

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
November 16, 2022

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, Cole Mize, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Drew Davis, Joel Hamilton
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

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

Wilson moved for approval of the minutes as written, seconded by Seever. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Public Hearing: 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: LUP2022-0030 and LUP2022-0031 (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
3. Proposed Preliminary Plat of an approximately 2.50-acre area to create 5 lots ranging from 10,630 square feet to 28,494 square feet in size, referred to as Wildrose Court.

Ray presented the proposed Annexation and Preliminary Plat as described above, and recommended approval of both, with five conditions for the subdivision. The City of Moscow and the Southeast Sewer District (a non-City entity) have an agreement to work together to provide sewer and water services within the District boundaries. The District contains several subdivisions and parcels on the southeast side of Moscow, within and also outside of the City Limits. This is the only remaining sewer district that is not managed by the City, and the District is not proposed to be annexed into the City, only some of the property within the boundaries.

Public Hearing opened at 7:12 PM

Dave Dail (applicant), Moscow, provided a brief review of the decision-making process that led to the current applications. The R-2 Zone was selected because the developers wanted to build larger homes with larger lot

sizes. All the lots are large enough to meet a R-1 designation, but the lot width requirements would not be met if the Parkland Dedication is made into a tract, as is required in an R-1 Zone.

Kathy Graham, Moscow, speaking in opposition to the project, talked about how they currently live within City Limits and in the Southeast Sewer district, but do not want to be a part of the District. Graham was concerned that the sewer use of a new subdivision within the District would cause a breakage of the current pipes. Both Ridgeview 2nd and the new development would have to pay into the Southeast Sewer District, which would go towards the cost of replacing damaged sewer lines. Graham objected to the City approving an addition to the capacity of the Southeast Sewer District, and also expressed concern about the approach on Highway 8 for Ridgeview 2nd and Wildrose Court. Phase 3 of Ridgeview 2nd includes building the approach for access to the subdivisions. A condition of the proposed development is that it would need to be accepted into the Southeast Sewer District.

Ed Haagen, Moscow, spoke in opposition to the project and talked about the increased development in Moscow and his concern regarding water resources.

Cynthia Leonhart, Moscow, spoke in opposition to the project and had concerns about street parking for both of the Ridgeview additions. She was worried about the sewer lines breaking underneath Wildrose Drive and that some of the neighbor's wells are running brown. There has not been a sewer failure in the last 10 years. There have been discussions between City Council and the Southeast Sewer District about adopting some properties.

Will Krasselt, Moscow, had some concerns about access to the two proposed lots on the north side of the development at the end of Flomer Lane, because the road is narrow and the County provides minimal maintenance. He also wanted it to be noted that Wildrose Drive would end in a cul-de-sac instead of stubbing to the east, which he would prefer because he has considered subdividing his large property into a several parcels to develop as well. Flomer Lane is a narrow gravel road and was not, until recently, plowed by the County. Flomer Lane is a 20ft wide road, on average, and has a varying right-of-way (ROW). Staff recommends that a 10-foot ROW easement be added to the north edges of the property for future road improvements. There was a discussion about City residential and commercial lots that are accessed via County roads.

Ed Haagen, Moscow, asked about fire hydrants, which would be installed at the northwest corner of the subdivision and another added to the cul-de-sac of Wildrose Court.

Zena Hartung, Moscow, requested information about any parks that would be built in the area. The Parkland Dedication would be adding to the pathway connectivity for the park planned at the southwest corner of Ridgeview 2nd and to Milton Arthur Park to the north.

Kathy Graham, Moscow, wanted to know how big the Ridgeview 2nd park, and Staff responded that it would be about 7,000-10,000ft, as well as include a linear pathway running along the south side of Ridgeview. It would be a City park and maintained by the Parks and Recreation Department.

Katie Pelch, Moscow, did not agree that a park should be placed on the southern edge of Ridgeview 2nd, as it would be a safety concern. She was also worried about the iron in the water, and lack of water filtration in her house.

Dave Dail (applicant), Moscow, talked about some of the differences between Ridgeview 2nd and Wildrose Court. Communicated that he heard the concerns about water and sewer.

A comment was submitted via letter after the meeting packet had been published, from Scott and Ruth Butler, and was entered into the public record.

Public Hearing closed at 7:49 PM

Residential homes in the County utilize wells and if they are within the Southeast Sewer District they would be connected to those sewer lines. City water will be extended to Flomer Lane and a developer would have to extend it further if they wanted. The Commission mentioned that the water resource concerns are being addressed by the Palouse Basin Aquifer Committee (PBAC) and City Council with a long-term resolution. The Southeast Sewer District is a separate entity with an agreement with the City of Moscow, which is not influenced by the Planning & Zoning Commission. Commissioners agreed that in-fill projects are generally good and the recommended conditions make for a better project. There was some conversation about city growth in general, and the different approaches to development between cities and counties. There was talk about using City water as opposed to drilling new wells.

Seever moved to recommend approval of the Comprehensive Plan Designation to City Council with no conditions, seconded by Wilson. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to recommend approval of the Rezone to City Council with no conditions, seconded by Gropp. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Wilson moved to recommend approval of the Preliminary Plat to City Council with the five conditions as recommended by Staff, seconded by Gropp. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to draft the Relevant Criteria and Standards for the Comp Plan Designation, Rezone, and Preliminary Plat. The motion was seconded by Wilson. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

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

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 to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.

Wilson moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Preliminary Plat, seconded by Gropp. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

None.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for December 14, 2022.

The was a conversation about scheduling a joint meeting between City Council and Planning & Zoning Commission sometime in the Spring 2023.

The Commission requested a training event on Idaho State code, specifically regarding affordable housing regulations. There was brief conversation about housing type variety and the density options for housing

developments and residential growth. Affordable housing cannot be required in the State of Idaho, but it can be incentivized.

The Commission also requested another presentation and discussion with PBAC and would like to schedule a meeting for Nils Peterson to provide an update on his affordable housing trust.

Parish declared the meeting adjourned at 8:20 PM



Robb Parish, Chair

November 2022

City of Moscow,

Scott & Ruth Butler live at 1275 Lundquist Lane, which Flomer comes off. An influential ingredient to purchasing this neglected, ill-built house, was that it is outside Moscow's city limits. We have our own water well.

We want to stay rural, not be absorbed into Moscow, nor have the city limits brought closer to us.

Sincerely,

Scott & Ruth
Butler

Received 11/16/22 ~~and~~ @ 237pm

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A TWO POINT FIVE (2.50) ACRE AREA OF LAND 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, KNOWN AS THE WILDROSE COURT ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Subdivision Plat on September 28, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 16, 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 2.5-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.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (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.”

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
9. The applicant is proposing to rezone the 2.5-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
10. According to the City of Moscow Zoning Code, 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.
11. 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. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
12. The applicant is proposing to subdivide the 2.5-acre area into 5 lots ranging from 10,630 sf to 28,494 sf in size, referred to as Wildrose Court Subdivision.
13. All of the proposed lots are proposed to be within the Moderate Density, Single Family Residential (R-2) Zone and meet the minimum lot size and width requirements.
14. A stormwater detention facility is located on Tract A, near the entrance to the subdivision.
15. The existing parcel has street access via Wildrose Drive and Flomer Lane and is shaped like a “U”. Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
16. Wildrose Drive is constructed to a 34-foot paved width with two travel lanes and on-street parking on both sides of the street. Curb, gutter, tree lawns, and sidewalks will also be constructed on both sides of the street. Wildrose Drive is proposed to terminate in a cul-de-sac on the subject property.

17. Two of the proposed lots will have street frontage on Flomer Lane, which is a County road that is developed to an approximately 20-foot width and surfaced with gravel. As part of the proposed subdivision, there will be two lots which will have their only points of access from Flomer Lane. The Engineering Department is recommending that additional right-of-way be dedicated on those two lots, but that no street improvements are required.
18. Water mains will be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
19. Sanitary sewer is proposed to be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The subject property is within the Southeast Sewer District, which will require consent from the District to connect.
20. Storm sewer will be piped and directed to a stormwater detention pond located near the entrance to the subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate before entering the City's storm system.
21. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 2.19 acres of net developable area of platted R-2 Zoned property, which requires a 5% dedication. The total dedication for the proposed subdivision is 4,770 square feet. The applicant has proposed a linear parcel on the west side of the subdivision which would connect Wildrose Drive to Flomer Lane. The Moscow Pathways Commission reviewed the proposal on October 11, 2022 and gave no recommendation, but suggested that a location further to the east be explored to see if the pathway grade could be lessened. The Parks and Recreation Commission is scheduled to review the proposal on December 1, 2022.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on June 24, 2022 to discuss the proposal.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed 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, Single Family 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 proposed lots sizes and densities are consistent with the proposed 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 Wildrose Drive and Flomer Lane which are local neighborhood streets. Water and Sewer connections are readily available in the area and are proposed to be extended through the subdivision. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the two-point five (2.5) acre area of land generally located east of the current terminus of Wildrose Drive and south of Flomer Lane with the following conditions:

1. The applicant shall gain approval of the Southeast Sewer District to accept Sanitary Sewer Water in a form acceptable to both the City and the District.
2. The applicant shall provide a pathway connection from Wildrose Drive to Flomer Lane in a location that is recommended by the Parks and Recreation Commission, acceptable to the Parks and Recreation Department, and satisfies the parkland dedication requirements.
3. The applicant shall dedicate 10 feet of right-of-way along the Flomer Lane frontage of Lots 4 and 5 in order to accommodate the construction of a local street per City Standards in the future in the event it becomes necessary to do so.
4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
5. The applicant shall install a fire hydrant on Flomer Lane to provide fire and emergency services to Lots 4 and 5.

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

11th day of January, 2023.



Robb Parish, Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A TWO POINT FIVE (2.50) ACRE AREA OF LAND 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 FROM THE LOW DENSITY, SINGLE FAMILY RESIDENTIAL (R-1) ZONE TO THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on September 28, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 16, 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 2.5-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.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (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.”

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
9. The applicant is proposing to rezone the 2.5-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
10. According to the City of Moscow Zoning Code, 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.
11. 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. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.

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 proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed Moderate Density, Single Family Residential (R-2) Zone is consistent with the zoning designations to the west within Ridgeview Estates 2nd Addition Subdivision. 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 adjacent properties within Ridgeview Estates 2nd Addition Subdivision are a combination of the Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3) Zoning Districts.
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 Wildrose Drive and Flomer Lane, which can adequately serve any proposed development allowed in the R-2 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

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 two point five 2.5-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone with no conditions.

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

11th day of January, 2023.



Robb Parish, Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING THE REVIEW OF A TWO POINT FIVE (2.50) ACRE AREA OF LAND 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.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on September 28, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 16, 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 2.5-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.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (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."

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
9. The existing parcel has street access via Wildrose Drive and Flomer Lane and is shaped like a "U". Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
10. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on June 24, 2022 to discuss the proposal.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed designation for the subject property of Auto-Urban Residential is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the existing designation of Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations entirely surrounding the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the Auto-Urban Residential designation exist in the surrounding subdivisions. The adjacent properties are primarily single family residential subdivisions.
4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property

has direct access, via Wildrose Drive and Flomer Lane, as well as sufficient and available public utility services to meet the needs of existing and future development.

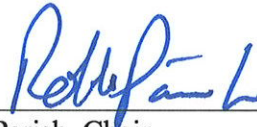
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The proposal is to retain the existing Comprehensive Plan land use designation.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential for the 2.50-acre property with no conditions.

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

11th day of January, 2023.



Robb Parish, Chair
Planning and Zoning Commission