

# PLANNING & ZONING COMMISSION



Robb Parish  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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**  
**May 24, 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, Cole Mize, Sue Scott, Victoria Seever, Dennis Wilson  
MEMBERS ABSENT: Joel Hamilton, Nels Reese  
OTHERS: Gina Taruscio  
STAFF: Jennifer Fleischman, Mike Ray

## **REGULAR AGENDA**

### **1. Approval of April 12, 2023 Minutes (ACTION ITEM)**

Seever moved for approval of the minutes as written, seconded by Wilson. Scott asked a clarifying question regarding the minutes of Agenda Item 3. Roll Call Vote; Ayes: Beebe, Gropp, Mize, Parish, Seever, Wilson (6). Nays: None. Abstentions: Scott (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: 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.*

Ray reviewed the applications as described above, and recommended approval with two conditions for the preliminary plat. The City of Moscow does not require wetland delineation for subdivision developments, but this project does not encroach on any identified wetlands on the National Wetlands Inventory. There are no additional environmental permits required regarding the project because it is not a federal project. The intersection of the new Hwy 95 and the old Hwy 95 is not currently planned to be signaled. A portion of the old Hwy 95 section, outside of the intersection with the new Hwy 95, will be conveyed to the City which is considering a possible beautification project. The property to the northwest of the old/new Hwy 95 intersection has an approach to the north of the intersection, which would not be affected by the intersection.

The City completed a floodplain study years ago in preparation of creating a potential Southeast Moscow Industrial Park, but there has not been any work done since then.

Public Hearing opened at 7:19 PM

Jeff Motley (applicant), Moscow, introduced himself and the other owner of Two-GM, LLC and talked about the process of creating a commercial subdivision. The applicants hope that commercial businesses would find the location ideal.

Shelley Bennett, Moscow, talked about the need in Moscow for more commercial lots.

Mike Church, Moscow, thought that having commercial properties on the south end of town would be a good idea.

Jeff Mau, Moscow, supports the property being developed for commercial use.

Mike Bell, Moscow, talked about how business owners are constrained with a lack of commercial properties available.

Shelly Bennett (applicant representative), Moscow, went into more detail about the subdivision's intersection with new Hwy 95.

Public Hearing closed at 7:26 PM

The Commissioners briefly talked about how much Moscow is in need of more commercial properties.

Gropp moved for approval of the Comprehensive Plan Land Use Designation, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Wilson moved for approval of the Rezone request, seconded by Mize. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved for approval of the Preliminary Plat, with two conditions as recommended by Staff. The motion was seconded by Beebe. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Scott moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Wilson. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **4. P&Z/City Council Joint Meeting Topics**

*It is anticipated that there will be a joint meeting between the City Council and the Planning and Zoning Commission in late summer/early fall and staff would like to discuss potential topics for discussion.*

The Commissioners discussed possible topics for the joint meeting with City Council including parking, affordable housing, the climate action plan, densification, subdivision types, and water. After deliberation, the Commission decided to exclude the climate action plan from their proposed topics. The meeting will most likely be scheduled sometime in late summer or early fall.

#### **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 some ideas for survey questions. Questions regarding parking and affordable housing may be included in the survey.

## **REPORTS**

*1. Transportation Commission meeting report.*

None.

## **ANNOUNCEMENTS**

A continuing education magazine was distributed for reading.

## **UPCOMING EVENTS/MEETINGS**

*The next Planning & Zoning Commission meeting is scheduled for June 14, 2023.*

The next meeting will have a legislative hearing.

**Parish declared the meeting adjourned at 7:49 PM**



Robb Parish, Chair

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

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF AN APPROXIMATELY FIFTY-ONE POINT FIVE THREE (51.53) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE SOUTH FORK OF THE PALOUSE RIVER AND EAST OF HIGHWAY 95.

**WHEREAS**, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on August 2, 2022; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 24, 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 an approximately 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.
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 contains a property currently used for agricultural production, a portion of Idaho Transportation Department's Highway 95 right-of-way, the southern half of the CHS Primeland property, a car detailing business, and a vacant property.
5. The applicant's original parcel is 29.46 acres in size and currently not adjacent to the City limits boundary. Consequently, the owner has worked with the City to expand the annexation area to

include four (4) additional properties who would like to be annexed at this time, bringing the total annexation area to 51.53 acres.

6. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural and the proposal is the Auto-Urban Commercial designation.
7. Auto-Urban Commercial (AU-C) designated areas,  
*“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”*
8. The subject property is currently zoned a combination of the Motor Business (MB) and Agriculture Forestry (AF) Zones.
9. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones.
10. The subject property has property frontage along Highway 95. Highway 95 is designated as a National Highway and is developed as a 24-foot-wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides.
11. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on August 1, 2022 to discuss the proposal.
12. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Commission concludes that it is appropriate for the property to be designated as AU-C upon annexation into the City of Moscow.

**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 Auto-Urban Commercial designation for the subject property is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and is 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 proposed designation of AU-C is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the north, west, and southwest of 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 AU-C designation exist within the current City Limits boundary to the north, west, and southwest. The adjacent properties to the north, west, and south are primarily commercial.
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 national highway, 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 Commission finds that the land use patterns within the immediate vicinity of the subject property have been transitioning into more Auto-Urban Commercial uses. The Auto-Urban Commercial land use designation is consistent with commercial properties adjacent to the north, west, and south. The proposed change would increase the size of the Auto-Urban Commercial designation upon the subject property.

### III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of the proposed Comprehensive Plan Land Use Designation change request for the 51.53-acre property from the combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural to the Auto-Urban Commercial designation with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
14<sup>th</sup> day of June, 2023.

  
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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 AN APPROXIMATELY FIFTY-ONE POINT FIVE THREE (51.53) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE SOUTH FORK OF THE PALOUSE RIVER AND EAST OF HIGHWAY 95 FROM THE COMBINATION OF THE AGRICULTURE FORESTRY (AF) AND MOTOR BUSINESS (MB) ZONES TO THE MOTOR BUSINESS (MB) ZONE.

**WHEREAS**, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on August 2, 2022; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 24, 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 an approximately 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.
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 contains a property currently used for agricultural production, a portion of Idaho Transportation Department's Highway 95 right-of-way, the southern half of the CHS Primeland property, a car detailing business, and a vacant property.
5. The applicant's original parcel is 29.46 acres in size and currently not adjacent to the City limits boundary. Consequently, the owner has worked with the City to expand the annexation area to include four (4) additional properties who would like to be annexed at this time, bringing the total annexation area to 51.53 acres.

6. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural and the proposal is the Auto-Urban Commercial designation.
7. Auto-Urban Commercial (AU-C) designated areas,

*“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”*
8. The subject property is currently zoned a combination of the Motor Business (MB) and Agriculture Forestry (AF) Zones.
9. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones.
10. The applicant is concurrently proposing to rezone the subject property from the combination of the Agriculture Forestry (AF) and Motor Business (MB) Zones to the Motor Business (MB) Zone.
11. According to the City of Moscow Zoning Code, the MB Zone is intended to,

*“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”*
12. Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.
13. The subject property has property frontage along Highway 95. Highway 95 is designated as a National Highway and is developed as a 24-foot-wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides.
14. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on August 1, 2022 to discuss the proposed rezone.
15. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Commission concludes that it is appropriate for the property to be zoned Motor Business (MB) upon annexation into the City of Moscow.

**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 Designation of Auto-Urban Commercial.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed MB Zone is a continuation of the current zoning designation of property adjacent to the north and west. 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 in along the Highway 95 corridor are all primarily commercial except for a few residential properties located within the MB Zone on the west side of the highway.
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 Highway 95, which can adequately serve any proposed development allowed in the MB 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 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 from the Motor Business (MB) and Agriculture Forestry (AF) Zones to the Motor Business (MB) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
14<sup>th</sup> day of June, 2023.

  
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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 PRELIMINARY PLAT OF A TWENTY-NINE POINT FOUR SIX (29.46) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE SOUTH FORK OF THE PALOUSE RIVER AND EAST OF HIGHWAY 95, KNOWN AS SOMO ADDITION TO THE CITY OF MOSCOW, IDAHO.

**WHEREAS**, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on August 2, 2022; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 24, 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 an approximately 29.46-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.
3. The subject property contains a property currently used for agricultural production.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural and the proposal is the Auto-Urban Commercial designation.
5. Auto-Urban Commercial (AU-C) designated areas,

*“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”*

6. The subject property is currently zoned Agriculture Forestry (AF).
7. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones.
8. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.
9. According to the City of Moscow Zoning Code, the MB Zone is intended to,

“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”
10. Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.
11. The applicant is proposing to subdivide the 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision.
12. The subject property is proposed to be located within the Motor Business (MB) Zoning District which does not have minimum lot area or minimum lot width requirements. Consequently, all of the proposed lots within the subdivision meet MB Zone requirements.
13. There are two tracts in the northwest and northeast corners of the subject property that are proposed to contain stormwater detention facilities. A pedestrian pathway through Lot 3, Block 2, is intended to provide pedestrian connections to the vacant property to the south.
14. The subdivision is proposing to gain access to Highway 95 at the future intersection of new/old Highway 95. The eastern segment of the four-way intersection is proposed to be extended with a collector street referred to as SOMO Drive, through to the eastern property boundary.
15. SOMO Drive will be constructed to the City’s collector street standard which is a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks are also required on both sides of the street.
16. Water mains will be extended throughout the subdivision from the existing mains near the future intersection of new/old Highway 95. The property is considered developable in the City’s Comprehensive Water System Plan dated January 2012. The applicant will need to work with the City’s Engineering Department to model the subdivision in order to determine whether the existing system has adequate potable and fire flows to serve future uses within the proposed subdivision.
17. Sanitary sewer is proposed to be extended throughout the subdivision within the alignment of SOMO Drive to its future intersection with Highway 95.
18. Storm sewer will be piped and directed to stormwater detention ponds located within the northwest and northeast corners of the proposed 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.
19. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat, the net developable area is 1,031,437 square feet (sf) or

23.68 acres. The proposed Motor Business Zoning District (MB) has a requirement of 9% of parkland dedication, which requires 92,829 sf or 2.13 acres in parkland dedication.

20. The Parks and Recreation Commission considered staff's recommendation to accept a combination of 1.83 acres of parkland dedication in the floodway of the South Fork of the Palouse River for a future pathway and \$4,050.00 in parkland dedication in lieu fees to satisfy the remainder of the parkland dedication requirements (0.3 acres) for the South Moscow Business Park. The Parks and Recreation Commission considered staff's recommendation on January 26, 2023 and recommended approval of the combination of land and in lieu fees to satisfy the parkland dedication requirement for the South Moscow Business Park as described herein.
21. The subject property contains portions of the 100-year floodplain and floodway of the South Fork of the Palouse River. The SOMO subdivision is proposed to be graded such that there will be no encroachment into the floodway and there will be approximately four lots which will contain portions of the 100-year floodplain. However, the elevation of the proposed lots will be well above the base flood elevations of the 100-year floodplain.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on August 1, 2022 to discuss the proposed rezone.

**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 Motor Business (MB) 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 Commercial.
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 Highway 95 which is a national highway, and includes the extension of SOMO Drive which is a designated collector street. Water and Sewer connections are readily available in the area at the old/new Highway 95 intersection. 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 twenty-nine point four six (29.46) acre area of land generally located south of the South Fork of the Palouse River and East of Highway 95 within the City of Moscow with two (2) conditions:

1. 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.
2. The applicant shall gain access approval from the Idaho Transportation Department and complete any necessary mitigation for the connection of SOMO Drive to the highway system.

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

14<sup>th</sup> day of June, 2023.



Robb Parish, Chair  
Planning and Zoning Commission