

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

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

Wednesday
October 26, 2022

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 7:12 PM

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

REGULAR AGENDA

1. Approval of September 28, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Hamilton. Roll Call Vote: Ayes: Unanimous (5). 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.

Rafik Itani, Pullman WA, talked about the current development standards and requirements for the City of Moscow. His was concerned that the infrastructure and sidewalks are required to be placed before homes are built, which can result in ruined sidewalks that then need to be replaced. He requested that a grace period for installing sidewalks be considered.

3. Public Hearing: Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow: Permit Application LUP2022-0024 (ACTION ITEM)

Proposed Preliminary Plat of a 6.0-acre area of land to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.

Ray presented the preliminary plat application as described above, recommending approval with no conditions. Commissioner asked about the Thoroughfare Plan for how the streets connect to the north and the south, of which Third Street is supposed to head north to connect with D Street and then ultimately with Mountain View Road. Parks and Recreation requested that the road be widened to allow on-street parking along the north side of Third Street adjacent to a portion of Moser Park, which would be implemented on the final construction drawings and does not need to be a condition of approval.

Public Hearing opened at 7:29 PM

Ryan Itani (applicant), Pullman WA, offered to answer any questions that the Commission might have regarding the proposed subdivision. Rolling Hills 10th Addition is the last planned subdivision that Itani Development has in their master plan.

Jarod Shannon, Moscow, asked a question regarding the traffic impact of the new development, specifically along Third Street. Most traffic will be directed south on Mountain View Road once the connection of Third Street is made with the Harvest Hills 2nd Addition development.

Public Hearing closed at 7:33 PM

Wilson moved to recommend approval of the preliminary plat to City Council with no conditions as recommended by Staff, and directed Staff to draft the Relevant Criteria and Standards. The motion was seconded by Hamilton. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. Buffer Yard Requirements Update Review (ACTION ITEM)

Staff will introduce potential updates to the buffer yard requirements section of the Zoning Code. Similar to the parking lot landscaping section that the Commission worked on updating a few years ago, the buffer yard section is outdated and has presented some challenges.

This agenda item was tabled until the next meeting.

REPORTS

1. Transportation Commission meeting report.

The next meeting is scheduled for Thursday November 10, 2022.

ANNOUNCEMENTS

- The Commission thanked Joel Hamilton for 41 years of service as a Planning & Zoning Commissioner.
- A roll call vote will be used for all action items from now on.
- Parking for Identity residents was discussed briefly and Staff informed the Commission that some ideas and recommendations are being looked at.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for November 9, 2022.

The November 9th meeting will be rescheduled for November 16, 2022 and the second meeting in November is to be cancelled.

Parish declared the meeting adjourned at 7:37 PM



Robb Parish, Chair

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A SIX (6) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF THIRD STREET AND SIXTH STREET, KNOWN AS ROLLING HILLS 10TH ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on August 1, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on October 26, 2022; 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 six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street.
3. The subject property is currently undeveloped and is directly to the east of Rolling Hills 9th Addition. To the north of the subject property is Moser Park which is currently undeveloped, as well as undeveloped land located within the Area of City Impact. Property that was recently approved as Harvest Hills 2nd Addition is located to the northwest, and Rolling Hills 7th Addition is located to the south and east. All of the surrounding property that is currently developed is single family residential structures, with the exception of Good Samaritan Village located on Fairview Drive.
4. The subject property contains areas of moderate sloping topography as the land slopes to the northwest. There are no drainage ways or natural features that have been identified upon the subject property.
5. The subject property is currently designated as Auto-Urban 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."

6. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks in the area which are designated as Parks and Open Space.
7. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. All surrounding properties are also located within the R-2 Zone.
8. 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.
9. 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.
10. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
11. The applicant is proposing to subdivide the 6-acre area of land to create 20 lots ranging from 7,017 sf to 12,376 sf in size, referred to as Rolling Hills 10th Addition. The proposed subdivision includes the extension of Third Street to Moser Park. All of the lots within the proposed subdivision meet the minimum lot size and lot width for the R-2 zone.
12. Water services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
13. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 1.87 million gallons of water per year (20 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.87 M gallons/year).
14. Sanitary sewer is proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. Engineering has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
15. The storm sewer for the subdivision is proposed to be extended in a similar fashion to the sanitary sewer system by following the Third Street alignment and connecting to the existing main within Rolling Hills 9th Addition. The area encompassing both the Rolling Hills 9th and Rolling Hills 10th Additions were included in the stormwater drainage report and design of the Rolling Hills

9th civil design plans. As a result, the stormwater detention requirements for Rolling Hills 10th have already been accounted for and constructed.

16. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
17. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
18. The Parks and Recreation Department has requested that the street be widened by 9 feet on approximately half of the Moser Park street frontage in order to accommodate on-street parking adjacent to the park. The length of the widening will be about 240 feet which could accommodate 10 on-street parking spaces. It's anticipated that this on-street parking will serve as parking for users of Moser Park, since it's unlikely to be able to develop a parking lot upon the park property given the challenging topography.
19. Ryan Lane is constructed to the local residential street standard which includes a 28-foot-wide roadway with two travel lanes and curbing, gutters, tree lawns, and sidewalks on both sides of the street and parking is permitted on one side of the street.
20. The parkland dedication requirements for the proposed subdivision were previously met with Moser Park to the northeast, so no further dedication is required.
21. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 25, 2021 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) 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 extension of Third Street is consistent with the general alignment within the Thoroughfare Plan. 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 Third Street which is designated as a collector street. Water and sewer services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. 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 six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
16th day of November, 2022.



Robb Parish, Chair
Planning and Zoning Commission