

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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
April 13, 2022

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of March 9, 2022 Minutes (ACTION ITEM)**

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

2. **Public Comment**

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. **Public Hearing: Proposal for Rezone of an approximately 1.7-acre area located at 536 S Mountain View Road: LUP2022-0009 (ACTION ITEM)**

Rezoning of the subject property from the Agriculture/Forestry (AF) Zone to the Moderate Density Single Family Residential (R-2) Zone.

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

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

4. **Self-Storage Facilities in Residential Zones (ACTION ITEM)**

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

PROPOSED ACTION: Review staff's research and provide further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

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.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for April 27, 2022.

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

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

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

**Wednesday
March 9, 2022**

7:00 PM

**Council Chambers
206 E Third Street**

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Drew Davis, Joel Hamilton, Nels Reese, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Dennis Wilson
OTHERS: Hailey Lewis
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of January 26, 2022 Minutes (ACTION ITEM)

Drew moved for approval of the minutes as corrected, seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (6). 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 (3) minutes.

None.

3. FY2023 Commission Budget (ACTION ITEM)

The FY2023 budget process is underway and the Commission will need to submit their request.

Ray presented the draft budget for the Commission's consideration. There was discussion about soliciting more presenters to speak on relevant topics and the possibility of subscribing to a journal for continuing education. Staff will research and provide a recommendation on some options.

Hamilton moved to approve the FY2023 budget as written, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Self-Storage Facilities in Residential Zones (ACTION ITEM)

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

Ray began the discussion regarding a potential code amendment, as described above, and encouraged the Commission to consider possibly expanding the allowances for self-storage facilities to different zones. There was conversation about the aesthetic of storage units and how that would affect the community feel in

residential areas. The Commissioners would be interested in seeing what other cities have done with regulations surrounding storage facilities.

It was acknowledged that there is a great need for storage units and lack of facilities available in Moscow. The City has received numerous inquiries regarding plots of land for storage units over the years. The discussion continued about the increased density of housing developments. The newly built Barley Flats District condominiums each have a small storage unit in the parking garage. There was some discussion about allowing them in R-4 areas, where apartments and denser developments are more common. 2-story storage facilities might be more aesthetically pleasing, instead of sprawling single level units. Increasing landscaping buffers to hide residential area storage facilities was considered.

There was discussion about how developers use self-storage facilities as a placeholder for empty lots, such as the units that were demolished on S Main Street before Identity was built. Visibility for the safety of storage unit users was brought up when considering design standards. There was discussion about potential traffic increase impact in R-4 areas as opposed to R-1 areas. The Commission decided that they would like to pursue a potential code amendment for self-storage facilities.

REPORTS

1. Transportation Commission meeting report.

The Transportation Commission meeting scheduled for March 10th was cancelled and the next meeting is the second Thursday in April.

ANNOUNCEMENTS

The draft Climate Action Plan was released and Parish encouraged the Commissioners to read and review it. April 25th is the City Council workshop where they will discuss public comments and a virtual Open House was March 9th.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for March 23, 2022.

The annual Planning & Zoning Commission report to City Council is March 21, 2022.

The meeting adjourned at 7:47 PM

Robb Parish, Chair

CITY OF MOSCOW COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

Hearing Date: April 13, 2022

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for Rezone of an approximately 1.7-acre area located at 536 S Mountain View Road from the Agriculture/Forestry (AF) Zone to the Moderate Density Single Family Residential (R-2) Zone - LUP2022-0009

Attachments:

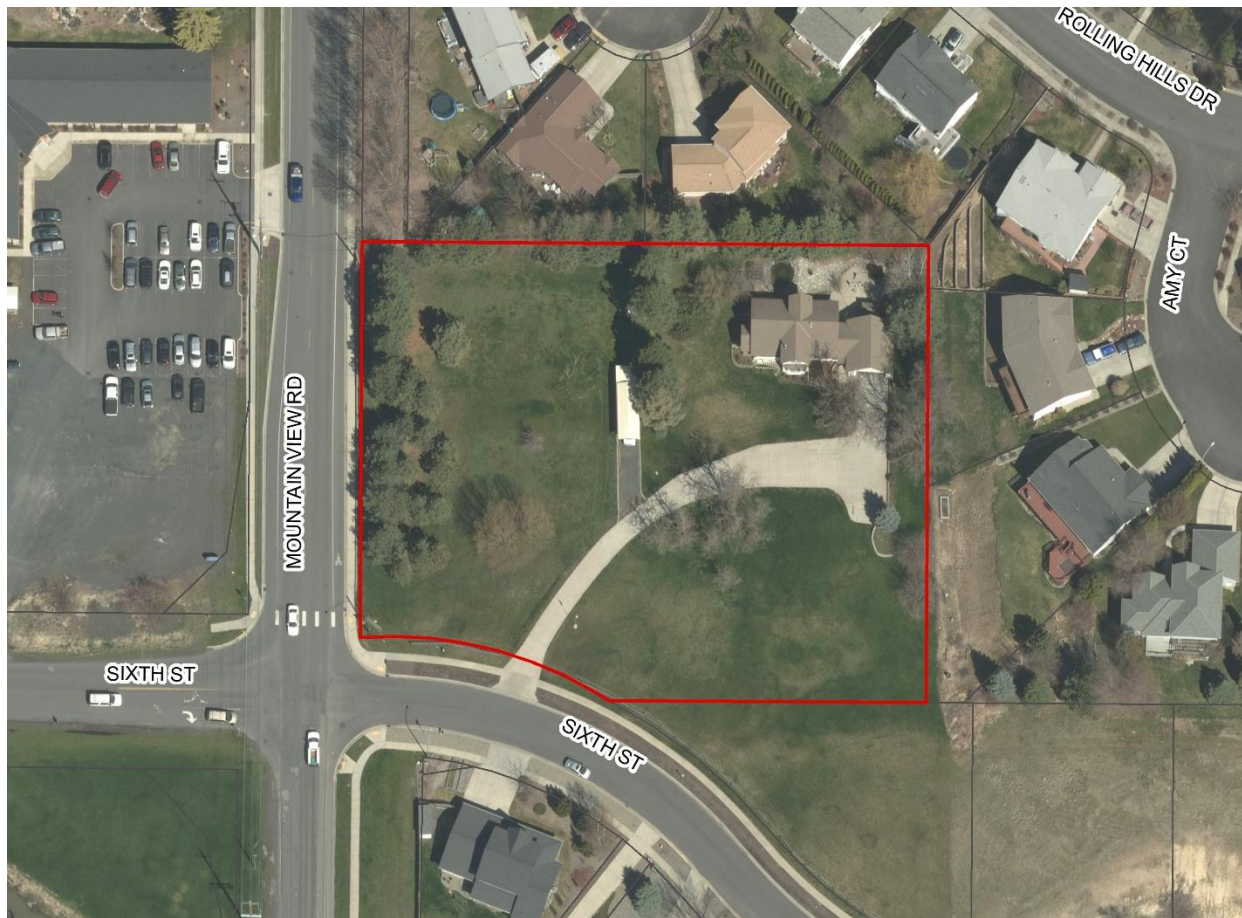
1. Public Hearing Notice
2. Rezone Application
3. Neighborhood Meeting Materials

STAFF REVIEW

Proposal: The applicant, the City of Moscow, is requesting to rezone an approximately 1.7-acre area located at 536 S Mountain View Road. The parcel is currently zoned Agriculture/Forestry (AF) which the applicant is proposing to rezone to the Moderate Density Single Family Residential (R-2) Zone.



Aerial of Subject Property



Close-up Aerial of Subject Property

Background: The subject property was first annexed into the City of Moscow in 1996 as part of an effort to annex properties that were County islands completely surrounded by the City. Although there were records of the City proposing to rezone the property from the Agriculture/Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone, there was never any documentation that the rezone ever occurred upon annexation. So, the property has remained within the Agriculture/Forestry Zone (AF) ever since it was annexed into the City in 1996.

In 2013, the City initiated a project to improve traffic flow and enhance safety on Mountain View Road from the Sixth Street intersection south to Joseph Street. The project includes:

- Widening the roadway from 24 feet to 36 feet between Joseph Street and East Sixth Street.
- Constructing a new roundabout at the Mountain View Road/East Sixth Street intersection.
- Adding left-turn bays at the Mountain View Road/Joseph Street intersection.
- Enhancing storm drains and lighting.
- Building bike lanes, curb, gutter and sidewalks along Mountain View Road.

During the design phase of the project, it was determined that in order for a roundabout to be constructed at the Mountain View Road/Sixth Street intersection, property needed to be acquired from the four property owners adjacent to the intersection. Over the last two years the City has been working with the property owners to purchase the needed property. As part of the property purchase

agreement for the portion of the property located on 536 S Mountain View Road, the City is required to initiate, present, and administer the rezoning of the entire property from the Agriculture/Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone. The Mountain View Road improvement project is scheduled to begin construction this year.

Site and Area Land Use: The subject property consists of a 1.7-acre area of land located on the northeast corner of Sixth Street and Mountain View Road. The subject property currently a single-family dwelling and a large yard.

The property is surrounded primarily by a single-family residential neighborhood to the north, east, and south. Pickard Orthodontics and the Church of the Nazarene are located to the west across Mountain View Road.

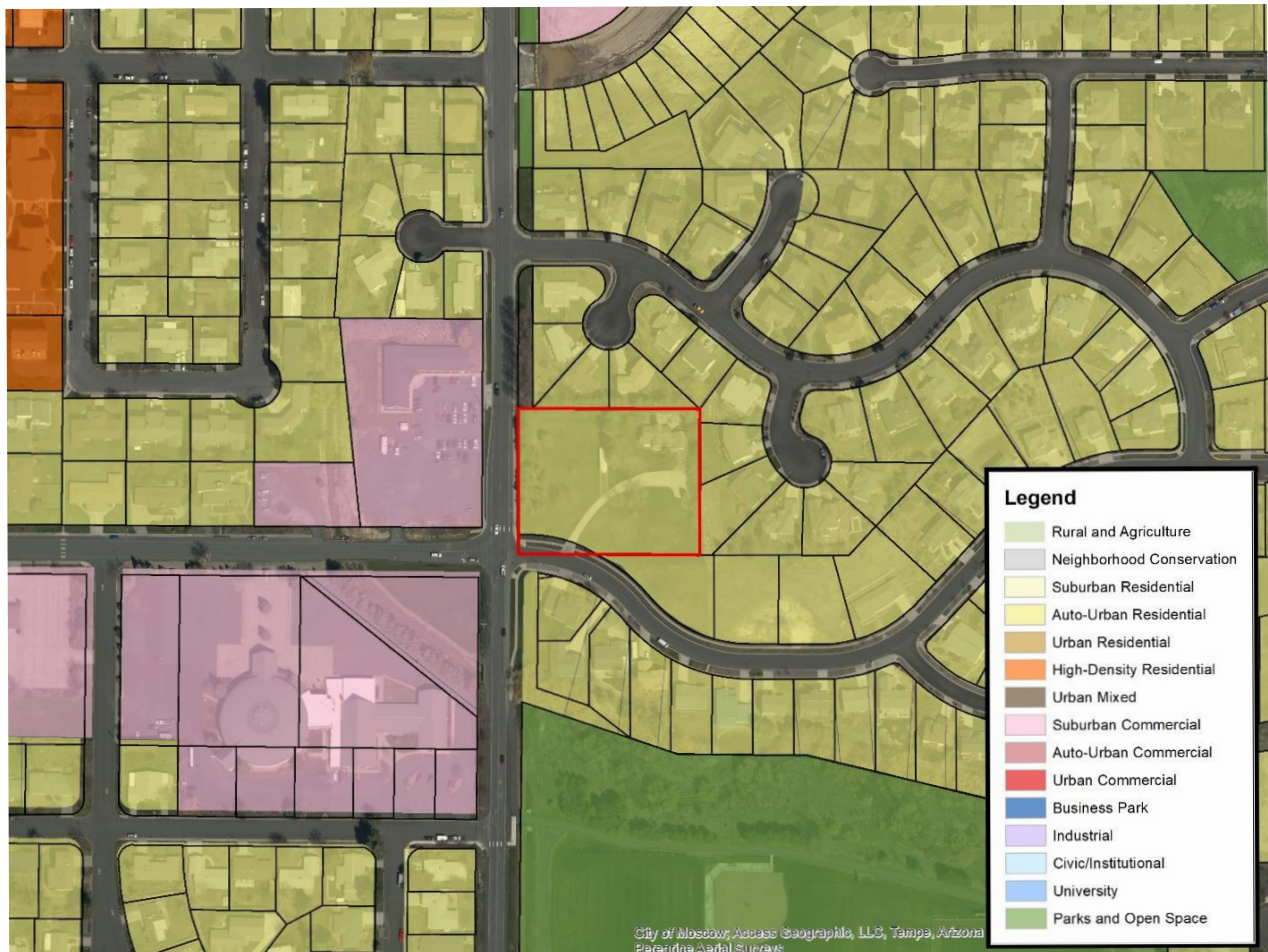
Comprehensive Plan Land Use Designation:

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

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

The surrounding properties to the north, east, and south are also designated as Auto-Urban Residential (AU-R). Pickard Orthodontics and the Church of the Nazarene to the west are designated as Suburban Commercial (SC).

The subject property has property frontage on Mountain View Road which is designated as a minor arterial and Sixth Street which is designated as a collector east of Mountain View Road.



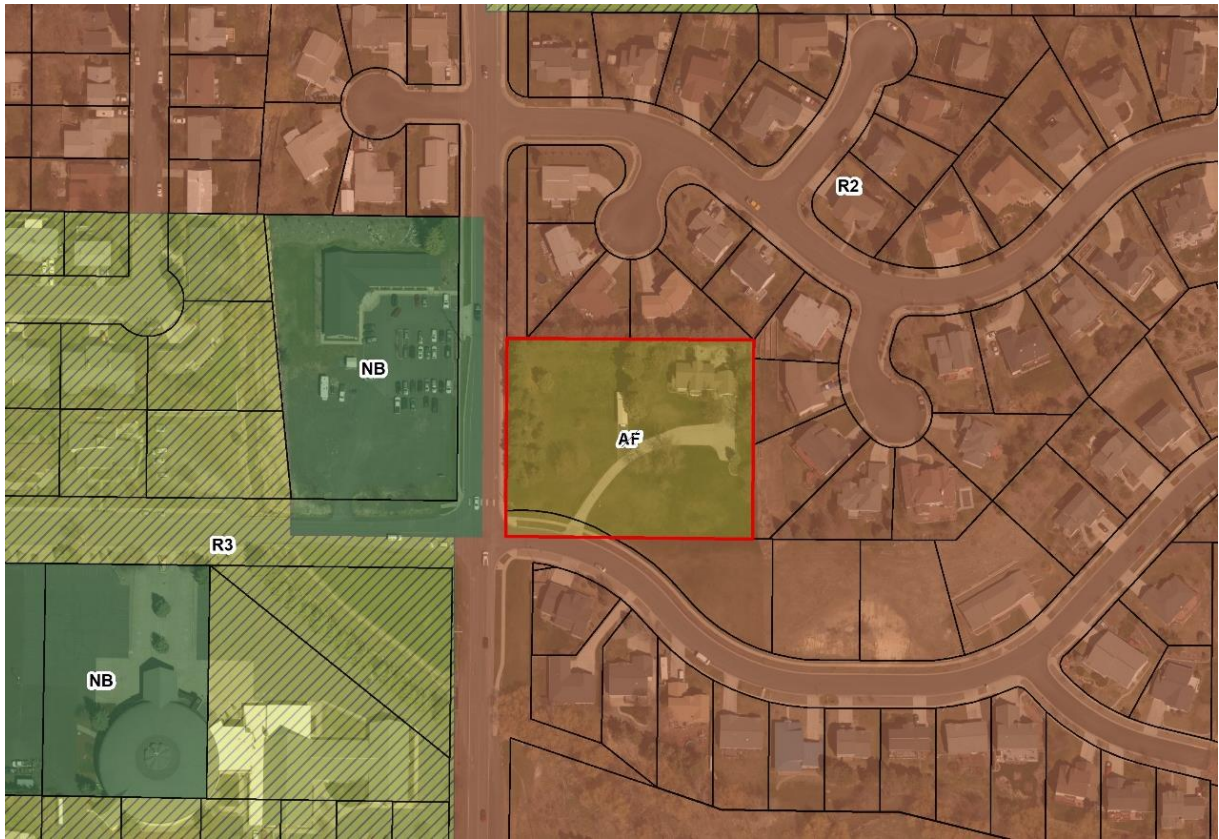
Current Comprehensive Plan Land Use Designation

Zoning: The proposal is to rezone the subject property from its current designation of Agriculture/Forestry (AF) to the Moderate Density Single Family Residential (R-2) Zone. Surrounding properties to the north, south, and east are all located within the R-2 Zone, while the properties on the west side of Mountain View Road are within the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.

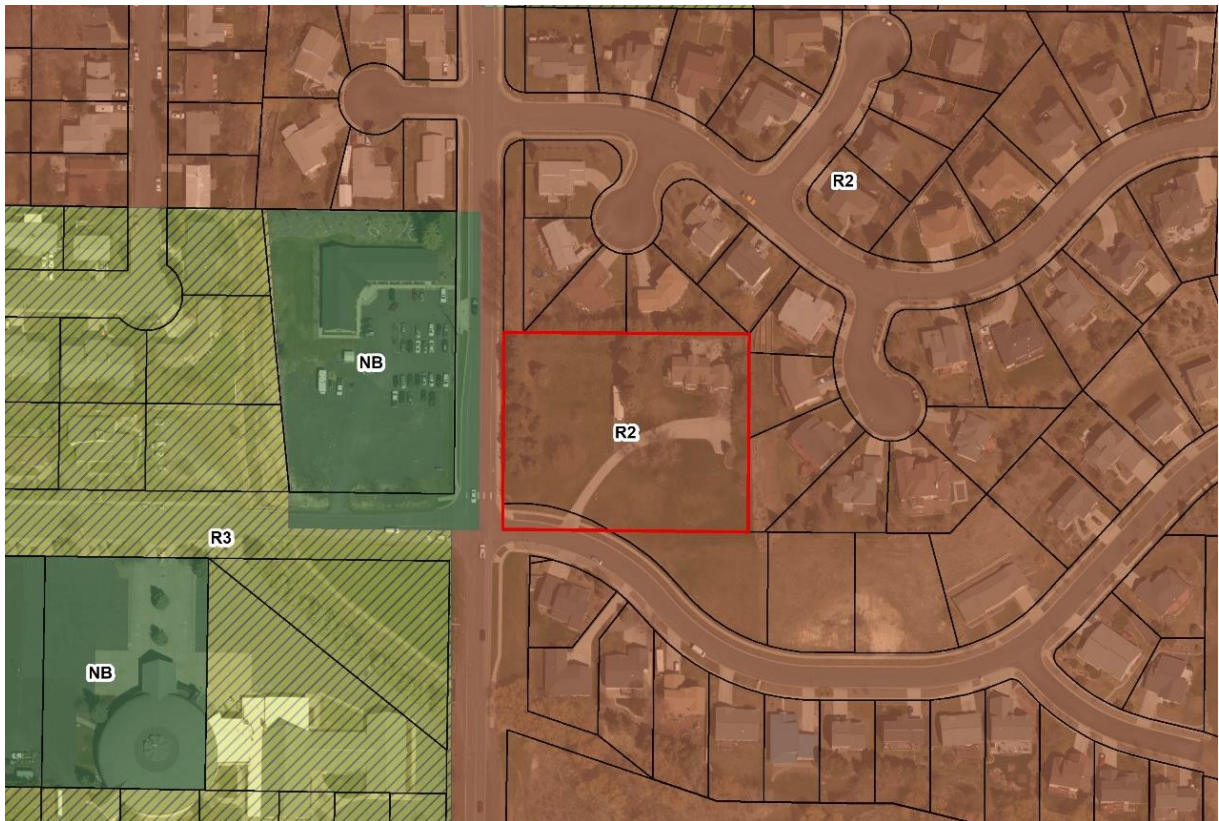
The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

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.



Current Zoning



Proposed Zoning

Water and Sewer: There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-2 Zone would allow on the subject property.

Access, Streets, Traffic: The subject property has property frontage on Mountain View Road which is designated within the Thoroughfare Plan as a minor arterial and Sixth Street which is designated as a collector east of Mountain View Road. There is currently one vehicular approach to the existing single-family dwelling on Sixth Street.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 9, 2022 to discuss the proposed rezone. All neighborhood meeting materials are attached.

Input from Other Agencies: None received.

RELEVANT CRITERIA & STANDARDS:

Rezone:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding 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.
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.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed rezone from the combination of Agriculture/Forestry (AF) to the Moderate Density Single Family Residential (R-2) Zone with no conditions.
2. In accordance with the Commission's decision on the rezone request, direct staff to prepare the Relevant Criteria and Standards document.



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

For City Use Only			
Date Received		03-17-2022	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$1,000.00	Waived
Receipt Number		LUP2022-0009	

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: City of Moscow Community Development Telephone: 208-883-7022
504 S Washington Street, Moscow ID 83843
 (Home address)

Relationship to affected property (please check one):

Owner ☐ Purchaser ☐ Lessee ☐ Other ☒ (explain below)

City is rezoning the property as part of a property purchase agreement pertaining to land purchased for future roundabout construction at the intersection of Mountain View Road and Sixth Street

2. Owner of Affected Property (if other than applicant)

Name: Randy Rauch Telephone: 509-330-1697
536 S Mountain View Road Moscow ID 83843
 (Home address)

3. Location of Affected Property: 536 S Mountain View Road Moscow ID 83843

Legal Description: N/A N/A N/A
 (Subdivision) (Block) (Lot)

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

INFORMATION ON REQUESTED REZONE

4. Proposal: The applicant requests a rezone on the above-described property as follows:

From: Agriculture/Forestry (AF) Zone to Moderate Density, Single Family Residential (R-2) Zone
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s):

As part of a property purchase agreement for property purchased by the City in order to facilitate the construction of a roundabout at the intersection of Mountain View Road and Sixth Street, the City is required to initiate, present, and administer the rezoning of the owner's entire property from the Agriculture/Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance with the following five Relevant Criteria and Standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:

A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

The subject property is currently designated as Auto-Urban Residential within the Comprehensive Plan which states that the appropriate zoning districts are the R-1, R-2, and R-3 zones.

B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

The proposed R-2 Zone provides a continuation of the existing R-2 Zone to the north, east, and south. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.

C. 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.

D. 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.

E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.

The subject property has street access via Mountain View Road which is a minor arterial street and Sixth Street which is a collector street. Both streets can adequately serve any proposed development allowed in the R-2 Zone. City water, sanitary sewer, and storm sewer mains are currently extended to the subject property.

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request. The Commission may recommend and the City Council may require additional conditions and limitations as specified in Section 4-9-3C of the Moscow Code.

All questions addressed on this application and the application itself must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or his/her duly-appointed representative must be present at the public hearings held before both the Planning & Zoning Commission and the City Council.

The following materials must be included with this application:

1. Application fee.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

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



Applicant's Signature

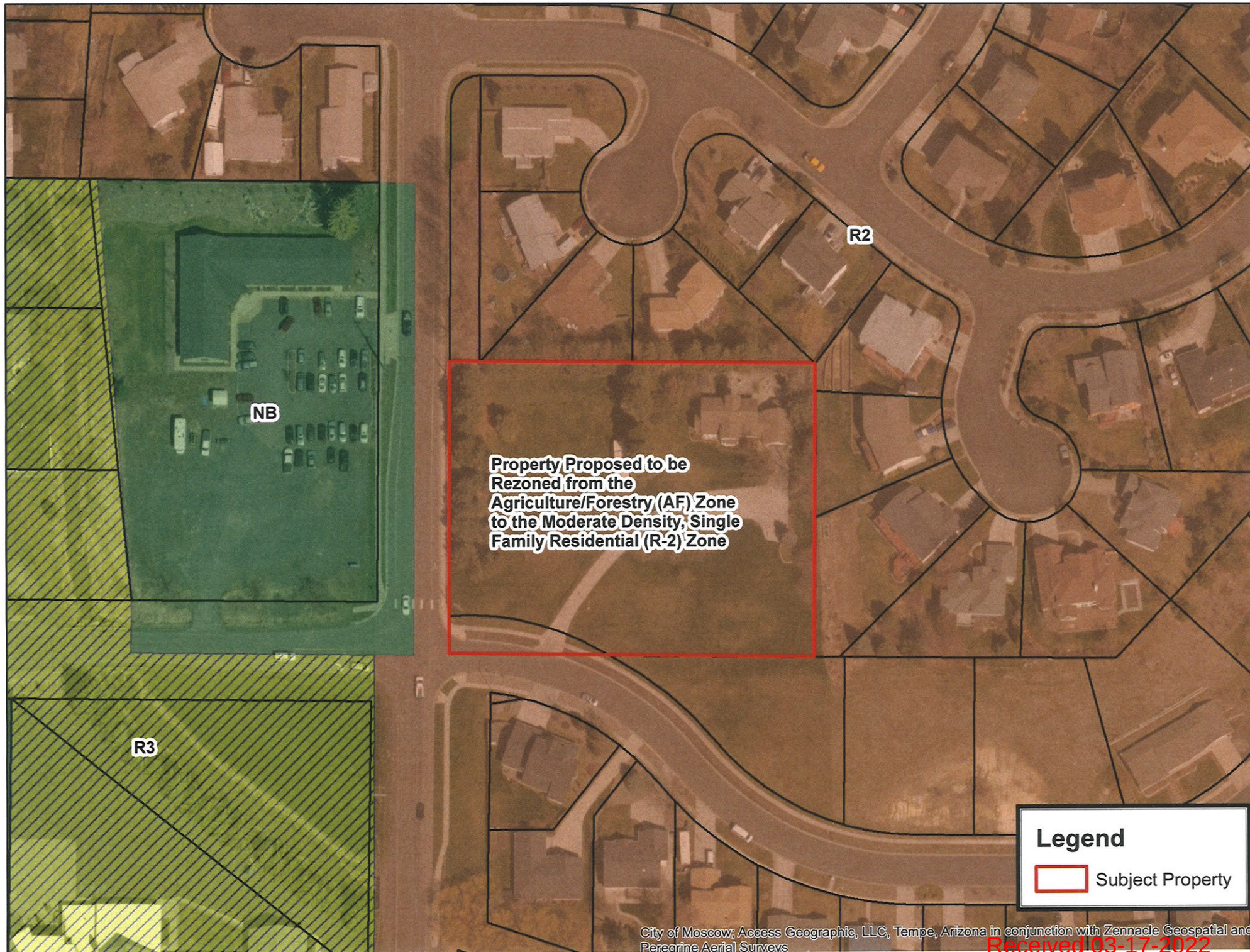


Date

Property Owner's Signature

Date





City of Moscow Open House Neighborhood Meeting for the Rezoning of Property Located at 536 S Mountain View Road

You are invited to an informational Open House Neighborhood Meeting for a City initiated rezoning of the property located at 536 S Mountain View Road, as shown on the vicinity map below. The property is currently zoned Agriculture/Forestry (AF) and the proposal is to rezone the property to the Single-Family Moderate Density Residential (R-2) Zone to be consistent with the surrounding area. The rezoning of the property is an obligation of the City under a property purchase agreement between the current property owner and the City, in order to facilitate the construction of a new roundabout at the intersection of Sixth Street and Mountain View Road.

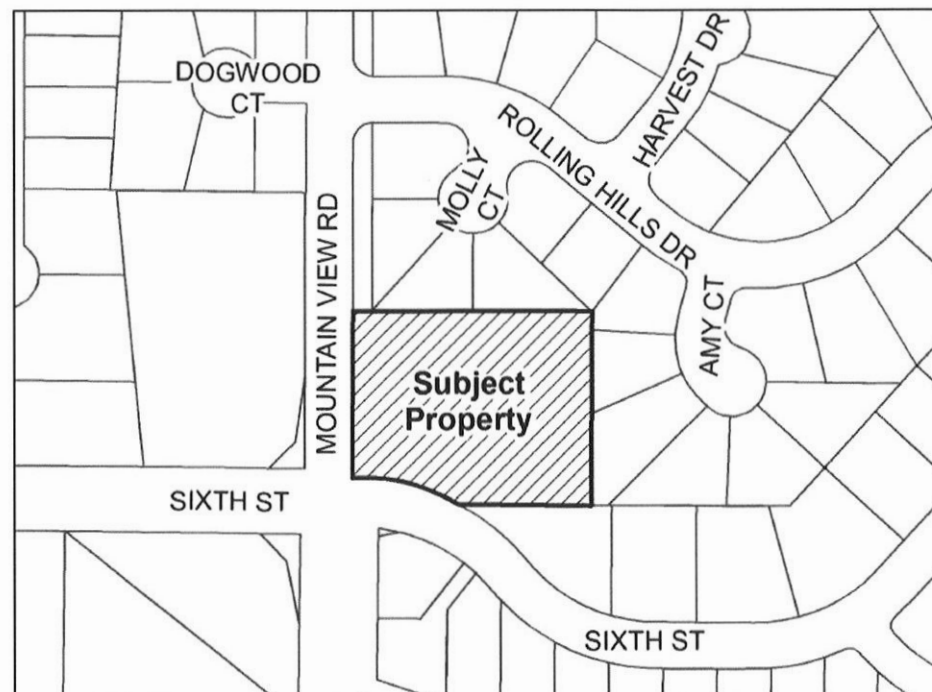
Meeting Date: **Wednesday, March 9, 2022**

Time: **5:00 pm to 6:00 pm**

Location: **Moscow City Hall
Council Chambers, 2nd Floor
206 E. Third Street**

Contact: **Mike Ray
Planning Manager
City of Moscow Community Development Department
(208) 883-7008
mray@ci.moscow.id.us**

Vicinity Map:



ALESSA, LILIAN
1795 AMY CT
MOSCOW, ID 83843

ALLEN, MALLORY
1426 E FIFTH ST
MOSCOW, ID 83843

ANDERSON, ALISA
1941 CRESTVIEW DR
MOSCOW, ID 83843

ANDERSON, BRUCE
1410 E SIXTH ST
MOSCOW, ID 83843

ANDERSON, DWIGHT
433 HARVEST RD
MOSCOW, ID 83843

ANDERSON, KATHERINE
1505 E THIRD ST
MOSCOW, ID 83843

ARMSTRONG, PATRICIA
126 HOLMES RD
PRIEST RIVER, ID 83856

ATONDO, ALYSON
1651 E THIRD ST
MOSCOW, ID 83843

BACON, ADAM
1628 ROLLING HILLS DR
MOSCOW, ID 83843

BARENDREGT, MORGAN
486 HARVEST DR
MOSCOW, ID 83843

BARHAM, ALEX
1811 AMY CT
MOSCOW, ID 83843

BARTON, BENJAMIN
1785 E SIXTH ST
MOSCOW, ID 83843

BECKER, ANDREW
1915 WESTVIEW DR
MOSCOW, ID 83843

BECKER, JAMES
1942 CRESTVIEW DR
MOSCOW, ID 83843

BENARD, PHILIP
323 S ROOSEVELT ST
MOSCOW, ID 83843

BENTLEY, ROBERT
316 S WASHINGTON ST
MOSCOW, ID 83843

BERG, MITCHELL
435 HARVEST DR
MOSCOW, ID 83843

BERGLEY, CLIFFORD
1836 ROLLING HILLS DR
MOSCOW, ID 83843

BLUTO, JASSEN
460 HARVEST DR
MOSCOW, ID 83843

BOWERS, REBECCA
1830 E SIXTH ST
MOSCOW, ID 83843

BURNHAM, KATHERINE
1747 AMY CT
MOSCOW, ID 83843

CAMPBELL, MARTIN
1875 ROLLING HILLS DR
MOSCOW, ID 83843

CARPENTER, LEILANI
1548 DOGWOOD CT
MOSCOW, ID 83843

CATHY ROHEIM TRUST
1945 CRESTVIEW DR
MOSCOW, ID 83843

CHRISTENSON, CAROLINE
1654 ROLLING HILLS DR
MOSCOW, ID 83843

CHURCH OF THE NAZARENE
ATTN: TREASURER
1400 E SEVENTH ST
MOSCOW, ID 83843

CHRISTIAN SCIENCE CHURCH
PO BOX 9726
MOSCOW, ID 83843

CLARK, KENNETH
1876 WEST VIEW DR
MOSCOW, ID 83843

CROUT, JOHN
1416 E FIFTH ST
MOSCOW, ID 83843

CRUMP, ROBERT
1827 ROLLING HILLS DR
MOSCOW, ID 83843

DAVIS, NATHAN
704 CAMAS ST
MOSCOW, ID 83843

DUKE, KATHLEEN
PO BOX 3554
MOSCOW, ID 83843

FALEN, DENNIS
411 S ROOSEVELT ST
MOSCOW, ID 83843

FALETTI, DAVID
1811 E SIXTH ST
MOSCOW, ID 83843

FEMREITE, DONNA
1579 DOGWOOD CT
MOSCOW, ID 83843

FERRERO, LISA
1962 E SIXTH ST
MOSCOW, ID 83843

FOILES, CONNIE
1531 DOGWOOD CT
MOSCOW, ID 83843

FRANCK, JOSHUA
1645 E THIRD ST
MOSCOW, ID 83843

FREI, HERBERT
1572 DOGWOOD CT
MOSCOW, ID 83843

GUENTHNER, JOSEPH
1945 E SIXTH ST
MOSCOW, ID 83843

HADLEY, VINCE
1859 ROLLING HILLS DR
MOSCOW, ID 83843

HALSTEAD, THOMAS
1602 ROLLING HILLS DR
MOSCOW, ID 83843

HANSEN, JEREMY
1715 ROLLING HILLS DR
MOSCOW, ID 83843

HARVEST HILLS DEVELOPMENT
PO BOX 8986
MOSCOW, ID 83843

HOWARD, MICAH
1871 E SIXTH ST
MOSCOW, ID 83843

HUBNER, GENEVA
PO BOX 8215
MOSCOW, ID 83843

HULST, DONALD
1902 WESTVIEW DR
MOSCOW, ID 83843

JENSEN, ERIC
1907 ROLLING HILLS DR
MOSCOW, ID 83843

KARN, KRYSTINA
412 S ROOSEVELT ST
MOSCOW, ID 83843

KELTON, WILLIAM
1202 CANTERBURY CIR
MIDDLETONI, WI 53562

KONIGSBERG, REGINA
1837 E SIXTH ST
MOSCOW, ID 83843

LAWFORD, JANE
317 ROOSEVELT ST
MOSCOW, ID 83843

LYLE, SHERRY
1545 DOGWOOD CT
MOSCOW, ID 83843

MA, XIAOGANG
1863 WESTVIEW DR
MOSCOW, ID 83843

MADDOX, TIMBERLY
1627 MOLLY CT
MOSCOW, ID 83843

MC KINLAY, KIRK
1649 MOLLY CT
MOSCOW, ID 83843

MILLS, PETER
1878 ROLLING HILLS DR
MOSCOW, ID 83843

MORDHORST, TODD
1709 E THIRD ST
MOSCOW, ID 83843

MOSCOW HOLDING LLC
3155 RIVER RD S, STE #100
SALEM, OR 97302

MOSCOW SCHOOL DIST #281
ATTN: GREG BAILEY
650 CLEVELAND ST
MOSCOW, ID 83843

OWEN, KEVIN
1884 E SIXTH ST
MOSCOW, ID 83843

PAYTON, R MARK
425 SUMMIT RD
MOSCOW, ID 83843

PICKARD, MICHAEL
221 PANORAMA DR
MOSCOW, ID 83843

PIERCE-GARNETT, DAVID
434 HARVEST DR
MOSCOW, ID 83843

PLUMMER, DONALD
316 S ROOSEVELT ST
MOSCOW, ID 83843

RAINER, KYLE
705 CAMAS ST
MOSCOW, ID 83843

RAUCH, RANDY
536 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

REHDER, TERRY
1843 ROLLING HILLS DR
MOSCOW, ID 83843

RILEY, JOHN
1681 E SIXTH ST
MOSCOW, ID 83843

ROSGEN, MICHAEL
324 S ROOSEVELT ST
MOSCOW, ID 83843

RUSSELL, STEVEN
1731 ROLLING HILLS DR
MOSCOW, ID 83843

SCHROEDER, DOUGLAS
1763 AMY CT
MOSCOW, ID 83843

SHEARER REVOCABLE LIVING TRUST
1707 E SIXTH ST
MOSCOW, ID 83843

SMITH, LLOYD
1947 CRESTVIEW DR
MOSCOW, ID 83843

SMITH, MARY
1526 DOGWOOD CT
MOSCOW, ID 83843

ST HILAIRE PROPERTIES, LLC
PO BOX 486
NEWPORT, WA 99156

STEVENS, ELIZABETH
1603 E SIXTH ST
MOSCOW, ID 83843

STONE, TERRY
1936 E SIXTH ST
MOSCOW, ID 83843

TAYLOR, WILLIAM
437 HARVEST DR
MOSCOW, ID 83843

TENNEY, BARRY
1505 E FIFTH ST
MOSCOW, ID 83843

THERESA MARIE PADDOCK REV TRST
1655 E SIXTH ST
MOSCOW, ID 83843

THOMAS, GARY
1889 WESTVIEW DR
MOSCOW, ID 83843

TREADWELL, JOHN
1891 ROLLING HILLS DR
MOSCOW, ID 83843

TRIBBLE, GARY & KATHLEEN TRUST
2027 E SIXTH ST
MOSCOW, ID 83843

TRIVELPIECE, MARCUS
411 HARVEST DR
MOSCOW, ID 83843

TRUJILLO-BARRERA, ANDRES
1810 ROLLING HILLS DR
MOSCOW, ID 83843

TYLER, DONALD
1671 MOLLY CT
MOSCOW, ID 83843

UDC PROPERTIES LLC
PO BOX 8477
MOSCOW, ID 83843

UNLU, GULHAN
1862 ROLLING HILLS DR
MOSCOW, ID 83843

VADYVALOO, VIVEKA
1752 ROLLING HILLS DR
MOSCOW, ID 83843

VAN ECK, PETER
1040 BARTHO LN
TROY, ID 83871

WATERMAN, JAMES
1629 E SIXTH ST
MOSCOW, ID 83843

YATES, DIANE
1605 MOLLY CT
MOSCOW, ID 83843

VAN GERPEN, JON
1858 E SIXTH ST
MOSCOW, ID 83843

WNEK, BRITTANY
310 S ROOSEVELT ST
MOSCOW, ID 83843

ZHU, PINGCHAO
1759 E SIXTH ST
MOSCOW, ID 83843

VORHIES, ROBERT
404 S ROOSEVELT ST
MOSCOW, ID 83843

XING, TAO
1910 E SIXTH ST
MOSCOW, ID 83843

Rezone of 536 S Mountain View Road

Neighborhood Meeting Sign-In Sheet

March 9, 2022 at 5:00 PM – Council Chambers, 206 E Third St, Moscow ID

Name	Address
Jon & Mary Jo Van Gerpen	1858 E. 6 th St.
Emily & Joe Campbell	1875 Rolling Hills Dr.
Mel Abrams	1837 E 6 th St.
Tyler Lawrence	1615 Cedar St #2 Colfax WA 99111

Questions about this process? Please contact Jennifer Fleischman at 208-883-7035 or
jfleischman@ci.moscow.id.us.

City of Moscow
Neighborhood Meeting for
the Rezoning of Property at
536 S Mountain View Road
~Minutes~

Wednesday
March 9, 2022

5:00-6:00 PM

City Hall, Council
Chambers
206 E Third Street

The meeting started at 5:00 PM

MEMBERS OF THE PUBLIC PRESENT: Jon and Mary Jo Von Gerpen, Emily and Joe Campbell, Mel Abrams, Tyler Larcie

STAFF: Mike Ray, Planning Manager

1. Discussion regarding the proposed rezone at 536 S Mountain View Road

Ray introduced himself and passed out a handout that had been created by staff to explain the rezone proposal as well as the public input process. Ray then gave an overview of the history of the proposal, Comprehensive Plan, zoning, and the next steps.

The subject property was first annexed into the City of Moscow in 1996 as part of an effort to annex properties that were County islands completely surrounded by the City. Although it was contemplated, there was never any documentation that the rezone to the R-2 Zone ever occurred upon annexation. In 2013, the City initiated a project to improve traffic flow and enhance safety on Mountain View Road from the Sixth Street intersection south to Joseph Street. During the design phase of the project, it was determined that in order for a roundabout to be constructed at the Mountain View Road/Sixth Street intersection, property needed to be acquired from the four property owners adjacent to the intersection. Over the last two years the City has been working with the property owners to purchase the needed property. As part of the property purchase agreement for the portion of the property located on 536 S Mountain View Road, the City is required to initiate, present, and administer the rezoning of the entire property from the Agriculture/Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone.

A question pertaining to what it meant to rezone the property to the R-2 Zone was discussed. The R-2 Zone is the most appropriate zone given the Comp Plan land use designation as well as the zoning of the surrounding area. The R-2 Zone is primarily a single-family residential zone.

A question regarding the process for subdividing the property in the future was discussed. It was explained that if the property was to be subdivided in the future into a subdivision, that a similar process that would include a neighborhood meeting and two public hearings would be required. All lots would need to meet code requirements pertaining to lot size, lot width, street frontage, etc.

A question about the Mountain View Road improvement project was discussed. The scope of the project was explained including the details of the roundabout construction. A follow-up question regarding the size of the roundabout and large vehicle access was discussed. The roundabout is constructed to a single lane and the center of the roundabout is constructed of a rolled curb and impervious surface to allow for the maneuvering of large vehicles.

A question regarding street access to the subject property was discussed. Through the property purchase agreement, the City has agreed to an additional approach to the subject property from Mountain View Road. Every property is entitled to at least one approach, so the number of approaches on Sixth Street would depend on whether additional lots were created in the future. The approaches would be located away from the roundabout because of safety issues.

A question about a driveway that was developed to access some hillside property to the east was discussed. This property is also owned by the applicant but isn't part of the rezone proposal. The lots on the property were already platted within one of the earlier Rolling Hills Additions.

There were questions regarding the project schedule of the Mountain View Road improvements. Construction is scheduled to begin this spring and the duration of the construction will last about 60 days. Attendees were encouraged to reach out to the Engineering Department if they would like additional information regarding the project.

All attendees from the public left the meeting at 5:30pm and nobody else attended the remainder of the meeting.