

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 28, 2023

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 7:00 PM

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

REGULAR AGENDA

1. Approval of June 14, 2023 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Unanimous (6). 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: 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.

Ray presented the Rezone application as described above, and recommended approval with no conditions. The surrounding R-3 zone allows for single family homes, twin-homes, and townhouses. The Engineering Departments' comments and recommendation have to do with the building permit process instead of the zone and comp plan designations. The burden of meeting requirements for the sewer, water, and traffic systems that are addressed in the memo would be done by the developer, not the City. The required multi-modal route accommodation would be met with E Palouse River Dr and Mountain View Rd having bike lanes and sidewalks added.

Public Hearing opened at 7:16 PM

Dan Schoenberg (applicant representative), Moscow, talked about the need for more apartment rentals in the Moscow area, and that the town will continue to grow with the University of Idaho enrollment numbers

rising. He mentioned that the affordability of housing is related to demand and supply, and currently the low availability of apartments is driving up prices. Many of his units are occupied by non-student families that are utilizing student housing for lack of other options.

Nils Peterson, Moscow, spoke in favor of the project and talked about a potential third bus route. Adding more R-4 zones is a great way to bring down the cost of housing for everyone.

Emily Vander Zanden, Moscow, disagreed with the proposed request because of concerns regarding declining property values, as well as blocking views of the surrounding mountains. She was worried that children would not be safe to play in the area anymore. A signal may need to be added at the intersection of Mountain View Rd and the Troy Highway. Does not like the idea of more noise and the transient nature of young neighbors.

Stephen Bremer, Moscow, acknowledged the need for more apartments and single-family homes, but does not think that this parcel would be a good location for apartments. He mentioned that there are no bike lanes along Mountain View Rd and E Palouse River Drive now. Was concerned that traffic along Indian Hills Drive is already high for being next to a park.

Elizabeth Wolfe, Moscow, wanted to add that the Indian Hills Park is already too heavily used.

Jorden Bremer, Moscow, is worried about an increase in the density of the area. Traffic is already a problem on Indian Hills Drive and the addition of an apartment complex would contribute to the congestion. They would rather the zone be changed to R-3 or R-2 instead of R-4.

Dan Schoenberg (applicant representative), Moscow, responded to some of the concerns of the local single-family home residents. He mentioned that apartment tenants do not make an area unsafe and that there are three major streets that would provide access to the subject property.

Public Hearing closed at 7:40 PM

The Commissioners discussed the comments from the public testimony, but wanted to point out that many of the apartment units would be rented by families as well. All street frontages are required to be improved on the adjacent streets if the property is developed in the future, thus improving the multi-modal transportation in the area. The Commission mentioned that vehicles parked on the sides of the streets naturally act as a speed deterrent.

Seever moved for approval of the Comp Plan Designation as recommended, seconded by Reese. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Scott moved for approval of the Rezone request as recommended, seconded by Seever. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Scott. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. 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 questions that were proposed at the last meeting and how to word them for the upcoming survey. Parish will rewrite the questions about affordable housing and parking and the Commission will not submit a question about water conservation, as it does not fall under their purview.

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

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

The Commission discussed several of the articles from the continuing education magazine.

REPORTS

1. Transportation Commission meeting report.

No report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

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

The Commissioners are in favor of cancelling the next meeting.

Parish declared the meeting adjourned at 8:31 PM

A handwritten signature in blue ink, appearing to read "Robb Parish", is written over a horizontal line.

Robb Parish, Chair

Jennifer Fleischman

From: Michael Ray
Sent: Wednesday, June 28, 2023 1:42 PM
To: Jennifer Fleischman; [REDACTED]
[REDACTED]
[REDACTED]
Cc: Gina Taruscio
Subject: RE: P&Z Meeting Materials June 28th

Commissioners, below is an email with public testimony that was sent to the City Council regarding the public hearing that will be before you tonight.

See you this evening,
Mike

Mike Ray, AICP
Planning Manager
City of Moscow
504 S. Washington Street
Moscow, ID 83843
mray@ci.moscow.id.us
(208) 883-7008

From: Elizabeth Wolfe <[REDACTED]>
Sent: Monday, June 26, 2023 1:52 PM
To: Council <council@ci.moscow.id.us>
Subject: Fw: Rezone of Indian Hills Driver Parcel -FR (9.11 Acres) and MB (3.15 Acres) to R4

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Council Members:

Attached email is my recent letter to Dan Schofield Property Manager for Blum Enterprises expressing my concerns in regards to this rezone application.

Elizabeth Wolfe
[REDACTED]

Moscow, ID 83843
[REDACTED]
[REDACTED]

From: Elizabeth Wolfe
Sent: Saturday, June 24, 2023 2:57 PM
To: dans@palouseproperties.com <dans@palouseproperties.com>
Subject: Rezone of Indian Hills Driver Parcel -FR (9.11 Acres) and MB (3.15 Acres) to R4

Hi Dan,

I have received my notice of Public Hearing letter for Permit Application LUP2023-0010 for the Proposal for Rezone at the Northwest Corner of Palouse River Drive and Mountain View Road Intersection for 7pm June 28th 2023 at the City Hall.

Since the Informational hearing on May 30th concerns moving forward in my head on this request to build multi-family units, I still continue to feel it is not the right fit for this neighborhood.

I feel it would be appropriate to take a traffic study on Indian Hills Dr. There is already too many vehicles street parking including RV's , Logging Truck, work vehicles with cargo trailers which only inhibits vision for drivers.

As far as the vehicles who use this street, very few follow the 25 MPH speed limit, daily as I monitor the traffic 7 out of 10 are speeds of 35 MPH and upwards. My exercise bike is by the window so this is something that I could do every day.

Compound this with the vision impaired by parked traffic only makes things more congested and more susceptible to hazards involving the many people, both young and old, who enjoy the neighborhood and path way.

Many of these people who enjoy this area of concern are toddlers, kids, preteens along with parents and dog walkers . It is not uncommon for the younger generation who are too young to operate a vehicle to ride their motored scooters in the street. Even then drivers don't slow down to the required speed limit when the kids are out.

Both Indian Hills Dr. and Palouse River Dr. are unique for outdoor enthusiasts, for cyclists and runners. Both roadways are thoroughfares and have the scenic appeal. In addition, you have many construction trucks, commercial vehicles, and recreational vehicles boats and trailers.

This rezone is for more traffic, more congested growth which would in my opinion take away from this appeal in this neighborhood. I haven't seen multi-family residential with this many factors mentioned that I feel would be a good option for developing a vision for family living.

I understand the urgency for more residential housing, and would like to ask for the traffic study and maybe a condo option like the condos they have on Almon Street and A Street. They are beautiful and have a peaceful appearance. It would be a wonderful solution to adding some value to this neighborhood.

Please feel free to share my concerns ,

Respectfully,

Elizabeth Wolfe

[REDACTED]

Moscow, Idaho 83843

[REDACTED]

"There is no sweet companion like pure charity"

**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 REQUEST FOR COMPREHENSIVE PLAN LAND USE AMENDMENT OF A TWELVE POINT TWO SIX (12.26) ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE PALOUSE RIVER DRIVE AND MOUNTAIN VIEW ROAD INTERSECTION.

WHEREAS, the applicant filed an application for Comprehensive Plan land use designation amendment on May 31, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 28, 2023; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is 12.26-acre property currently used for agricultural production.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated a combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial.
4. The Comprehensive Plan land use designation is proposed to be amended to the High-Density Residential designation.
5. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”

6. 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.
7. 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.
8. 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.
9. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 30, 2023 to discuss the proposed Comprehensive Plan land use designation amendment. All neighborhood meeting materials are attached.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed High-Density Residential 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 High-Density Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding properties.
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 High-Density Residential designation exist within the Indian Hills 6th Subdivision to the north and northwest. The adjacent properties to the east and south are currently agricultural.
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 to three public streets, two of which are designated as minor arterials. There is 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 High-Density Residential uses. The High-Density Residential land use designation is consistent with the properties directly to the north of the subject property, which are also within the High-Density Residential designation. The proposed designation would also provide a transition from the less intensive designations to the west to the commercial designations to the east.

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 twelve point two six (12.26) acre property from the combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
26th day of July, 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 TWELVE POINT TWO SIX (12.26) ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE PALOUSE RIVER DRIVE AND MOUNTAIN VIEW ROAD INTERSECTION FROM THE FARM RANCH (FR) ZONE TO THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONE.

WHEREAS, the applicant filed an application for Rezone on May 31, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 28, 2023; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is 12.26-acre property currently used for agricultural production.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated a combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial.
4. The Comprehensive Plan land use designation is proposed to be amended to the High-Density Residential designation.
5. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”

6. 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.
7. 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.
8. 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.
9. 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.”
12. Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, townhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.
13. 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.
14. 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.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 30, 2023 to discuss the proposed rezone. All neighborhood meeting materials are attached.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designation of High-Density Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-4 Zone provides for a transition between the

existing Motor Business (MB) Zone to the east and the Farm Ranch (FR) and Moderate Density Residential (R-2) properties to the west and northwest. The proposed rezone is compatible with the Residential Office (RO) Zone to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.

3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The subject property will provide a logical transition from the more intensive commercial properties to the east.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Palouse River Drive and Mountain View Road which are both minor arterial streets which can adequately serve any proposed development allowed in the R-4 Zone. City water, sanitary sewer, and storm sewer mains currently exist in the area.

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 twelve point two six (12.26) acre property from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone with no conditions.

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

26th day of July, 2023.



Robb Parish, Chair
Planning and Zoning Commission