

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
January 25, 2023**

7:00 PM

**Council Chambers
206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of January 11, 2023 Minutes (ACTION ITEM)

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

2. Public Comment

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

3. Public Hearing: Proposal for a Rezone of the 0.54-acre Property Located at 706 W Palouse River Drive: LUP2022-0036 (ACTION ITEM)

Rezoning of the subject property from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) 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. Budget Request for FY2024 (ACTION ITEM)

The City is currently preparing the 2024 fiscal year budget and the Commission will need to submit their request by the end of February.

PROPOSED ACTIONS: Discuss and approve the proposed FY2024 budget; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

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
January 11, 2023

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Scott Gropp, Joel Hamilton, Cole Mize, Nels Reese, Victoria Seever, Dennis Wilson
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of November 16, 2022 Minutes (ACTION ITEM)

Seever for approval of the minutes as written, seconded by Gropp. Roll Call Vote; Ayes: Beebe, Gropp, Mize, Parish, Reese, Seever, Wilson (7). Nays: None. Abstentions: Hamilton (1). 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. Public Hearing: Legislative Hearing Providing for the Amendment of Moscow City Code Title 4, Chapter 6 Regarding Self-Storage Facilities (ACTION ITEM)

Self-storage facilities are currently only permitted within certain commercial zoning districts in the City. The City continues to allow and encourage a range of different housing types to be developed within the City, some of which are constructed on smaller lots which have limited storage space. In order to accommodate developments that allow for more efficient and innovative housing types, it will become increasingly imperative that an adequate number of storage options are available within the City. Therefore, staff has prepared an ordinance which would allow self-storage facilities within more residential and commercial zoning districts, subject to development standards to ensure compatibility with surrounding areas and minimize their impact on adjacent uses.

Ray presented the proposed amendment as described above. The self-storage facility on Rodeo Drive is located in a Motor Business zone. A full cut-off fixture means that no light projects above the horizontal.

Public Hearing opened at 7:09 PM

No comments.

Public Hearing closed at 7:09 PM

Seever moved to recommend approval of the proposed amendment to City Council, seconded by Wilson. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

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

Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and Preliminary Subdivision Plat for an approximately 2.50-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Wildrose Drive and South of Flomer Lane.

Wilson moved to approve the Reasoned Statement of Relevant Criteria and Standards for the proposed Rezone, Comp Plan Designation, and Preliminary Plat, seconded by Seever. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

5. Election of Officers (ACTION ITEM)

Seever nominated Parish for Chair, who accepted. There was talk about rolling the same Officers from 2022 into 2023. Hamilton nominated Wilson for Vice Chair, and Beebe as Second Vice Chair, who both accepted.

Reese seconded the motion to elect Robb Parish as Chair, Dennis Wilson as Vice Chair, and Rich Beebe as Second Vice Chair for the Planning & Zoning Commission. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The January Transportation Commission regular meeting was cancelled.

Staff provided a brief report on the Gateway on Sixth Planned Unit Development (PUD) project and the Legacy Crossing project.

ANNOUNCEMENTS

Commissioners agreed that there was not a whole lot of applicable information in the continuing education magazine that was handed out at the previous meeting and decided not to schedule a discussion on it.

There will be an open house at a recent residential build on the corner of Third Street and Hayes Street.

The Fort Russell Historic District street signs have been installed.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for January 25, 2023.

There will be an upcoming joint meeting with City Council, planned for in the spring time. Staff will provide an update at next meeting. One of the topics should be a discussion about the zoning code in regards to affordable housing. The Commission discussed at length about affordable housing and some of the solutions that have been implemented or proposed.

A continuing education article was sent out for the Commission to review and a discussion will be added to a future agenda in about 3 to 4 months, along with another presentation and conversation with Nils Peterson.

The Commission would like to invite PBAC back to do another presentation and discussion about water conservation.

The Commission also requested a joint meeting with Latah County about the Area of City Impacts and other general discussion items.

Parish declared the meeting adjourned at 7:34 PM

Robb Parish, Chair

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

Hearing Date: January 25, 2023

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for Rezone of a 0.54-acre Property Located at 706 W Palouse River Drive:
Permit Application LUP2022-0036

Attachments:

1. Notice of Public Hearing
2. Application for Rezone
3. Rezone Exhibit
4. Neighborhood Meeting Materials

Prepared By: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Jim Swift, is proposing to rezone a 0.54-acre property located at 706 W Palouse River Drive from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) Zone.

Site and Area Land Use: The subject property is a platted lot within the Anderson 7th Addition Subdivision which is currently under construction. The Anderson 7th Addition was approved in 2021 and the developer is currently in the process of constructing the infrastructure in the subdivision.

To the west of the subject property is Anderson/Frontier Park and the Prospect Place Addition, to the east is Gritman's Martin Wellness Center, and to the north is single family residential development within the Anderson 1st Subdivision. Properties to the south of Palouse River Drive include two manufactured home parks and ITD's service facility.



Vicinity Map



Aerial Map

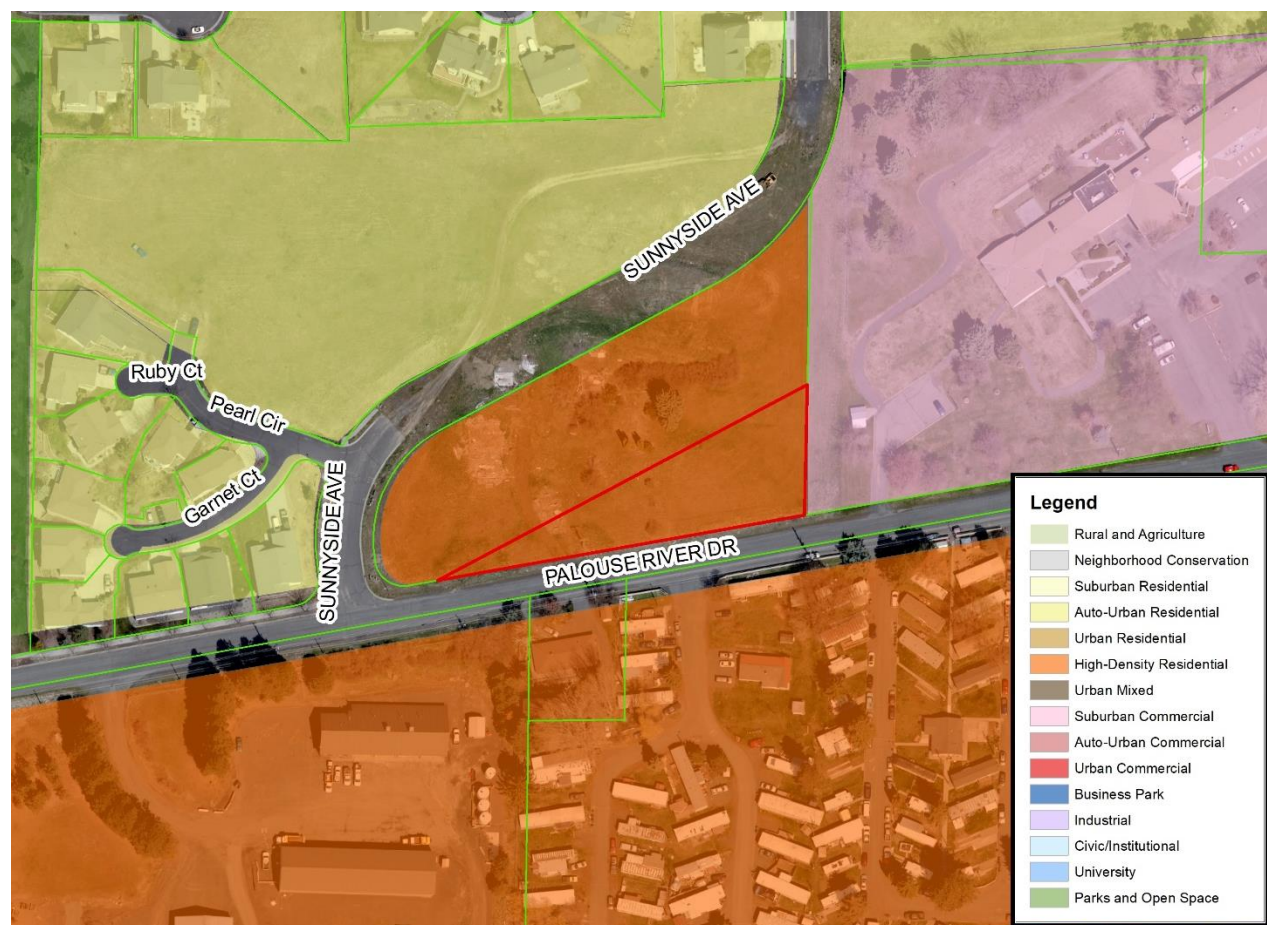
The subject property contains areas of moderate sloping topography at an average slope of 10% as the land continues to gain elevation to the north. There are no drainage ways or natural features that have been identified upon the subject property.

Comprehensive Plan Land Use Designation:

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

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

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



Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as Multiple Family Residential (R-4) and the proposal is to rezone it to the Residential Office (RO) designation. The north portion of the Anderson 7th Addition Subdivision is encompassed by a combination of the R-3 and R-4 Zones, as shown on the zoning map below. The Gritman property to the east of the subject property is currently zoned R-4 and the properties to the south of Palouse River Drive are currently designated as Motor Business (MB).

According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.

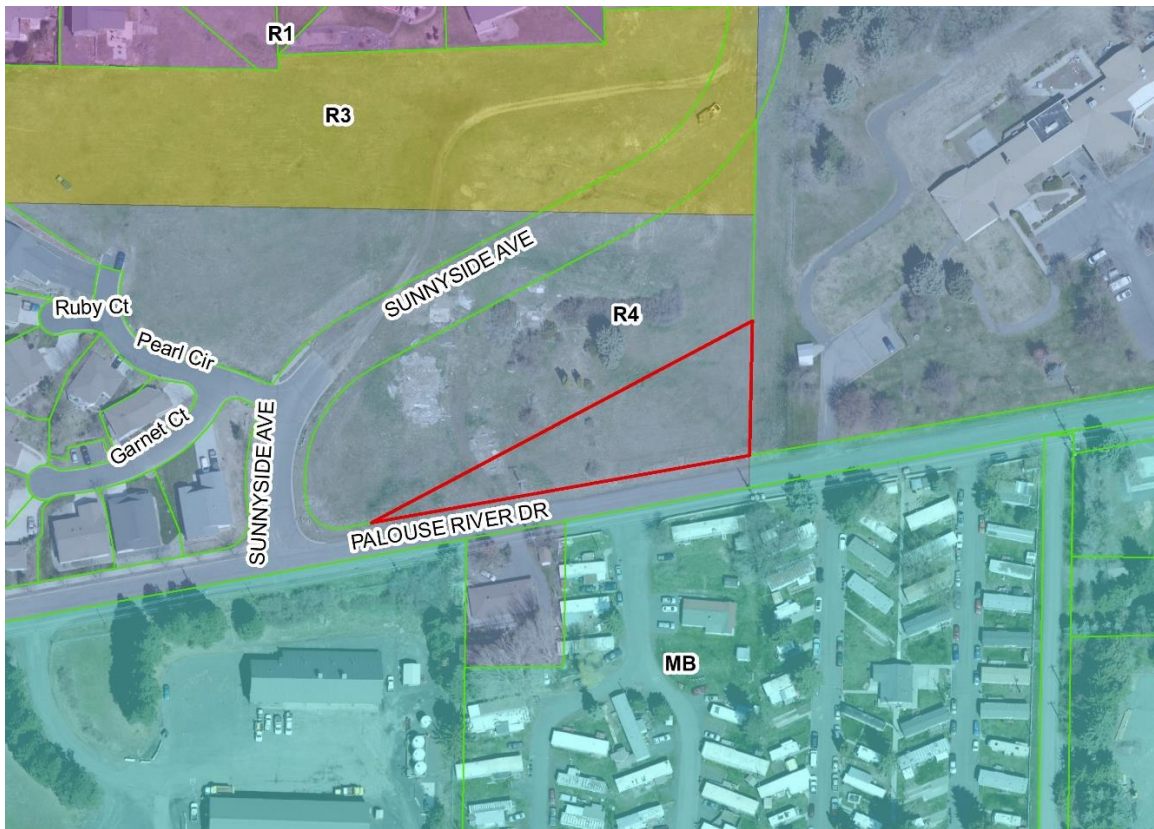
The RO Zoning District is appropriately applied in the following circumstances:

1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;
3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.

Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, townhomes, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

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

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



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 RO Zone would allow on the subject property.

Access, Streets, Traffic: The subject property is located adjacent to Palouse River Drive which is designated as a minor arterial. The section of Palouse River Drive adjacent to the subject property currently does not have curb, gutters, or sidewalks on either side of the street. As part of Anderson 7th Addition Subdivision, frontage improvements will be constructed the north side of Palouse River Drive which will include street widening, curb, gutter, and a sidewalk.

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 Multiple Family Residential (R-4) Zone to the Residential Office (RO) 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.

NOTICE OF PUBLIC HEARING

Proposal for Rezone of a 0.54-acre Property Located at 706 W Palouse River Drive.
Permit Application LUP2022-0036

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

1. Rezoning of the subject property from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) Zone.

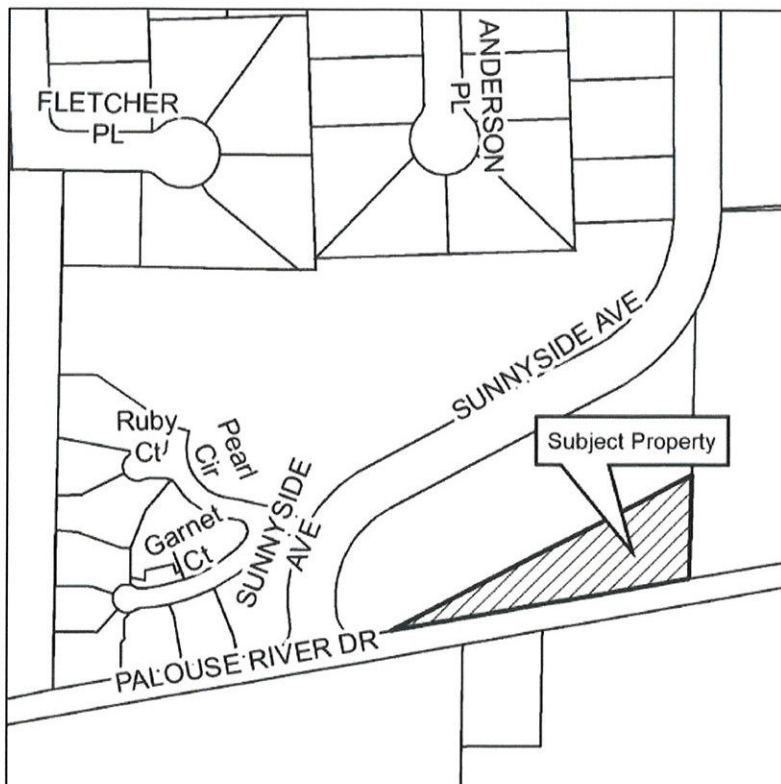
MEETING DATE: Wednesday, January 25, 2023

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

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building, 504 S. Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: January 7, 2023



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Zoning/Comp Plan Amend	\$1,040.00	
CDV	Annexation	\$1,040.00	
Receipt Number			

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Jim Swift Telephone: 208-301-0447
335 Julie Dr. Moscow, ID 83843 Email: _____
 (Home address)

Relationship to affected property (please check one):

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

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

Name: N/A Telephone: _____
 _____ Email: _____
 (Home address)

3. Location of Affected Property:

Legal Description: Anderson 7th Addition 2 7
 (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: R-4 to: RO
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): To increase opportunities for office use along Palouse River Dr. while creating a buffer between Palouse Rive Dr and the residences along Sunnyside Ave.

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 proposed RO zone will allow for an office to be constructed in support and keeping with the character of the neighborhood north of Palouse River Dr, as outlined in chapter 2 of the Moscow Comprehensive Plan.

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

The subject property is located adjacent to a suburban commercial zone making RO a logical transition between existing commercial and residential.

C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

The expected use is a professional office building. The proposed office building will enhance the street view along Palouse River Dr.

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 rezone will affect only one lot with no additional services required.

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 rezone is for one 0.54 acre lot adjacent to a minor arterial.

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.

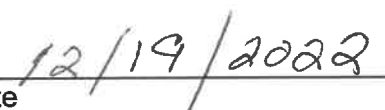
All questions addressed on this application and the application itself must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or 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

12/20/2022

Legal Description by Hodge & Associates for:
Jim Swift,
Rezone Parcel

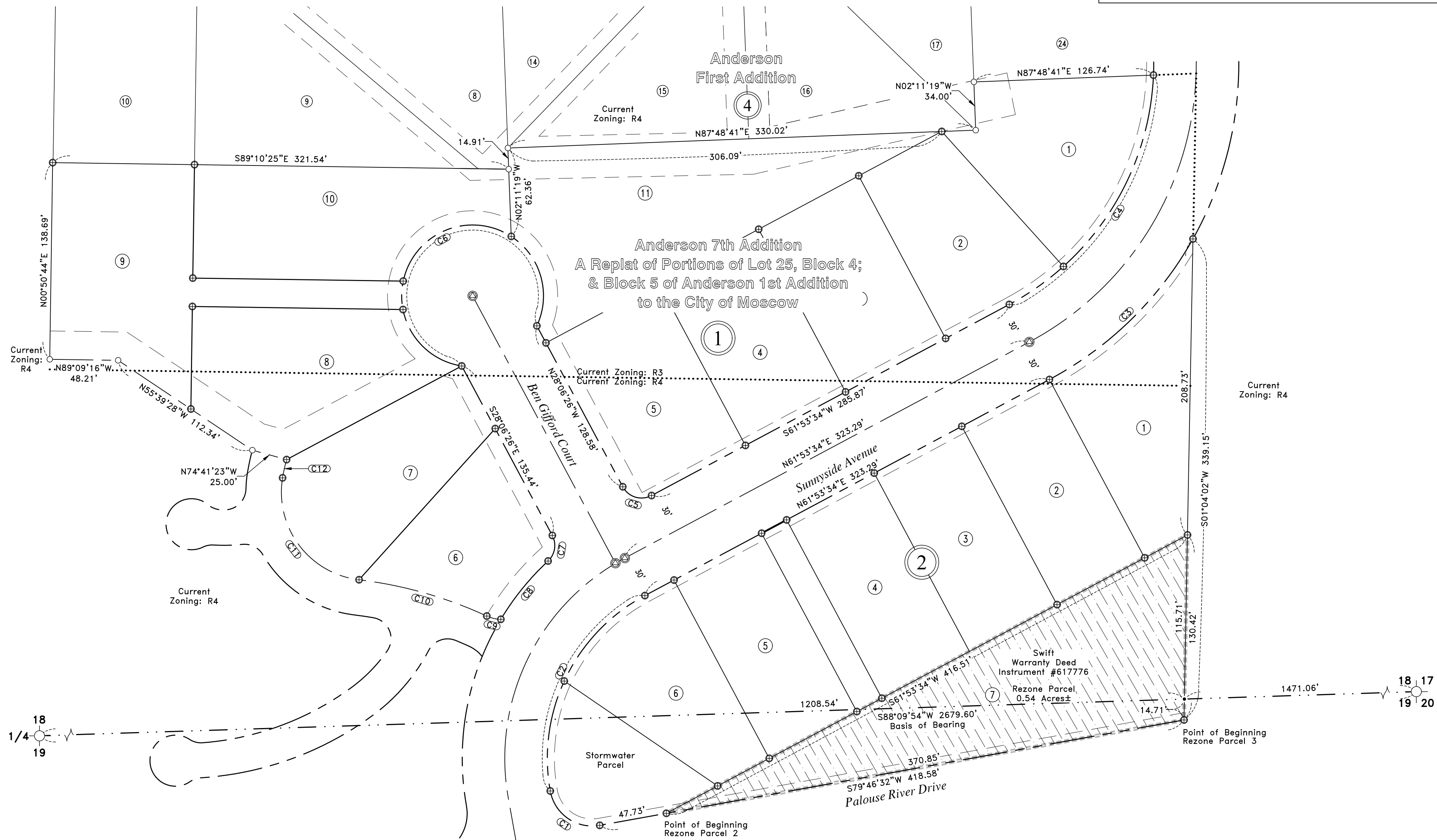
A parcel of land, being a portion of Lot 7, Block 2 of Anderson 7th Addition: A Replat of Portions of Lot 25, Block 4; & Block 5 of Anderson 1st Addition to the City of Moscow, described as follows:

Beginning at the southeast corner of Block 2 of said replat, on the north right-of-way line of Palouse River Drive;
Thence along said north right-of-way line, S79°46'32"W, 370.85 feet to the southeast corner of the Stormwater Parcel of said replat;
Thence leaving said north right-of-way line, along the south line of said Stormwater Parcel and along the south lines of Lots 6, 5, 4, 3, 2 and 1 and the north line of Lot 7, all in Block 2 of Anderson 7th Addition, N61°53'34"E, 416.51 feet to the northeast corner of said Lot 7;
Thence along the east line thereof, S01°04'02"W, 130.42 feet to the **Point of Beginning**.

Parcel contains 0.54 acres, more or less.

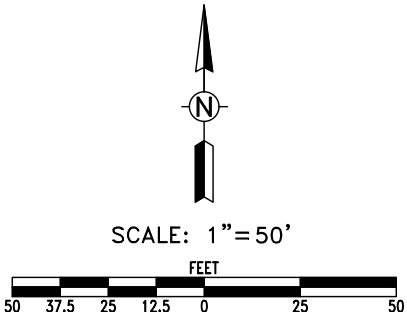


Sections 18 & 19, T39N, R5W, BM



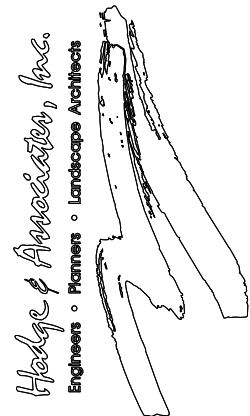
Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	47.12'	90°00'00"	30.00'	42.43'	N55°13'28"W
C2	163.63'	72°07'02"	130.00'	153.04'	N25°50'03"E
C3	143.63'	32°35'01"	252.56'	141.70'	N45°36'03"E
C4	199.85'	59°27'52"	192.56'	191.00'	S32°09'37"W
C5	23.56'	90°00'00"	15.00'	21.21'	N73°06'26"W
C6	249.81'	286°15'37"	50.00'	60.00'	S61°53'34"W
C7	19.67'	75°08'16"	15.00'	18.29'	N9°27'42"E
C8	53.04'	15°59'36"	190.00'	52.86'	N39°02'02"E
C9	10.22'	23°25'00"	25.00'	10.15'	N76°53'24"W
C10	94.02'	17°56'33"	300.22'	93.63'	N74°09'18"W
C11	100.37'	92°30'16"	62.17'	89.82'	N36°52'27"W
C12	13.19'	5°56'04"	127.32'	13.18'	N12°20'35"E

Note:
This is an exhibit map showing the proposed rezoning of Anderson 7th Addition to the City of Moscow.
This is not a Record of Survey and is not intended for recording.



- Legend**
- Found Section Corner or Section 1/4 Corner Monument
 - Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
 - Found 5/8" Diameter Rebar Stamped "Hodge 3003"
 - Centerline Monument
 - Calculated Position
 - Block Number
 - Lot Number
 - Curve Data - See Curve Table
 - Parcel/Lot Line
 - Current Zoning Boundary
 - Rezoned Parcel - To Be Rezoned RO
 - Section Line
 - Right-of-Way
 - Easement

P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520



**PRELIMINARY
NOT FOR
RECORDING**

Rezoned Exhibit Map For
Jim Swift
Latah County, Idaho

Drafted by: SW
Checked by: SW
File Name: 4393 rezoned
Tab: Layout
Plot Style: OCE.ctb
Project: 4373-08-22
Date: 12/20/22

Sections 18 & 19, T39N, R5W, BM

- Survey References:**
- Anderson 1st Addition to the City of Moscow, Instrument #404026, by G. Stone, PLS #4346.
 - Prospect Place Addition to the City of Moscow, Instrument #580048, by M. Roubesh, PLS #16744.
 - Permanent Public Utility Easement, Instrument #545162.
 - Warranty Deed, Instrument #617776, L.L.F. Inc to James B. Swift.

Basis of Bearings
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found southeast corner of Section 18 and the found southwest corner of the Southeast Quarter of Section 18, said bearing being S88°09'54"W.

- Surveyor Narrative**
- The purpose of this survey was to locate, monument and map the boundaries of the parcel of land described in Warranty Deed, Instrument #617776, being a portion of Lot 25 of Block 4 and the entirety of Block 5 of Anderson 1st Addition to the City of Moscow, and to replat said parcel, as shown hereon.
 - The south line of the Southeast Quarter of Section 18 was located to establish the Basis of Bearings and primary boundary control. The parcel of land described in Warranty Deed, Instrument #617776 was rotated to project basis and located accordingly.

Legend

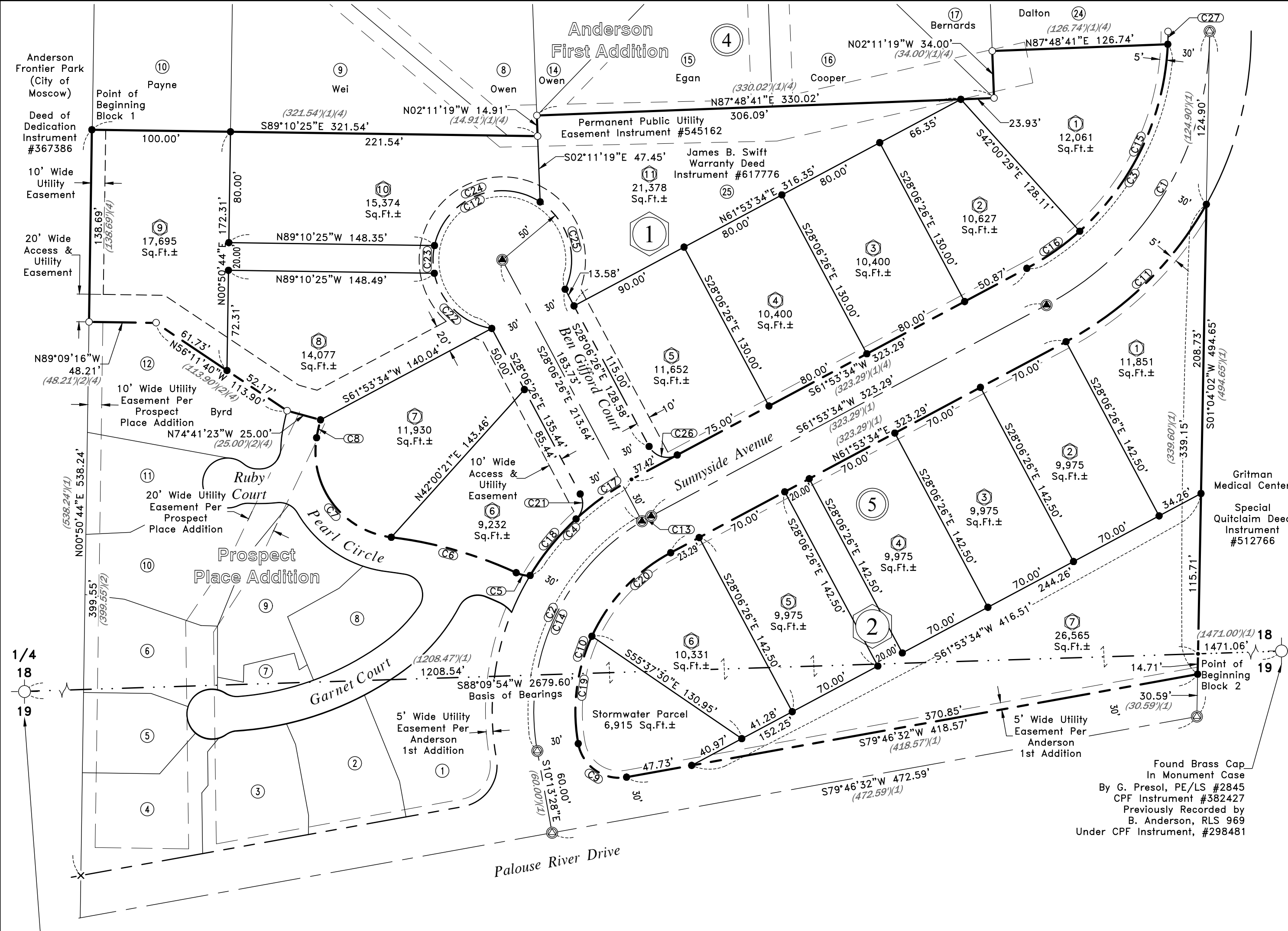
- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
 - Set City of Moscow Standard Centerline Monument Stamped "PLS 17534"
 - Found 5/8" Diameter Rebar Stamped "Hodge 3003"
- Found Centerline Monument
- Found Scribe in Concrete
- Calculated Position
- Replat Block Number
- Replat Lot Number
- Anderson 1st Addition Block Number
- Other Subdivision Lot Number
- Record Data - See Survey References
- Replat Boundary Line
- Replat Lot line
- Other Lot line
- Section Line
- Centerline
- Right-of-Way
- Easement - This Replatting
- Existing Easement

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

TONYA DODGE
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

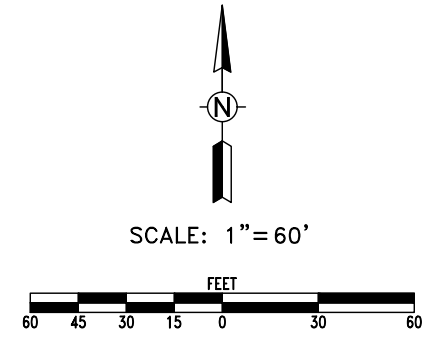


Found Aluminum Cap
Set by L. Hodge PE/LS #3003
Recorded by M. Dahlin, PLS #17534
CPF Instrument, #618563
Previously Recorded by
C. Smith PE/LS #2058
CPF, Instrument #288896

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	241.66'	62°12'44"	222.56'	229.96'	S30°47'12"W
C2	201.39'	72°07'02"	160.00'	188.36'	S25°50'03"W
C3	199.85'	59°27'52"	192.56'	191.00'	N32°09'37"E
C4	102.32'	30°51'19"	190.00'	101.09'	S46°27'54"W
C5	10.22'	23°25'00"	25.00'	10.15'	N76°53'24"W
C6	94.02'	17°56'33"	300.22'	93.63'	N74°09'18"W
C7	100.37'	92°30'16"	62.17'	89.82'	N36°52'27"W
C8	13.19'	5°56'04"	127.32'	13.18'	N12°20'35"E
C9	47.12'	90°00'00"	30.00'	42.43'	N55°13'28"W
C10	163.63'	72°07'02"	130.00'	153.04'	N25°50'03"E
C11	143.63'	32°35'01"	252.56'	141.70'	N45°36'03"E
C12	249.81'	286°15'37"	50.00'	60.00'	N61°53'34"E
C13	7.58'	2°42'50"	160.00'	7.58'	S60°32'09"W
C14	193.81'	69°24'12"	160.00'	182.18'	S24°28'38"W

Measurements shown here for curves 1 through 11 match the measurements of these same curves as shown on the documents of record.

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C15	153.13'	45°33'49"	192.56'	149.13'	S25°12'36"W
C16	46.72'	13°54'03"	192.56'	46.60'	S54°56'32"W
C17	49.28'	14°51'44"	190.00'	49.15'	S54°27'42"W
C18	53.04'	15°59'36"	190.00'	52.86'	S39°02'02"W
C19	79.36'	34°58'42"	130.00'	78.14'	N07°15'52"E
C20	84.27'	37°08'20"	130.00'	82.80'	N43°19'23"E
C21	19.67'	75°08'16"	15.00'	18.29'	N09°27'42"E
C22	61.22'	70°09'24"	50.00'	57.47'	N46°09'33"W
C23	20.14'	23°04'28"	50.00'	20.00'	N00°27'23"E
C24	96.91'	111°03'06"	50.00'	82.44'	N67°31'10"E
C25	71.54'	81°58'39"	50.00'	65.59'	S15°57'58"E
C26	23.56'	90°00'00"	15.00'	21.21'	S73°06'26"E
C27	9.24'	2°45'01"	192.56'	9.24'	N01°03'11"E



P.O. Box 8728
405 S. Washington Street
Moscow, ID 83843
(208) 882-3526

RIM ROCK CONSULTING, INC.

Lead Surveying
Site Mapping

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
17534
T. DODGE

NOT FOR RECORDING

Anderson 7th Addition
A Replat of Portions of Lot 25, Block 4; & Block 5
of Anderson 1st Addition to the City of Moscow
Latah County, Idaho

Drafted by: SW

Checked by: MED

File Name: 4393 Plat.dwg

Tab: Layout

Plot Style Primary.ctb

Project: 4393-02-21

Date: 2/2/22

LEGAL DESCRIPTION

A parcel of land, being a portion of Lot 25 of Block 4 of Anderson 1st Addition to the City of Moscow, located in the Southwest Quarter of the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northwest corner of Lot 25, Block 4 of Anderson 1st Addition to the City of Moscow, Instrument #404026, Latah County Records;
Thence along the north boundary of said Lot 25, the following five courses:
S89°10'25"E, 321.54 feet;
Thence N02°11'19"W, 14.91 feet;
Thence N87°48'41"E, 330.02 feet;
Thence N02°11'19"W, 34.00 feet;
Thence N87°48'41"E, 126.74 feet, to a point on the northwest right-of-way line of Sunnyside Avenue;
Thence along said northwest right-of-way line the following three courses;
199.85 feet along a non-tangent curve to the right, said curve having a Delta = 59°27'52", Radius = 192.56 feet, Chord = 191.00 feet and a Chord Bearing = S32°09'37"W;
Thence S61°53'34"W, 323.29 feet;
Thence 102.32 feet along a curve to the left, said curve having a Delta = 30°51'19", Radius = 190.00 feet, Chord = 101.09 feet and a Chord Bearing = S46°27'54"W to the northeast corner of Prospect Place Addition to the City of Moscow, Instrument #580048, Latah County Records;
Thence leaving said northwest right-of-way line, along the north boundary of said Prospect Place Addition the following seven courses:
10.22 feet along a non-tangent curve to the right, said curve having a Delta = 23°25'00", Radius = 25.00 feet, Chord = 10.15 feet and a Chord Bearing = N76°53'24"W;
Thence 94.02 feet along a non-tangent curve to the left, said curve having a Delta = 17°56'33", Radius = 300.22 feet, Chord = 93.63 feet and a Chord Bearing = N74°09'18"W;
Thence 100.37 feet along a curve to the right, said curve having a Delta = 92°30'16", Radius = 62.17 feet, Chord = 89.82 feet and a Chord Bearing = N36°52'27"W;
Thence 13.19 feet along a non-tangent curve to the right, said curve having a Delta = 5°56'04", Radius = 127.32 feet, Chord = 13.18 feet and a Chord Bearing = N12°20'35"E;
Thence N74°41'23"W, 25.00 feet;
Thence N56°11'40"W, 113.90 feet;
Thence N89°09'16"W, 48.21 feet to the northwest corner of said Prospect Place Addition to the City of Moscow and the west line of Lot 25, Block 4 of Anderson 1st Addition to the City of Moscow;
Thence N00°50'44"E, 138.69 feet to the **Point of Beginning**.

Parcel contains 3.70 acres, more or less.

Together With:
A parcel of land, being Block 5 of Anderson 1st Addition to the City of Moscow, located in the Southwest Quarter of the Southeast Quarter of Section 18, and the Northwest Quarter of the Northeast Quarter of Section 19, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the southeast corner of Block 5 of Anderson 1st Addition to the City of Moscow on the north right-of-way line of Palouse River Drive;
Thence along said north right-of-way line, S79°46'32"W, 418.57 feet to a point on the southeast right-of-way line of Sunnyside Avenue;
Thence along said southeast right-of-way line the following four courses:
47.12 feet along a curve to the right, said curve having a Delta = 90°00'00", Radius = 30.00 feet, Chord = 42.43 feet and Chord Bearing = N55°13'28"W;
Thence 163.63 feet along a curve to the right, said curve having a Delta = 72°07'02", Radius = 130.00 feet, Chord = 153.04 feet and Chord Bearing = N25°50'03"E;
Thence N61°53'34"E, 323.29 feet;
Thence 143.63 feet along a curve to the left, said curve having a Delta = 32°35'01", Radius = 252.56 feet, Chord = 141.70 feet and Chord Bearing = N45°36'03"E to the northeast corner of Block 5 of Anderson 1st Addition to the City of Moscow;
Thence leaving said southeast right-of-way line, S01°04'02"W, 339.15 feet to the **Point of Beginning**.

Parcel contains 2.19 acres, more or less.

Overall replatted area contains 5.89 acres, more or less.

DEDICATION

Know all persons by these presents, that I, James B. Swift, owner of the land and premises described above, have caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as Anderson 7th Addition: A Replat of Portions of Lot 25, Block 4; & Block 5 of Anderson 1st Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public access and utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street right-of-ways and the Stormwater Parcel for stormwater detention.
In witness thereof, the undersigned has set his hand and seal.

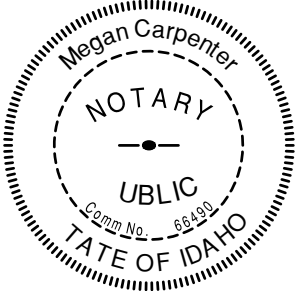
James B. Swift _____ Date _____

State of _____
County of _____

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared James B. Swift, known or identified to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____
Residing in _____
My Commission Expires _____



APPROVALS

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2022.

Chairman, Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2022.
Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Clerk _____ Mayor, City of Moscow

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2022.

City Engineer, City of Moscow

Latah County Surveyor

Examined and approved by the Latah County Surveyor this _____ day of _____, 2022.

Latah County Surveyor

Latah County Treasurer

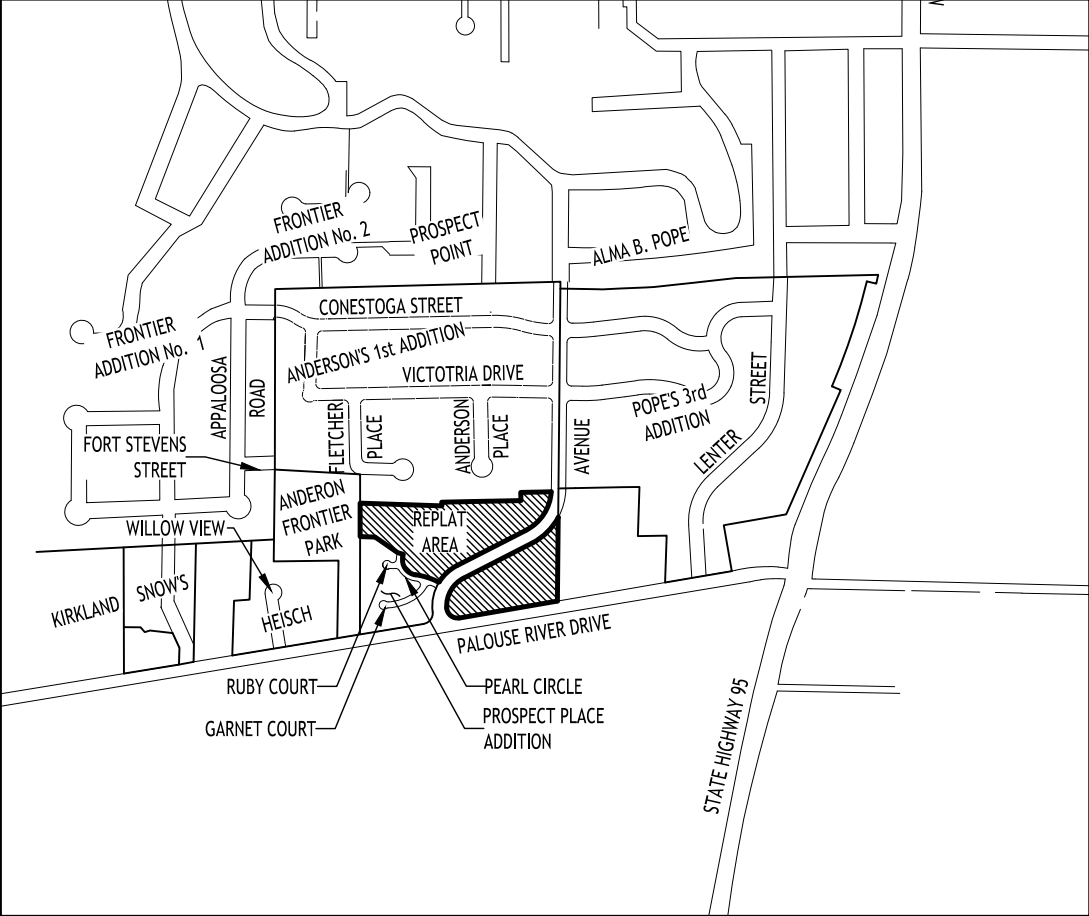
I hereby certify that taxes and assessments on property shown hereon have been paid for 2021 and preceding years as of this _____ day of _____, 2022.

Latah County Treasurer

Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

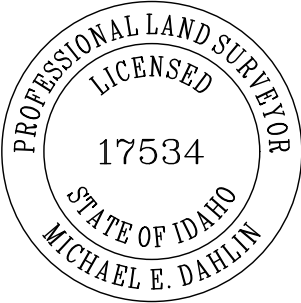
Public Health - Idaho North Central District, _____ Date _____
Senior Environmental Health Specialist



Vicinity Map

SURVEYOR'S CERTIFICATE

I, Michael E. Dahlin, P.L.S. #17534, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon.
The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 12-01-2022, as referenced on the plat and approved by the City of Moscow.
Witness my hand and seal this _____ day of _____, 2022.



Michael E. Dahlin, PLS #17534

PRELIMINARY
NOT FOR
RECORDING

Anderson 7th Addition
A Replat of Portions of Lot 25, Block 4; & Block 5
of Anderson 1st Addition to the City of Moscow
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	4393 Plat.dwg
Tab:	Sign
Plot Style	Primary.ctb
Project:	4393-02-21
Date:	2/2/22

Neighborhood Meeting

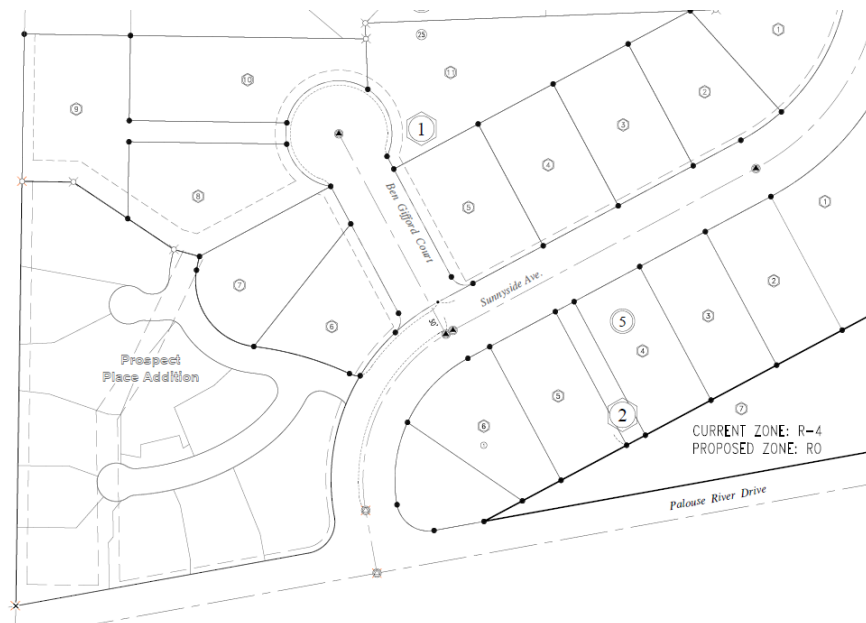
TO: Neighbors and Interested Community Members

RE: Anderson 7th Addition Block 2 Lot 7 Proposed rezone to RO

WHEN: Tuesday, November 29th, 2022 @ 4:00 pm

WHERE: On site at the intersection of Sunnyside Ave/Palouse River Dr.

WHAT: You are invited to a neighborhood meeting regarding a proposed rezone from R4 to RO on Anderson 7th Addition Block 2 Lot 7. This meeting is to address the request to rezone Lot 7 from R4 to RO. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout. I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through November 29th, 2022. All questions and comments will be recorded and submitted to the city as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future City public hearing.



Sincerely,

Scott Becker, PE
Project Manager
Hodge and Associates, Inc.

ABIEL MOBILE HOME COMMUNITY 2468 BLAINE RD MOSCOWID83843	ALLISON, DONALD 1933 FLETCHER PL MOSCOWID83843	ARTHAUD, DAVID 415 VICTORIA DR MOSCOWID83843
BAILEY, BENJAMIN 1914 ANDERSON PL MOSCOWID83843	BERNARDS, MATTHEW 1939 ANDERSON PL MOSCOWID83843	BT-ALTIUS, LLC 103 S VAN BUREN ST MOSCOWID83843
BYRD, BRUCE PO BOX 189 FRASERCO80442	COOPER, BRITTANY 1971 ANDERSON PL MOSCOWID83843	CORTRIGHT, CATHRYN 427 VICTORIA DR MOSCOWID83843
CRANDALL, DANIEL 673 VICTORIA DR MOSCOWID83843	CREACO INVESTMENTS LLC PO BOX 52 HARRISONID83833	CREE, BETH 2075 SUNNYSIDE AVE UNIT #8 MOSCOWID83843
DALTON, JENNIFER 1956 SUNNYSIDE AVE MOSCOWID83843	DEACON, ROGER 12962 SR 194 PULLMANWA99163	DEAN, JENNIFER 1623 SUNNYSIDE AVE MOSCOWID83843
DROLLETTE, DAVID PO BOX 9731 MOSCOWID83843	EGAN, JEFFREY 1978 ANDERSON PL MOSCOWID83843	FICCA 615 W PALOUSE RIVER 3422 FOOTHILL RD MOSCOWID83843
FLICKNER, JOSHUA 424 VICTORIA DR MOSCOWID83843	FOISY, BRIAN 1916 SUNNYSIDE AVE MOSCOWID83843	FULLER, SANDRA 2075 SUNNYSIDE AVE UNIT #5 MOSCOWID83843
GLENN B OWEN JR FAMILY TRUST PO BOX 9780 MOSCOWID83843	GRITMAN MEDICAL CENTER 700 S MAIN ST MOSCOWID83843	HENSON, GERALD 2075 SUNNYSIDE AVE UNIT #10 MOSCOWID83843
HOBBS, MICHELE 421 VICTORIA DR MOSCOWID83843	HOOGSTEN, SAM 1927 FLETCHER PL MOSCOWID83843	HOPPER, AMANDA 521 VICTORIA DR MOSCOWID83843
HOWE, RICHARD 2075 SUNNYSIDE AVE UNIT #9 MOSCOWID83843	KEITHLEY, SCOTT PO BOX 3087 MCCALLID83638	KINYOUN-WESTON, JANE 2075 SUNNYSIDE AVE UNIT #3 MOSCOWID83843

L.L.F. INC 5308 LENVILLE RD MOSCOWID83843	LAZZARINI, CAROLYN 1907 ANDERSON PL MOSCOWID83843	MEI, JOHN 1890 RIVERWOOD RD TWIN FALLSID83301
NIGHTINGALE/FRIEDBERG REV TRST 639 VICTORIA DR MOSCOWID83843	OWEN, DEAN 1946 ANDERSON PL MOSCOWID83843	OWEN, KEVIN PO BOX 9587 MOSCOWID83843
PAYNE, JOHNNY 1924 FLETCHER PL MOSCOWID83843	PETERSEN, ANNA 1909 FLETCHER PL MOSCOWID83843	PRATT, DENNIS 2075 SUNNYSIDE AVE UNIT #11 MOSCOWID83843
ROTARY VETERANS MEMORIAL PO BOX 8023 MOSCOWID83843	SCHADE, ADAM PO BOX 1164 HOODSPORTWA98548	SNELL, TIMOTHY 2075 SUNNYSIDE AVE UNIT #2 MOSCOWID83843
STEIGER, CONNIE 1875 ANDERSON PL MOSCOWID83843	THE RV PARTS ACADEMY, LLC 1413 W SOLDOTNA DR KUNAID83634	TIMS, NATHAN 2082 WILLOW VIEW PL MOSCOWID83843
TOMASSI FAMILY TRUST 9731 JANICE CIRCLE VILLA PARKCA92861	WHITLING, JEDIDIAH 1017 N ALMON ST MOSCOWID83843	WICHMAN, HOLLY 2201 E SIXTH ST MOSCOWID83843
WILLIAMS, KATHLEEN 2075 SUNNYSIDE AVE UNIT #4 MOSCOWID83843	WILLOW HEMISPHERE LLC 2520 SE CLAY ST PORTLANDOR97214	YTREBERG, FREDERICK 1882 SUNNYSIDE AVE MOSCOWID83843

Anderson Sunnyside 7th Addition

Lot 7 Rezone

Neighborhood Meeting Minutes

Tuesday, November 29, 2022; 4:00pm PST

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

Developer: Jim Swift

Meeting Location: on site at the intersection of Sunnyside and Palouse River Drive

Meeting Purpose

The presentation and discussion of a proposed rezone of Block 2 Lot 7 Sunnyside 7th

Meeting

No members of the public attended the meeting. There was one phone inquiry regarding the project. The caller did not leave their contact information.

Respectfully,

Scott Becker, PE

Hodge & Associates, Inc

**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 ZERO POINT FIVE FOUR (0.54) ACRE PROPERTY LOCATED AT 706 WEST PALOUSE RIVER DRIVE FROM THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONE TO THE RESIDENTIAL OFFICE (RO) ZONE.

WHEREAS, the applicant filed an application for Rezone on December 20, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on January 25, 2023; 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 consists of a 0.54-acre property located at 706 W Palouse River Drive.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
4. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”
5. The subdivisions to the north are currently designated as Auto-Urban Residential. Martin Wellness Center to the east is currently designated as Suburban Commercial and properties to the south of Palouse River Drive are designated as High-Density Residential. Anderson/Frontier Park to the west is currently designated as Parks and Open Space.

6. The subject property is currently designated as Multiple Family Residential (R-4) and the proposal is to rezone it to the Residential Office (RO) designation.
7. The north portion of the Anderson 7th Addition Subdivision is encompassed by a combination of the R-3 and R-4 Zones. The Gritman property to the east of the subject property is currently zoned R-4 and the properties to the south of Palouse River Drive are currently designated as Motor Business (MB).
8. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
9. According to the City of Moscow Zoning Code, the RO Zoning District is appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
13. In 1993, the subject property was rezoned to the current configuration of the R-3 and R-4 Zones which still exists today. The Council imposed three conditions of approval on the rezone, which are as follows:
 1. The density shall be limited to a minimum lot area of 2,000 sf per dwelling unit;
 2. The buildings shall be limited to one-story in height exclusive of basements; and
 3. There shall be dedicated a pedestrian pathway, minimum of ten feet in width extending from Latah Care Center to the Anderson/Frontier Park.
14. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the RO Zone would allow on the subject property.
15. The subject property is located adjacent to Palouse River Drive which is designated as a minor arterial. The section of Palouse River Drive adjacent to the subject property currently does not have curb, gutters, or sidewalks on either side of the street. As part of Anderson 7th Addition Subdivision, frontage improvements will be constructed the north side of Palouse River Drive which will include street widening, curb, gutter, and a sidewalk.
16. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on November 29, 2022 to discuss the proposed rezone. All neighborhood meeting materials are attached.

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 High-Density Residential.
- 2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed RO Zone provides for a transition between the existing Motor Business (MB) Zone to the south of Palouse River Drive and the combination of R-3 and R-4 Zones to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
- 3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The subject property will provide a logical transition from the more intensive commercial properties to the south.
- 4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
- 5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Palouse River Drive which is a minor arterial street which can adequately serve any proposed development allowed in the RO 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 zero point five four (0.54) acre property from the Multiple Family Residential (R-4) Zone to the Residential Office (RO) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this _____ day of _____, 2023.

Robb Parish, Chair
Planning and Zoning Commission

**CITY OF MOSCOW
PLANNING & ZONING COMMISSION
FY2024 BUDGET REQUEST**

The Planning & Zoning Commission, despite being required to exist by Idaho Code and absolutely necessary for the legal functioning of the City Council, has no money dedicated to its operations or training. This budget proposal is for the benefit of the Planning & Zoning Commission and all of its constituents, including the Mayor, City Council and Moscow residents. It is to aid them in making decisions and recommendations in all of the work that they are charged to do by Idaho Code and Moscow City Code, relative planning policies, especially the Comprehensive Plan, and Zoning Code and Subdivision Code matters.

These monies are to ensure that the Commission is well informed regarding local, regional and national planning and zoning matters, including related legal and procedural issues. The Planning & Zoning Commission is the land use specialist citizens group upon which the Council relies for land use recommendations.

- Commission Professional Development Funding (this is proposed to be used to fund costs for attendance to local planning training opportunities, subscriptions to professional publications and journals, guest speakers and other professional development and training activities) (\$1,500)

Total Request

\$1,500