

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
February 28, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of January 24, 2024 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 Rezone of a 4.98-Acre Property Located at 1326 Orchard Avenue. Permit Application LUP2024-0001 (ACTION ITEM)**

1. Rezoning of the subject property from Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone.

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

1. Recommend approval of the proposed Rezone with no conditions; or recommend approval of the proposed Rezone with conditions; or recommend denial of the proposed Rezone; or take such other action as deemed appropriate.
2. In accordance with the Commission's decision, adopt the attached Relevant Criteria and Standards document.

4. **Election of Officers for 2024 (ACTION ITEM)**

The Commission will need to nominate officers for 2024.

PROPOSED ACTIONS: Nominate and elect a Chair, Vice Chair, and Second Vice Chair for 2024.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The Planning & Zoning Commission regular meeting scheduled for March 13, 2024 has been cancelled.

ADJOURN

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

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
January 24, 2024

7:00 PM

Council Chambers
206 E Third Street

Wilson called the meeting to order at 6:59 PM

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

REGULAR AGENDA

1. Approval of November 15, 2023 Minutes (ACTION ITEM)

Hamilton moved for approval of the minutes as written, seconded by Nels. Roll Call Vote; Ayes: Hamilton, Reese, Seever, Wilson (4). 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. Election of Officers for 2024 (ACTION ITEM)

The Commission will need to nominate officers for 2024.

The Commissioners opted to table the elections until the next meeting when more Commissioners are present.

4. Fiscal Year 2025 Commission Budget (ACTION ITEM)

The City is currently preparing the 2025 fiscal year budget and the Commission will need to submit their request by the end of February.

There was a discussion about the previous years' budgets and subsequent expenditures. Any funds that the Commission does not use are rolled back into the City's general fund.

Hamilton moved for approval of the FY2025 budget request as written, seconded by Scott. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

5. Proposed Final Subdivision Plat for Rolling Hills 10th Addition (ACTION ITEM)

Proposed final subdivision plat for a 6.0-acre area of land to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.

Ray presented the proposed final plat as described above, and recommended the Commission recommend approval to City Council with no conditions. Many of the subdivisions east of Mountain View Road contributed land to the City for the required parkland dedication, to ultimately form Moser Park. The Commissioners are glad to see a road now connecting to the park, and look forward to its development.

Scott moved to recommend approval to City Council of the final plat of Rolling Hills 10th Addition, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The next regular meeting is scheduled for February 8, 2024. Hamilton shared some highlights from the presentation by Tony Bean about the new airport terminal at the January meeting. It is not known whether there would be a shuttle between the old parking lot and the new parking lot, or if the Airport plans to use the old parking lot.

ANNOUNCEMENTS

The Commission thanked the Mayor for the holiday treats.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for February 14, 2024.

Wilson declared the meeting adjourned at 7:14 PM

Robb Parish, Chair

Date

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

Hearing Date: February 28, 2024

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Rezone of a 4.98-acre Property Located at 1326 Orchard Avenue in the City of Moscow: Permit Application LUP2024-0001

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, Justin Goodwin, is proposing a rezone of a 4.98-acre property located at 1326 Orchard Avenue in the City of Moscow. The proposed rezone is from the Farm Ranch (FR) Zones to the Low Density, Single Family Residential (R-1) Zone.

Site and Area Land Use: The subject property is 4.98-acre property which currently contains a single-family dwelling and accessory building. The Picabu Estates Subdivision is located to the south of the subject property, to the north are rural residential properties which contain freshwater ponds, and to the northeast is the Woodbury Subdivision which is currently under construction. Single family residential neighborhoods are located to the west and east of the subject property.



Vicinity Map



Aerial Map



Topography Map

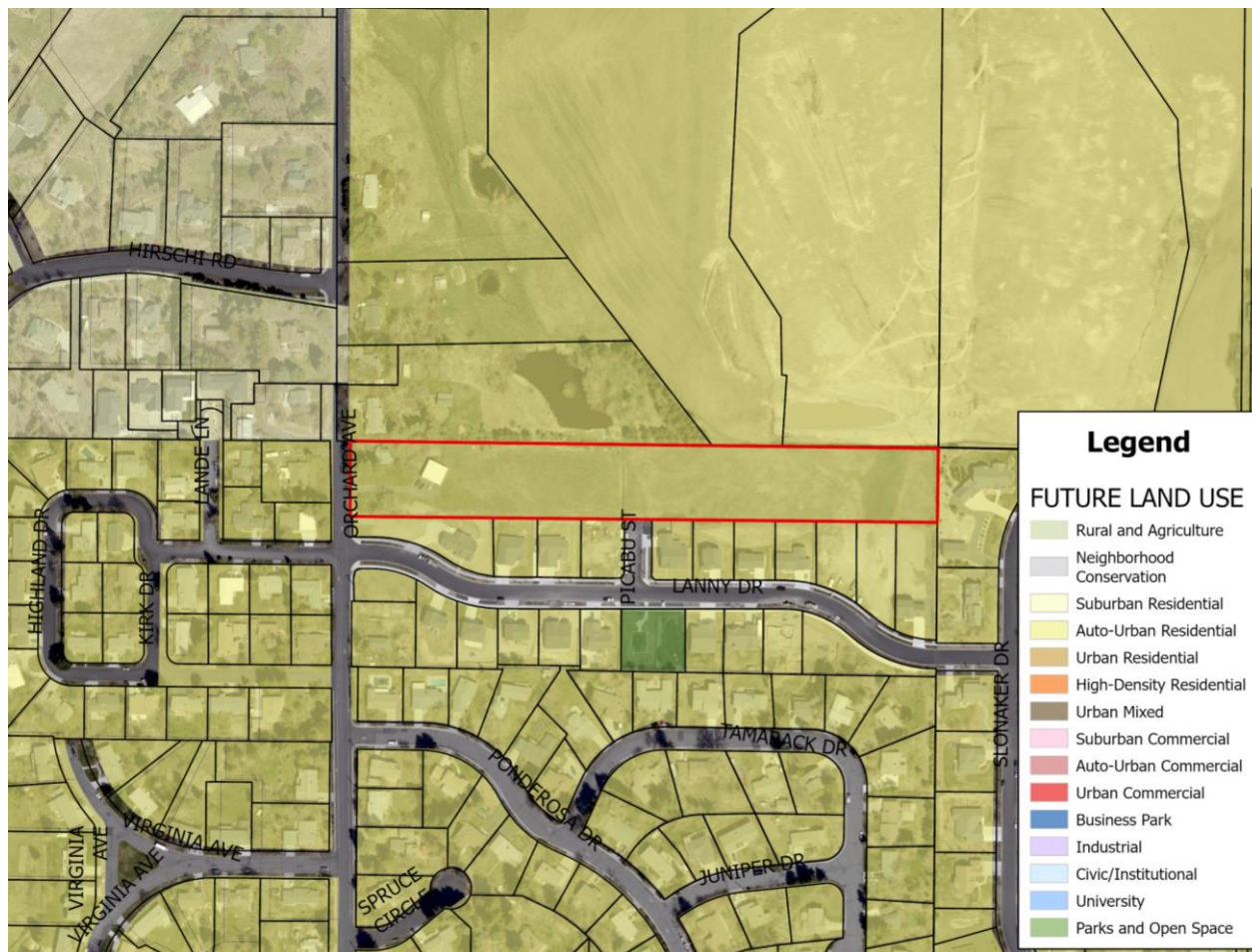
The subject property is a long, linear parcel which contains areas of moderate sloping topography with a ridge extending through the property on the eastern portion. A stormwater drainage ditch extends across the property from freshwater ponds and a stormwater detention pond to the north and connects to the City's stormwater system in the Picabu Estates Subdivision.

Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

All surrounding land is currently designated as Auto-Urban Residential, with the exception of a Suburban Residential area to the northwest and the City's park property on Lanny Drive which is designated as Parks and Open Space.



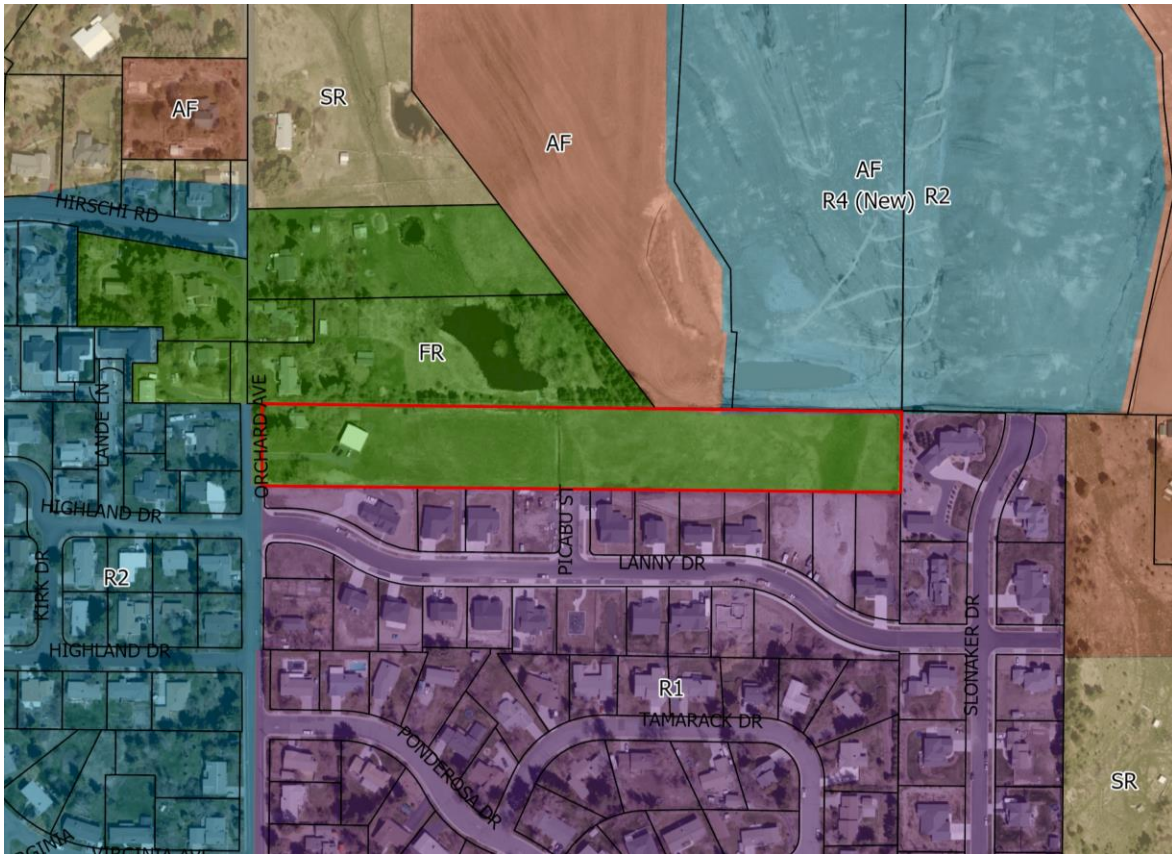
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as the Farm Ranch (FR) Zoning District and the proposal is to rezone to the Low Density, Single Family Residential (R-1) Zone. Property to the south of the subject property is currently zoned Low Density, Single Family Residential (R-1) and property to the west is within the Moderate Density, Single Family Residential (R-2) Zone. Properties to the north are currently zoned a combination of Farm Ranch (FR), Moderate Density, Single Family Residential (R-2), and Agriculture/Forestry (AF).

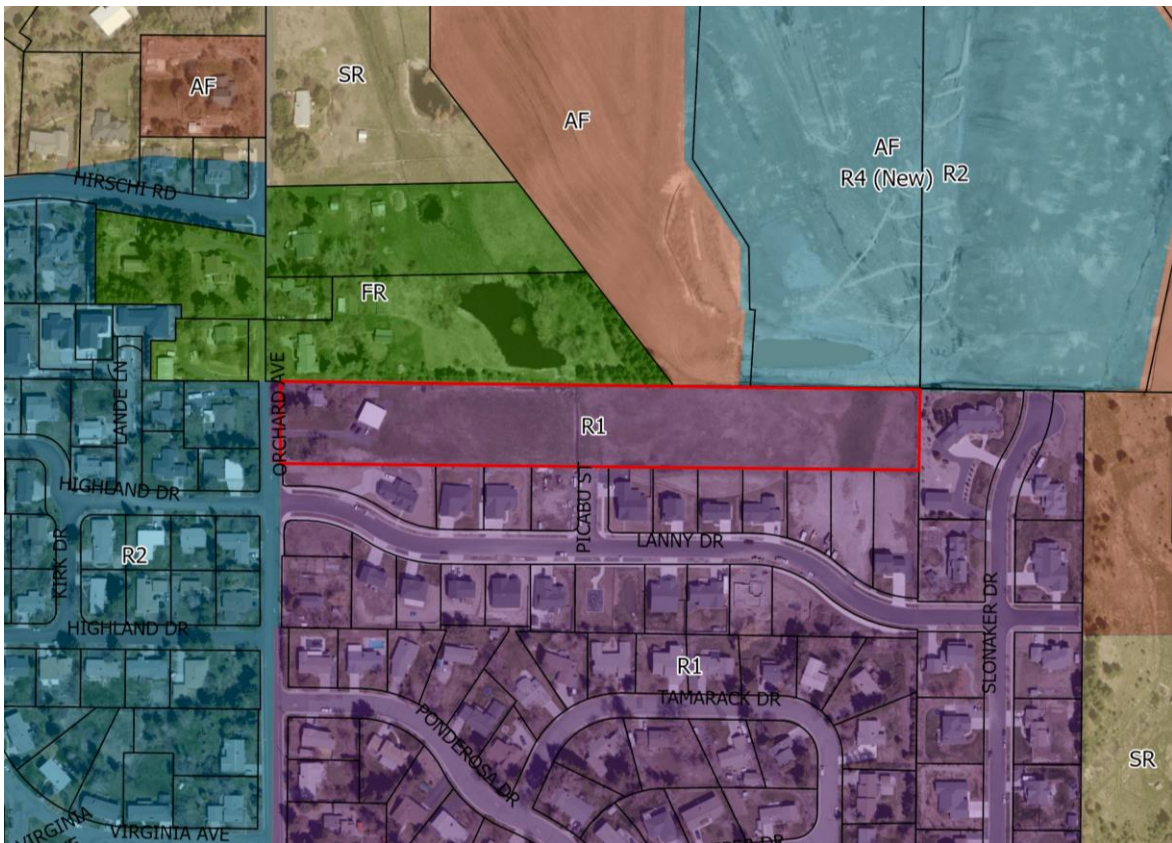
According to the Zoning Code, the R-1 Zoning District is a low-density residential zone appropriate where the following circumstances are present:

1. Single family dwellings predominate in the area.
2. The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question.

Uses permitted within the R-1 Zone include single family dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.



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-1 Zone would allow on the subject property.

Access, Streets, Traffic: The subject property is located adjacent to Orchard Avenue which is designated as a collector street, and Picabu Street which is designated as a local neighborhood street. Orchard Ave adjacent to the subject property is developed to a 20 ft paved roadway with gravel shoulders on both sides of the street. Picabu Street is constructed to a 36 ft roadway with curb, gutter, tree lawns, and sidewalks on both sides of the street.

Input from Other Departments: None received.

Input From Other Agencies: None received.

RELEVANT CRITERIA & STANDARDS:

Rezone:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed rezone from the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone with no conditions.
2. In accordance with the Commission's decision, adopt the attached Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for Rezone of a 4.98-acre Property Located at 1326 Orchard Avenue in the City of Moscow -
Permit Application LUP2024-0001

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

1. Rezoning of the subject property from the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone.

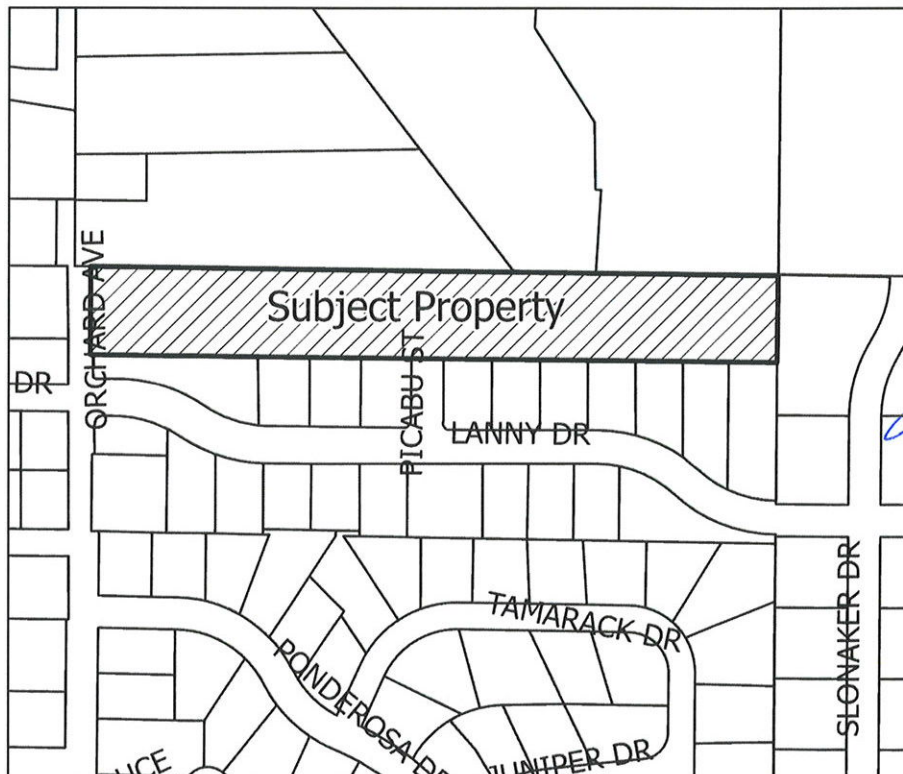
MEETING DATE: Wednesday, February 28, 2024

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

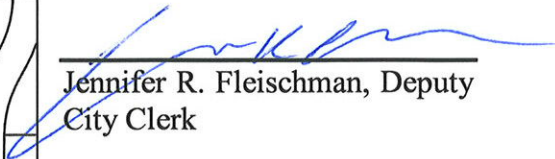
MEETING TIME: 7:00 p.m.

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 R. Fleischman, Deputy
City Clerk

Publish: February 10, 2024



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**

Ph.: 208-883-7035

504 S. Washington Street

jfleischman@ci.moscow.id.us

mray@ci.moscow.id.us

For City Use Only

Date Received

Dept	Fee Type	Fees	Paid
CDV	Zoning/Comp Plan Amend	\$1,071.00	
CDV	Annexation	\$1,071.00	
	Receipt Number		

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Justin Goodwin Phone: 208-301-1783

Address: 1542 Lanny Dr, Moscow, Id 83843 Email: jagoodw34@gmail.com

Relationship to affected property (please check one):

Owner Purchaser Lessee Other (explain below):

Under contract to purchase 4 of the 5 acres

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

Name: Kathryn Maurin Phone: _____

Address: 1326 Orchard, Moscow, Id 83843 Email: kaymaurin@gmail.com

3. Location of Affected Property: 1326 Orchard, Moscow, Id 83843

If described by Metes and Bounds, please attach deed on a separate sheet.

Legal Description: _____

(Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED REZONE

4. Proposal: The applicant requests a rezone of the above-described property as follows:

From: Farm Ranch (FR) to: Low density Single Family Residential (R-1)
(Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): To facilitate the purchase and division of the current parcel. We are purchasing 4 of the 5 acres. The home will be left on a lot with just under 1 acre, and thus needs to be rezoned. The 6 neighbors purchasing the 4 acres will divide it amongst themselves and have their lot lines adjusted to incorporate the land into their current parcels. No further development

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance with the following five **Relevant Criteria and Standards**. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:

- A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

The proposed rezoning and further lot line adjustments does not affect the current usage of the land, it protects the current undeveloped portion between Lanny Dr and the Woodbury Estates from further development.

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

As there is no proposed development the current usage of the land will remain the same provided continuity to the surrounding community as a whole. No facilities or further land use rights will be provided beyond what is already facilitated by city ordinance.

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

The use after the rezoning will remain the same and is compatible with the surrounding area,

- 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.

No development is being proposed.

- 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.

No development is being proposed, a lot line adjustment for the purchasing neighbors will be requested that will allow absorption of the 4 acres into the current lots on Lanny Lane. They will be similar in size to other current and proposed lots in the surround area.

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, comprehensive plan amendment, or annexation 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 submitted documents 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, date 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 before it will be processed:

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. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.

Justin A. Goodwin and/

01/30/2024 08:25 PM

or assigns

Signature of Applicant Date

Kathryn A Maurin

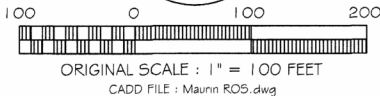
01/30/2024 08:33 PM

Signature of Property Owner (if different) Date

T 39 N, R 5 W, S 5

RECORD OF SURVEY

A Parcel of Land Located in the SE 1/4 of the SE 1/4 of Section 5, T39N, R4W, Boise Meridian, City of Moscow, Latah County, Idaho



LEGEND

- Found 5/8" rebar w/ cap mkd. PLS 6449 or as Described
- Calculated Position - Nothing Found or Set
- Found Section or 1/4 Section Corner
- Found Sectional Subdivision Corner
- Subdivision Block Number
- Subdivision Lot Number
- (M) Measured
- (R) Record Per Survey References
- Subject Property Boundary Line
- Section Line
- Section Subdivision Line
- City Street Centerline
- City Street Right of Way Line
- Adjacent Property Line
- Subdivision Lot Lines
- Fenceline

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found southeast corner and the found east quarter corner of Section 5, said bearing being N 00°20'20" E.

SURVEY REFERENCES

- Warranty Deed, Inst. No. 343958
- Blackwood 1st Addition, Inst. No. 497958, PLS 2102, 2005
- Picabu Estates, Inst. No. 585631, PLS 6449, 2017
- Record of Survey, Inst. No. 460396, PLS 3003, 2001
- Record of Survey, Inst. No. 579750, PLS 10162, 2016

SURVEYOR NARRATIVE

- The purpose of this survey is to locate and monument the parcel of land described land described in Warranty Deed, Inst. No. 343958.
- There is a possible yard encroachment along the south line of the subject property and the north line of Lots 3 and 4, Block 1, Picabu Estates.
- This survey was conducted without a title search. It does not show the existence of all easements and or encumbrances recorded or unrecorded that may affect this property.

SURVEYOR CERTIFICATION

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act. This survey map was prepared at the request of Kathryn Maurin, in November, 2023.



Michael E. Dahlin - Idaho Professional Land Surveyor

C-9: E 1/4 Corner
Fd. 3" dia. brass cap
per CPF Inst. No. 321963

D-9: S 1/16 Corner
Fd. 5/8" dia. rebar w/ YPC
mkd. "Hodge 3003"
per ROS Inst. No. 460396

E-9: SE Corner
Fd. 2" dia. aluminum cap
per CPF Inst. No. 449147

D-8: SE 1/16 Corner
Fd. Sound
per CPF Inst. No. 398237

E-7: S 1/4 Corner
3" dia. brass cap
per CPF Inst. No. 307271

REECE, JOANNE
VOXMAN, WILLIAM
WD #446037

TRAIL FAMILY LLC.
QCD #460076

WOODBURY LAND LLC.
WD #618411

Fd. 5/8" dia. rebar
w/ 2" dia. aluminum cap
mkd. PLS 10162

Fd. 5/8" dia. rebar
w/ 2" dia. aluminum cap
mkd. PLS 10162

SUBJECT PROPERTY
MAURIN, KATHRYN
WD #343958
4.98 ACRES ±

MAY, JOE & MARY
WD #588433

Fd. 5/8" dia. rebar
w/ YPC mkd.
"Hodge 3003"

GRAUKE,
JOHN & DONNA
WD #627665

JETT, MARY
WD #594709

WESTACOTT,
KAREN & RONALD
WD #596738

BRANEN FAMILY
LIVING TRUST
WD #628952

GARRETT,
KATIE
WD #594620

CUNNINGHAM,
JUSTIN
WD #610996

FURTADO,
SHEREE
WD #602226

PICA,
MARK & ROBYN
WD #573913

GOODWIN,
JUSTIN & EMILY
WD #605313

CHRISTOPHERSEN,
JON & JAMIE
WD #601994

LANNY DRIVE

BLACKWOOD 1ST
ADDITION

E-9: SE Corner
Fd. 2" dia. aluminum cap
per CPF Inst. No. 449147

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF Rim Rock
AT 2:31pm THIS 2nd DAY OF Nov, 2023

RECORDER

Julie Fry

DEPUTY

Aranda Valden Fee: \$500

DATE	STATE	COUNTY	PROJECT	DRAWN BY
NOVEMBER 2023	ID	LATAH	MAURIN - BDY	CMM

631870



RIM ROCK CONSULTING, INC.

- Land Surveying
- Site Planning
- Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET

1
OF
1

February 1, 2024

PRELIMINARY DRAFT: THIS DESCRIPTION HAS NOT BEEN CHECKED NOR APPROVED BY A
PROFESSIONAL LAND SURVEYOR

**Legal Description for Justin Goodwin
By Hodge and Associates, Inc.**

A parcel of land described in Warranty Deed, Instrument #343958, Latah County Records, located in the Southeast Quarter of the Southeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, in the City of Moscow, Latah County, Idaho, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 5;
Thence S00°20'20"W, 164.93 feet, to the northeast corner of the Picabu Estates subdivision, described in
Plat, Instrument #585631, Latah County Records;
Thence along the north line of said subdivision, N89°24'59"W, 1315.79 feet, to the centerline of Orchard
Avenue;
Thence along said centerline, N00°24'01"E, 165.02 feet, to the southwest corner of a parcel described
in Warranty Deed, Instrument #446037, Latah County Records;
Thence leaving said centerline, S89°24'44"E, 1315.58 feet, to the **Point of Beginning**.

Parcel contains 4.98 acres, more or less.

PRELIMINARY DRAFT: THIS DESCRIPTION HAS NOT BEEN CHECKED NOR APPROVED BY A
PROFESSIONAL LAND SURVEYOR

Neighborhood Rezoning Meeting
Picabu Estates

Dear Neighbor,

You are receiving this invitation to attend a neighborhood rezoning meeting for property owned by Kay Maurin located behind Lanny Drive in Picabu Estates. The current parcel is zoned for Farm Ranch and we are proposing to have the property rezoned to Single Residential R-1. The Good Neighbors LLC group consisting of Justin Goodwin, Jonathan Christopherson, Larry and Laurel Branen, Karen Westacott, Mary Jett and John and Donna Grauke would like to purchase this parcel behind our houses and have lot line adjustments extend from our current property line to the property owned by Bill Voxman and Joanne Reese, Trail Family LLC and Woodbury Land LLC. Our intent is to purchase the parcel, divide it between the Good Neighbors LLC group, and have it remain as undeveloped property.

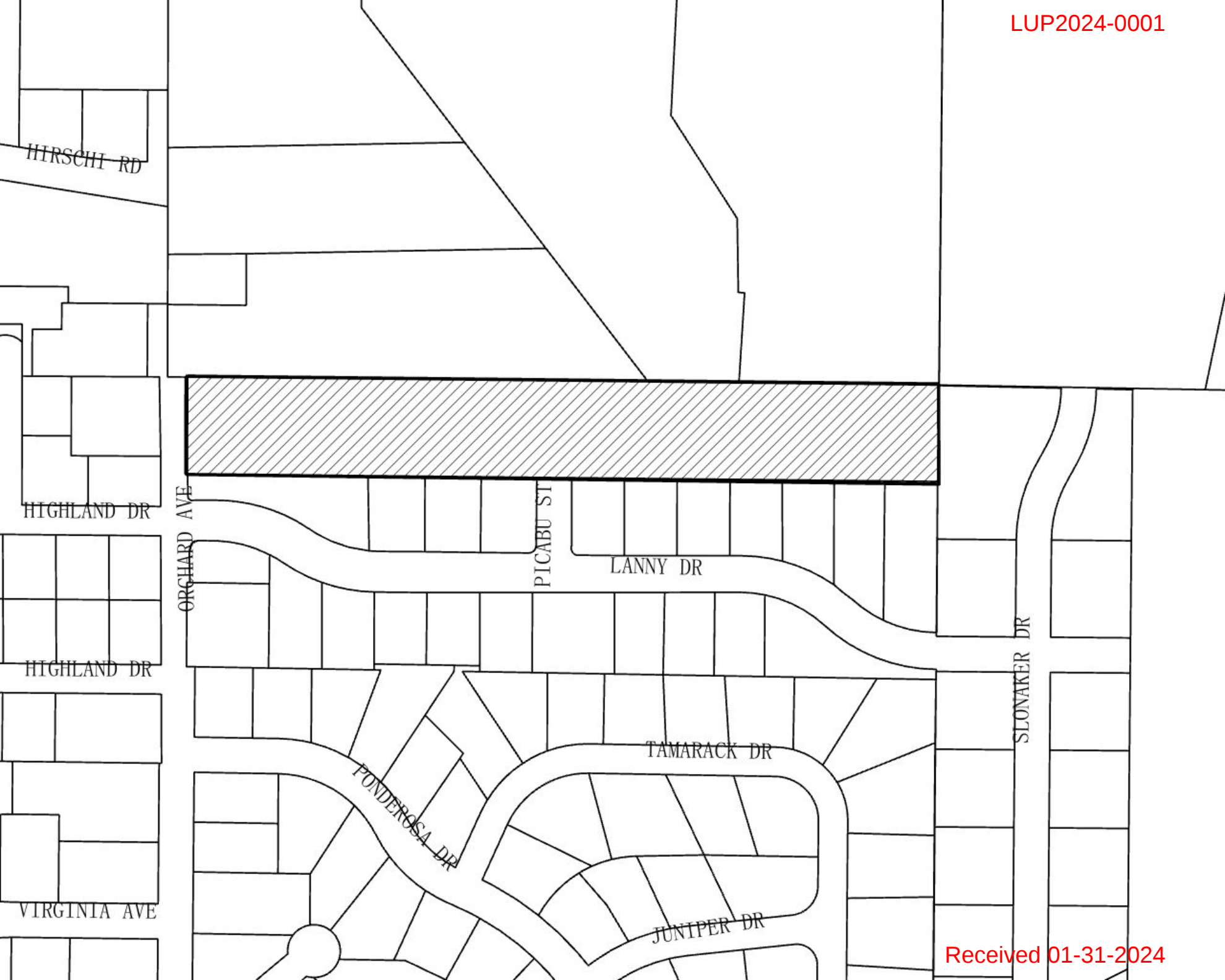
Enclosed are the proposed lot line adjustments and legal descriptions, a map (shaded area is the current parcel) and a vicinity map.

The rezoning meeting is scheduled for Friday, January 19, 2024 from 7:00-9:00 pm in the Lecompte Auditorium at the 1912 Center, 412 E 3rd Street, Moscow, ID. Enter the SE entry doors by the 1912 Center bench and either take the stairs or elevator to the second floor.

For questions please contact Justin Goodwin.

Justin Goodwin
xxxx Lanny Drive
Moscow, ID 83843
Phone: 208-301-1783
Email: jagoodw34@gmail.com

We look forward to seeing you at the rezoning meeting.



ATWOOD, ROY
1123 HIGHLAND DR
MOSCOW, ID 83843

AVERY, ALAN
1236 TAMARACK DR
MOSCOW, ID 83843

BALEMBA, ONESMO
1206 KIRK DR
MOSCOW, ID 83843

BARKER, MICHAEL
1217 KIRK DR
MOSCOW, ID 83843

BEEBE, RICHARD
1212 TAMARACK DR
MOSCOW, ID 83843

BEHRE, WALTER
1259 HIGHLAND DR
MOSCOW, ID 83843

BICE, TRENT
1415 ORCHARD AVE
MOSCOW, ID 83843

BLOUNT, GARY
1148 HIGHLAND DR
MOSCOW, ID 83843

BOEHM, ROMNEY
732 S LOGAN ST
MOSCOW, ID 83843

BOYDELL, KENT
1312 PONDEROSA DR
MOSCOW, ID 83843

BOYLAN, RYAN
1200 ORCHARD AVE
MOSCOW, ID 83843

BRANEN FAMILY LIVING TRUST
1430 LANNY DR
MOSCOW, ID 83843

BRUTSMAN, BRYAN
1311 LANDE LN
MOSCOW, ID 83843

BULLARD, CHRISTOPHER
1205 TAMARACK DR
MOSCOW, ID 83843

CARSCALLEN, WESLEY
1317 ORCHARD AVE
MOSCOW, ID 83843

CHRISTOPHERSEN, JON
1512 LANNY DR
MOSCOW, ID 83843

CLARK, MARY
1115 ORCHARD AVE
MOSCOW, ID 83843

CLARK, TIM
1205 PONDEROSA DR
MOSCOW, ID 83843

CROYLE, JASON
1124 HIGHLAND DR
MOSCOW, ID 83843

CUNNINGHAM, JUSTIN
1518 LANNY DR
MOSCOW, ID 83843

DAVIS, JAMES
1228 TAMARACK DR
MOSCOW, ID 83843

DAWKINS, HOLLY
1297 HIGHLAND DR
MOSCOW, ID 83843

DEY, ROBERT
1427 LANNY DR
MOSCOW, ID 83843

DURAN, JUSTIN
1131 HIGHLAND DR
MOSCOW, ID 83843

EALY, NETHANIEL
PO BOX 9746
MOSCOW, ID 83843

EASTON, DEAN
1236 PONDEROSA DR
MOSCOW, ID 83843

ELINOR ANDERSON TRUST
1156 HIGHLAND DR
MOSCOW, ID 83843

EVERSON, SHARON
1705 LANNY DR
MOSCOW, ID 83843

EWERS, JENNIFER
980 HIRSCHI RD
MOSCOW, ID 83843

FENLEY, JAMES
1249 HIGHLAND DR
MOSCOW, ID 83843

FULFS, DAVID
1229 KIRK DR
MOSCOW, ID 83843

FULLERTON, DENNIS
16053 26TH AVE NE
SHORELINE, WA 98155

FURTADO, SHEREE
1524 LANNY DR
MOSCOW, ID 83843

GARRETT, KATIE
1506 LANNY DR
MOSCOW, ID 83843

GOODWIN, JUSTIN
1542 LANNY DR
MOSCOW, ID 83843

GORMLEY, GINA
1231 HIGHLAND DR
MOSCOW, ID 83843

GRAUKE, JOHN
1412 LANNY DR
MOSCOW, ID 83843

GRIEB, TERRANCE
921 HIRSCHI RD
MOSCOW, ID 83843

HANEY, STEFAN
652 PAVEL CT
MOSCOW, ID 83843

HENDRIX, PAUL
1306 SLONAKER DR
MOSCOW, ID 83843

HENNESSEY, MICHAEL
1332 LANDE LN
MOSCOW, ID 83843

HIRSCHI REV LIVING TRUST
943 HIRSCHI RD
MOSCOW, ID 83843

HORTON, JEFF
1204 TAMARACK DR
MOSCOW, ID 83843

HOWARD REVOCABLE LIVING TRUST
958 HIRSCHI RD
MOSCOW, ID 83843

JAGEMAN, HARRY
1228 PONDEROSA DR
MOSCOW, ID 83843

JESCHKE, AARON
1421 LANNY DR
MOSCOW, ID 83843

JETT, MARY
1418 LANNY DR
MOSCOW, ID 83843

JOHANSEN, WILLIAM
1212 SLONAKER DR
MOSCOW, ID 83843

JORGENSEN, ADAM
1321 LANDE LN
MOSCOW, ID 83843

KADLEC, STEVEN
1109 SLONAKER DR
MOSCOW, ID 83843

LEHMITZ, DAVID
1515 LANNY DR
MOSCOW, ID 83843

LUND, WILLIAM
1220 HIGHLAND DR
MOSCOW, ID 83843

MATTHEWS, GERALDENE
12696 N SHAMROCK ST
HAYDEN, ID 83835

MAU, JEFFREY
1433 LANNY DR
MOSCOW, ID 83843

MAURIN, KATHRYN
1326 ORCHARD AVE
MOSCOW, ID 83843

MAY, JOE
1309 SLONAKER DR
MOSCOW, ID 83843

MESERVE, PETER
1233 SPRUCE CIRCLE
MOSCOW, ID 83843

MIZE, COLE
1224 TAMARACK DR
MOSCOW, ID 83843

MORIN, TERRENCE
1232 TAMARACK DR
MOSCOW, ID 83843

MORTIMER, MICHAEL
1507 ORCHARD AVE
MOSCOW, ID 83843

NASYPANY, ALAN
1215 TAMARACK DR
MOSCOW, ID 83843

NEELON, MICHAEL
1215 SLONAKER DR
MOSCOW, ID 83843

NICKELS, LINDA
1312 LANDE LANE
MOSCOW, ID 83843

O'BRYAN, JOHN
1412 ORCHARD AVE
MOSCOW, ID 83843

OWINGS, CAROL
1406 ORCHARD AVE
MOSCOW, ID 83843

PARKES, JAMES
1275 YOUMANS LN
MOSCOW, ID 83843

PICA, MARK
10393 N IDAHO RD
POST FALLS, ID 83854

PILCHARD, TIMOTHY
1112 SLONAKER DR
MOSCOW, ID 83843

PRALL, JAMES
1091 YOUMANS LN
MOSCOW, ID 83843

RAYNER, KRISTINE
1141 HIGHLAND DR
MOSCOW, ID 83843

REECE, JOANNE
1400 ORCHARD AVE
MOSCOW, ID 83843

RISTINE, THOMAS
1216 TAMARACK DR
MOSCOW, ID 83843

RITTENHOUSE, RICHARD
1509 LANNY DR
MOSCOW, ID 83843

ROSE, ALAN
1114 HIGHLAND DR
MOSCOW, ID 83843

RUDD, JOHN
1292 HIGHLAND DR
MOSCOW, ID 83843

SAYLER, J WILLIAM
1221 PONDEROSA DR
MOSCOW, ID 83843

SCHLECT, CHRISTOPHER
1609 LANNY DR
MOSCOW, ID 83843

SCHROEDER, GARY
1289 HIGHLAND DR
MOSCOW, ID 83843

SCHWENDIMAN, STEVEN
1341 LANDE LN
MOSCOW, ID 83843

SEDAM, DEREK
1409 LANNY DR
MOSCOW, ID 83843

SMISEK, STACY
PO BOX 10001
MOSCOW, ID 83843

SMITH, CHERYL
1220 TAMARACK DR
MOSCOW, ID 83843

SPANGLER, BRUCE
1221 TAMARACK DR
MOSCOW, ID 83843

STAIHAR, CHARLOTTE
1110 VIRGINIA AVE
MOSCOW, ID 83843

STEFANI, CHARLES
1208 TAMARACK DR
MOSCOW, ID 83843

STEINHOFF, JEANNE
1218 KIRK DR
MOSCOW, ID 83843

STELLMON, JADE LYN
1216 PONDEROSA DR
MOSCOW, ID 83843

STEVENS, BRANDON
1279 HIGHLAND DR
MOSCOW, ID 83843

STODICK, DAVID
936 HIRSCHI RD
MOSCOW, ID 83843

SULLIVAN, DENNIS
1224 PONDEROSA DR
MOSCOW, ID 83843

LUP2024-0001

THOMPSON, WILLIAM
1113 HIGHLAND DR
MOSCOW, ID 83843

TRAIL FAMILY LLC
1310 YOUNG LN
MOSCOW, ID 83843

TUCHSCHERER, JERRY
1227 TAMARACK DR
MOSCOW, ID 83843

VANOVERMEER, THOMAS
1331 LANDE LN
MOSCOW, ID 83843

WALKER, CHRISTOPHER
1115 SLONAKER DR
MOSCOW, ID 83843

WARNER, ANTHONY
1415 LANNY DR
MOSCOW, ID 83843

WESTACOTT, KAREN
1424 LANNY DR
MOSCOW, ID 83843

WILLIAM ACCOLA ESTATE
1114 ORCHARD AVE
MOSCOW, ID 83843

WILSON, DENNIS
1204 PONDEROSA DR
MOSCOW, ID 83843

WOODBURY LAND LLC
1004 DAIRY LN
MOSCOW, ID 83843

WRIGHT, ERIC
1272 HIGHLAND DR
MOSCOW, ID 83843

WRIGHT, ISAAC
785 CONESTOGA DR
MOSCOW, ID 83843

WULFHORST, JEFFRY
1205 ORCHARD AVE
MOSCOW, ID 83843

Received 01-31-2024

Good Neighbors LLC Minutes for Rezoning

Justin Goodwin opened the meeting with a power point presentation giving an overview of the rezoning project then opened the floor to questions

1. Why do you have to rezone?
 - The original property was zoned farmland. To divide the property, it must be rezoned to residential in order to apply residential property rules to the land.
2. Has the house part of the land been sold?
 - It is in escrow.
3. Is there a possibility of doing a land trust?
 - That issue isn't part of the rezoning. It is something we can consider after rezoning.
4. Do the CCRs apply to the land?
 - The legal description for the properties applies to the parcels.
5. Are there any further restrictions?
 - No. The city requirements would apply.
6. What about the drainage problem from Woodbury?
 - Woodbury has adjusted for drainage.
7. Why do we need a second meeting?
 - The second meeting is at the city level. We aren't in charge of it.
8. Do we have to put in a park and walking trail?
 - It is not necessary because it is not a development.

All people present supported the rezoning.

Justin adjourned the meeting.

Respectfully submitted,

Mary Jett

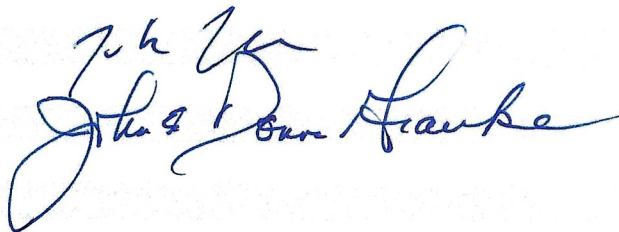
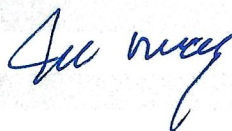
Good Neighbor's LLC Rezone Meeting

January 19, 2024

1912 Building - Moscow, ID

Owner Name	Column1
ATWOOD, ROY	
AVERY, ALAN	
BALEMBA, ONESMO	
BARKER, MICHAEL	
BEEBE, RICHARD	
BEHRE, WALTER	
BICE, TRENT	
BLOUNT, GARY	
BOEHM, ROMNEY	
BOYDELL, KENT	
BOYLAN, RYAN	
BRANEN FAMILY LIVING TRUST	
BRUTSMAN, BRYAN	
BULLARD, CHRISTOPHER	
CARSCALLEN, WESLEY	
CHRISTOPHERSEN, JON	
CLARK, MARY	
CLARK, TIM	
CROYLE, JASON	
CUNNINGHAM, JUSTIN	
DAVIS, JAMES	
DAWKINS, HOLLY	
DEY, ROBERT	
DURAN, JUSTIN	
EALY, NETHANIEL	
EASTON, DEAN	
ELINOR ANDERSON TRUST	
EVERSON, SHARON	
EWERS, JENNIFER	
FENLEY, JAMES	

FULFS, DAVID
FULLERTON, DENNIS
FURTADO, SHEREE
GARRETT, KATIE
GOODWIN, JUSTIN
GORMLEY, GINA
GRAUKE, JOHN
GRIEB, TERRANCE
HANEY, STEFAN
HENDRIX, PAUL
HENNESSEY, MICHAEL
HIRSCHI REV LIVING TRUST
HORTON, JEFF
HOWARD REVOCABLE LIVING TRUST
JAGEMAN, HARRY
JESCHKE, AARON
JETT, MARY
JOHANSEN, WILLIAM
JORGENSEN, ADAM
KADLEC, STEVEN
LEHMITZ, DAVID
LUND, WILLIAM
MATTHEWS, GERALDENE
MAU, JEFFREY
MAURIN, KATHRYN
MAY, JOE
MESERVE, PETER
MIZE, COLE
MORIN, TERRENCE
MORTIMER, MICHAEL
NASYPANY, ALAN
NEELON, MICHAEL
NICKELS, LINDA
O'BRYAN, JOHN

A handwritten signature in blue ink, appearing to read "John & Dawn Grauke". The signature is fluid and cursive, with the first names "John" and "Dawn" written in a larger, more prominent script than the last name "Grauke".A handwritten signature in blue ink, appearing to read "Mary Jett". The signature is written in a cursive style, with the first name "Mary" and the last name "Jett" clearly visible.A handwritten signature in blue ink, appearing to read "Joe May". The signature is written in a cursive style, with the first name "Joe" and the last name "May" clearly visible.

OWINGS, CAROL
PARKES, JAMES
PICA, MARK
PILCHARD, TIMOTHY
PRALL, JAMES
RAYNER, KRISTINE
REECE, JOANNE
RISTINE, THOMAS
RITTENHOUSE, RICHARD
ROSE, ALAN
RUDD, JOHN
SAYLER, J WILLIAM
SCHLECT, CHRISTOPHER
SCHROEDER, GARY
SCHWENDIMAN, STEVEN
SEDAM, DEREK
SMISEK, STACY
SMITH, CHERYL
SPANGLER, BRUCE
STAIHAR, CHARLOTTE
STEFANI, CHARLES
STEINHOFF, JEANNE
STELLMON, JADE LYN
STEVENS, BRANDON
STODICK, DAVID
SULLIVAN, DENNIS
THOMPSON, WILLIAM
TRAIL FAMILY LLC
TUCHSCHERER, JERRY
VANOVERMEER, THOMAS
WALKER, CHRISTOPHER
WARNER, ANTHONY
WESTACOTT, KAREN
WILLIAM ACCOLA ESTATE

Joanne R. Reece

Bill Vance

Karen Westcott

WILSON, DENNIS

WOODBURY LAND LLC

WRIGHT, ERIC

WRIGHT, ISAAC

WULFHORST, JEFFRY

Seen Wilson on behalf of Kay Maurin

**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 FOUR POINT NINE EIGHT (4.98) ACRE PROPERTY LOCATED AT 1326 ORCHARD AVENUE FROM THE FARM RANCH (FR) ZONE TO THE LOW DENSITY, SINGLE FAMILY RESIDENTIAL (R-1) ZONE.

WHEREAS, the applicant filed an application for Rezone on January 31, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on February 28, 2024; 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 4.98-acre property which currently contains a single-family dwelling and accessory building.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential.
4. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas,
“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

5. All surrounding land is currently designated as Auto-Urban Residential, with the exception of a Suburban Residential area to the northwest and the City's park property on Lanny Drive which is designated as Parks and Open Space.
6. The subject property is currently designated as the Farm Ranch (FR) Zoning District and the proposal is to rezone to the Low Density, Single Family Residential (R-1) Zone.
7. Property to the south of the subject property is currently zoned Low Density, Single Family Residential (R-1) and property to the west is within the Moderate Density, Single Family Residential (R-2) Zone. Properties to the north are currently zoned a combination of Farm Ranch (FR), Moderate Density, Single Family Residential (R-2), and Agriculture/Forestry (AF).
8. According to the Zoning Code, the R-1 Zoning District is a low-density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate in the area.
 2. The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question.
12. Uses permitted within the R-1 Zone include single family dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
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-1 Zone would allow on the subject property.
14. The subject property is located adjacent to Orchard Avenue which is designated as a collector street, and Picabu Street which is designated as a local neighborhood street. Orchard Ave adjacent to the subject property is developed to a 20 ft paved roadway with gravel shoulders on both sides of the street. Picabu Street is constructed to a 36 ft roadway with curb, gutter, tree lawns, and sidewalks on both sides of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on January 19, 2024 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 Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-1 Zone provides for a continuation of the existing R-1 Zones to the south of the subject property and also allows for a transition the Farm Ranch (FR) and Agriculture/Forestry (AF) designations 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 proposed zoning provides for a continuation of the existing R-1 Zoning District to the south.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Orchard Avenue and Picabu Street, which can adequately serve any proposed development allowed in the R-1 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 four point nine eight (4.98) acre property from the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2024.

Robb Parish, Chair
Planning and Zoning Commission