PLANNING & ZONING COMMISSION

Wendy McClure
Commission Chair

p&z@ci.moscow.id.us

Mike Ray
Staff Liaison

208.883.7008

~Meeting Minutes~
April 11, 2018

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

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

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

MEMBERS ABSENT: Scott Gropp

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

1. Approval of minutes from March 28, 2018

RESULT:	**ACCEPTED WITH CORRECTIONS [UNANIMOUS]**
MOVER:	Wilson
SECONDER:	Parish

Motion carried by acclamation.

2. Correspondence
None.

3. Transportation Commission Meeting Report
Tomorrow's meeting will include a presentation regarding possible changes to the Smart Transit routes and a staff report on summer construction projects.

4. Public Comment
None.

5. Approval of Reasoned Statements of Relevant Criteria and Standards for Indian Hills 9th Addition: LUP2018-0003 and LUP2018-0004

1. A proposal for a Preliminary Subdivision Plat of a 21.73 acre area of land to create thirty-two (32) parcels ranging from 7,006 square feet in size to 3.76 acres in size.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wilson
SECONDER:	Hamilton

2. Rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Obermayr
SECONDER:	Hamilton

6. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 1, 2, 3, 4, 6, 11, and 12 of Moscow City Code Regarding the Conversion of Portions of the Zoning Code from Narrative to Table Format.

Ray briefly reviewed the conversion of portions of the Zoning Code from narrative to table format, restructuring of certain chapters within the Zoning Code, conversion of commercial use definitions to the North American Industry Classification System, amendment of the sign regulations to accommodate larger properties, insertion of Drive-Through Facilities within the Specific Use Standards, and the insertion of illustrations to better convey requirements.

There was discussion about the formatting in Section 1-6. Staff was directed to revise the headings to clarify that the A-C terminology explanations were introductory to the numbered definitions. Given the absence of any public audience, Reese queried who ought to be most interested in these changes and whether the notice was sufficient. Ray said the improvements will benefit anyone who refers to the code, but he wasn't concerned about a lack of public input because the changes were mostly in format rather than substantive changes in regulations. Seever thanked staff for the great amount of work toward these improvements. Obermayr agreed, saying that although people didn't attend the hearing, they'll be pleased whenever they need to access the document.

McClure opened the hearing at 7:53pm and promptly closed it since no one was present to testify.

Hamilton moved to recommend to Council approval of the amendments as presented, with the minor revisions on Page 3 and 91.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Hamilton
SECONDER:	Nelsen

7. FY2019 Budget

McClure suggested using funds to bring in a speaker. Ray said they could also be used for Commissioners to attend conferences, and mentioned the annual Washington APA conference in May and various mini-conferences scheduled for this area. Ray will provide additional information as it becomes available. McClure suggested an architect doing small house development in the South, and thought it might be possible to bring him or his Portland colleague here, particularly if the Fair Housing Commission or other nonprofits wished to share the expense. Parish thought Shared Readings had been very helpful so bringing in experts to continue discussions to the next level could be very beneficial. Commissioners were in favor of continuing discussions regarding small houses and affordable living.

8. Shared Readings

Hamilton was fascinated by the idea of "half-built" homes that start small but are designed with the expectation of later additions. Obermayr thought local land prices would impact their feasibility. McClure said most small home developments require quantities of scale to work monetarily, and Ray agreed it would work best under a PUD situation or other multi-unit development. Obermayr thought small homes would be a great option but said it will take a lot more research and discussion on the Commission's part to establish appropriate regulations. Ray said Idaho statutes don't allow communities to require developers to dedicate a certain portion of their projects to affordability, so it would instead need to be incentivized in some way. The Moscow Affordable Housing Trust was created specifically to develop affordable housing but funding is an issue. McClure added that the concept of "affordability" also needed to be better defined.

The meeting adjourned at 8:31 p.m.

Wendy McClure, Chair

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONING A NINE POINT THREE TWO (9.32) ACRE AREA OF LAND GENERALLY LOCATED EAST OF NURSERY STREET AND NORTH OF PALOUSE RIVER DRIVE IN THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Rezone on February 9, 2018; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 28, 2018; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2009 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a nine point three two (9.32) acre area of land generally located east of Nursery Street and north of Palouse River Drive.

3. The subject property is currently comprised of undeveloped property to the east of the Indian Hills 8th Addition Subdivision which was platted to accommodate the Campus Crest multi-family development to the west.

4. Properties to the southwest of the subject property are primarily commercial and include an auto repair shop, farm implement sales company, and a contractor shop. Properties to south across Palouse River Drive are primarily commercial or institutional and include a church, automobile repair shops, office building, storage units, light manufacturing, and the public health office. To the north of the subject property along Indian Hills Drive are single family dwellings which transition to multi-family dwellings further to the north.

5. The subject property contains areas of moderate sloping topography with several small ridges and valleys. There are no drainage ways or natural features that have been identified upon the subject property.

6. The subject property is currently designated by the 2009 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

   "those areas generally anticipated to be developed for low to moderate density residential uses at densities between 3 to 7 units per acre which could include a mix of detached single-

family, townhome, and limited scale multiple-family residential dwellings subject to appropriate buffer yard requirements and building scale and design standards to ensure compatibility. Manufactured home parks could be appropriately permitted in this district as a conditional use, subject to the review and application of specific, well-articulated standards to ensure their compatibility. 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)."

7. The subdivisions to the north are currently designated as Neighborhood Conservation (NC). The property which encompasses Campus Crest in the middle is designated as Urban Residential (UR). Properties on the south side of Palouse River Drive are designated as Auto-Urban Commercial (AU-C), which transition to Research/Technology Park to the east of Nursery Street.

8. The subject property is currently designated Farm, Ranch, and Outdoor Recreation (FR).

9. The proposal is to rezone a 9.32 acre area to the east of Nursery Street from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

10. The property to the west of the subject property that contains the Campus Crest development is currently zoned Multiple Family Residential (R-4). Properties to the south of Palouse River Drive are within the MB Zone and the FR Zone further to the east. The area along Indian Hills Drive to the north is within the Low Density, Single Family Residential (R-1) Zone.

11. The R-2 Zone 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.*

12. The minimum lot size for parcels within the R-2 Zone is 7,000 square feet and the minimum lot width is 60 feet, or 50 feet for lots which are provided rear access from an alley.

13. 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."

14. 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.

15. 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.

16. The subject property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the any anticipated use within the R-2 or R-3 Zone.

17. Public Works has determined that the system has adequate capacity to convey the additional flow from any anticipated use within the R-2 or R-3 Zone. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

18. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on February 7, 2018 to discuss the proposed rezone.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed zoning districts are consistent and in conformance with the uses and densities designated within the 2009 Comprehensive Plan. The Auto-Urban Residential (AU-R) Land Use Designation corresponds with the proposed Moderate Density Residential (R-2) Zone and Medium Density Residential (R-3) Zone. Therefore, the Commission finds that the proposed rezone is consistent with the Comprehensive Plan.

2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed combination of R-2 and R-3 Zones provides for a logical transition from the R-4 Zone to the west to the R-1 Zone to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure. The proposed rezone meets the intents of the R-2 and R-3 Zones.

3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties in all directions are all primarily residential except for properties located on the south side of Palouse River Drive.

4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the neighborhood of public infrastructure.

5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Southview Avenue, Nursery Street, and Alice Street. There are currently sufficient and available public utility services to meet the needs of existing and future development. Public Works has determined that the existing water and sewer systems have adequate capacity to handle the increased demand of uses allowed within the R-2 and R-3 Zones.

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 nine point three two (9.32) acre property with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 11th day of April, 2018.

Wendy McClure, Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A TWENTY-ONE POINT SEVEN THREE (21.73) ACRE AREA OF LAND GENERALLY LOCATED EAST OF MAIN STREET AND NORTH OF PALOUSE RIVER DRIVE, KNOWN AS INDIAN HILLS 9TH ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on February 9, 2018; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 28, 2018; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2009 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a twenty-one point seven three (21.73) acre area of land generally located east of Main Street and north of Palouse River Drive.

3. The subject property is currently comprised of undeveloped property scattered to the west and east of the Indian Hills 8th Addition Subdivision which was platted to accommodate the Campus Crest multi-family development to the center of the subject properties.

4. Properties to the southwest of the subject property are primarily commercial and include an auto repair shop, farm implement sales company, and a contractor shop. Properties to south across Palouse River Drive are primarily commercial or institutional and include a church, automobile repair shops, office building, storage units, light manufacturing, and the public health office. To the north of the subject property along Indian Hills Drive are single family dwellings which transition to multi-family dwellings further to the north.

5. On December 11, 2017, the Board of Adjustment approved a Conditional Use Permit for Palouse Prairie Charter School to be located on a 3.26 acre portion of the subject property east of Nursery Street. Then on December 18, 2017, City Council approved a lot division which divided the subject property east of Nursery Street into two parcels of 3.26 acres and 7.10 acres from the original 10.36 acre property. The Palouse Prairie School property is included within the proposed

preliminary plat, but has already been divided and conveyed to the School, which is noted on the plat.

6. The subject property contains areas of moderate sloping topography with several small ridges and valleys. There are no drainage ways or natural features that have been identified upon the subject property.

7. The portion of the subject property located directly to the east of Main Street is currently designated as Auto-Urban Commercial (AU-C). AU-C designated areas,

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

8. The subject property to the east of Nursery Street is currently designated by the 2009 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

   "those areas generally anticipated to be developed for low to moderate density residential uses at densities between 3 to 7 units per acre which could include a mix of detached single-family, townhome, and limited scale multiple-family residential dwellings subject to appropriate buffer yard requirements and building scale and design standards to ensure compatibility. Manufactured home parks could be appropriately permitted in this district as a conditional use, subject to the review and application of specific, well-articulated standards to ensure their compatibility. 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)."

9. The subdivisions to the north are currently designated as Neighborhood Conservation (NC). The property which encompasses Campus Crest in the middle is designated as Urban Residential (UR). Properties on the south side of Palouse River Drive are designated as Auto-Urban Commercial (AU-C), which transition to Research/Technology Park to the east of Nursery Street.

10. The subject property that is adjacent to Main Street (HWY 95) is currently designated as Motor Business (MB), while the property east of Nursery Street is currently designated Farm, Ranch, and Outdoor Recreation (FR).

11. The Planning and Zoning Commission conducted a public hearing on March 28, 2018 and recommended approval to rezone a 9.32 acre area to the east of Nursery Street from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District. The 3.26 acre parcel which was created for Palouse Prairie School will remain within the FR Zone and is not part of the proposed rezone.

12. The property in the middle of the subject properties that contains the Campus Crest development is currently zoned Multiple Family Residential (R-4). Properties to the south of Palouse River Drive are within the MB Zone and the FR Zone further to the east. The area along Indian Hills Drive to the north is within the Low Density, Single Family Residential (R-1) Zone.

13. The R-2 Zone 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.*

14. The minimum lot size for parcels within the R-2 Zone is 7,000 square feet and the minimum lot width is 60 feet, or 50 feet for lots which are provided rear access from an alley.

15. 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."

16. 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.

17. 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.

18. The MB Zone is intended to,

    "provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service."

19. Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.

20. The applicant is proposing to subdivide the 21.73 acre area of land into thirty-two (32) parcels ranging from 7,006 square feet to 3.76 acres in size. The portion of the subject property which is currently zoned Motor Business (MB) and is located directly to the east of Main Street is proposed to be divided into four larger parcels ranging from 1.17 acres to 3.76 acres in size.

21. The subject property to the east of Nursery Street includes the previously divided 3.26 acre parcel for Palouse Prairie Charter School and also includes 3 parcels which are proposed to be zoned R-3 and 25 parcels which are proposed to be zoned R-2.

22. Powers Avenue is proposed to terminate into a cul-de-sac, which was a condition of approval for the Palouse Prairie Charter School lot division. Southview Avenue is proposed to continue to the east where it would intersect with the extension of Alice Street, which is currently stubbed to the subject property from Indian Hills Drive to the north.

23. The three proposed parcels in the R-3 Zone range from 9,118 to 10,788 sf in size and all meet the minimum lot size of 6,000 sf for single family and 7,000 sf for two family dwellings. All three parcels meet the minimum lot width of the R-3 Zone as well which is 60 feet.

24. The 25 parcels within the R-2 Zone range from 7,006 to 14,576 sf in size, and all meet the minimum lot size of 7,000 sf and lot width of 60 feet.

25. There is a 20 ft wide public pedestrian corridor with a pathway that the applicant is proposing be extended from Southview Avenue to the northeast corner of the Palouse Prairie Charter School property.

26. Water services are proposed to be extended from the existing Southview Avenue/Nursery Street intersection east along the Southview Avenue alignment to the eastern plat boundary. The water main will be looped through Sunny Court and along the southern plat boundary and connected to the existing main in Powers Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

27. Sanitary sewer is proposed to be extended from the existing Southview Avenue/Nursery Street intersection east along the Southview Avenue alignment. A sanitary main will also be extended south within Sunny Court and along the southern plat boundary to connect with an existing main in Powers Avenue. Once the required improvements are constructed by the developer, Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

28. The storm sewer for the subdivision already exists along the Southview Avenue alignment and will also extended to the other streets within the subdivision. Lot 16 which is proposed to be a flagpole lot will have a paved access road with a storm sewer main running south before heading due west within a 30 ft wide utility easement. The storm sewer main then heads due south as it approaches the Powers Avenue cul-de-sac and then terminates into a stormwater detention pond located in the southeast corner of Lot 1, Block 3 of Indian Hills 8th Addition.

29. There are also existing storm sewer mains which extend north/south along common lot lines of lots 3/4, 5/6, 7/8, and 9/10 of Block 3 on the north side of Southview Avenue. These lines were originally installed to convey stormwater from the property along Indian Hills Drive since there are no storm sewer mains within Indian Hills Drive.

30. The subject property to the east of Nursery Street includes the extension of Southview Avenue which is designated as a local neighborhood street. Alice Street will be extended from Indian Hills Drive. Sunny Court will be extended and terminated with a cul-de-sac to serve five lots. Powers Avenue will not continue to the east and will terminate with a cul-de-sac that provides access to Palouse Prairie Charter School. The neighborhood street standard that the streets need to be constructed to includes curbs, gutters, tree lawns, and sidewalks on both sides of the street.

31. The subject property directly to the east of Main Street (HWY 95) has all the streets platted and constructed which surround it, with the exception of Myrtle Street which is platted but not constructed. There is currently a condition on the Indian Hills 8th Addition development agreement that Myrtle Street shall be constructed prior to any building permits being issued on the subject property to the east of Main Street (HWY 95). This condition is still active and will also be stated within the Indian Hills 9th Addition development agreement.

32. As part of the Indian Hills 8th Subdivision which was platted in 2008, Indian Hills Trading Company dedicated a 1.74 acre parcel which was located outside of the Indian Hills 8th

Subdivision. The 1.74 acre parcel is within the area that the applicant is now proposing to be platted with Indian Hills 9th Subdivision. The applicant has made a request to City Council for a parkland exchange and dedication with the City of Moscow to exchange the previously dedicated 1.74 acre parcel with a new 4.09 acre parcel which is located north of Southview Ave and identified on the map below. The agreement, if approved by Council, requires the developer to dedicate the new 4.09 acre parcel to the City and provide a Quitclaim Deed to the City. The City will vacate the previous 1.74 acre parkland dedication parcel back to the developer.

33. The proposed property in the exchange is desired by the Parks and Recreation Department for its topographical features leading to a future specialized edible forest park concept and will satisfy all Indian Hills 8th Addition and the proposed Indian Hills 9th Addition property. The property exchange request was reviewed by the Parks and Recreation Commission, Pathways Commission and Tree Commission, and each recommended Council approval. The exchange proposal is proposed to be heard by City Council on April 2, 2018, which will be prior to the Indian Hills 9th Addition preliminary plat being heard by Council.

34. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on February 7, 2018 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **This plat is not contradictory to the Moscow Comprehensive Plan.** The proposed preliminary plat is consistent with the underlying Comprehensive Plan Land Use Designations of Auto-Urban Commercial (AU-C) and Auto-Urban Residential (AU-R). The extension of Southview Avenue is consistent with the future roadway alignments found within the Thoroughfare Plan of the Comprehensive Plan. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of AU-C and AU-R.

2. **This plat is compatible with the Moscow Zoning Ordinance.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Motor Business (MB) Zone and the proposed Moderate Density Residential (R-2) and Medium Density Residential (R-3) Zones, including lot area, dimensions and other relevant provisions.

3. **This plat is compatible with the Moscow Subdivision Ordinance.** The proposed preliminary plat is consistent and in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly extension of the City's street network, maximum block length, public utilities, and the provision of public parkland.

4. **This plat is considerate of the natural features of the subject land.** The proposed preliminary plat provides for development of the subject property, including the general construction and alignment of the street networks in conformance and consideration of the natural contours of the subject property.

5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.** The subject property has direct access to Southview Avenue and Alice Street which is currently designated as local neighborhood streets. Water and Sewer connections are readily available in the area and

the property has been determined to be developable in the City's Comprehensive Water and Sewer System Plans.

6. **Other: None.**

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the twenty-one point seven three (21.73) acre property with the following conditions:

1. The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east.
2. The recommendation of approval shall be subject to City Council approval of the property exchange and dedication agreement between Indian Hills Trading Company and the City of Moscow regarding parkland for the Indian Hills 8th Addition and the remaining adjacent Indian Hills Trading Company property.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 11th day of April, 2018.

Wendy R. McClure

Wendy McClure, Chair
Planning and Zoning Commission