

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting ~Minutes~

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

**Wednesday
March 27, 2024**

7:00 PM

**Council Chambers
206 E Third Street**

Wilson called the meeting to order at 6:59 PM

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

REGULAR AGENDA

1. Approval of February 28, 2024 Minutes (ACTION ITEM)

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

2. Public Comment

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

None.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 22.93-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Moser Street. LUP2024-0003 and LUP2014-0004 (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
3. Proposed Preliminary Plat of a 22.93-acre area to create 40 lots ranging from 12,077 square feet to 27,491 square feet in size, referred to as Pine View Subdivision.

Ray presented the Pine View Subdivision applications as described above, and recommended approval with eight conditions. The Comprehensive Plan and City Zoning Code does not set a maximum lot size, but provides general guidance on commonly observed densities within each land use designation. The entire plat is proposed to be annexed into the City and will not create any County islands.

Public Hearing opened at 7:14 PM

Scott Becker (applicant's representative), Moscow, offered to answer any questions from the Commissioners. There are no concerns about the number of conditions that the City has recommended.

Wilson submitted for the record one emailed letter from Clifford Todd, Moscow resident, who was concerned about the proposed plat for reasons outlined in the attachment.

Public Hearing closed at 7:17 PM

The Commissioners discussed the sizes of the proposed lots. The applicant has spoken with the tree farm owner, to the north of the property, about any concerns they may have. A proposed pedestrian pathway stubs directly to the property line of the tree farm. The tree farm has been there for 20+ years. There continued to be conversations about connectivity options for roads and pathways. The Commission talked about the possibility of only having a right-of-way easement in place right now, instead of having the physical pathway built. It was suggested that a sign could be placed at the end of the pathway to indicate private access only.

Gropp moved to recommend approval of the Comp Plan Designation with no conditions, as recommended by Staff. The motion was seconded by Beebe. Roll Call Vote; Ayes: Beebe, Gropp, Reese, Scott, Seever, Wilson (6). Nays: None. Abstentions: Parish (1). Motion carried.

Scott moved to recommend approval of the Rezone with no conditions, as recommended by Staff. The motion was seconded by Seever. Roll Call Vote; Ayes: Beebe, Gropp, Reese, Scott, Seever, Wilson (6). Nays: None. Abstentions: Parish (1). Motion carried.

Seever moved to recommend approval of the Preliminary Plat with eight conditions, as recommended by Staff. The motion was seconded by Scott. Roll Call Vote; Ayes: Beebe, Gropp, Reese, Scott, Seever, Wilson (6). Nays: None. Abstentions: Parish (1). Motion carried.

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

4. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Planned Unit Development (PUD), and Preliminary Subdivision Plat for a 2.53-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Wildrose Drive and South of Flomer Lane. LUP2024-0005, LUP2024-0006, and LUP2024-0007 (ACTION ITEM)

- 1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.*
- 2. Rezoning of the subject property from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.*
- 3. Proposed Preliminary Plat and Planned Unit Development (PUD) of the 2.53-acre area to create 16 lots ranging from 3,000 square feet to 10,666 square feet in size, referred to as Wildrose Court.*

Ray presented the Wildrose Court applications as described above, and recommended approval with six conditions. Most developers utilize xeriscaping for the requirements of a landscape plan. The proposed development would be part of the Southeast Sewer District. There is a residence at the north corner of the proposed plat that would not be required to have a 10-foot right-of-way easement along their property.

Public Hearing opened at 7:54 PM

Scott Becker (applicant's representative), Moscow, offered to answer questions from the Commissioners.

Ron Struthers (applicant), Moscow, talked about the history of developing the property and why they are now proposing a higher density subdivision.

Roy Derrick, Moscow, was concerned about the height about the proposed houses and how close they are to the property lines. They mentioned that parking will be an issue because of the density of the housing and the small driveways. They think that the lots are too small to accommodate the size of the proposed houses.

Korinna McCallie, Moscow, also did not agree with the proposed height of the houses and was concerned about the increase in traffic. They said that access onto Highway 8 is already a hazard and adding more cars will make it more difficult. They would prefer to see a style of houses that resemble the rest of the neighborhood.

Jeff Baker, Moscow, appreciates the proposed stormwater drainage and retention pond. Was also concerned about the small size of the lots with three-story houses.

Jennifer Snodgrass, Moscow, asked about the 10-foot right-of-way dedication along Flomer Lane, which provide access for future street improvements. They were concerned about an increase in traffic on Flomer Lane.

Anne Nielsen, Moscow, shared the previous concerns about the height of the three-story buildings, having smaller setbacks, and the proposed lack of parking.

Ken Bertapelle, Moscow, talked about the style of the proposed houses in contrast with the current neighborhood.

Scott Becker (applicant's representative), Moscow, mentioned that the proposed building heights are within code standards and are not part of the PUD request. The developers decided to have a daylight first-floor to bring the height down of the houses. By right, anyone in the neighboring subdivisions could build an identical house.

Public Hearing closed at 8:13 PM

City Code does not place restrictions regarding a residence blocking light or a view from neighboring houses, nor does it have any requirements to develop a lot in a PUD once it has been approved. There was a conversation about the City expanding into the County and in-fill next to other residential lots. The PUD density bonuses were addressed and the Commission talked about why they were put in the Code. The City of Moscow does not have design standards for residential development.

The Commission spoke with Dave Dail, applicant, about the design of the proposed homes and making the neighbors more content with the development. The PUD setbacks are marginally smaller than standard setback requirements.

Seever moved to recommend approval of the Comp Plan Designation with no conditions, as recommended by Staff. The motion was seconded by Parish. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to recommend approval of the Rezone with no conditions, as recommended by Staff. The motion was seconded by Gropp. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Scott moved to recommend approval of the Preliminary Planned Unit Development with one condition, as recommended by Staff. The motion was seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

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

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

REPORTS

1. *Transportation Commission meeting report.*
None.

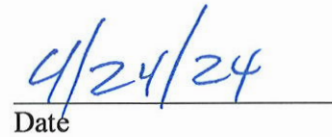
ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The Planning & Zoning Commission regular meeting scheduled for April 10, 2024 is anticipated to be cancelled.
The next regular meeting will be held on April 24, 2024.

Wilson declared the meeting adjourned at 8:42 PM



Rich Beebe, Vice Chair

Date

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING THE REVIEW OF A TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
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 is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (AU-R) designated areas,

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

7. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
8. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
9. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
10. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 5, 2023 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 Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposal to retain the existing designation of Auto-Urban Residential is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the proposed designation of Auto-Urban Residential 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 west and south 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 Auto-Urban Residential designation exist within the current City Limits boundary to the west and to the south.
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

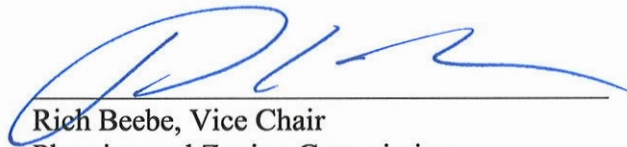
has direct access, via Moser Street and eventually Third Street, as well as sufficient and available public utility services to meet the needs of existing and future development.

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

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of the proposal to retain the current Comprehensive Plan Land Use Designation of Auto-Urban Residential for the 22.93-acre property generally located east of the current terminus of Moser Street.

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



Rich Beebe, Vice 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 TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
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 is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.

6. Auto-Urban Residential (AU-R) designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”
7. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
8. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
9. The applicant is proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zoning District.
10. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
11. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
12. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
13. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 5, 2023 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 rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed designation of the Moderate Density, Single Family Residential (R-2) Zoning District provides for the continuation of the existing R-2 Zone to the west and to the south. 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 to the west and south of the subject property are residential subdivisions which are the same designation as the subject property.
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 Moser Street and eventually Third Street, which can adequately serve any proposed development allowed in the R-2 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the twenty-two point nine three (22.93) acre property generally located east of the current terminus of Moser Street from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone with no conditions.

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

24 day of April, 2024.



Rich Beebe, Vice 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 A PRELIMINARY SUBDIVISION PLAT OF A TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET, KNOWN AS PINE VIEW 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 February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
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 is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.

6. Auto-Urban Residential (AU-R) designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”
7. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
8. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
9. The applicant is proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zoning District.
10. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
11. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
12. The applicant is proposing to subdivide the 22.93-acre area with 40 lots ranging from 12,077 square feet to 27,491 square feet in size, referred to as Pine View Subdivision.
13. All of the proposed lots are within the R-2 Zone and meet the minimum lot size and width requirements.
14. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
15. Another local street, Whitetail Lane, extends in the east/west direction through the center of the subdivision and terminates in a cul-de-sac on the western portion of the property and extends to the property line of the adjacent undeveloped property on the east side. Whitetail lane will be constructed to the 28-foot-wide local street standard.

16. Third Street will be extended through the subdivision in the northerly direction and will change street names to Moose Drive at its intersection with Moser Street. Moose Drive will extend to the northern property line and terminate in a cul-de-sac for fire truck turnaround requirements. However, right-of-way will be extended to the north property line to allow for the future connection with 'D' Street when it is extended in the future. Third Street and Moose Drive are designated as collector streets with a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street.
17. There is currently a corridor dedicated at the end of Moser Street which is intended to provide access to the Moser Park property. The Commission is recommending that a pedestrian walkway be extended from the Whitetail Lane cul-de-sac south to Moser Street in order to provide a more direct pedestrian route to the park property, as well as a shorter distance to Russell School. The Commission is also recommending that a pedestrian walkway be provided from Whitetail Lane north to the property boundary of the adjacent undeveloped property for future pedestrian connectivity if that property were to be developed at some point in the future.
18. Water services are proposed to be extended throughout the subdivision from the existing main within Moser Street and the future main along the Third Street alignment within Rolling Hills 10th Addition.
19. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 3.74 million gallons of water per year ($40 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 3.74 \text{ M gallons/year}$).
20. Sanitary sewer is proposed to be extended throughout the subdivision and conveyed along an existing utility easement along the future alignment of 'D' Street. The subject property is considered developable in the Comprehensive Sewer System Plan.
21. Storm sewer will be piped and directed to a stormwater detention pond in the northwest corner of the subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which require the stormwater to be detained to the pre-development rate. The stormwater is then conveyed to existing mains within 'D' Street.
22. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied with a parkland dedication of 1.37 acres towards the creation of the City's Moser Park property in 1994. Therefore, no further parkland dedication is required.
23. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on October 5, 2023 to discuss the proposal.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density, Single Family Residential (R-2) Zoning District, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including,

but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.

2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of Auto-Urban Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Moser Street and eventually Third Street. Water and Sewer connections are readily available in the area and are proposed to be extended through the 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-two point nine three (22.93) acre property generally located east of the current terminus of Moser Street with the following conditions:

1. The proposed subdivision shall be analyzed in the City's water system model to verify that the current design will have adequate potable and fire flow requirements, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
2. The applicant shall work with the City to determine whether the 'D' Street sanitary sewer connection is sufficient to accommodate the proposed subdivision, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
3. In accordance with a prior development agreement (Latah County Instrument No. 412000), the applicant shall be responsible for the construction of all public improvements from the current terminus of Moser Street to the subject property.
4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
5. An emergency vehicle turnaround will need to be provided at the eastern terminus of Moser Street and the road, improvements, and utilities will need to be extended to the eastern property boundary of the subject property.
6. The applicant shall provide adequate access to at least every other manhole for the sanitary sewer and storm sewer mains for maintenance.
7. The applicant shall connect the water line in the Whitetail Lane cul-de-sac to the water line in Moser Street for water quality and redundancy purposes.

8. The applicant shall extend a pedestrian walkway from Whitetail Lane south to Moser Street and north to the property boundary of the adjacent undeveloped property.

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



Rich Beebe, Vice Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING THE REVIEW OF A TWO POINT FIVE THREE (2.53) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF WILDROSE DRIVE AND SOUTH OF FLOMER LANE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, Preliminary Plat, and Planned Unit Development on March 5, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 2.53-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is a 2.53-acre parcel that currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (AU-R) designated areas,
“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally

anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone.
9. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
10. The subject property has street access via Wildrose Drive and Flomer Lane and is shaped like a “U”. Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
11. Water and Sewer mains currently exist within the existing terminus of Wildrose Drive, and are of sufficient capacity to accommodate any proposed use the R-2 Zone would allow.
12. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on November 16, 2023 to discuss the proposed rezone.
13. 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 Auto-Urban Residential 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 designation for the subject property of Auto-Urban Residential is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the existing designation of Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations entirely surrounding the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the Auto-

Urban Residential designation exist in the surrounding subdivisions. The adjacent properties are primarily single-family residential subdivisions.

4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access, via Wildrose Drive and Flomer Lane, as well as sufficient and available public utility services to meet the needs of existing and future development.
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The proposal is to retain the existing Comprehensive Plan land use designation.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential for the 2.53-acre property with no conditions.

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


Rich Beebe, Vice Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A TWO POINT FIVE THREE (2.53) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF WILDROSE DRIVE AND SOUTH OF FLOMER LANE FROM THE LOW DENSITY, SINGLE FAMILY RESIDENTIAL (R-1) ZONE TO THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, Preliminary Plat, and Planned Unit Development on March 5, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 2.53-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is a 2.53-acre parcel that currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (AU-R) designated areas,

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

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone.
9. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
10. The applicant is proposing to rezone the 2.53-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
11. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
12. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
13. The subject property has street access via Wildrose Drive and Flomer Lane and is shaped like a “U”. Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
14. Water and Sewer mains currently exist within the existing terminus of Wildrose Drive, and are of sufficient capacity to accommodate any proposed use the R-2 Zone would allow.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on November 16, 2023 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 rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed Moderate Density, Single Family Residential (R-2) Zone is consistent with the zoning designations to the west within Ridgeview Estates 2nd Addition Subdivision. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties within Ridgeview Estates 2nd Addition Subdivision are a combination of the Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3) Zoning Districts.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Wildrose Drive and Flomer Lane, which can adequately serve any proposed development allowed in the R-2 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the two point five three (2.53) acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone with no conditions.

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

24 day of April, 2024.



Rich Beebe, Vice 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 A PRELIMINARY SUBDIVISION PLAT OF A TWO POINT FIVE THREE (2.53) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF WILDROSE DRIVE AND SOUTH OF FLOMER LANE, KNOWN AS WILDROSE COURT ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, Preliminary Plat, and Planned Unit Development on March 5, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 2.53-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is a 2.53-acre parcel that currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (AU-R) designated areas,

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

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone.
9. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
10. The applicant is proposing to rezone the 2.53-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
11. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
12. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
13. The applicant is proposing to subdivide the 2.53-acre area into 16 lots ranging from 3,000 square feet to 10,666 square feet in size, referred to as the Wildrose Court Subdivision.
14. The applicant has proposed a PUD to coincide with the preliminary plat and is requesting numerous Zoning Code deviations to accommodate smaller lot sizes and more compact development.
15. The applicant is proposing a reduction in the minimum lot area and minimum lot width for the subdivision. Lot 6 which is adjacent to Flomer Lane is 10,666 in size and 85.21 feet in width, which is the only lot that meets the minimum lot size and width requirements of the R-2 Zone. The remainder of the lots range from 3,000 sq ft to 4,654 sq ft in size and 50 to approximately 58 feet in width. The minimum lot size for the R-2 Zone is 7,000 sq ft and the minimum lot width is 60 feet.
16. The setback requirements for the R-2 Zone are 20 feet in the front, 20 feet in the rear, and a minimum of 5 feet on the side. The applicant is proposing the setbacks of 13 feet in the front, 15 feet in the rear, and 5 feet on the side. The proposed average building height of the single-family

dwellings of approximately 28 feet is within the maximum height requirement of 35 feet for the R-2 Zone.

17. The subject property has street access via Wildrose Drive and Flomer Lane and is shaped like a "U". Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
18. The applicant is proposing a private street which loops through the development named Wildrose Circle. Wildrose Circle will meet the City's private street standard and includes a 28-foot-wide roadway with curbing on both sides of the street and sidewalks and on-street parking on one side of the street.
19. Two of the proposed lots (one of which is the open space parcel) will have street frontage on Flomer Lane, which is a County road that is developed to an approximately 20-foot width and surfaced with gravel.
20. Water mains will be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012.
21. Sanitary sewer is proposed to be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The subject property is within the Southeast Sewer District, which will require consent from the District to connect. The City's Comprehensive Sewer Plan specifies that the city can provide sanitary sewer service to this Addition. As shown on the 2030 peak hour flow projection figure from the Plan, Sanitary sewer mains utilized by Wildrose Subdivision have more than adequate capacity for the proposed subdivision. The main between the Southeast Sewer Lift Station and Carmichael Road is shown to have 50 to 75% pipe capacity remaining. The remainder of the Southeast Sewer District piping is shown to have greater than 75% pipe capacity remaining. Additionally, the South East Sewer Lift Station was designed and constructed with capacity for the 2030 peak hour flow growth scenario and is shown to have more than adequate capacity to serve the Addition.
22. Storm sewer will be piped and directed to a stormwater detention pond located near the entrance to the subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate before entering the City's storm system.
23. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the proposed preliminary plat, the net developable area is 63,549 sf or 1.46 acres. The proposed R-2 Zone has a requirement of 5% for parkland dedication, which requires 3,177 sf or 0.07 acres in parkland dedication. The Moscow Pathways Commission considered the proposal on February 13, 2024 and recommended approval of the parkland dedication for a twenty (20) foot corridor for the construction of an eight (8) foot pathway for a total parkland dedication of 3,202 sf. The Parks and Recreation Commission considered the Moscow Pathways Commission's recommendation and the proposal during their February 22, 2024 meeting. The Parks and Recreation Commission also recommended approval of the 3,202 sf pathway corridor and constructed eight (8) foot pathway as proposed. The parkland dedication, as proposed, meets and slightly exceeds the parkland dedication requirements under Moscow City Code.
24. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on November 16, 2023 to discuss the proposal.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of Planned Unit Development chapter of the City Code. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of Auto-Urban Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Wildrose Drive and Flomer Lane which are local neighborhood streets. Water and Sewer connections are readily available in the area and are proposed to be extended through the subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the two-point five three (2.53) acre area of land generally located east of the current terminus of Wildrose Drive and south of Flomer Lane with the following conditions:

1. The proposed subdivision shall be analyzed in the City's water system model to verify that the current design will have adequate potable and fire flow requirements, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
2. The applicant shall gain approval of the Southeast Sewer District to accept Sanitary Sewer Water in a form acceptable to both the City and the District.
3. The applicant shall dedicate 10 feet of right-of-way along the Flomer Lane frontage of the subject property in order to accommodate the construction of a local street per City Standards in the future in the event it becomes necessary to do so.
4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.

5. The applicant shall extend the water main currently terminating at Lot 13 to the south to connect with the water main within Wildrose Court to improve water quality and redundancy in the subdivision.

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

24 day of April, 2024.



Rich Beebe, Vice 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 A PLANNED UNIT DEVELOPMENT (PUD) OF A TWO POINT FIVE THREE (2.53) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF WILDROSE DRIVE AND SOUTH OF FLOMER LANE, KNOWN AS WILDROSE COURT ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, Preliminary Plat, and Planned Unit Development on March 5, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 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 a 2.53-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is a 2.53-acre parcel that currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
6. Auto-Urban Residential (AU-R) designated areas,
“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents

to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

7. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.
8. The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone.
9. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3).
10. The applicant is proposing to rezone the 2.53-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
11. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
12. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
13. The applicant is proposing to subdivide the 2.53-acre area into 16 lots ranging from 3,000 square feet to 10,666 square feet in size, referred to as the Wildrose Court Subdivision.
14. The applicant has proposed a PUD to coincide with the preliminary plat and is requesting numerous Zoning Code deviations to accommodate smaller lot sizes and more compact development.
15. The applicant has proposed that 15 of the lots would have a similar style of single-family home constructed on the property. The single-family home is a three-story design with the lower level partially daylighted on one side to follow the contours of the property. The home is a modern shed roof design which includes alternating horizontal and vertical fiber-cement lap siding. There are 3-4 floor plan options that are available which vary from floor to floor.
16. The applicant is proposing a reduction in the minimum lot area and minimum lot width for the subdivision. Lot 6 which is adjacent to Flomer Lane is 10,666 in size and 85.21 feet in width, which is the only lot that meets the minimum lot size and width requirements of the R-2 Zone. The remainder of the lots range from 3,000 sq ft to 4,654 sq ft in size and 50 to approximately 58 feet in width. The minimum lot size for the R-2 Zone is 7,000 sq ft and the minimum lot width is 60 feet.

17. The setback requirements for the R-2 Zone are 20 feet in the front, 20 feet in the rear, and a minimum of 5 feet on the side. The applicant is proposing the setbacks of 13 feet in the front, 15 feet in the rear, and 5 feet on the side. The proposed average building height of the single-family dwellings of approximately 28 feet is within the maximum height requirement of 35 feet for the R-2 Zone.
18. The minimum PUD base density of the R-2 Zone is 4.8 dwelling units per acre. The proposed PUD has a net developable area of 2.53 acres, which results in a base density of 12.16 dwelling units. Since the proposal exceeds the base density with 16 dwelling units, the applicant needs to achieve a 32% bonus density on the project. The PUD section allows for numerous ways of achieving bonus density and the applicant has chosen to focus on increases to the common open space of the development, provisions of pedestrian and bicycle path connectivity, maintenance of existing land contours, and also sustainable development practices.
19. Bonuses may be awarded for providing functional, common open space, which may be in the form of natural areas, floodplains, wetlands, stands of trees or other natural vegetation or riparian areas, playgrounds, active or passive recreational areas, internal pedestrian and/or bike paths and similar areas. Up to a 10% maximum bonus may be awarded if at least 20% of the proposed PUD area is devoted for functional common open space, in excess of any open space required elsewhere in the Code. The applicant has proposed to dedicate approximately 10% of the total area to open space, which the Commission has determined would warrant a 5% density bonus.
20. The applicant has also proposed to incorporate a number of energy conservation and green building materials within the development. Under the sustainable development section of density bonuses, a 15% increase may be awarded. The applicant has proposed to incorporate the following provisions:
 1. Wall Cavities Netted and Blown, Resulting in a R-23 Rating
 2. Energy Star Rated Windows and HVAC System
 3. Energy Star Efficient Appliances
 4. Efficient Framing Methods
 5. Onsite Recycling for Construction Materials
 6. Locate HVAC System in Living Space Envelope (Not in Garage)
 7. Use of Local Materials and/or Environmentally Preferred Products
21. Based upon the incorporation of the proposed sustainable development measures, the Commission has determined that a 12% density bonus is warranted.
22. Bonuses may be awarded for increasing pedestrian, bicycle and/or vehicular connectivity between the proposed development and existing and/or future neighborhoods. To be awarded the bonus, such connectivity shall be in excess of adopted City policy and standards. The applicant is proposing to connect the existing path within Southgate 2nd Addition to Wildrose Circle through the open space parcel. A maximum 10% bonus may be awarded under this category. The applicant has exceeded the parkland dedication requirement and chosen to develop the pathway instead of traditional parkland, so the Commission has determined that a 5% density bonus is warranted.
23. A 5% maximum bonus may be awarded if the applicant provides a landscaping plan that is significantly in excess of the minimum landscaping otherwise required by the Zoning Code and that it would provide significantly greater benefit to the PUD site or the neighborhood. The applicant has proposed a landscape plan that retains existing landscaping and exceeds the

landscaping requirements required by code. However, it is the Commission's determination that in order to achieve the full 5% density bonus, a landscape plan needs to be provided for each lot, as well as the entrance to the subdivision. Should this additional landscape plan be provided, it is the Commission's determination that a 5% density bonus is warranted.

24. A 10% bonus may be awarded for the maintenance of existing land contours, vegetation, or other special site features. Bonuses will be awarded based on the amount of site disturbance including whether there is minimal or slight disturbance; whether there is excavation other than for structural foundations; whether streets follow contours of the land; amount of grading; and whether there is removal of natural vegetation. It is the Commission's determination that the applicant has designed the site to minimize the amount of site disturbance and has designed the single-family dwellings to be daylighted on one side in order to preserve the contours of the site. There are no slopes greater than 20% on the site or other natural features, but it is the Commission's determination that the preservation of the existing site contours warrants a 5% density bonus.
25. The sum of the total density bonuses proposed totals 32%, which is the density bonus required to achieve 16 dwelling units on the property.
26. The subject property has street access via Wildrose Drive and Flomer Lane and is shaped like a "U". Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition.
27. The applicant is proposing a private street which loops through the development named Wildrose Circle. Wildrose Circle will meet the City's private street standard and includes a 28-foot-wide roadway with curbing on both sides of the street and sidewalks and on-street parking on one side of the street.
28. Two of the proposed lots (one of which is the open space parcel) will have street frontage on Flomer Lane, which is a County road that is developed to an approximately 20-foot width and surfaced with gravel.
29. Water mains will be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012.
30. Sanitary sewer is proposed to be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. The subject property is within the Southeast Sewer District, which will require consent from the District to connect. The City's Comprehensive Sewer Plan specifies that the city can provide sanitary sewer service to this Addition. As shown on the 2030 peak hour flow projection figure from the Plan, Sanitary sewer mains utilized by Wildrose Subdivision have more than adequate capacity for the proposed subdivision. The main between the Southeast Sewer Lift Station and Carmichael Road is shown to have 50 to 75% pipe capacity remaining. The remainder of the Southeast Sewer District piping is shown to have greater than 75% pipe capacity remaining. Additionally, the South East Sewer Lift Station was designed and constructed with capacity for the 2030 peak hour flow growth scenario and is shown to have more than adequate capacity to serve the Addition.
31. Storm sewer will be piped and directed to a stormwater detention pond located near the entrance to the subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate before entering the City's storm system.
32. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the proposed preliminary plat, the net developable area is 63,549 sf or 1.46 acres.

The proposed R-2 Zone has a requirement of 5% for parkland dedication, which requires 3,177 sf or 0.07 acres in parkland dedication. The Moscow Pathways Commission considered the proposal on February 13, 2024 and recommended approval of the parkland dedication for a twenty (20) foot corridor for the construction of an eight (8) foot pathway for a total parkland dedication of 3,202 sf. The Parks and Recreation Commission considered the Moscow Pathways Commission's recommendation and the proposal during their February 22, 2024 meeting. The Parks and Recreation Commission also recommended approval of the 3,202 sf pathway corridor and constructed eight (8) foot pathway as proposed. The parkland dedication, as proposed, meets and slightly exceeds the parkland dedication requirements under Moscow City Code.

33. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on November 16, 2023 to discuss the proposal.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Residential (AU-R) designation provides low- to moderate-density residential uses at densities between three to six units per acre. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD utilizes a natural hillside and an existing single-family dwelling within the design and is accessed by a private street which allows for less of an impact to the existing property.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides smaller lot and house sizes, which provide a more affordable housing option within the surrounding area.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** The Engineering Department has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing additional single-family homes to meet the needs of a diverse population.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The

proposed PUD has been designed to minimize the amount of site disturbance and the single-family dwellings have been designed to be daylighted on one side in order to preserve the contours of the site. The subject property is accessed by a private street which allows for less of an impact to the existing property.

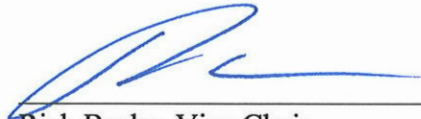
III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the Planned Unit Development (PUD) request for the 2.53-acre property generally located east of the current terminus of Wildrose Drive and south of Flomer Lane with the following condition:

1. In order to achieve the full 5% density bonus for landscaping, the applicant shall expand the landscape plan to include landscaping on individual lots and the entrance to the subdivision.

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

24 day of April, 2024.



Rich Beebe, Vice Chair
Planning and Zoning Commission