

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
June 28, 2023

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of June 14, 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: Proposed Comprehensive Plan Amendment and Rezone of a 12.26-acre Property Located at the Northwest Corner of the Palouse River Drive and Mountain View Road Intersection. Permit Application LUP2023-0010 (ACTION ITEM)**

1. Comprehensive Plan land use designation amendment from the Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation.
2. Rezoning of the subject property from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone.

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

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

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.

4. 2023 Citizen Survey Questions (ACTION ITEM)

The Commission will discuss potential survey questions which should be included within the survey sent out this year.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

5. Shared Reading: On Common Ground (ACTION ITEM)

The Commission will discuss the most recent *On Common Ground* magazine distributed by the Latah County Board of Realtors.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for July 12, 2023.

ADJOURN

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
June 14, 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; Joel Hamilton, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Rich Beebe, Scott Gropp, Cole Mize, Dennis Wilson
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of May 24, 2023 Minutes (ACTION ITEM)

Scott moved for approval of the minutes as written, seconded by Seever. 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.

None.

3. Public Hearing: Legislative Hearing Providing for the Repeal of Title 4, Chapter 10, Section 10-8; Providing for the Amendment of Title 4, Chapter 5, Chapter 8, and Chapter 10 of Moscow City Code Regarding the Procedures for Appeals (ACTION ITEM)

Staff is proposing an amendment to Moscow City Code to clarify the procedural requirements associated with appeals. This includes appeals of Zoning Administrator decisions to the Board of Adjustment and those of lower body decisions to City Council. The amendment is necessary to provide a clearer process for consideration of appeals. Standards for the review and consideration of appeals have historically been located in multiple sections of City Code as well as a resolution. It is unnecessary, and confusing for users, to maintain both ordinance provisions and a resolution to guide the appeal process. Council took the first step in cleaning up this issue with the repeal of Resolution 2000-17 on May 1, 2023. The proposed ordinance amendment will correct the remaining deficiencies by consolidating the procedural requirements and review standards in one Chapter of City Code (Title 4, Chapter 8). Section 8-2 addresses appeals of Zoning Administrator decisions and Section 8-5 covers appeals to City Council. Both sections clarify what individuals have standing to appeal, detail the submittal and review process, and specify how the public meeting will be conducted. The result is a clearly defined process that provides predictability and consistency for the public, staff, and final decision makers. On May 15, 2023, the City Council directed Staff to proceed with a hearing before the Planning and Zoning Commission.

Ray presented the proposed Appeal Procedure code amendment as described above, and recommended approval of the draft ordinance to City Council. There was a discussion about the difference between “applicant” and “appellant” in the draft. The Commissioners were concerned about the confusing nature of some of the language in the amendment.

Public Hearing opened at 7:17 PM

No comments.

Public Hearing closed at 7:18 PM

Hamilton moved for approval of the Appeals Procedure code amendment with a recommendation that a definitions section potentially be added, seconded by Scott. Roll Call Vote; Ayes: Unanimous (5). 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 a Preliminary Subdivision Plat for a 51.53-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the South Fork of the Palouse River and East of Highway 95. Permit Applications LUP2022-0025 and LUP2022-0026 (ACTION ITEM)

1. *Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural to the Auto-Urban Commercial designation.*
2. *Rezoning of the subject property from the combination of Motor Business (MB) and Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.*
3. *Proposed Preliminary Plat of a 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision.*

Seever moved to approve the Reasoned Statement of Relevant Criteria and Standards for the proposed Rezone, Comp Plan Designation, and Preliminary Plat, seconded by Scott. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

5. 2023 Citizen Survey Questions (ACTION ITEM)

Commission will discuss potential survey questions which should be included within the survey sent out this year.

The Commission talked about the three draft questions that Seever provided. There was a discussion about the general topics that the questions addressed. The Commissioners were generally in favor with the style and topic of the questions, and decided to work on editing before having another discussion at the next meeting.

REPORTS

1. *Transportation Commission meeting report.*

Hamilton gave a brief report of the Transportation Commission meeting that occurred last week.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission meeting is scheduled for June 28, 2023.

A Public Hearing for a Rezone application will be conducted at the next meeting.

Parish declared the meeting adjourned at 7:40 PM

Robb Parish, Chair

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

Hearing Date: June 28, 2023

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for Comprehensive Plan Land Use Designation Amendment and Rezone of a 12.26-acre Property Located at the Northwest Corner of the Palouse River Drive and Mountain View Road Intersection: Permit Application LUP2023-0010

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, Blum Enterprises - 4, LLC, is proposing for Comprehensive Plan land use designation amendment and rezone of a 12.26-acre property located at the northwest corner of the Palouse River Drive and Mountain View Road intersection. The proposed Comprehensive Plan land use designation amendment is from the Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation. The proposed rezone is from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone.

Site and Area Land Use: The subject property is 12.26-acre property currently used for agricultural production. There is a single-family dwelling located on a 7-acre property directly to the west of the subject property, and agricultural land located to the south, southeast, and east. The Indian Hills 6th Subdivision is located to the north which is developed with a range of uses including single-family dwellings, multi-family dwellings, and a USDA office building.



Vicinity Map



Aerial Map

The subject property contains areas of moderate sloping topography at an average slope of 8% as the land continues to gain elevation to the northwest. There are no drainage ways or natural features that have been identified upon the subject property.

Comprehensive Plan Land Use Designation:

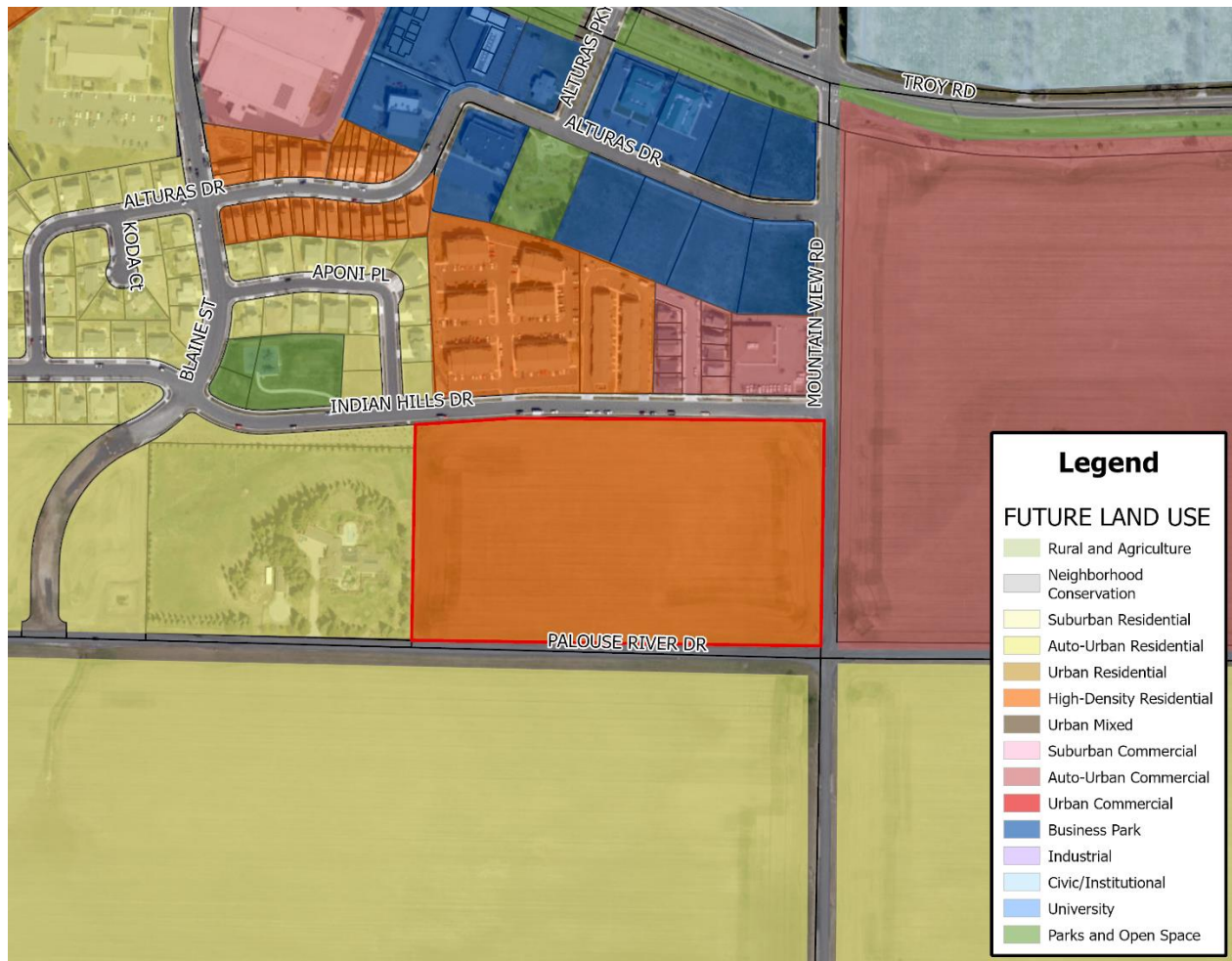
The subject property is currently designated a combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial within the Comprehensive Plan. The proposal is to amend the Comprehensive Plan designations and adopt the High-Density Residential designation. According to the Comprehensive 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 Indian Hills 6th Subdivision to the north is currently designated as a combination of Auto-Urban Residential, High-Density Residential, and Auto-Urban Commercial. The property to the east of the subject property is currently designated as Auto-Urban Commercial and property to the south is designated as Auto-Urban Residential.



Current Comprehensive Plan Land Use Designations



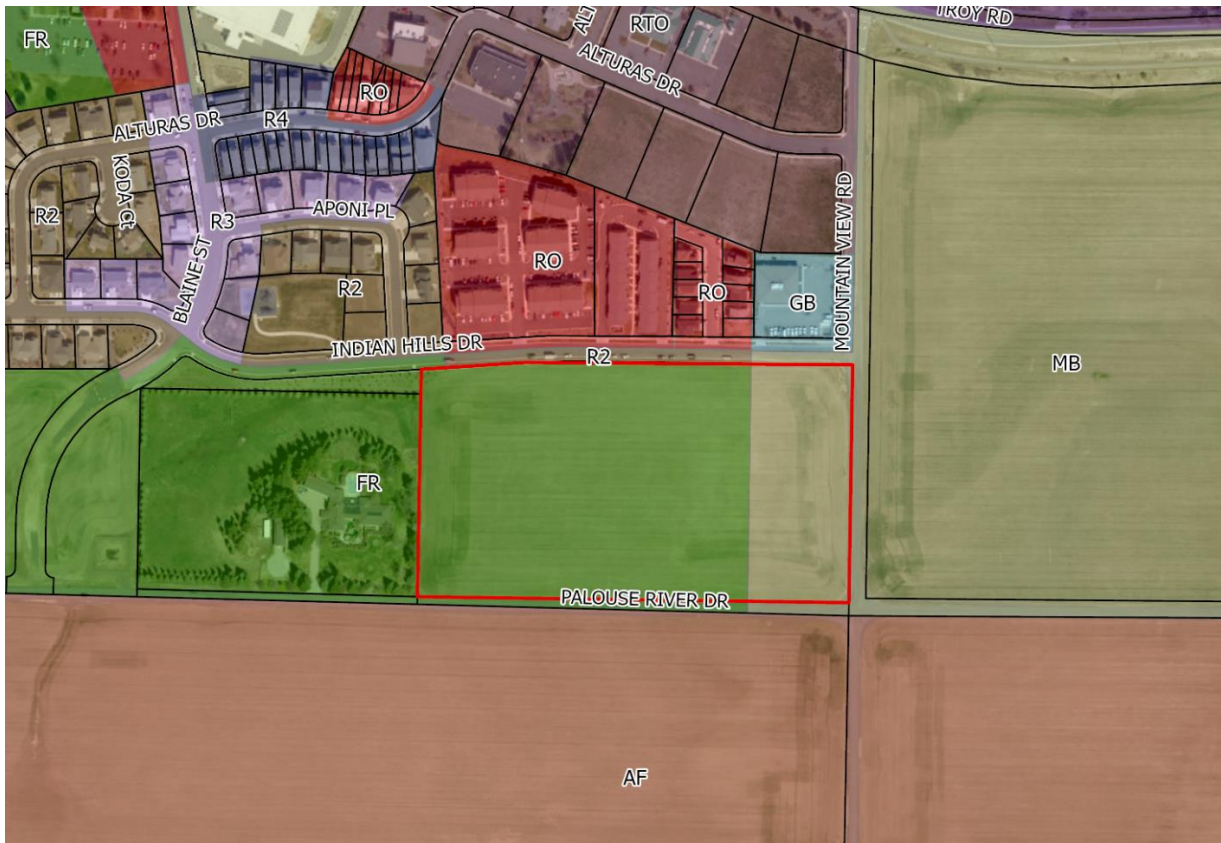
Proposed Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as a combination of the Farm Ranch (FR) and Motor Business (MB) Zones and the proposal is to rezone to the Multiple Family Residential (R-4) Zone. Property to the east of the subject property is currently zoned Motor Business (MB) and property to the south is within the Agriculture/Forestry (AF) Zone. Properties within Indian Hills 6th Subdivision to the north are within the Residential Office (RO) and General Business (GB) Zones.

According to the Zoning Code the R-4 Zoning District,

“Provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts.”

Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.



Current Zoning



Proposed Zoning

Water and Sewer: There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property.

Access, Streets, Traffic: The subject property is located adjacent to Palouse River Drive and Mountain View Road which are designated as minor arterial streets. Indian Hills Drive is also located to the north of the subject property and is designated as a local neighborhood street. Indian Hills Drive is paved with curb, gutter, tree lawns, and sidewalks on both sides of the street. Palouse River Drive and Mountain View Road adjacent to the subject property currently do not have curb, gutters, or sidewalks on either side of the street.

Input from Other Departments:

Engineering Division: The Engineering Department has provided comments within the attached June 21, 2023 memo from Todd Drage, Principal Engineering Technician.

Input From Other Agencies: None received.

RELEVANT CRITERIA & STANDARDS:

Comprehensive Plan:

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

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 Comprehensive Plan land use designation amendment from the Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation.
2. Recommend approval of the proposed rezone from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone with no conditions.
3. In accordance with the Commission's decision on the Comprehensive Plan land use designation and rezone request, direct staff to prepare the Relevant Criteria and Standards documents.

NOTICE OF PUBLIC HEARING

Proposal for Rezone of a 12.26-acre Property Located at the Northwest Corner of the Palouse River Drive and Mountain View Road Intersection.
Permit Application LUP2023-0010

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. Comprehensive Plan land use designation amendment from the Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation.
2. Rezoning of the subject property from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone.

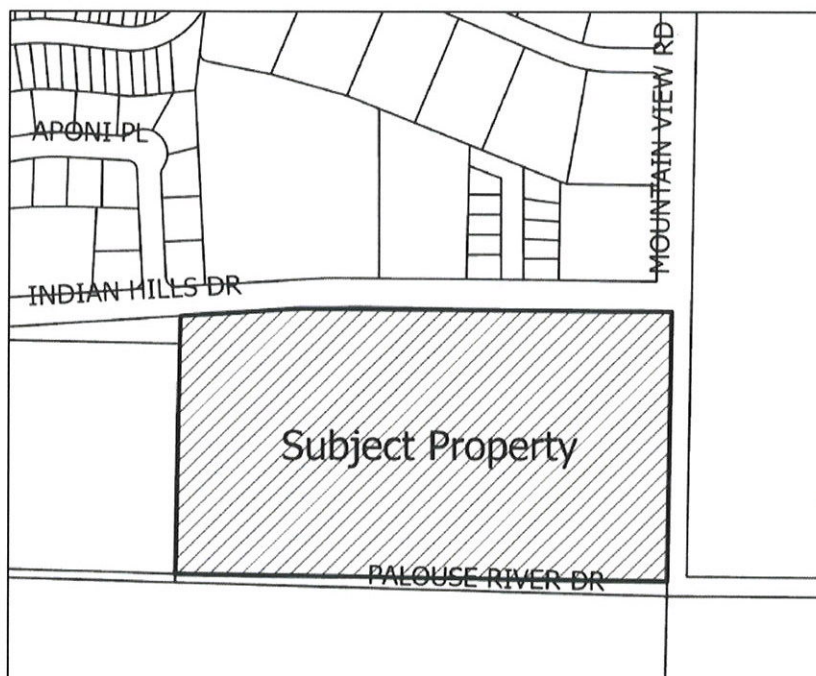
MEETING DATE: Wednesday, June 28, 2023

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: June 10, 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		5-31-23	
Dept	Fee Type	Fees	Paid
CDV	Zoning/Comp Plan Amend	\$1,040.00	5-31 ✓
CDV	Annexation	\$1,040.00	
Receipt Number		LUP2023-0010	

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Blum Enterprises - 4 LLC Telephone: 509-336-0173
3831 Highway 8, Troy ID 83871 Email: SBlum@Moscow.com
 (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: _____ Telephone: _____
 _____ Email: _____
 (Home address)

3. Location of Affected Property: RPM00000179250 See attached Description

Legal Description: _____
 (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: Approx 9.11 Acres FR, 3.15 Acres MB to: R-4
 (Current zoning) (Proposed zoning)

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

There continues to be a demand for additional, affordable housing in our community. The subject property will be developed for use as multifamily housing, addressing such demand.

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 Comprehensive Plan for the property includes Auto-Urban Residential, Suburban Commercial
and Auto-Urban Commercial. For Suburban Commercial – lands appropriate include higher-density
residential development and intersections of designated collector or arterial streets near residential development.
Here you have Indian Hills Dr., S. Mountain View Rd., and Palouse River Dr., all designed for higher traffic flow.

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

The proposed R-4 Zone is consistent with the surrounding area and will not unduly burden the neighborhood
of public infrastructure. The property is bordered by three streets, Indian Hills DR, a local street,
Mountain View Rd. and Palouse River Dr, both minor arterials. There exists infrastructure adjacent to the property
allowing for the orderly extension of public services and facilities at the expense of the Developer.

- C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area. This is compatible with adjacent uses to the North (multi-family and commercial uses).

Use to the south is undeveloped farmland; use to the west is farmland and residential;
use to the east is farmland, but is zoned commercial . The proposed zoning is consistent with neighboring
districts and will create a logical and orderly zoning configuration and transition.

- D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

The proposed zoning and uses are suitable for the area and will not unduly burden the area of public
infrastructure. The Developer will be responsible for extending the adjacent existing services to the development.

- 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 property has significant street access via Indian Hills Dr., S. Mountain View Rd., and Palouse River Dr. The
streets can adequately serve the proposed development allowed in an R-4 Zone. City water and storm
water mains are currently available. Developer will be responsible for developing sanitary sewer services.

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.

J. Curtis Blum
Applicant's Signature

5/31/2023
Date

J. Curtis Blum
Property Owner's Signature

5/31/2023
Date



Legal Description for Rezone for Blum Enterprises – 4 , LLC

A Parcel of land, located in the SE¼, SE¼ of Section 17, T.39N., R.5W., Boise Meridian, Latah County, Moscow, Idaho, more particularly described as follows:

Commencing at the SE Corner of Section 17 located at the intersection of Palouse River Drive and Mountain View Road; thence continuing along the South Line of said Section 17 N88°28'12"W 1007.02 feet; thence N0°56'00"E 25.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and the TRUE POINT OF BEGINNING for this description.

thence N0°56'00"E 520.64 feet to a point on the southerly right-of-way line of Indian Hills Drive;

thence continuing along said right-of-way line N86°22'38"E 248.50 feet to a Point of Curvature;

thence continuing along said right-of-way line 114.74 feet which is a curve to the right having a radius of 1470.00 feet, a central angle of 4°28'19", and chord length of 114.71 feet bearing N88°36'47"E;

thence continuing along said right-of-way line S89°09'03"E 614.64 feet to a point on the westerly right-of-way line of Mountain View Road;

thence continuing along said right-of-way line S0°56'00"W 556.10 feet to a point on the northerly right-of-way line of said Palouse River Drive;

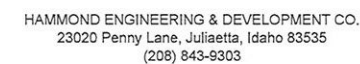
thence continuing along said right-of-way line N88°28'12"W 977.02 feet to the TRUE POINT OF BEGINNING for this description.

EXCEPTING the following parcel:

A parcel of land, located in the SE¼ SE¼ of Section 17, T.39N., R.5W., Boise Meridian, Latah County, Moscow, Idaho, more particularly described as follows:

Commencing at the SE Corner of Section 17 located at the intersection of Palouse River Drive and Mountain View Road; thence continuing along the South Line of said Section 17 N88°28'12" W 1007.02 feet; thence N0°56'00"E 25.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and the TRUE POINT OF BEGINNING for this description. thence N0°56'00" E 520.64 feet to a point on the southerly right-of-way line of Indian Hills Drive; thence continuing along said right-of-way line N86°22'38" E 2.13 feet; thence S0°56'00" W 520.83 feet to a point on the northerly right-of-way line of said Palouse River Drive; thence continuing along said right-of-way line N88°28'12" W 2.12 feet to the TRUE POINT OF BEGINNING for this description.





May 10, 2023

RE: **Rezone of Indian Hills Drive Parcel – FR (9.11 Acres) and MB (3.15 Acres) to R4 - Informational Meeting.**

Dear Neighbor,

I am the Property Manager for Blum Enterprises – 4 LLC, who owns the property just south of Indian Hills Drive and west of South Mountain View Street in Moscow. Blum Enterprises intends to submit an application to rezone this approximately 12.26+/- acre parcel from 9.11 acres of Farm/Ranch (FR) and 3.15 acres of Motor Business to Multifamily Residential (R4).

Blum Enterprises is seeking the rezone because the R4 zone provides more residential development opportunities and the community is in need of more housing. The rezone of this parcel is consistent and compatible with the surrounding uses. To the north of the parcel are higher-density multiple family residential uses, a planned unit development, and the Farm Service Agency/USDA office. To the east and south is undeveloped farmland. To the west is single family residential and farmland. This parcel is at the intersection of South Mountainview Street and Palouse River Drive, both main thoroughfares.

Pursuant to Section 10-7(B), Title 4 of the Moscow City Code, a neighborhood meeting must be held as a prerequisite to submittal of an application for rezone. The neighborhood meeting is intended to provide a forum which allows the landowner to present its application as well as neighbors an opportunity to comment on the application.

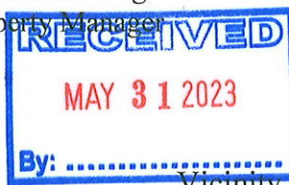
Each participant will be given up to three (3) minutes in which to provide testimony at the meeting. The City of Moscow has provided us with your name and address as a property owner that is located within 600 feet of the property proposed to be rezoned and therefore require notification.

We invite you to learn more about this application at the neighborhood meeting, which will be held at the **1912 Center** in Moscow in the Fiske Room, on **May 30, 2023, from 1:00 p.m. to 1:30 p.m.** Please feel free to contact me if you have any questions or concerns in the meantime, or if you are unable to attend and want to include your comments. I can be reached at 208-882-6280 or via email at dans@palouseproperties.com.

Kind regards,



Dan Schoenberg
Property Manager



Vicinity Map



Received 05-31-2023

Dan Schoenberg

From: Elizabeth Wolfe <wolfehowl@gmail.com>
Sent: Monday, May 29, 2023 11:15 AM
To: Dan Schoenberg
Subject: Re: Rezone of Indian Hills Drive Parcel

I'm planning on tomorrow's meeting. As far as official letter head I forwarded the HOA President since he did not receive the notification you sent out.

My comments are from myself as observed as an individual.

Yes I understood from my realtor Traci Hacker that was the case as far as the Palouse Properties the residents that reside there. Will that also be the same applicable to the new construction?

We'll need another park☺!

Liz Wolfe

On May 29, 2023, at 9:17 AM, Dan Schoenberg <dans@palouseproperties.com> wrote:

Thanks for the quick response.

Are you planning on coming to the neighborhood meeting tomorrow?

So I understand:

Are your comments on behalf of the HOA or you as a home owner? If it is from the HOA do you have letterhead or an official letter that can be sent from the organization?

Also, your reference is specifically to traffic on Indian Hills Drive (the public street) and traffic that is also using the HOA driveway.

The property to the north of you (apartment buildings) have a number of young families residing in them with children in the infant to pre-k age, professionals and retirees. There are some teens (underage) as part of a family unit, but very few, mostly younger families. Single undergraduate students are not eligible to reside at the property.

Thank again.

From: Elizabeth Wolfe <wolfehowl@gmail.com>
Sent: Monday, May 29, 2023 8:50 AM
To: Dan Schoenberg <dans@palouseproperties.com>
Subject: Re: Rezone of Indian Hills Drive Parcel



I would be happy to answer your questions. I am an officer as of recent, since the last treasurer moved to Pennsylvania. I do mean the HOA driveway private road and the public street.

Liz Wolfe

On Mon, May 29, 2023 at 8:45 AM Dan Schoenberg <dans@palouseproperties.com> wrote:

Thank you for the response Elizabeth.

I want to clarify a couple of your comments if I might.

Statement 1:

“The families in the HOA is a families with young children.”

Are you writing this as an individual owner or are you writing this as an officer of the HOA?

Statement 2:

“Already I observe vehicles going way over the speed limits driving up and down this street. Driving into one side of Palouse properties and out the other side before hitting the gas again.”

When you mention vehicles up and down this street are you referring to Indian Hills, Mountain View or the HOA driveway?

Thank you

-Dan

Dan Schoenberg

PALOUSE PROPERTIES

PO Box 9780

115 S Washington STE 2

Moscow ID 83843

Dans@palouseproperties.com

www.palouseproperties.com

Phone: [208-882-6280](tel:208-882-6280)

Fax: [208-882-8707](tel:208-882-8707)

From: Elizabeth Wolfe <wolfehowl@gmail.com>

Sent: Sunday, May 28, 2023 1:01 PM

To: Dan Schoenberg <dans@palouseproperties.com>

Subject: Fwd: Rezone of Indian Hills Drive Parcel

From: Elizabeth Wolfe <wolfehowl@gmail.com>
Date: May 28, 2023 at 12:12:18 PM PDT
To: dans@palouseorproperties.com
Cc: Francis Jeschke <francis.jeschke@gmail.com>
Subject: Rezone of Indian Hills Drive Parcel

Dan,

Re: Rezone of Indian Hills Drive Parcel notification letter dated 5/10/23

The families in the HOA is a families with young children. Which was a factor for choosing this neighborhood.

My concerns already experienced are from Palouse Properties are loud engines whether from loud mufflers, motorcycles and snowmobiles.

Already I observe vehicles going way over the speed limits driving up and down this street. Driving into one side of Palouse properties and out the other side before hitting the gas again.

I assume young adults or late teens that reside or frequent residents who live at the properties you represent.

Bringing in another lot of multi family apartments will only add to this behavior in this HOA.

Which I am addressing with you today.

Respectfully,

Elizabeth Wolfe

1336 Indian Hills Dr

Moscow, Idaho

208-320-2309

“We are all either wheels or connectors. Whichever we are, we must find truth and balance, which is a bicycle “- Nikki Giovanni

--

Elizabeth Wolfe

'Each time we talk to God, we are transformed. Each time we connect to our higher power, we are heard, touched and changed for the best.'



RE: Application for Rezone by Blum Enterprises – 4 LLC –
12.26+/- acres South of Indian Hills Drive, City of Moscow

Neighborhood Meeting Minutes
 Tuesday, May 30, 2023 1:00 PM
 Presenter: Dan Schoenberg, Property Manager
 Property Owner: Blum Enterprises 4, LLC
 Meeting Location: 1912 Center, Fiske Room

Meeting Purpose:

The presentation of the change of zoning from Farm\Ranch and Motor Business to R-4

Meeting:

The meeting was called to order by Dan Schoenberg at 1:00 PM.

Dan explained the map of current zoning for the City of Moscow, and discussed the proposed rezone for the property in question, as well as the need for entry level homes in Moscow. Dan also explained that there are several meetings where people can express their views, and let those in attendance know when and where those meetings would be happening. Dan explained that the parcel has good street access, as well as different zoning designations for the city.

The floor was then open for comments from the public. Three people registered and spoke at the meeting.

1. **Shelley Bennett** has an agreement to purchase 150' of the western end of the property in question and on the East side of her mother's current property, which is adjacent to the property in question. The purchase will be for an additional buffer. With the purchase there are no additional issues at hand.
2. **Jordan Bremer**, who lives on Aponi Dr., said she is concerned about density and green space, and that Indian Hills Dr is busy, and that she would prefer if more people owned single family homes in that area, rather than having more apartments built.
 - Dan explained that the demand for housing in Moscow is very high. In order to accommodate the growth of the community in the short term all types of housing will be needed, from single family homes to multifamily apartment buildings. There are a subdivisions that are in process now on West Palouse River Drive and north off of Mountain View that are designed for lower density housing options. To meet the current housing demands will require building a combination of single family homes through multifamily buildings. This project will help to fill the housing need in Moscow.
3. **Elizabeth Wolfe**, who lives on Indian Hills Dr., said she is concerned about busy street traffic, and that she would like to see more single family homes rather than apartments.
 - Dan explained that this property is boarded by three separate streets, Indian Hills Drive, Mountain View and East Palouse River Drive. Access to the development will occur from all three streets rather than from just Indian Hills Drive.

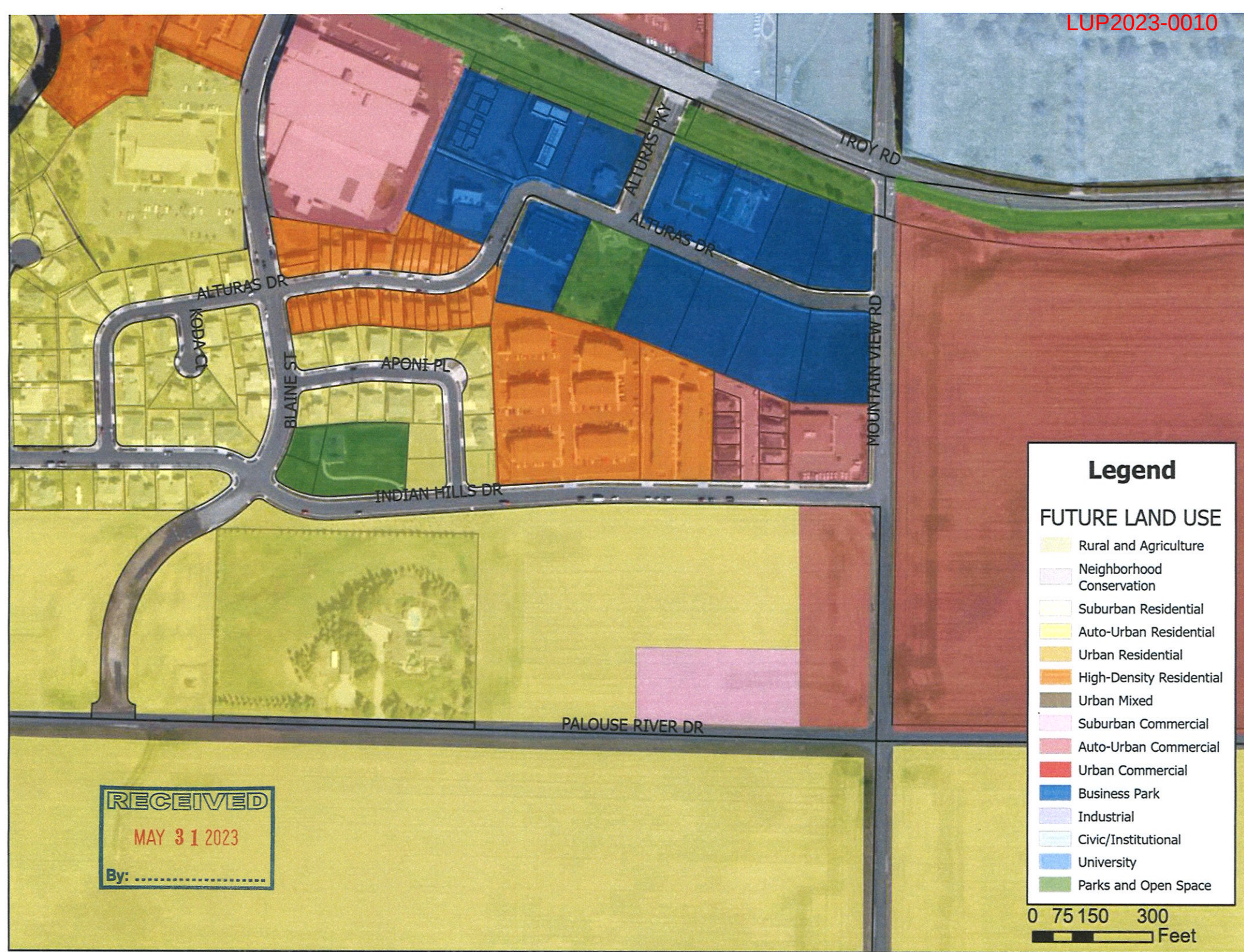
The meeting was adjourned at 1:30 pm.

Respectfully submitted,



Dan Schoenberg
 Palouse Properties, Property Manager
 115 S Washington STE 2
 Moscow ID 83843
 208-882-6280

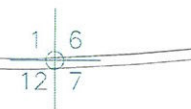


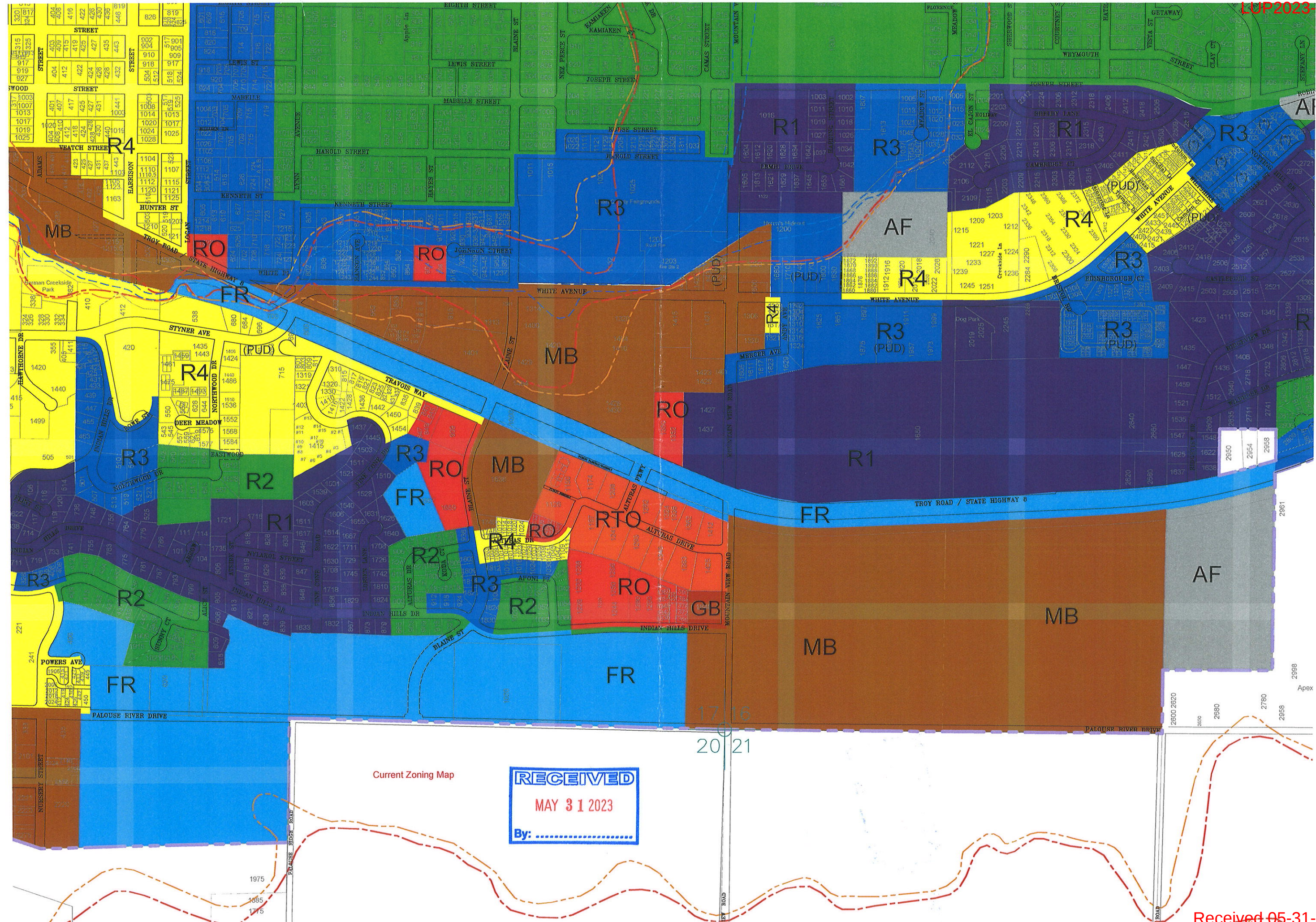


CITY OF MOSCOW

ZONING MAP

ZONING LEGEND		Color
R-1	Single Family - 9600 s.f.	
R-2	Single Family - 7000 s.f.	
R-3	Duplex	
R-4	Multi-Family	
SR	Suburban Residential	
U	University	
GB	General Business	
NB	Neighborhood Business	
CB	Central Business	
MB	Motor Business	
UMC	Urban Mixed Commercial	
I	Industrial	
FR	Farm - Ranch - Transitional	
RO	Residential Offices	
RTO	Research, Technology Offices	
AF	Agriculture, Forestry	
(PUD) Planned Unit Development		
(*) Other Conditions		
See Community Development for more information		







JUNE 21ST, 2023

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: PARCEL NUMBER RPM00000179250 REZONE REVIEW

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the application for the rezone of Latah County parcel number RPM00000179250, the Engineering Division has the following comments and recommendations.

Comments

1. Parcel number RPM00000179250 was evaluated in the City's Comprehensive Sewer System Plan (CSSP). The CSSP demonstrates that the system has adequate capacity to serve the additional sewage from this development under the 2015 and 2030 peak hour flow model analysis scenarios. However, construction of additional infrastructure and upgrades or modifications to the existing sanitary sewer infrastructure may be required to adequately serve the future development of this property.
2. Upon development of the property, improvements per City Code Title 5, Chapter 1, Section 1-5 will be required including the construction of half street improvements (and associated right-of-way dedication) along the property's Mountain View Road and Palouse River Drive frontages. Additionally, storm, sanitary sewer, and water mains will be required to be extended through both Mountain View Road and Palouse River Drive along the length of the property.
3. The road system for this parcel is served by two City Minor Arterial Streets and a Local Street. Upon the development of this parcel, mitigation for traffic impacts per the City's traffic impact study requirements may be warranted. The City Engineer will make the determination whether or not a traffic trip generation letter and subsequent traffic impact study is warranted upon submittal of development plans for the parcel.
4. Upon development of the property, 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.

Recommendations

1. The City's Application for Zoning Amendment requires under section 6.E that the applicant evaluate if the development can be adequately served by the City's existing transportation network, public facilities, and services. The City's Comprehensive Water System Plan and Internal Fire Code require adequate fire flow be provided based on the type and size of a proposed building. When development plans are prepared we recommend that the applicant request a model analysis to determine the City's current ability to provide domestic and fire water flow to the proposed development. The City retains HDR Engineering to maintain and operate a city-wide water model. For a model analysis, the applicant would work with the City to set up a Task Order specific to the development and infrastructure that they would like to proposed. Once development design plans are available, this analysis will be required for the City to issue a "Will Serve" letter to the Idaho Department of Environmental Quality (IDEQ) for the development.