and the fifth slide contains a Google Earth image of the current neighborhood.

Upon completion of the presentation, Scott addressed the neighbor's questions.

Q: May you specify the difference between R1 and R2 zoning?

A: R1 is single family dwellings with lots sizes at least 9,600sf, and R2 is single family dwellings with lots sizes at least 7,000sf.

Discussion: The difference between R2, R3 and R4 and addressed the drawback of remaining in R3 and R4.

Q: Is proposed Cul-de-sac and Lot 9 of Block 4 large enough for fire truck access?

A: Yes, both are wide enough to accommodate.

Comment: I have largely concerned with my view becoming obstructed with the potential rezone to R2 since people will be able to build two-story homes. I would like to see actual house plans to visualize where my view will be cut off at.

Discussion: We are still in the preliminary process of this project; therefore, we do not have any house plans at this time. The proposed slopes of the site have been graded to minimize view obstruction, but there is still ambiguity on the subject at this time. Neighbor then requested for a 30ft pole we placed at each of the northern lots to aid in visualizing the obstruction. All neighbors located along north property line of project expressed great concern.

Q: Are the lots currently available for purchase? If so, someone could just pool the lots and build whatever they please. I am concerned with this.



A: This project has not been approved or platted, so they are not available for purchase at this time. The rezoning of the site to R2 will eliminate the desire to pool lots since he/she will be restricted to building single family dwellings.

Q: Are you aware of who the developer and builder will be?

A: The Picas of Picabu Construction have expressed interested, but nothing has been confirmed at this time.

Q: What are the plans for the barn that current stands near Palouse River Drive?

A: We are unsure at this time, but it will probably be torn down. Neighbor then expressed he/she was upset by this.

Q: I would like to see a path to the park. Do you have plans to include one? Where would that be located at? How large would it be?

A: We have included a path to Anderson Park that will run along the north property line of Prospect Place and between Lots 7 and 8 of Block 4 and connect at the Cul-de-sac. It is a 10-foot easement with a five-foot asphalt pathway.

Q: Will there be curb and sidewalk along the proposed Sunnyside Avenue and the Cul-de-sac?

A: There will be curb and sidewalk per the City of Moscow Standards for the Cul-de-sac. Sunnyside Avenue will continue the approved plans of having the sidewalk only along the north of the street.

Discussion: Possibility to change current Sunnyside Avenue plans to include sidewalk on both sides of street.

Q: What will the lighting be like along the street development? Will it be similar to the what is already out there?

A: There will be lighting installed per Avista's plan, which has not been confirmed at this time.

Q: Will there be street signage changes with the construction of Sunnyside? Meaning, implementing more stop signs.

A: Street signs will be installed per the City of Moscow. There will not be any placed along Sunnyside, but there will be at the intersection of Sunnyside and the Cul-de-sac.

Q: What is the proposed schedule for the project now once this meeting is done?

A: We would submit our plans to the City for their review. There would be an additional meeting to discuss rezone, which would lead to a Public Hearing with Planning and Zoning. After that, the plat would go to the surveyor for review. Construction of Sunnyside Avenue may commence this Summer/Fall, depending on the above process.

Q: Why would it be beneficial to rezone the site? Couldn't someone just rezone it later if they want to do something different with their purchased lot?

A: The rezone is beneficial since it would complete the neighborhood that is already established. Sure, someone could attempt to rezone, but it would be a very difficult process and have little possibility of passing due to the neighborhood already developed.

Q: What is the developer offering the City for compensation?

A: The stormwater tract lot would be dedicated to the City for maintenance as well as the street and cul-de-sac construction and sidewalk.

Q: Will we be able to access the proposed site layout to be able to walk around and get an idea of where things will be?

A: Absolutely, we can meet on site to discuss any additional questions/comments you may have. You may also call/email us at the office as well.

Discussion: Neighbors are very pleased with this proposed layout since it fits in better with the current neighborhood. Neighbors expressed they liked the rezone idea, but some are still concerned with the view obstruction that may exist once the northern lots are developed.

With no other questions, or comments, the meeting adjourned at 5:45pm. Some neighbors stayed until 6:30pm to further discuss rezone process, developer intentions, park pathway and lot sizing.

Attached is a copy of the attendance sheet.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Scott Becker', is written over a horizontal line.

Scott Becker, PE

Hodge & Associates, Inc

**City of Moscow  
Engineering Dept.**

# Memo

**To:** Michael Ray, Planning Manager

**From:** Todd Drage, Engineering Technician

**cc:** Jennifer Fleischman, Administrative Assistant – Capital Projects & Deputy City Clerk. Bob Buvel, Staff Engineer

**Date:** 2020-05-14

**Re:** Department Review of the Anderson Addition Phase VI Re-plat

---

Upon reviewing the preliminary re-plat for Anderson Addition Phase VI, the engineering department has the following recommendations:

- 1) Reviewing the application as submitted, it's naming the subdivision "Anderson Addition Phase VI". According to City records, Phase VI for this subdivision was already defined in a previous Development Agreement. Said Development Agreement can be found in Latah County Record #540927. Suggest naming Phase VII as is shown in the Phase VI development agreement or some other name to avoid confusion.
- 2) The proposed preliminary plat shows Lot 7, in Block 5 as part of the re-plat. If this lot is going to be included in the re-plat, our suggestion is to require frontage improvements along Palouse River Drive.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,



Todd Drage





## City of Moscow Parks and Recreation

# Memo

**To:** Mike Ray, Planning Manager

**From:** David Schott, Assistant Parks and Recreation Director

**Date:** May 17, 2021

**Re:** Parkland Dedication Requirements for the Proposed Anderson Sixth Addition.

---

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied.

The parkland dedication requirements for the proposed Anderson Sixth Addition were previously met as part of the Anderson-Frontier subdivision for 1.4 acres of property located at Anderson Frontier Park per an Agreement dated April 18, 1988.

"The CITY hereby agrees that receipt of a deed for the property described in Paragraph I shall satisfy all parkland dedication requirements contained in the City's Subdivision Ordinance for property owned by the OWNER, or any future owners, which is described in Instrument #311500 on file at the Latah County Courthouse."

With this being the case, no further parkland dedication is required.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

**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 TWENTY-SEVEN POINT ONE TWO (27.12) ACRE AREA OF LAND GENERALLY LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY, KNOWN AS EDINGTON ADDITION TO THE CITY OF MOSCOW, IDAHO.

**WHEREAS**, the applicant filed an application for a Preliminary Subdivision Plat on March 26, 2021; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a seventeen-point two (27.2) acre area of land generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. The subject property is primarily being used for agricultural production. The subject property is surrounded by agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
5. Auto-Urban Residential (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. High-Density Residential designated areas are intended to,  
*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*
7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department’s service yard on the south side of Palouse River Drive are zoned MB.
9. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone.
10. According to the City of Moscow Zoning Code, the RO Zone 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.
11. 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.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
13. The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger



structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

14. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.
15. The applicant is proposing to subdivide the 27-acre area into 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision.
16. There are 20 lots that are proposed within the RO Zone, with 17 being townhouse lots. The R-3 Zoned portion of the project is proposed to contain 55 townhouse lots and 30 standard single-family lots. All of the proposed lots meet the minimum lot size and width for their respective proposed zoning districts.
17. The minimum lot size for single-family, two-family, and multi-family dwellings parcels within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. Townhouse dwellings have a minimum lot size of 1,800 sf and twinhome dwellings require 2,250 square feet. The minimum lot width for single-family, two-family, and multi-family dwellings is 50 feet, 18 feet for townhouses, and 25 feet for twinhomes.
18. The minimum lot size for detached single family lots within the R-3 Zone is 6,000 sf and townhouse lots require 2,000 square feet. The minimum lot width for detached single family lots within the R-3 Zone is 60 feet (50 feet for lots with alley access). The minimum townhouse lot width is 20 feet for the R-3 Zone.
19. The Zoning Code contains specific standards for townhouses which includes unit grouping and spacing, guest parking, and common open space requirements. Townhouse buildings shall contain no more than 8 contiguous units and the spacing between townhouse buildings shall be no less than 16 feet. Spacing between townhouse buildings shall include a four 4-foot-wide pedestrian easement and sidewalk joining the alley, or rear of the townhouse development, to the public sidewalk adjacent to the front public street.
20. Townhouse developments of more than twenty-four 24 units shall provide off-street guest parking at the rate of 1 stall per each 4 townhouse units. Such guest parking shall be located within the required spacing between townhouse buildings or at the rear of the townhouse buildings. Townhouse developments of more than 24 units shall also provide functional common open space of 75 square feet per unit. Such common open space shall be of a functional size, the smallest dimension of which shall not be less than 30 and shall include landscaped and turf areas and shall include at least 2 different furnishings such as benches, picnic tables, children's play equipment or other similar items.
21. The Commission finds that the grouping, spacing, pedestrian easements, and open space meet the townhouse standards. All additional standards will be verified when construction drawings are submitted.
22. There are numerous tracts throughout the proposed subdivision that are intended to provide stormwater detention facilities, as well as common off-street parking, and pedestrian paths.
23. The subject property has access via Palouse River Drive which is designated as a minor arterial. Palouse River Drive is currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street. The roadway is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street. Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development.

24. There are proposed to be two access points to Palouse River Drive. One access point is on the west side after the South Fork of the Palouse River bridge and the other is at the east end which is the extension of Conestoga Street across the City's ball fields property. As part of the extension of Conestoga Street to the south to the subject property, a bridge will be constructed across the South Fork of the Palouse River.
25. As part of the agreement that the City Council directed Staff to draft on May 3, 2021, the applicant agrees to construct, at the applicant's expense, the frontage improvements to the south side of West Palouse River Drive to include installation of curbing, sidewalk and roadway widening to improve West Palouse River Drive to thirty-four (34) feet in width from the intersection with Conestoga Street and continuously extending to US 95/South Main Street.
26. Also part of the agreement is the City's contribution to the construction of the Conestoga Street extension and bridge at 50% of the actual cost of the Conestoga Street extension, up to a maximum amount of \$1,078,210.
27. There are two main access points from Palouse River Drive to the proposed subdivision. The street extending from the west is proposed to be Augustine Avenue, which will be developed to the collector standard which is a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks are also required on both sides of the street. The extension of Conestoga Street to the east is also proposed to be a collector street developed to the same standard as Augustine Avenue. The City's Thoroughfare Plan shows the general alignment of two collector streets at the same alignment as the proposed Conestoga Street extension and Augustine Avenue.
28. The primary street which provides a connection to Conestoga Street and Augustine Avenue is Edington Street which is proposed to be developed as a 36-foot-wide local street which includes curb, gutter, tree lawns, sidewalks, and parking on both sides of the street. All of the proposed lots within the subdivision will have public street frontage as well as rear public alley access. There are multiple alley entrance points from Edington Avenue and the blocks are laid out in a semi-gridded network.
29. Per the City's townhouse standards, there are multiple pedestrian easements which will contain 4-foot-wide sidewalks in-between the grouping of townhouse buildings. A public pathway is proposed on the linear Tract C between the subdivision and the ball fields property to the north.
30. There are two additional local streets which make up the grid network, which are Chesterton Drive and Luther Drive. These proposed streets are stubbed to the southern boundary of the proposed subdivision and are intended to extend to future subdivisions to the south.
31. Water mains will be extended throughout the subdivision from the existing mains within Palouse River Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
32. Sanitary sewer is proposed to be extended throughout the subdivision primarily within the alleys. A main will then be extended in an east/west direction across the ball field property to a lift station that will be constructed to serve the proposed subdivision.
33. Storm sewer will be piped and directed to numerous stormwater detention ponds located within the proposed subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.

34. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. The subject property contains 4.2 acres of net developable area of platted RO Zoned property, which requires a 9% dedication. There is 9.16 acres of net developable area within the R-3 Zone which requires a 7% dedication. The total parkland dedication for the proposed subdivision is 1.02 acres. The applicant has submitted a letter proposing to defer the parkland dedication to a later phase, which was reviewed by the Parks and Recreation Commission and Pathways Commission. Both Commissions recommended approval of deferring the parkland dedication during their April 13, 2021 and April 22, 2021 regular meetings.
35. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 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. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Residential Office (RO) and Medium Density Residential (R-3) Zoning Districts, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Augustine Street and Conestoga Street is consistent with the Thoroughfare Plan. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of Auto-Urban Residential and High-Density Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Palouse River Drive which is a minor arterial, and includes the extension of Conestoga Street and Augustine Street which are designated as collector streets. Water and Sewer connections are readily available in the area and a sanitary sewer main is proposed to be extended across the West Palouse River Drive ball fields to a new lift station that will be constructed as part of the subdivision. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

## **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 twenty-seven point one two (27.12) acre area of land generally located south of the West Palouse



River Drive ball fields property and west of the Schweitzer Engineering Laboratories property within the City of Moscow with one (1) condition:

1. Water and sanitary sewer mains shall be extended to the western edge of the subject property boundary to allow the future extension of services to adjacent properties.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this \_\_\_\_ day of \_\_\_\_\_, 2021.

---

Robb Parish, 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 REZONE OF AN APPROXIMATELY TWO-HUNDRED THIRTY-FIVE (235) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE RESIDENTIAL OFFICE (RO) ZONE AND THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE.

**WHEREAS**, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on March 26, 2021; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is primarily being used for agricultural production. The subject property is surrounded by primarily agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.

5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
6. Auto-Urban Residential (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.”*
7. High-Density Residential designated areas are intended to,

*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*
8. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
9. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department’s service yard on the south side of Palouse River Drive are zoned MB.
10. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone.
11. According to the City of Moscow Zoning Code, the RO Zone 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.
12. 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.



13. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
14. The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.
15. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities. The subject property has property frontage along Highway 95. Highway 95 is designated as a National Highway and is developed as a 24-foot-wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides.
16. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 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 rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential and High-Density Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed combination of the Residential Office (RO) Medium Density Residential (R-3) Zones provide for the transition of higher density residential in close proximity to Palouse River Drive and the City's Ball Fields property, to lower density towards the south of the property where there is more challenging topography. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
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 along Palouse River Drive are a combination of residential uses of varying densities, as well as commercial uses.
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 area 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 Palouse River Drive, which can adequately serve any proposed development allowed in the RO or R-3 Zone. The subject property has 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 approximately 235-acre property generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
\_\_\_\_ day of \_\_\_\_\_, 2021.

---

Robb Parish, 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 THE REVIEW OF A TWO-HUNDRED THIRTY-FIVE (235) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on March 26, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. Under Idaho Code, prior to the annexation of property within the City, the Planning and Zoning Commission must conduct a public hearing and make a recommendation to the City Council as to the appropriate land use designation and zoning designation to be applied to the property upon annexation.
4. The subject property is primarily being used for agricultural production. The subject property is surrounded by primarily agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.



5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
6. Auto-Urban Residential (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.”*
7. High-Density Residential designated areas are intended to,

*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*
8. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
9. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department’s service yard on the south side of Palouse River Drive are zoned MB.
10. The subject property has access via Palouse River Drive which is designated as a minor arterial. Palouse River Drive is currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street. The roadway is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street. Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development.
11. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 to discuss the proposal.
12. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Commission concludes that it is appropriate for the property to be designated as High-Density Residential and Auto-Urban Residential upon annexation into the City of Moscow.

**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 Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed designations for the subject property of High-Density Residential and Auto-Urban Residential are consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the proposed designation of High-Density Residential and Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the north, northeast, and east of the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the AU-C designation exist within the current City Limits boundary to the north, northeast, and east. The adjacent properties to the north and east are primarily a range of residential uses with some commercial uses.
4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access, via Palouse River Drive which is a minor arterial, as well as sufficient and available public utility services to meet the needs of existing and future development.
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The Commission finds that the land use patterns within the immediate vicinity of the subject property have been transitioning into higher intensity commercial and residential uses. The Schweitzer Engineering Laboratories property directly to the east is 150 acres in size and was annexed into the City last year. The Comprehensive Plan Land Use Designation that was adopted for that property was the Auto-Urban Commercial designation. The proposed land use designations of High-Density Residential and Auto-Urban Residential provide for a logical transition from some the commercial uses that are expected to be developed in the area.

## III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of the proposed Comprehensive Plan Land Use Designation change request for the approximately 235-acre property from the combination of the Auto-Urban Residential and Rural and Agricultural designations to the combination of the High-Density Residential and Auto-Urban Residential designations with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
\_\_\_\_ day of \_\_\_\_\_, 2021.

---

Robb Parish, Chair  
Planning and Zoning Commission