

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting
~Minutes~

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

Wednesday
August 25, 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; Scott Gropp, Joel Hamilton, Michael Nelsen, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Rich Beebe, Drew Davis
OTHERS: Brandy Sullivan
STAFF: Todd Drage, Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of August 11, 2021 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as presented, seconded by Wilson. 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.

Steve Kadlec, Moscow, talked about the City of Moscow's Comprehensive Plan, concerns regarding water conservation, infrastructure, and future developments.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat and Planned Unit Development (PUD) for a 21.73-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located North of Slonaker Drive, East of Arborcrest Road, and South of Trail Road within the City of Moscow (ACTION ITEM)

1. Comprehensive Plan Land Use Designation amendment from Auto-Urban Residential to a combination of the Auto-Urban Residential and Suburban Commercial designations.

2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Neighborhood Business (NB) Zone.

3. Proposed Preliminary Plat and Planned Unit Development (PUD) of a 21.73-acre area to create 74 lots ranging from 3,794 to 17,973 square feet in size, referred to as Woodbury Subdivision.

Ray presented the proposed applications as described above, and recommended approval to the City Council with two conditions. Engineering recommended that the applicant contribute to 50% of the costs associated with the widening of the Mountain View Road and installation of curb and sidewalk from Slonaker Drive south to the Hamilton Lowe Aquatic Center, as well as evaluating the possibility of adding a left turn lane from Mountain View onto Slonaker Drive. The parkland dedication requirements would be met during Phase 2 of development. The Parks and Recreation Commission will meet at a later date to make a separate recommendation to City Council.

Public Hearing opened at 7:42 PM

Mark Wintz (applicant), Moscow, described the proposed project in regards to the type of development it was designed as. Explained the new urbanism design ideas for alley access, residential front porches opening to a central park, and community orientated placement.

Scott Sumner (applicant), Moscow, talked about the subdivision being an asset to the community and enhancing Moscow as a whole. There are limited areas around Moscow that can be used for expansion, which needs to be responsibly planned because of the average growth of the City. All the infrastructure needs and requirements have been considered and met.

Levi Wintz, Moscow, spoke in favor of the development and about the design focusing on building a neighborhood community.

Sean Wilson, Moscow, was in favor of the development on behalf of the Trail family. Discussed all the thought, time, and effort put into the design of the proposed subdivision.

Public comments that were received by the Commission after the packet was published were entered into the Public Record.

Megan Klemesrud, Moscow, spoke against the development because of concerns regarding water conservation. Described the aquifers' declining water levels and talked about water conservation efforts, wise-scaping, and the lack thereof in the proposed subdivision.

Justin Goodwin, Moscow, was apprehensive about the proposed development because of the access point on Slonaker Drive. Talked about turning off of Mountain View Road, with Logos School and more homes being added which would increase traffic. Concerned about the cost of the proposed homes and lots in the subdivision, and did not agree with the small lot sizes and homes because they are not big enough to raise a family. Suggested that local construction crews are not available, and the extra expense of hiring outside contractors would drive up house costs. The Neighborhood Business model would increase traffic to the center of the development.

Paul Hendrix, Moscow, was also concerned about the increased traffic on Slonaker Drive, especially during the infrastructure construction phase. The Traffic Study did not mention the proposed construction traffic on Slonaker Drive and Lanny Lane. Requested that the developer require Trail Road be used as the sole access during the infrastructure phase.

Jodi Johnson-Maynard, Moscow, was against the proposed development because of the increased traffic and pedestrian use. Mentioned water conservation concerns; the impact of development on hydrology, water tables, and ponds.

Anne Hoste, Moscow, was opposed to the proposal due to the lowering water levels and use of agricultural farmland to build residential neighborhoods. Population density would increase water use and traffic volume. Talked about the Comprehensive Plan in regards to the part about preservation of farmland and agriculture land. Was concerned about commute times doubling and impacting pedestrian and bicycle travel. Orchard Avenue would need to be better developed before the subdivision is approved. The Traffic Study, Comprehensive Water Plan, and Sewer Plan are outdated and inaccurate. Recommended that another traffic study be coordinated.

Joe May, Moscow, spoke in opposition to the proposal due to the effect growth has on public infrastructure. Should be focused on water conservation as there was drought announced on the Palouse and surrounding

area. Talked about increasing traffic and energy use, and was concerned about fire emergency access. Asked where the jobs for all the incoming residents would come from.

Kathy Dawes, Moscow, did not think that the proposed development was aligned with the Comprehensive Plan, especially in regards to sustainable growth while preserving natural resources. Services and utilities would be required for irrigating lawns and green areas. Stormwater runoff would go to the detention pond instead of to the aquifer or recycled. Echoed the concern for the declining aquifer water levels.

Andy Johansen, Moscow, was concerned about construction traffic using Slonaker Drive. Explained that other similar developments were built with access to freeways and highways, and had more exit routes. Thru traffic from Orchard Avenue has been accessing Mountain View Road from Lanny Lane and Slonaker Drive. The Logos School, Woodbury subdivision, and corresponding construction crews would increase traffic on Slonaker Drive even more. Asked that Slonaker Drive be connected to Trail Road in the first phase of construction and designate Trail Road as the primary entrance.

David Hall, Moscow, was against the proposed development because it did not conform with the City of Moscow's Comprehensive Plan regarding agricultural land preservation and water use.

Heather Walker, Moscow, was opposed to the development because of the increased traffic on Slonaker Drive. Talked about the current traffic volume and concerns about speeding and stop signs. Mountain View Road has a hard-right turn before intersecting with Slonaker Drive, and pedestrian safety should be a priority. The new Logos School and Mountain View Park produce more vehicles using Slonaker Drive. Requested a new Traffic Study and that traffic calming measures be added.

Dennis Feeney, Moscow, did not support the proposed development and talked about water conservation, stewardship, and a water study. Agreed that the project looked good but it did not have bike lanes, nor bus stops. Spoke about traffic concerns on Lanny Lane, Slonaker Drive, and Orchard Avenue, in addition to the infrastructure deficiencies.

Suzanne Kurtz, Moscow, wanted to reiterate support for all the other comments opposing the development. Talked about flooding in the area and wanted to see more stormwater detention pond details.

Mike Neelon, Moscow, was opposed to the proposal and shared all the others' concerns. Spoke about Trail Road acting as the main access point for construction crews and blocking off Slonaker Drive and Lanny Lane until construction was complete.

Joe May, Moscow, had a question regarding the street bulb out at the end of Slonaker Drive. The right of way easement and corresponding land would be vacated and released back to the adjacent owners.

Mark Wintz (applicant), Moscow, pointed out that the current plan to coordinate construction access from Trail Road until infrastructure development was finalized, and explained that no dirt would need to leave the site. Discussed the six (6) different access points to the fully finalized subdivision plans and addressed the concerns regarding green lawns and grass conservation. The proposed development would make use of gravel and permeable land as much as feasible. Talked about proposed housing prices and targeted demographics for the neighborhood, as well as how neighborhood businesses usually decrease vehicular traffic. Described the plans for stormwater run-off and the detention ponds. Clarified that the proposed reflected a design that was opposed to sprawl and destroying open spaces.

Public Hearing closed at 8:50 PM

Chair announced a recess until 8:57 PM

The Commission addressed the audiences water concerns and issues regarding good stewardship with water conservation. There was discussion about the proposed construction traffic on Trail Road and Slonaker Drive, with the idea of blocking off Slonaker. City of Moscow's new subdivision ordinance was mentioned and how the proposed development meets a lot of that criteria regarding reducing water use, shared common green areas, different housing designs, inner trail systems, and smaller lot sizes. There continued to be conversation regarding water use, traffic, and construction access. The community is growing, has more job and business opportunities, all of which would require more housing options.

Sidewalks and curbs on Orchard would need to be expanded as well as on those on Mountain View Road. Those improvements would be recommended as a condition before approval of Phase 2 because Phase 1 does not connect with Orchard Avenue. There was discussion regarding when the Slonaker subdivision was approved by the Planning & Zoning Commission in relation to the Mountain View Road hard-right turn. Increased traffic along Orchard Avenue if Slonaker Drive was blocked off was talked about. They spoke about developing agricultural land in regards to what the Comprehensive Plan says.

The Commission reviewed the Traffic Study, which was completed in 2021 with some data being extrapolated from 2006 with an assumed 1% growth rate per year to create the baseline. A round-a-bout on Mountain View Road at Sixth Street will be installed in the future, and Logos has committed to widening Mountain View Road from Slonaker to the round-a-bout proposed next to their development. Roadway systems and water conservation was discussed.

Wilson moved to recommend approval of the Comprehensive Plan Land Use Designation with no conditions, as recommended by Staff. Seconded by Seever. 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 Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Wilson moved to recommend approval of the PUD with no conditions, as recommended by Staff. Seconded by Nelsen. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to recommend approval of the Preliminary Plat with the two conditions as recommended by Staff, and an additional condition that Slonaker Drive not be used for construction access. Seconded by Wilson.

Some more conversing about construction, emergency, and residential access from Slonaker Drive. Temporary access off of Trail Road and who would need to use it if Slonaker remained blocked off.

Seever clarified her motion to recommend approval of the Preliminary Plat with the two conditions as recommended by Staff, and an additional condition that Slonaker Drive not be used for construction access until public infrastructure was complete. Seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved for Staff to prepare the Relevant Criteria and Standards for the Comprehensive Plan Land Use Designation, Rezone, PUD, and Preliminary Plat. Seconded by Reese. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

4. Approval of Reasoned Statement of Relevant Criteria and Standards

Proposal for a Rezone, Replat, and Planned Unit Development (PUD) for a 7.56-Acre Area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow as shown on the Vicinity Map Below.

1. Rezoning of the subject property from the current combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) to the Medium Density Residential (R-3) Zone.

2. Proposed Preliminary Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision.

3. Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

Seever moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Rezone, Park Valley Preliminary Plat, and Sierra Vista PUD with Preliminary Plat. Motion seconded by Nelsen. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. *Transportation Commission Meeting*

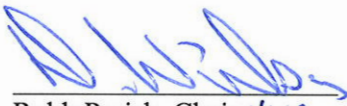
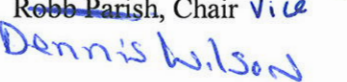
Next Transportation Commission regular meeting is scheduled for September 9th, 2021.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for September 8, 2021.

The meeting adjourned at 9:35 PM


Robb Parish, Chair Vice


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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A SEVEN POINT FIVE SIX (7.56) ACRE PROPERTY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET WITHIN THE CITY OF MOSCOW FROM THE LOW-DENSITY SINGLE FAMILY RESIDENTIAL (R-1), MODERATE DENSITY RESIDENTIAL (R-2), AND MEDIUM DENSITY RESIDENTIAL (R-3) ZONING DISTRICTS TO THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on June 25, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 11, 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 7.56-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential.
4. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

“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.”

5. The subject property is currently zoned a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3).
6. The applicant is proposing to rezone the entire property to the Medium Density Residential (R-3) Zone.
7. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide 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.”
12. 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.
13. As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.
14. The subject property has access via Granville Street and Castleford Street, which are currently platted to be extended to the east. Granville and Castleford Streets are both currently designated as local neighborhood streets which are developed to the 28-foot-wide street section with curb, gutter, and sidewalks on both sides of the street and on-street parking on one side of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on April 9, 2021 to discuss the proposal.

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 existing 2019 Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-3 Zone provides a continuation of the existing R-3 Zone to the west. 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.
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 Granville Street and Castleford Street, which can adequately serve any proposed development allowed in the R-3 Zone. City water, sanitary sewer, and storm sewer mains are currently extended to the subject property.

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 seven point five six (7.56) acre property from the combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) to the Medium Density Residential (R-3) Zone with one condition:

1. That the proposed R-3 Zone be limited to no more than detached single-family dwellings.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
25th day of August, 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 A PRELIMINARY SUBDIVISION PLAT OF A FOUR POINT FIVE NINE (4.59) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS PARK VALLEY ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on June 25, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 11, 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 7.56-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. The subject property is currently designated as Auto-Urban Residential (AU-R). 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."

4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

5. The subject property is currently designated as a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The applicant has submitted a rezone proposal concurrently with the proposed preliminary plat to rezone the subject property to the Medium Density Residential (R-3) Zone.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide 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.”
7. 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.
8. As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.
9. The applicant is proposing to subdivide the existing 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
10. Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Granville Street and Castleford Street in Southgate 3rd Addition Phase II. A new water main will be extended off of the existing and will extend along the Castleford Street alignment to serve the proposed subdivision.
11. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 12 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (12 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.12 M gallons/year).
12. Sanitary sewer currently exists within the Granville Street alignment and currently terminates at the Phase II boundary of Southgate 3rd. Sanitary sewer mains will be extended through Granville and Castleford Streets to the eastern subdivision boundary.
13. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
14. The subject property is located adjacent to Granville Street and Castleford Street which are designated as local neighborhood streets. The sections Granville Street and Castleford Street adjacent to the subject property are developed as a 28-foot-wide roadway with curb, gutter, and sidewalks on both sides of the street. On-street parking is only permitted on one side of the street.
15. The proposed continuation of Granville Street is also proposed to utilize the 28-foot-wide local neighborhood street section until the “T” intersection with Castleford Street. Castleford Street is proposed to transition into the 36-foot-wide local neighborhood street section which includes parking on both sides of the street.

16. The applicant is proposing a pedestrian path which would connect Castleford Street with Milton Arthur Park at the common property line of Lots 3 and 4 of Block 1.

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 Medium Density Residential (R-3) Zoning District, 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 proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban 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 Granville Street and Castleford Street. Water and sewer services are proposed to be extended throughout the subdivision from the existing mains at the current terminuses of Granville Street and Castleford Street. 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 four point five nine (4.59) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this

25th day of August, 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 A PRELIMINARY SUBDIVISION PLAT OF A TWO POINT NINE SEVEN (2.97) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS SIERRA VISTA ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on June 25, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 11, 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 2.97-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. The subject property is currently designated as Auto-Urban Residential (AU-R). 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."

4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

5. The subject property is currently designated as a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The applicant has submitted a rezone proposal concurrently with the proposed preliminary plat to rezone the subject property to the Medium Density Residential (R-3) Zone.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide 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.”
7. 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.
8. As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.
9. The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
10. The applicant has concurrently applied for a Planned Unit Development (PUD) on the subject property to allow a private street which serves the proposed lots as well as a reduction in front yard setbacks.
11. Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.
12. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 8 lots could be reasonably anticipated to use approximately 0.74 million gallons of water per year (8 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 0.74 M gallons/year).
13. Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.
14. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
15. The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City’s private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

16. Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

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 Medium Density Residential (R-3) Zoning District, 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 proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban 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 Castleford Street. Water and sewer services are proposed to be extended throughout the subdivision from the existing mains at the current terminuses of Granville Street and Castleford Street. 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.

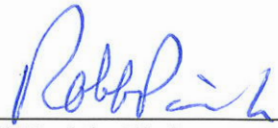
III. DECISION

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 two point nine seven (2.97) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with four conditions:

- a. Engineering:
 - i. The public utility easements adjacent to the private street shall connect to public utility easements in the proposed Park Valley Addition.
 - ii. The proposed easements that contain storm and sanitary sewer lines shall be increased to 30 feet in width to provide adequate access and separation.
 - iii. Vehicular access shall be provided to every other manhole, which is currently not possible for the manholes at the rear of Lot 1.

- iv. The proposed private street shall meet the requirements on City Standard Drawing No. 3, including but not limited to vertical and horizontal alignments requirements, fire hydrant access width requirements, and shoulder slope requirements.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
25th day of August, 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 A PLANNED UNIT DEVELOPMENT (PUD) OF A TWO POINT NINE SEVEN (2.97) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS SIERRA VISTA ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on June 25, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 11, 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 2.97-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. The subject property is currently designated as Auto-Urban Residential (AU-R). 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.”
4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

5. The subject property is currently designated as a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The applicant has submitted a rezone proposal concurrently with the proposed preliminary plat to rezone the subject property to the Medium Density Residential (R-3) Zone.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:

“Provide 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.”
7. 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.
8. As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.
9. The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
10. The applicant is proposing to construct 8 single family dwellings that will be on separately platted lots and will be accessed via a private street. The primary reason for the PUD request is to allow a private street which serves the proposed lots and also a reduction in front setbacks because of challenging topography.
11. The proposed single family lots range from 9,189 to 19,589 square feet in size and the buildings are of similar design as the homes that have already been constructed within Southgate 3rd Addition. There are six building plans that have been chosen to fit within the design of each lot. The houses range between one story and three stories with the square footage ranging between 860 to 4,319 square feet.
12. The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The applicant is proposing a 10-foot setback at the front to accommodate for the challenging topography of the site.
13. The base density requirement of the R-3 Zone 9.5 dwelling units per acre. With 8 dwelling units being proposed on 2.97 acres, the proposed density is 2.7 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.
14. Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.
15. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 8 lots could be reasonably anticipated to use

approximately 0.74 million gallons of water per year (8 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 0.74 M gallons/year).

16. Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.
17. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
18. The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.
19. Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

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

II. RELEVANT CRITERIA AND STANDARDS

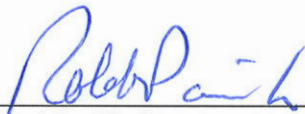
1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The PUD allows for the construction of single-family dwellings that fit within the challenging topography of the site. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD is an efficient development which utilizes a private street to access all portions of the topographically-challenged property.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides for development of the subject property at a similar density as already exists within Southgate 3rd Addition.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** Public Works has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed PUD. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan.

5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing a range of sizes of single-family homes.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The proposed design of the eight single family dwellings utilizes the challenging topography with a private street to provide addition single-family homes in the City. The proposed homes have a design which is attractive and will provide a quality product that fits in with the area.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the Planned Unit Development (PUD) request for the two point nine seven (2.97) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
25th day of August, 2021.



Robb Parish, Chair
Planning and Zoning Commission