

# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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  
July 9, 2025

7:00 PM

Council Chambers  
206 E Third Street

## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. Approval of Minutes from June 25, 2025 (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: Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Ave Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011 (ACTION ITEM)

1. Proposed Preliminary Subdivision Plat of four existing parcels totaling 4.06-acres in size to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
2. Proposed Preliminary Planned Unit Development (PUD) of a 4.06-acre area to construct a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

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

1. Recommend approval of the proposed Planned Unit Development with no conditions; or recommend approval of the proposed Planned Unit Development with conditions; or recommend denial of the proposed Planned Unit Development; or take such other action deemed appropriate.
2. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the Planned Unit Development and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

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

**4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

Proposal for a Major Planned Unit Development (PUD) Amendment and a Preliminary Subdivision Replat of the Woodbury 1st Addition Subdivision, Generally Located North of Slonaker Drive, East of Arborcrest Road, and South of Trail Road within the City of Moscow. Permit Applications LUP2025-0015 and LUP2025-0016

1. Proposed Major Planned Unit Development (PUD) Amendment of the existing 21.73-acre Woodbury 1st Addition Subdivision to increase the number of lots from 79 to 107, ranging from 715 square feet to 22,215 square feet in size.
2. Proposed Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots. The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat. The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 79 to 107.

**PROPOSED ACTIONS:** Review the draft Relevant Criteria and Standards documents and approve; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

**REPORTS**

1. Transportation Commission meeting report.

**ANNOUNCEMENTS**

**UPCOMING EVENTS/MEETINGS**

The next Planning & Zoning Commission regular meeting is scheduled for July 23, 2025.

**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](mailto: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



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto:P&Z@ci.moscow.id.us)

**Regular Meeting**  
~Minutes~

Mike Ray  
Staff Liaison  
208.883.7008

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

**Wednesday**  
**June 25, 2025**

**7:00 PM**

**Council Chambers**  
**206 E Third Street**

**Beebe called the meeting to order at 6:59 PM**

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

## **REGULAR AGENDA**

### **1. Approval of Minutes from April 9, 2025 (ACTION ITEM)**

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

### **2. Public Comment**

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

None.

### **3. Public Hearing: Proposal for a Major Planned Unit Development (PUD) Amendment and a Preliminary Subdivision Replat of the Woodbury 1st Addition Subdivision, Generally Located North of Slonaker Drive, East of Arborcrest Road, and South of Trail Road within the City of Moscow. Permit Applications LUP2025-0015 and LUP2025-0016 (ACTION ITEM)**

- 1. Proposed Major Planned Unit Development (PUD) Amendment of the existing 21.73-acre Woodbury 1st Addition Subdivision to increase the number of lots from 79 to 107, ranging from 715 square feet to 22,215 square feet in size.*
- 2. Proposed Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots. The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat. The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 79 to 107.*

Ray presented the Major PUD Amendment and Preliminary Replat of Woodbury proposals as described above and recommended approval with one condition for the Replat. Because the proposed changes are part of a PUD, the standard R-2 lot size minimums are not applicable. The proposed density of the subdivision replat would be similar to that which would be of a standard R-2 subdivision without a PUD.

Public Hearing opened at 07:38 PM

Mark Wintz (applicant), Moscow, explained the reasoning behind his original subdivision and PUD designs

and the subsequent proposed changes. There was a discussion about the community's need for more affordable housing opportunities, and the need to create higher density areas to accommodate the cost for less expensive homes.

Scott Sumner (development engineer), Moscow, talked about the stormwater detention pond requirements and how the increases in the number of lots would not pose a need for a larger pond, as it is dependent on the size of the predevelopment land and not the number of lots.

Levi Wintz, (development partner), Moscow, commented on the need for more affordable housing options for the community, as well as the sizes of a typical starter home, which increased from approx. 1000 sq ft in the 1980s to 2200 sq ft in the 2020s.

David Hall, Moscow, spoke against the proposed changes because of the impacts on the water aquifer with an increase in use of water for landscaping and more residents.

Dave Lehmitz, Moscow, opposed the proposed project changes because of changes to the sewer and water systems and the concern of maxing out infrastructure capacity.

Paul Hendrix, Moscow, was against the project due to his worries of the apparent lack of communication and transparency between City departments regarding new developments, and also the increased use of water from the aquifer. He wanted the Commissioners to know that the only people who spoke in favor of the proposed changes were economic stakeholders for the project.

Suzanne Kurtz, Moscow, was apprehensive about the continued construction traffic on Slonaker Drive, including material deliveries. She also expressed concern about the increase in water use.

Melissa Epler, Moscow, disagreed with the proposal due to the decrease in parking spaces and how that could impact emergency service access. She reiterated the previous concerns about an increase in water and sewer use and increased traffic on the access roads. She requested that if the proposed changes were implemented, that she be given zero setback requirements for her property.

The Chair accepted into the hearing record an opposing written comment that was submitted after the public hearing comment deadline.

Levi Wintz (development partner), Moscow, addressed some of the worries expressed by the community members. He mentioned that the Palouse Basin Aquifer Committee (PBAC) had spoken in favor of continuing development in Moscow and that they were working on long term solutions to the declining aquifer. He talked about working with City Planning while adjusting the Woodbury master plan and maintaining a density amount lower than the maximum for the entire project and with any new proposed changes. The contractors of the project are continually being instructed to use the construction access road to the north instead of using Slonaker Dr. The development partners want to ensure there are enough parking spots, but do not want to have empty spaces that ultimately cost landowners more.

Public Hearing closed at 08:11 PM

The Commissioners talked about the limits of Planning & Zoning, and that they cannot mitigate development projects based on concerns about water use and the declining aquifer. Citizens were encouraged to bring their water use concerns before City Council.

Bob Buvel, Staff Engineer, talked about the Ponderosa Water Booster Station that was built and installed in 2024, in response to some of the comments that was brought forth about the water system. The booster station project began in 2020, based on a study that was done in 2009. When the first Woodbury preliminary plat and PUD applications were submitted, Staff was aware of the increased capacity based on the plans for the

Ponderosa Booster Station, and also knew that the new booster station would be completed and in service before it was needed by Woodbury residents.

The Commission had a conversation about aquifer needs and the importance of both developers and the community to be flexible with handling economic and national changes. A Commissioner brought up the possibility of the neighborhood creating a Local Improvement District (LID) if they wanted to expand the sidewalk system or make changes to improve their streets. There was a short discussion about the historically slow growth of Moscow and how consistent it has been over the years. They continued to talk about PBAC and all the studies and plans that are currently being researched for managing the aquifer. There are no development water use restrictions in Latah County nor in the City of Moscow. The proposed increased density would improve water usage because less infrastructure is needed.

Parish moved to recommend approval of the Woodbury Major PUD Amendment with no conditions and the Woodbury Preliminary Replat with one condition, as recommended by Staff. The motion was seconded by Reese. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Reese moved to direct Staff to draft the Relevant Criteria and Standards for the Major PUD Amendment and Preliminary Replat, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

The Commission invited a member from the public to pose their question at the podium.

Ellen Johansen, Moscow, asked for clarification regarding the Planning & Zoning Commission's limited scope on water use. There are no City ordinances or development criteria that the Commission can restrict new developments based on aquifer use.

#### **4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

*Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension, within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.*

Seever moved for approval of the Relevant Criteria and Standards for the RV Park CUP at 1751 N. Polk Ext as written. The motion was seconded by Parish. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

#### **REPORTS**

*1. Transportation Commission meeting report.*

The June 12<sup>th</sup>, 2025 meeting of the Transportation Commission was cancelled. The next regular meeting is scheduled for July 10.

#### **ANNOUNCEMENTS**

Reese reported that a new book has been released from the Past & Present series, titled "Moscow" and recommended the Commission look into reviewing it for professional development purposes.

#### **UPCOMING EVENTS/MEETINGS**

*The next Planning & Zoning Commission regular meeting is scheduled for July 9, 2025.*

There has been a Public Hearing scheduled for the next meeting.

**The meeting adjourned at 8:43 PM**

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Dennis Wilson, Chair

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Date

# COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

**HEARING DATE:** July 9, 2025

## **GENERAL INFORMATION**

**Hearing Body:** Planning and Zoning Commission

**Subject:** Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Avenue Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011.

### **Attachments:**

1. Notice of Public Hearing
2. Preliminary Plat Application
3. Preliminary Plat
4. Planned Unit Development Application
5. Planned Unit Development Site Plan
6. Legal Descriptions
7. Neighborhood Meeting Materials

**Prepared by:** Mike Ray, AICP – Planning Manager

## **STAFF REVIEW**

**Proposal:** The applicant, Impact Investors, is proposing a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow. The proposed preliminary plat and Planned Unit Development (PUD) is a 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition. The proposed PUD is a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

**Site and Area Land Use:** The subject property is a 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue. The subject properties on the west side Augustine Ave currently contain two large shop outbuildings. The subject property is surrounded by primarily agricultural land to the west, a single-family dwelling to the south, and Edington 1<sup>st</sup> Addition Subdivision to the southeast. The West Palouse River Drive ball fields property is located to the northeast of the subject property. The South Fork of the Palouse River currently flows through the ball fields property to the north.





Vicinity Map

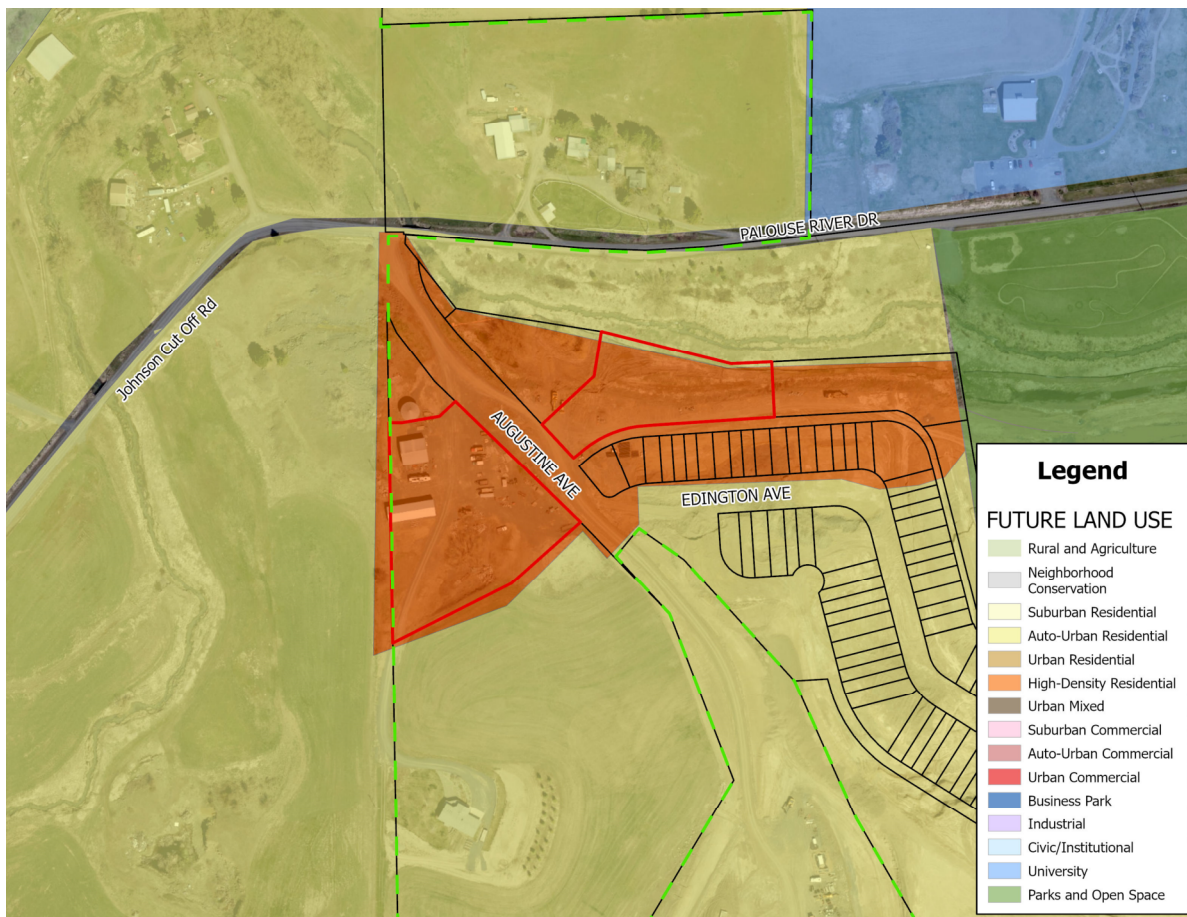


Aerial of Subject Property



**Comprehensive Plan:** Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential. According to the 2019 Comprehensive Plan, High-Density Residential designated areas are intended to,

*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*



Current Comprehensive Plan Land Use Designations

**Zoning:** The subject property and adjacent properties immediately to the north and east are designated as the Residential Office (RO) Zone. Property to west is located within Latah County in the Agriculture/Forestry (AF) Zone. The portion of the Edington 1<sup>st</sup> Addition to the southeast is currently designated as a combination of the Medium Density Residential

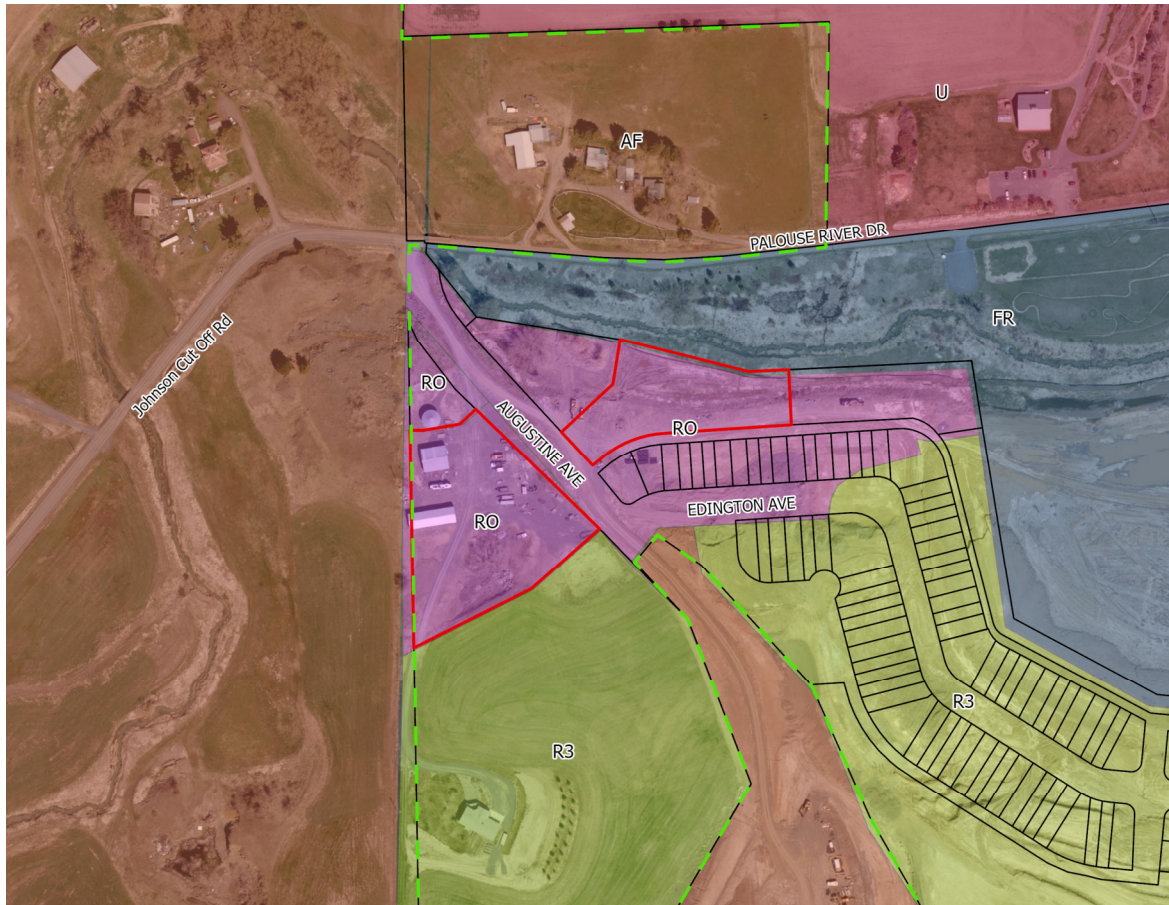
(R-3) Zone and the Residential Office (RO) Zone. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property further to the east is designated as Motor Business (MB).

According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.

The RO Zoning District is appropriately applied in the following circumstances:

1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;
3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.

Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.



Existing Zoning

**Preliminary Plat:** The applicant is proposing to subdivide the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition. The applicant is proposing a Planned Unit Development (PUD) to coincide with the preliminary plat in order to allow for separate ownership of 10 buildings which are each proposed to be constructed on the individual lots.

The minimum lot size for lots within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. With the existing size of the properties being 4.06 acres, the number of dwelling units which would be permitted by right on the property would be 221 dwelling units. The applicant has chosen to go through the PUD process in order to divide the property in a configuration which would create lots for each of the 10 proposed buildings with two common tract properties which include all of the common features such as parking lots, stormwater detention pond, open space, and sidewalks. Every lot which is created within the City is required to have a certain length of property frontage on a public street right-of-way. Since that would not be achievable with the applicant's proposal, they have chosen to go through the PUD process in order for each building to be on a separately platted lot.



The proposed PUD is a mixed-use development which includes 10 buildings with a total of 114 dwelling units and 16 commercial live/work units. The applicant is proposing two different building types, one referred to as the Alfred and the other referred to as the 10-plex. The Alfred is a three-story, 40 ft by 100 ft building which contains four commercial live/work suites and two studio apartments on the ground floor, and five studio apartments and two 2-bedroom apartments on each of the second and third floors. The applicant has provided different façade variations for the exterior so that each building will appear unique.

The 10-plex is proposed to be a two-story, 40 ft by 100 ft building which contains four 2-bedroom, 2.5 bath townhouse apartments; two 1-bedroom apartments; and four studio apartments. The applicant has provided different façade variations so that each building will appear unique.

The setback requirements for the RO Zone are a minimum of 10 feet in the front, 5 feet on the side, and 20 feet at the rear yard. Looking at the original lot boundaries, the proposed building footprints will meet all the setback requirements for the RO Zone. The proposed buildings within the proposed new lots will have a 5-foot setback to their property lines.

The total number of off-street parking spaces which are required for the entire PUD is 192 spaces. The applicant has provided 198 off-street parking spaces including 6 ADA accessible spaces. The applicant has also proposed to provide 88 bike parking spaces both sheltered and not sheltered.

**Base Density:** The applicant is proposing to construct a total of 114 dwelling units as part of the Augustine Avenue Apartments PUD. The base density of the RO Zone is 24 units per acre, which equates to a base density of 97 dwelling units for the entire project. Therefore, the applicant needs an 18% density bonus in order to achieve the proposed 114 units. The PUD section allows for numerous ways of achieving bonus density and the applicant has chosen to focus on the provision of mixed housing types and/or land uses, sustainable development, and other function or aesthetic development features.

Bonuses of up to 10% may be provided for providing a mix of housing types and/or uses. Any combination of single family, duplex, multiple family residences, and/or commercial, institutional or civic uses may qualify. The applicant has proposed a mixture of various sizes and configurations of multi-family dwellings and also incorporated commercial spaces on the ground floor of the Augustine Avenue street frontage. It is staff's opinion the applicants request of 5% for the proposed mixture of uses is warranted.

The applicant has also proposed to incorporate a number of sustainable development provisions pertaining to indoor environmental quality, provisions of alternative mode transportation features, and water saving features. Bonuses may be awarded up to eight percent (8%) of the base density for PUD projects which make an extended effort to improve the ongoing indoor environment. Provision of outside air ventilation, exhaust vents, air distribution systems and HVAC air filters that exceed requirements of any applicable Code are eligible for a two percent (2%) bonus. Installation of permanent walk-

off mats and central vacuums help to mitigate dirt and dust and may be awarded a two percent (2%) bonus. Homes should be protected from car emissions by tightly sealing walls between the garage and the home, providing an exhaust fan linked to the overhead door, and not locating air handling equipment in the garage; such provisions may be awarded a bonus of two percent (2%). Not providing a garage may satisfy any bonus given for mitigating car exhaust in a garage. The use of finishing products, such as paint or carpeting, which minimize or eliminate toxic fumes that are common in standard products, may be awarded up to an additional two percent (2%) bonus.

The applicant is proposing to incorporate features related to indoor environmental quality such as enhanced outside air ventilation, exhaust vents, and superior HVAC air filtration which shall exceed minimum code requirements. Walk-off mats, no attached garages, and the use of low-VOC paints and carpeting are also being proposed. The applicant has requested a 4% bonus for providing these features, which staff concurs with.

Features which accommodate alternative mode transportation or promote decrease in automobile usage or traffic, such as bus shelters, turnouts, alternative fuel vehicle support facilities, carpool lots, pedestrian paths, bike racks, etc. may be awarded up to a two (2%) percent bonus. To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to public sidewalks. The applicant has also indicated that the development is a 7-minute bike ride to the nearest Smart Transit bus stop on Styner Ave and is in close proximity to the Arboretum which provides a pedestrian route to the University of Idaho campus. It is staff's opinion that the 1% bonus being requested is warranted.

A bonus may be awarded for inclusion of a storm water reuse system, xeriscaping or other water saving development features which are not otherwise required by the Code. Such other water saving features may include those which are sensitive to or which promote aquifer recharge. A total bonus of up to ten percent (10%) may only be awarded if both storm water reuse (five percent [5%] maximum bonus) and xeriscaping (five percent [5%] maximum bonus) are incorporated into the development. A detailed written statement and/or plan shall be provided by the applicant to justify a bonus under this category. The applicant has indicated that the project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping. The applicant has provided a landscape plan showing the xeriscaped areas and has indicated that they will provide a more detailed landscaping plan with the construction drawings. It is staff's opinion that a 5% density bonus is warranted for this category.

Other qualifying development features which are designed to visually complement or visually preserve the natural environment, especially scenic views, through use of appropriate materials may include, but are not limited to, architectural variety, building mass and height softening features, building location with regard to lot lines (staggered setbacks), the provision of alley access and scenic view corridor preservation for the benefit of others, recessed, side or rear loading garages, and the arrangement of parking such that

it is not located within the required front nor street side yard or such that it is located behind or underneath the building(s) and not readily visible from the street. Locating the parking behind or below structures shall warrant a higher bonus than locating the parking outside of the required front and street side yard, where it is visible from the street. The maximum bonus under this category will be up to ten percent (10%). The parking for the Augustine Apartments is designed and located such that it is not readily visible from the street, thereby enhancing the streetscape and overall aesthetic of the development. It is staff's opinion that a 4% density bonus shall be warranted in this category.

The sum of the total density bonuses proposed totals 19%, which exceeds the density bonus required to achieve 141 dwelling units on the property.

**Access, Streets, Traffic:** The subject property has access via Augustine Avenue which is designated as a collector street and was constructed as part of Edington 1<sup>st</sup> Addition. Augustine is constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curbing, gutters, tree lawns, and sidewalks are also constructed on both sides of the street.

**Utilities:** Water mains will be extended throughout the subdivision from the existing mains within Augustine Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

Sanitary sewer is proposed to be extended throughout the subdivision from existing main in Augustine Avenue and the alley to the north of Edington Avenue. The Engineering Department has determined that the existing system has adequate capacity to accommodate the proposed subdivision.

Storm sewer will be piped and directed to a stormwater detention pond located behind Lot 6. 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. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.

**Parkland Dedication:** Per the attached memo from David Schott, Parks and Facilities Manager, the proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement. However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021. Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres). However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:

- 152,189 sf (3.49 acres) of net developable area of platted RO Residential Office (9%), which required 13,697 sf (0.31 acres) of parkland dedication.
- 389,675 sf (8.95 acres) of net developable area of platted R-3 Medium Density Residential (7%), which required 27,227 (0.63 acres) of parkland dedication.

Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).

The Parks and Recreation Commission will consider the recommended deferral of the 10,680 sf (0.25 acres) of the Augustine Avenue Apartments preliminary plat to a later phase of the Edington Subdivision at their July 24, 2025, regular meeting. It is the Parks and Facilities Manager's recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways for our community to enjoy.

**Other Issues:** The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 14, 2025 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

### **Input from other Departments/Commissions:**

#### Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within the attached July 2, 2025 and May 6, 2021 memos from David Schott, Parks and Facilities Manager.

### **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 Planned Unit Development (PUD) with no conditions; and
2. Recommend approval of the proposed preliminary plat of the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, referred to as the Augustine Avenue Apartments Addition with one condition:
  1. The applicant shall be required to submit a stormwater report for the proposed subdivision and include any mitigation actions necessary to ensure that the stormwater facilities will have no downstream adverse impacts subject to the approval of the City Engineer.
3. In accordance with the Commission's decision on the PUD and preliminary plat, direct staff to prepare the Relevant Criteria and Standards documents.



# NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Ave Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011.

A public hearing at which you may be present and speak will be conducted by the Moscow Planning and Zoning Commission at which time the following proposition will be discussed for land located at 2300 Augustine Avenue, as shown on the vicinity map below:

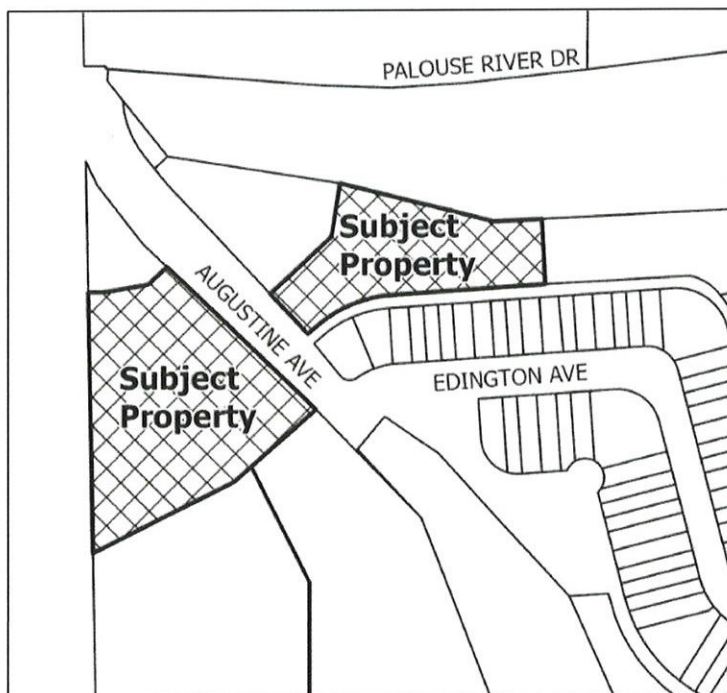
1. Proposed Preliminary Subdivision Plat of four existing parcels totaling 4.06-acres in size to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
2. Proposed Preliminary Planned Unit Development (PUD) of a 4.06-acre area to construct a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

**HEARING DATE:** Wednesday, July 9, 2025

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

**MEETING TIME:** 7:00pm

*Note:* Meeting start time is not necessarily indicative of 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 at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda or further information about the matter.



Verbal testimony at the hearing is generally limited to three (3) minutes time. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making board. You may obtain further information about the public hearing process and procedures on the City's Website at:  
<https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk

  
Jennifer Fleischman, Deputy City Clerk

Published: Saturday, June 21, 2025


**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           | Application Fee | \$1,023.00 |      |
|               | Receipt Number  |            |      |

**APPLICATION FOR PRELIMINARY SUBDIVISION PLAT**

(Please type or print plainly with blue ink.)

**APPLICANT:**Name: Scott Sumner Phone: 208.596.7912Address: 805 N Main St, Ste 107 Email: scott@syntierengr.com**OWNER:** (if other than applicant)Name: Rich Beebe Phone: 509.330.0623Address: \_\_\_\_\_ Email: r33beebe@gmail.com**ENGINEER/SURVEYOR:**Name: Scott Sumner Phone: 208.596.7912Address: 805 N Main St, Ste 107 Email: scott@syntierengr.comPrimary point of contact (select one): Applicant ☒ Owner ☐ Engineer/Surveyor ☐**PROPERTY:**1. Proposed Subdivision Name: Augustine Avenue Apartments2. Address(es) or Parcel Number(s): RPM00000193260, RPM00000193265, RMP119001000203. Legal Description: *Please attach copy of full description.*4. Gross Area of all land involved: 4.06 acres, and/or \_\_\_\_\_ sq. ft.5. Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:  
4.06 acres, and/or \_\_\_\_\_ square feet.6. Total number of lots: 16 Average lot size: 4,375 sf7. Existing Zoning of subject property: RO**PROJECT DESCRIPTION:**

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use (i.e. 75% single-family residential; 20% multi-family; 5% commercial). Also include any proposed park land and the acreage:

PUD Development of various size apartment buildings that will have potential for mixed-use opportunities. Public and private utilities and infrastructure will also be constructed to support the development.

**SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:**

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and written approval of such a request is issued by the City Engineer.

**PRELIMINARY PLAT CHECKLIST** - Please provide the following information:

- \_\_\_\_ 1. Subdivision name
- \_\_\_\_ 2. Location: Section, Township, Range
- \_\_\_\_ 3. Subdivider's name & address
- \_\_\_\_ 4. Engineer/surveyor name & address
- \_\_\_\_ 5. Date of subdivision
- \_\_\_\_ 6. Reference to adjoining subdivisions with names
- \_\_\_\_ 7. North arrow
- \_\_\_\_ 8. Scale, not less than 1 in. = 60 ft.
- \_\_\_\_ 9. Existing and proposed right-of-way or public tracts with widths and names
- \_\_\_\_ 10. Lot and block layout with numbering and dimensions
- \_\_\_\_ 11. Existing zoning designation, or proposed if a rezone is requested
- \_\_\_\_ 12. All existing and proposed easements of record stating width and purpose
- \_\_\_\_ 13. Location of any existing open spaces or permanent structures
- \_\_\_\_ 14. General layout of sewer and water utilities
- \_\_\_\_ 15. Proposed phasing, if any
- \_\_\_\_ 16. Acreage breakdown with gross and net (less right-of-way)
- \_\_\_\_ 17. Plan/profile of proposed street grades
- \_\_\_\_ 18. Existing Topography\*
- \_\_\_\_ 18. Proposed finished grading plan\*
- \_\_\_\_ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is  $\geq 5$  acres or  $\geq 50$  lots)
- \_\_\_\_ 20. Vicinity sketch

\*5' max. contour interval (except for slopes  $> 50\%$  may have 10' interval). Areas with existing slopes  $\geq 20\%$  shall be shaded or clearly indicated on the plans.

**APPLICATION SUBMITTAL:**

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Planning and Zoning Commission. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

**The following items must be submitted with this application before it will be processed:**

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. One full-sized Preliminary Plat Map and one electronic copy.

*I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.*

  
\_\_\_\_\_  
Signature of Applicant

3/25/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner (if different)

3/25/2025  
\_\_\_\_\_  
Date



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**The following items must be submitted with this application before it will be processed:**

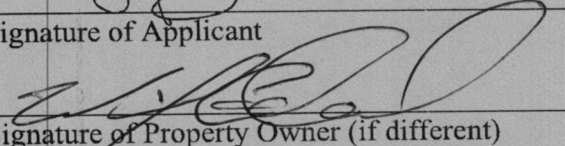
1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. One full-sized Preliminary Plat Map and one electronic copy.

*I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.*

  
\_\_\_\_\_  
Signature of Applicant

3/25/2025

Date

  
\_\_\_\_\_  
Signature of Property Owner (if different)

5/51/25  
\_\_\_\_\_  
Date

## PLAT DESCRIPTION

A PORTION OF EDINGTON ESTATES RO LOT DIVISION, AS SHOWN BY THE RECORD OF SURVEY INSTRUMENT NUMBER 629386, AND OF EDINGTON 1ST ADDITION, AS SHOWN BY THE RECORDED PLAT, INSTRUMENT NUMBER 627104, RECORDS OF LATAH COUNTY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 OF SAID EDINGTON ESTATES RO LOT DIVISION.

**TOGETHER WITH** LOT 2, BLOCK 10 OF SAID EDINGTON 1ST ADDITION.

**TOGETHER WITH** THAT PART OF LOT 1, SAID BLOCK 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 72°47'08" WEST A DISTANCE OF 308.46 FEET;
- 2) SOUTH 47°05'44" WEST A DISTANCE OF 73.52 FEET;
- 3) NORTH 42°59'48" WEST A DISTANCE OF 30.65 FEET;

THENCE NORTH 47°00'12" EAST A DISTANCE OF 138.68 FEET;

THENCE NORTH 09°12'06" EAST A DISTANCE OF 89.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LINE SOUTH 75°52'29" EAST A DISTANCE OF 261.59 FEET TO THE **POINT OF BEGINNING**.

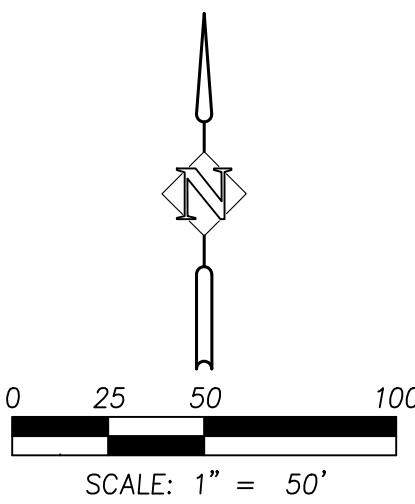
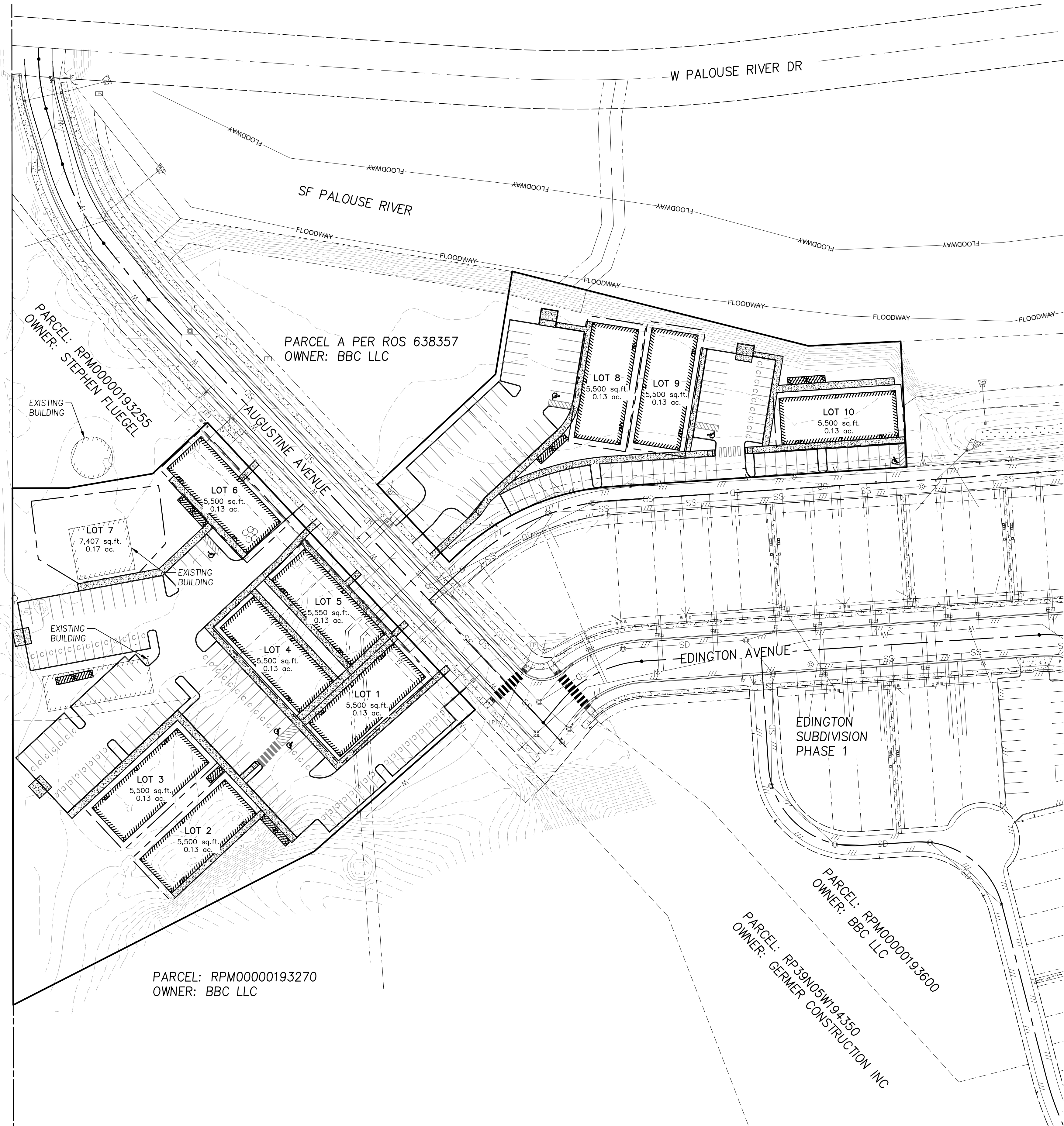
**CONTAINING:** 177,253 SQUARE FEET OR 4.06 ACRES, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



AUGUSTINE AVENUE APARTMENTS PLANNED UNIT DEVELOPMENT

MOSCOW, ID



SHEET INDEX

|   |                       |
|---|-----------------------|
| 1 | C1.0 COVER SHEET      |
| 2 | C2.0 GRADING PLAN     |
| 3 | C3.0 UTILITY PLAN     |
| 4 | C4.0 PRELIMINARY PLAT |
| 5 | C4.1 SITE PLAN        |

|                                                                       |                                                             |                                                                                                                                                                                                           |                                                                                                                                            |
|-----------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b><br>RICH BEEBE<br>805 N MAIN ST, #107<br>MOSCOW, ID 83843 | <b>SITE ADDRESS</b><br>AUGUSTINE AVENUE<br>MOSCOW, ID 83843 | <b>ENGINEER</b><br>SYNTIER ENGINEERING, INC.<br>ATTN: SCOTT SUMNER, P.E.<br>405 SE BRELSFORD DRIVE, STE C<br>PULLMAN, WA 99163<br>TEL: 509.339.6187<br>CELL: 208.596.7912<br>EMAIL: SCOTT@SYNTIERENGR.COM | <b>FLOOD PLAIN DESIGNATION</b><br>AREA WITHIN LATAH COUNTY FEMA BOUNDARY<br>FLOOD ZONE C<br>PANEL NUMBER 160086 0330 D<br>PANEL 330 OF 475 |
|-----------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                     |                                            |                                                                            |
|---------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|
| <b>LAND AREAS</b><br>GROSS LAND: 4.06 ACRES<br>NET LOTS: 1.31 ACRES | <b>LAND USE</b><br>RO (RESIDENTIAL OFFICE) | <b>LAND SURVEYOR</b><br>SYNTIER ENGINEERING, INC<br>JASON VON LINDERN, PLS |
|---------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|

| BUILDING COVERAGE            |                       |
|------------------------------|-----------------------|
| TOTAL PROPOSED LOT AREA      | 177,253 SF (4.06 ac.) |
| TOTAL PROPOSED BUILDING AREA | 36,360 SF (0.88 ac.)  |
| TOTAL BUILDING COVERAGE      | 21%                   |

**LEGAL DESCRIPTION**

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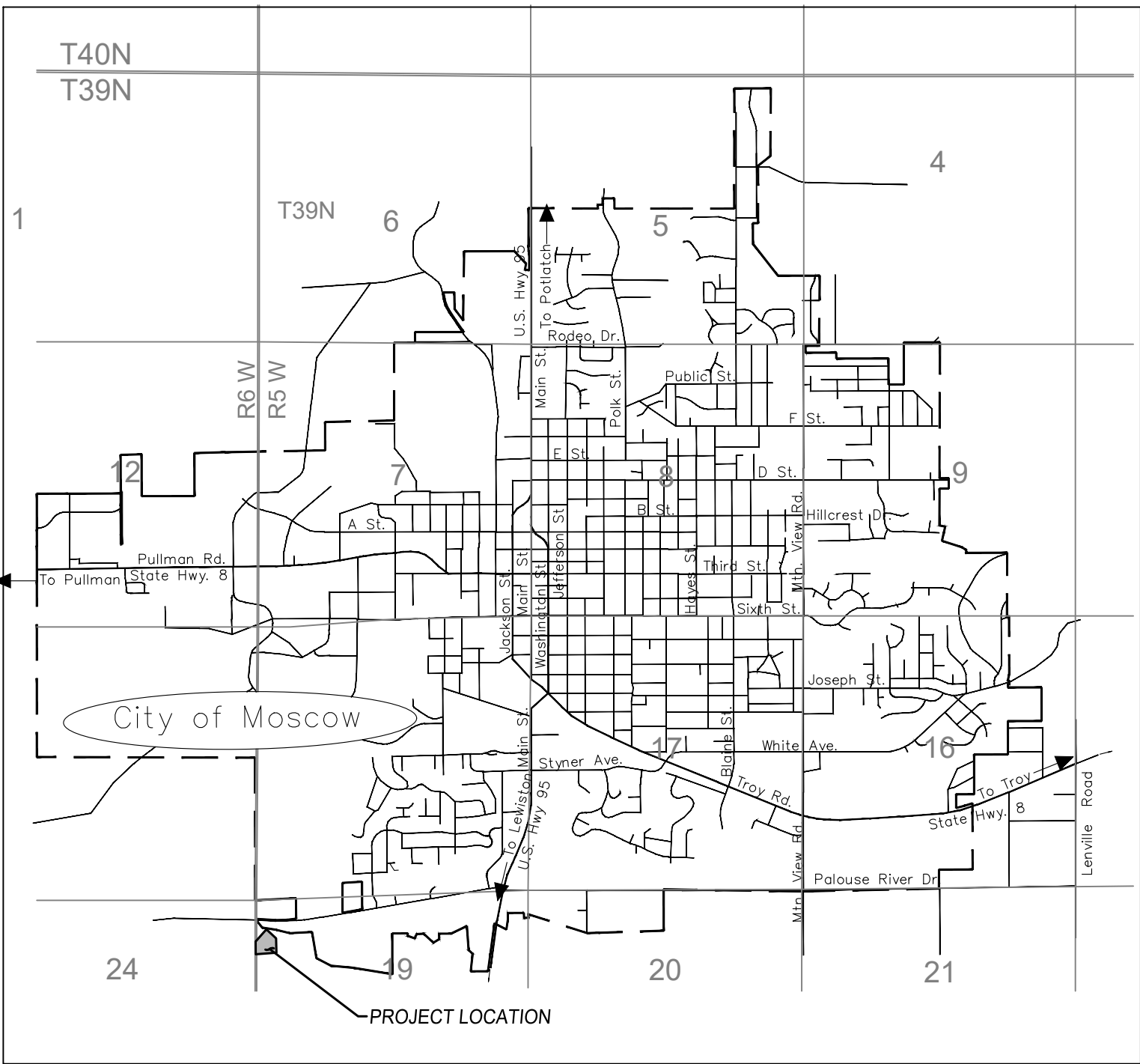
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CONTAINING: 177,253 SQUARE FEET OR 4.06 ACRES, MORE OR LESS.

| EXISTING LEGEND |               |
|-----------------|---------------|
|                 | RIGHT OF WAY  |
|                 | EASEMENT LINE |
|                 | PROPERTY LINE |
|                 | SECTION LINE  |
| PROPOSED LEGEND |               |
|                 | PROPERTY LINE |
|                 | EASEMENT LINE |



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS BEFORE YOU DIG

COVER SHEET

AUGUSTINE AVENUE APARTMENTS

MOSCOW, IDAHO

SYNTIER  
Engineering, Inc.

405 SE Brelsford Drive, Suite C Pullman, WA 99163  
www.SyntierEng.com 509.339.6187

PROFESSIONAL ENGINEER  
STATE OF IDAHO  
SCOTT A SUMNER  
3/2/25

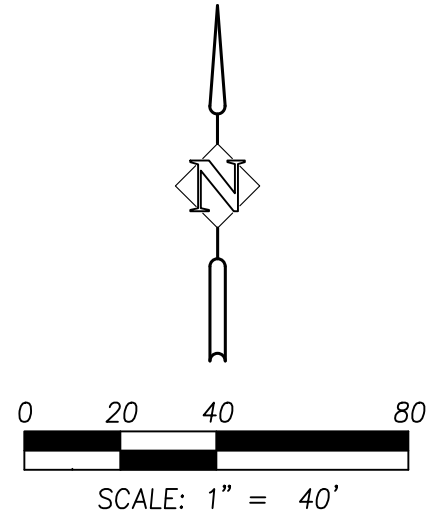
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|-------------------|-----|-------------|-----|----------|-----|-------|--------------|
| DESIGNED:         | SAS | DRAWN:      | SAS | CHECKED: | SAS | DATE: | JULY 2, 2025 |
| R E V I S I O N S |     |             |     |          |     |       |              |
| DATE              | NO. | DESCRIPTION |     |          |     |       |              |

SHEET NO.  
C1.0  
OF 6

JOB NO.



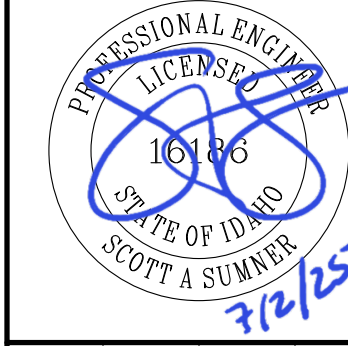
P:\RBB-01 - Edinboro RO PUD\RBB01-DWG\Streets\Preliminary Shortlist - PUD\_RBB01 - C2.0 - GRADING PLAN.dwg



| EARTHWORK VOLUMES  |                   |
|--------------------|-------------------|
| TOTAL CUT =        | 1,224 C.Y.        |
| TOTAL FILL =       | 10,585 C.Y.       |
| *CUT FACTOR = 1.0  |                   |
| *FILL FACTOR = 1.0 |                   |
| NET BALANCE =      | 9,360 C.Y. (FILL) |

GRADING PLAN  
AUGUSTINE AVENUE APARTMENTS  
MOSCOW, IDAHO

**SYNTIER**  
Engineering, Inc.  
405 SE Breakford Drive, Suite C, Moscow, WA 99163  
www.SyntierEng.com 509.339.6187



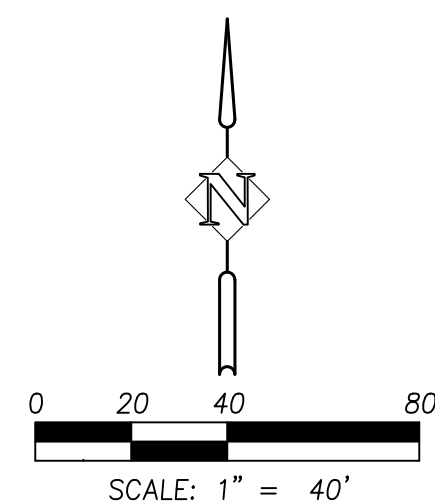
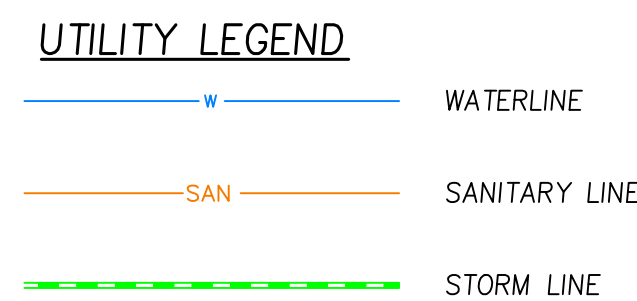
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| DESIGNED: | SAS          |
| DRAWN:    | SAS          |
| CHECKED:  | SAS          |
| DATE:     | JULY 2, 2025 |

| R E V I S I O N S |             |
|-------------------|-------------|
| DATE              | DESCRIPTION |
|                   |             |
|                   |             |
|                   |             |
|                   |             |
|                   |             |
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SHEET NO.  
**C2.0**  
2 of 6  
JOB NO.

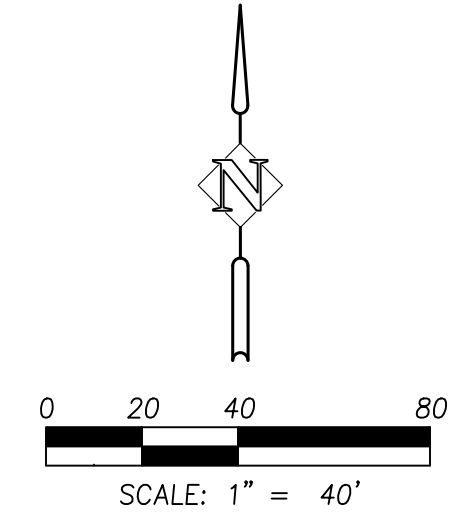
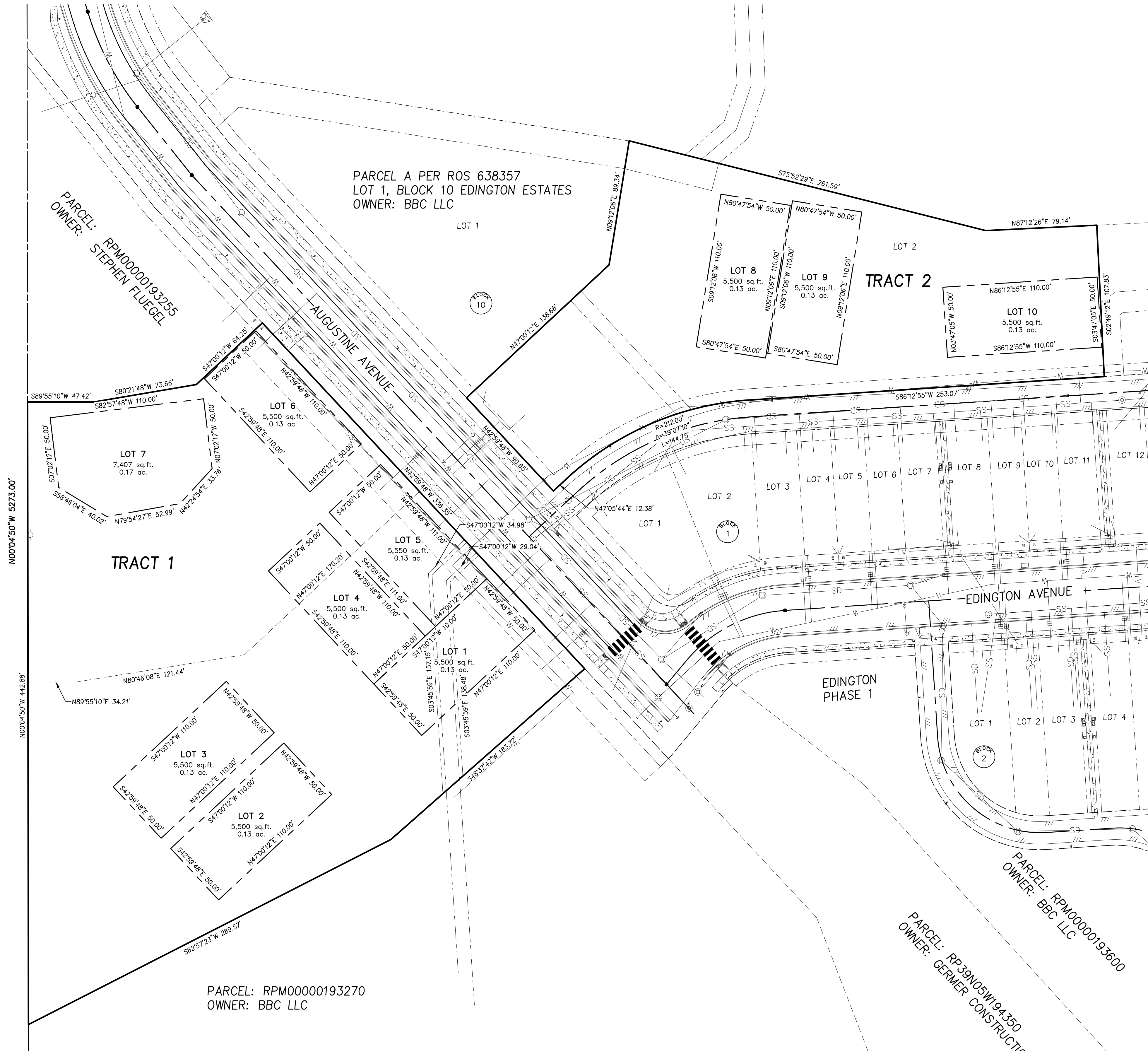
RBB-01



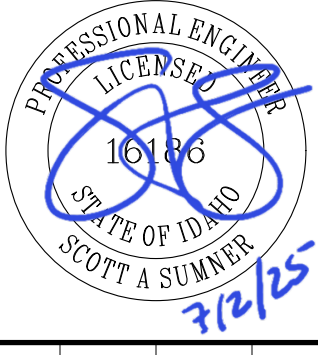
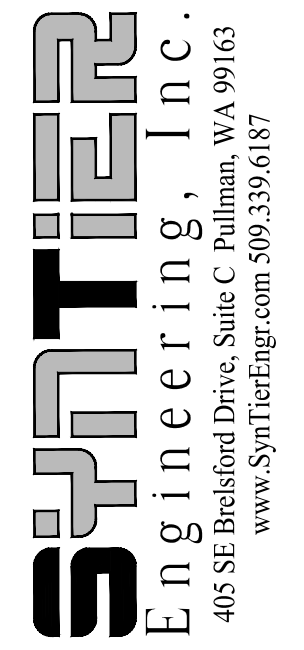


P:\RBB-01 (Edington RO PUD)\RBB01-DWG\Sheets\Preliminary Shortplat - PUD\ RBB01 - C3.0 - UTILITY PLAN.dwg





PRELIMINARY PLAT  
AUGUSTINE AVENUE APARTMENTS  
MOSCOW, IDAHO

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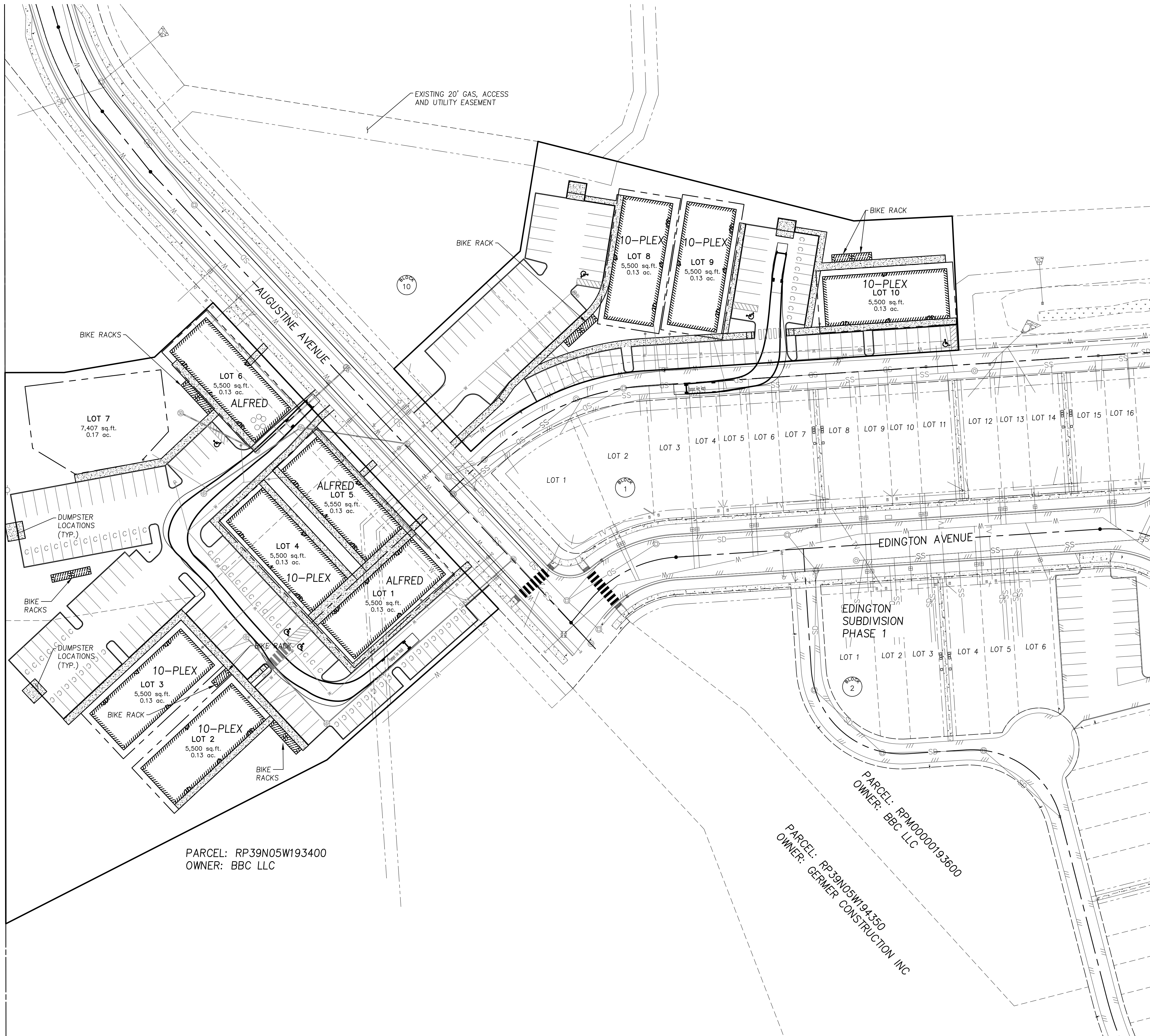
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**C4.0**

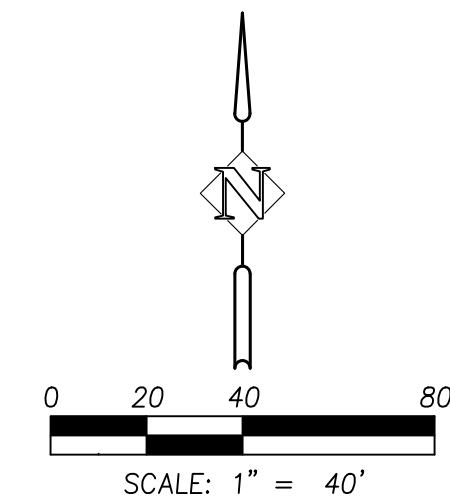
4 OF 6

JOB NO.



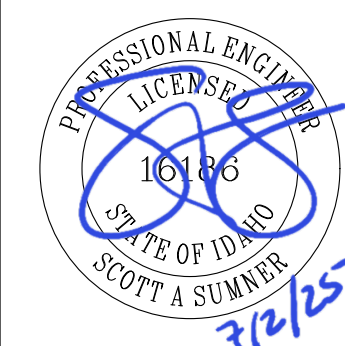


| PARKING STALL COUNT       |     |
|---------------------------|-----|
| ADA                       | 5   |
| ADA VAN                   | 1   |
| STANDARD (EXCLUDING ADA)  | 123 |
| COMPACT                   | 69  |
| REMOVED                   | 0   |
| TOTAL INCREASE IN PARKING | 198 |
| BIKE SPACES               | 88  |



SITE PLAN  
AUGUSTINE AVENUE APARTMENTS  
MOSCOW, IDAHO

**Syntier**  
Engineering, Inc.  
405 SE Breisford Drive, Suite C Pullman, WA 99163  
[www.SyntierEng.com](http://www.SyntierEng.com) 509.339.6187



|           |            |
|-----------|------------|
| DESIGNED: | SAS        |
| DRAWN:    | SAS        |
| CHECKED:  | SAS        |
| DATE:     | 11/11/2025 |

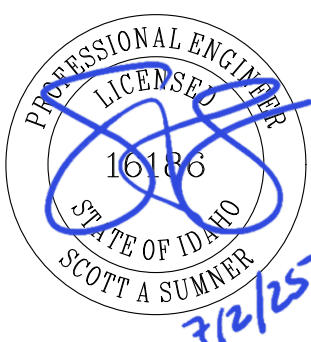
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SHEET NO.

## C4.1

5 OF 6





|          |            |
|----------|------------|
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| CHECKED: | SAS        |
| DATE:    | 11 11 2025 |

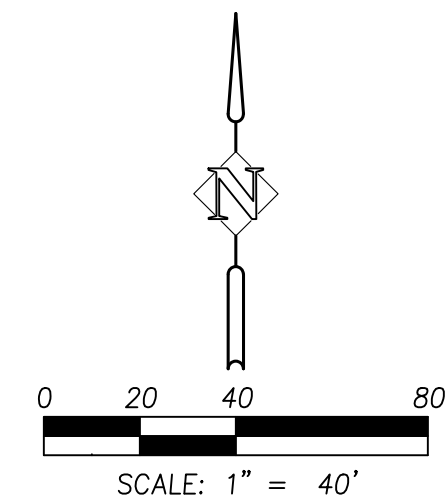
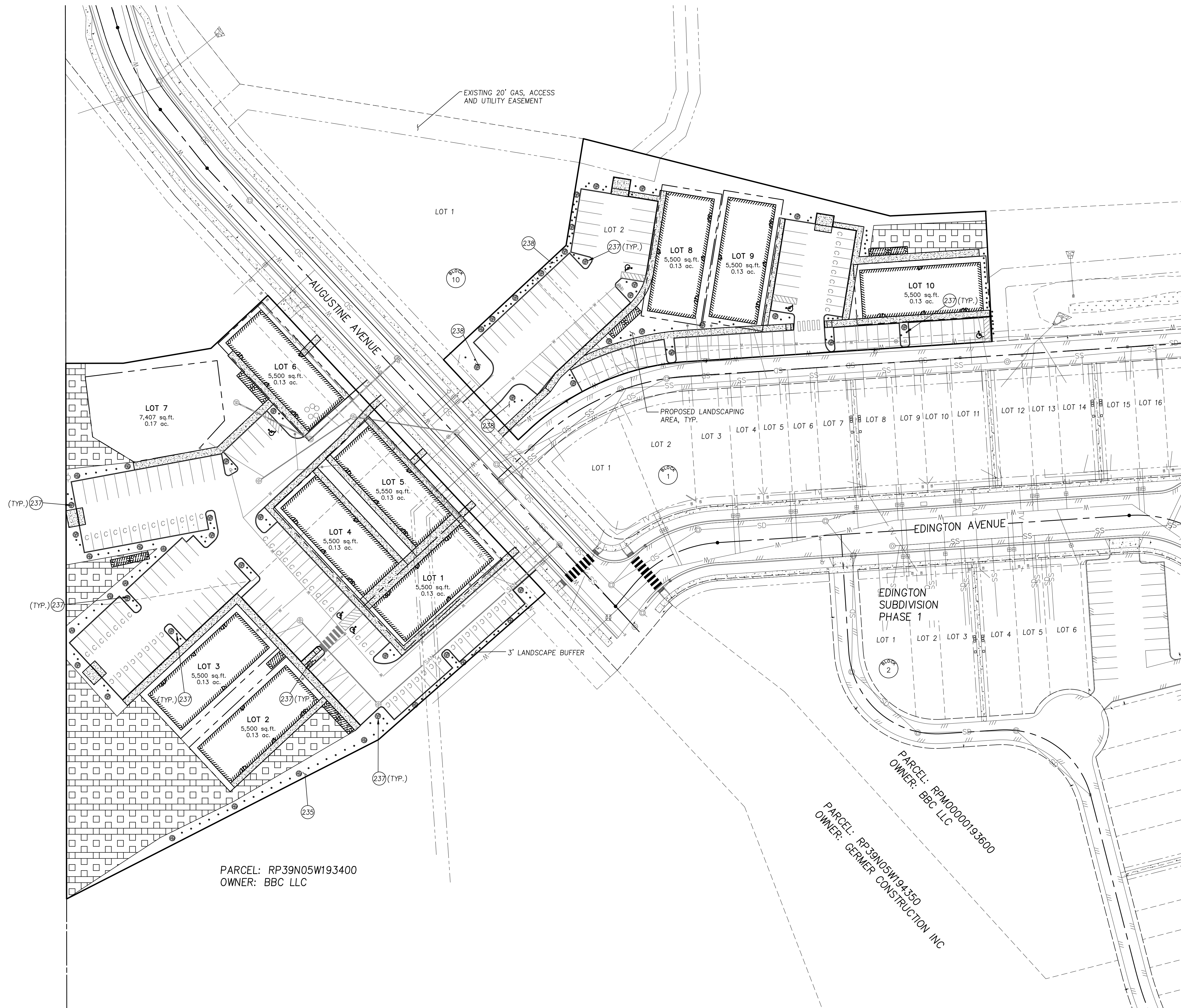
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SHEET NO.

## C4.2

6 OF 6

RB-01

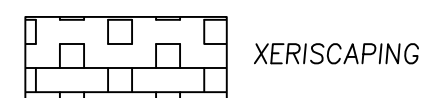


### CONSTRUCTION NOTES

- (235) INSTALL TYPE "A" LANDSCAPE BUFFER, 2 CANOPY TREES, 4 UNDER STORY TREES AND 6 SHRUBS EVERY 100 FEET. 1/4 OF THESE PLANTINGS MUST BE EVERGREEN. PLAN IS CONCEPTUAL AND SHALL BE DESIGN-BUILD.
- (237) INTERIOR LANDSCAPING:  
1 - TREE (1.5" CALIPER)  
1 - PERENNIAL LOW SHRUB (1 GAL)  
2 - EVERGREEN OR DECIDUOUS SHRUB (2 GAL)  
VEGETATIVE GROUNDCOVER
- (238) EXTERIOR LANDSCAPING:  
1 - TREE (1.5") EVERY 40'  
1 - SHRUB (1 GAL) EVERY 6'  
2 - DECIDUOUS OR EVERGREEN (2 GAL) EVERY 6'

STREET TREES REQUIRED: MULTI-FAMILY AND COMMERCIAL AS REQUIRED BY MCC 5-8-8-9.C.D, PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN THAT SHALL IDENTIFY THE NUMBER, LOCATION, AND TYPE OF STREET TREES PROPOSED. CONTACT DAVID SCHOTT AT 208.883.7098 OR DSCHOTT@C.MOSCOW.ID.US FOR ADDITIONAL INFORMATION.

LANDSCAPING WILL BE COMPRISED OF ALMOST EXCLUSIVELY OF NATIVE AND DROUGHT-TOLERANT PLANTS, DETAILED LANDSCAPING PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS TO MINIMIZE THE WATER USAGE OF THE DEVELOPMENT. IRRIGATION SYSTEM WILL COMPRISE OF A HIGH-EFFICIENCY SYSTEM TO ESTABLISH PLANTS.







**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               | Preliminary or Major Amendment   | \$749.00 |      |
| CDV               | Minor Amendment or Design Review | \$316.00 |      |
| Receipt Number    |                                  |          |      |

## APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) OR PUD AMENDMENT

(Please type or print plainly with blue ink.)

### APPLICANT:

Name: Scott Sumner Phone: 208.596.7912  
Address: 805 N Main St, Ste 107 Email: scott@syntierengr.com

### OWNER: (if other than applicant)

Name: Rich Beebe Phone: 509.330.0623  
Address: \_\_\_\_\_ Email: r33beebe@gmail.com

### PROPERTY:

- Proposed PUD Name: Augustine Avenue Apartments
- Address(es) or Parcel Number(s): RPM00000193260, RPM00000193265, RPM11900100020
- Legal Description: See Attached  
(Subdivision) (Block) (Lot)  
*If described by Metes and Bounds, please attach deed on a separate sheet.*

### PROJECT DESCRIPTION:

Please describe the new (or revised) use, design and construction for the above property:

PUD Development of various size apartment buildings that will have potential for mixed-use opportunities.

Public and private utilities and infrastructure will also be constructed to support the development.

*The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall include all required notations and detail drawings pursuant to Moscow City Code Title 4, Chapter 7, Section 7-4.B. and shall show, label and include dimensions of all property lines, easements, existing and proposed buildings, parking lot(s), driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.*

**For Minor Amendments/Design Review only: Skip to Page 3**

**AUTHORIZATION:**

1. Section \_\_\_\_\_ of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Planned Unit Development application.
2. Before the Moscow Planning and Zoning Commission ("Commission") can approve a Type 1 Planned Unit Development ("PUD") or City Council can approve a Type 2 PUD request, the Commission or City Council must first make findings of compliance in accordance with MCC 4-7-9, with the following six **Relevant Criteria and Standards**. Please describe in the spaces provided below how your proposed PUD is in compliance with each of the Relevant Criteria and Standards:

A. The proposed PUD is consistent with the Comprehensive Plan.

The proposed PUD is consistent with the city's Comprehensive Plan and will support its goal of sustainable, incremental growth while enhancing the characteristics of the town. Development will primarily include one bedrooms and studios of various sizes, and meet the needs of a large range of Moscow residents

B. The proposed PUD is consistent with the intents and purposes of Title 4, Chapter 7 of the City Zoning Code.

The proposed PUD will provide for the innovative development of the subject property in a way that is efficient and economical, with plans for public and private utilities and services. It would also provide opportunity for local land developers to be involved in the growth of the city, rather than one major entity.

C. The proposed PUD is compatible with the character and uses in the surrounding area.

The proposed PUD is located on the south portion of Moscow, to the west of the Edington Subdivision. Since the area consists of primarily apartments and residential housing, development plans are compatible with the character of the surrounding area. The proposed PUD would provide various housing options and opportunities for mixed-use.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.

The proposed PUD will provide for the orderly and efficient delivery and location of public facilities, utilities, and services for the proposed buildings. Development will include plans for a water system and sanitary sewer system, with Franchise utilities to be coordinated as well.

E. The proposed PUD will not endanger the public health or safety.

The proposed PUD will comply with all relevant city standards to ensure public health and safety. All buildings will be constructed in compliance with local building and fire codes, with adequate setbacks and safety inspections.

F. The residential densities, proposed land uses, and design proposed within the PUD, promote the innovative, efficient, economic, and attractive development of the subject property.

Development on the subject property would direct growth to an area that has potential for efficient and economical development of public services and help plan for future capacity needs.



**CONDITIONS OF APPROVAL:**

The Commission or City Council may impose required modifications or conditions as part of the approval pursuant to MCC 4-7-10, including but not limited to, (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for on-site or off-site public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed PUD upon delivery of services by any political subdivision, including school districts, providing services within the planning jurisdiction.

**COMPLIANCE:**

1. Should the preliminary PUD be approved, a final PUD review before the original decision-making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
2. Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
3. Where final proposed PUD plans are subsequently modified from the approved preliminary PUD plans, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Title 4, Chapter 7, Section 7-13 of the Moscow City Code.
4. In the event of failure to comply with the approved PUD plans or with any of the conditions imposed upon the PUD project, such permit shall be immediately revoked and shall be automatically null and void.

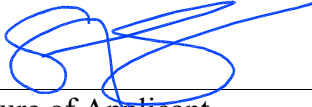
**REVOCATIONS:**

If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void. The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision-making body prior to expiration of the original PUD approval or such approval shall not be granted.

**The following items must be submitted with this application before it will be processed:**

1. Application Fees
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings and/or Renderings, drawn to scale

*I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have the legal authority to submit this application.*

  
\_\_\_\_\_  
Signature of Applicant

3/25/2025

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner (if different)

3/25/2025

\_\_\_\_\_  
Date

## CONDITIONS OF APPROVAL:

The Commission or City Council may impose required modifications or conditions as part of the approval pursuant to MCC 4-7-10, including but not limited to, (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for on-site or off-site public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed PUD upon delivery of services by any political subdivision, including school districts, providing services within the planning jurisdiction.

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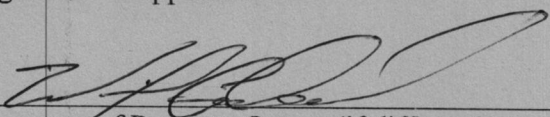
*I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have the legal authority to submit this application.*



Signature of Applicant

3/25/2025

Date



Signature of Property Owner (if different)

3-31-25

Date



## PLAT DESCRIPTION

A PORTION OF EDINGTON ESTATES RO LOT DIVISION, AS SHOWN BY THE RECORD OF SURVEY INSTRUMENT NUMBER 629386, AND OF EDINGTON 1ST ADDITION, AS SHOWN BY THE RECORDED PLAT, INSTRUMENT NUMBER 627104, RECORDS OF LATAH COUNTY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 OF SAID EDINGTON ESTATES RO LOT DIVISION.

**TOGETHER WITH** LOT 2, BLOCK 10 OF SAID EDINGTON 1ST ADDITION.

**TOGETHER WITH** THAT PART OF LOT 1, SAID BLOCK 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 72°47'08" WEST A DISTANCE OF 308.46 FEET;
- 2) SOUTH 47°05'44" WEST A DISTANCE OF 73.52 FEET;
- 3) NORTH 42°59'48" WEST A DISTANCE OF 30.65 FEET;

THENCE NORTH 47°00'12" EAST A DISTANCE OF 138.68 FEET;

THENCE NORTH 09°12'06" EAST A DISTANCE OF 89.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LINE SOUTH 75°52'29" EAST A DISTANCE OF 261.59 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 177,253 SQUARE FEET OR 4.06 ACRES, MORE OR LESS.

PREPARED BY SYNTIER ENGINEERING.



405 SE Brelsford Dr., Ste C  
Pullman, WA, 99163  
509-339-6187

## Augustine Avenue Apartments Concept Statement

This PUD project is proposed as a multifamily development that has separate parcels for each of the buildings, with the remaining space a shared use and responsibility of the entire PUD. This development is intended to provide local developers the opportunity to pool their resources in the infrastructure and development of the area. The PUD also allows for the sharing of parking infrastructure on each side of Augustine Avenue to utilize the allowable space more effectively.

### How the proposed PUD departs from the underlying zoning requirements of the property

The proposed PUD departs from the underlying zoning requirements on the lot size, as the minimum lot size is 5,000 square feet for a multi-family dwelling in a RO zoning district. There are multiple lots that are 2,750 square feet parcels.

### Stating how special features of the property or the proposed PUD make the development both desirable and compatible with other uses in the area.

The property is on the edge of the Edington Addition to the City of Moscow. The residential subdivision consists of single-family housing on the east side, with more dense townhomes on the west side. The project abuts the townhome portion of the Edington Development and will allow for a much needed increase in the available housing in Moscow. The development will be desirable, as it will provide smaller 1-2 bedroom apartments that are harder to find in the area.



Impact Investors  
805 N Main Street  
Moscow, ID 83843

REVISED - July 2, 2025

Zoning Administrator  
City of Moscow  
Planning and Zoning Department  
206 E Third Street  
Moscow, ID 83843

**Subject: Request for Dwelling Unit Density Bonus for Augustine Apartment PUD (RO Zoning) – Pursuant to Sec. 7-6**

This letter serves as a formal request for a dwelling unit density increase for our proposed Planned Unit Development (PUD), the "Augustine Apartments," located within an RO (Residential Office) Zoning District. This request is made pursuant to Section 7-6 of the City of Moscow Zoning Code, which allows for density bonuses based on the provision of specific community benefits and superior development features.

The base density for the RO Zoning District is 24.0 dwelling units per acre. We are seeking a bonus density of nineteen percent (19%) of the base density.

Our commitment to creating a high-quality, sustainable, and community-oriented development is reflected in our plan to incorporate the following features, which qualify for density bonuses under Sec. 7-6(C):

1. **Provision of Mixed Housing Types and/or Land Uses (Sec. 7-6(C)(2)):**
  - **Planned Feature:** The Augustine Apartments will incorporate a mix of variously sized studio apartments, 1-bedroom apartments, a variety of 2-bedroom flats, townhouse style 2-bedroom apartments, and ground level store-front commercial units to accommodate businesses and services as allowed in the RO zone. We believe this will foster a vibrant and enjoyable community.
  - **Requested Bonus:** 5%
2. **Sustainable Development – Indoor Environmental Quality (Sec. 7-6(C)(5)(c)):**
  - **Planned Feature:** We will make an extended effort to improve the ongoing indoor environment by incorporating features such as enhanced outside air ventilation, exhaust vents, superior HVAC air filtration, all of which shall exceed the code requirements, as well as, permanent walk-off mats, no attached garages, and the use of low-VOC paints and carpeting.
  - **Requested Bonus:** 4%
3. **Sustainable Development – Provision of Alternative Mode Transportation Features (Sec. 7-6(C)(5)(d)):**
  - **Planned Feature:** To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to public sidewalks. The development is a 7-minute bike ride to the nearest Smart Transit bus stop on

Styner Ave and is a pleasant bike ride or walk through the Arboretum to the UI campus.

- **Requested Bonus:** 1%
- 4. **Sustainable Development – Water Saving Features (Sec. 7-6(C)(5)(e)):**
  - **Planned Feature:** The project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping.
  - **Requested Bonus:** 5%
- 5. **Other Functional or Aesthetic Development Features – Parking Design (Sec. 7-6(C)(9)):**
  - **Planned Feature:** The parking for the Augustine Apartments will be designed and located such that it is not readily visible from the street, likely [briefly describe, e.g., located behind or underneath the building(s) or significantly screened by landscaping and architectural elements], thereby enhancing the streetscape and overall aesthetic of the development.
  - **Requested Bonus:** 4%

The sum of the individual bonuses for the features outlined above is 19%. Per Sec. 7-6(C), this is below the maximum allowable PUD bonus of **50%** of the base density. We believe these enhancements will make the Augustine Apartments a valuable addition to the City of Moscow, aligning with the city's goals for quality development.

Please refer to the provided drawings showing the proposed site plan, building plans and elevations.

Thank you for your time and consideration.

Sincerely,

Rich Beebe, Impact Investors



# AUGUSTINE AVENUE APARTMENTS

## SHEET LIST

- A-1

A-2

A-3

A-4

A-5

A-6

A-7

A-8

A-9

A-10
- COVER SHEET

MASTER PLAN

10 - PLEX

10 - PLEX FACADES

10 - PLEX FACADES

23 UNIT

23 UNIT FACADES

23 UNIT FACADES

EXISTING SHOP

RENDERINGS



OWNER:

IMPACT INVESTORS LLC

RICH BEEBE

CONTRACTOR:

ASPEN ENTERPRISES CONSTRUCTION LLC

ARCHITECT:

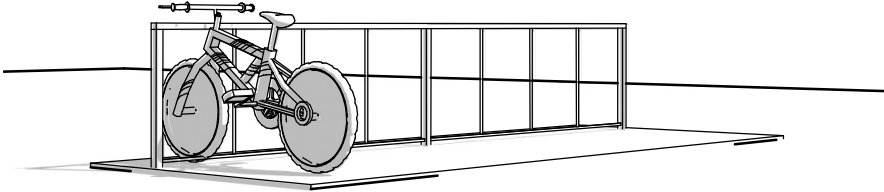
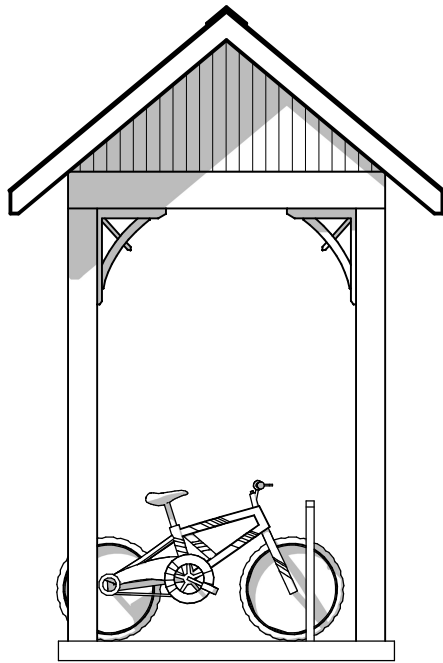
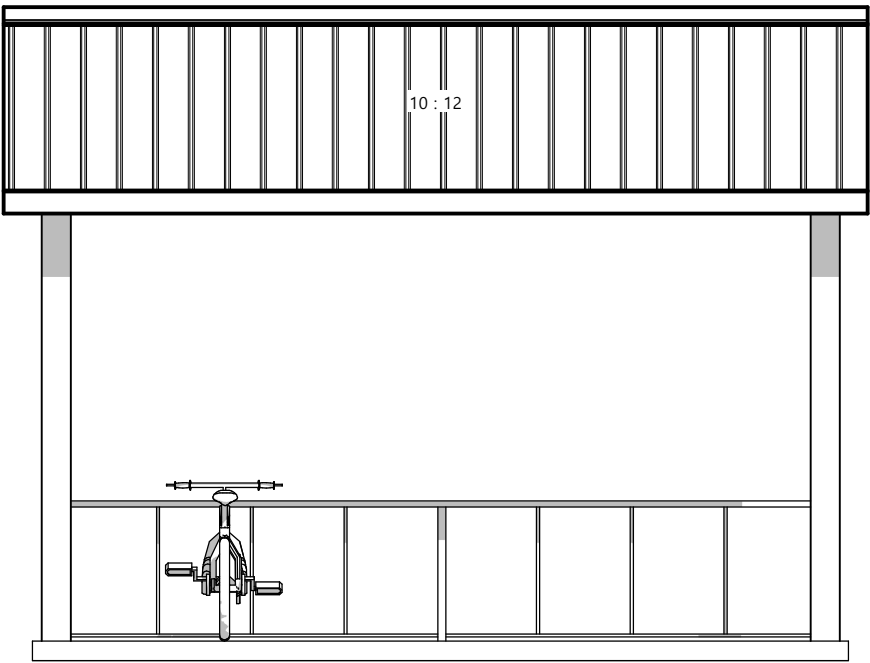
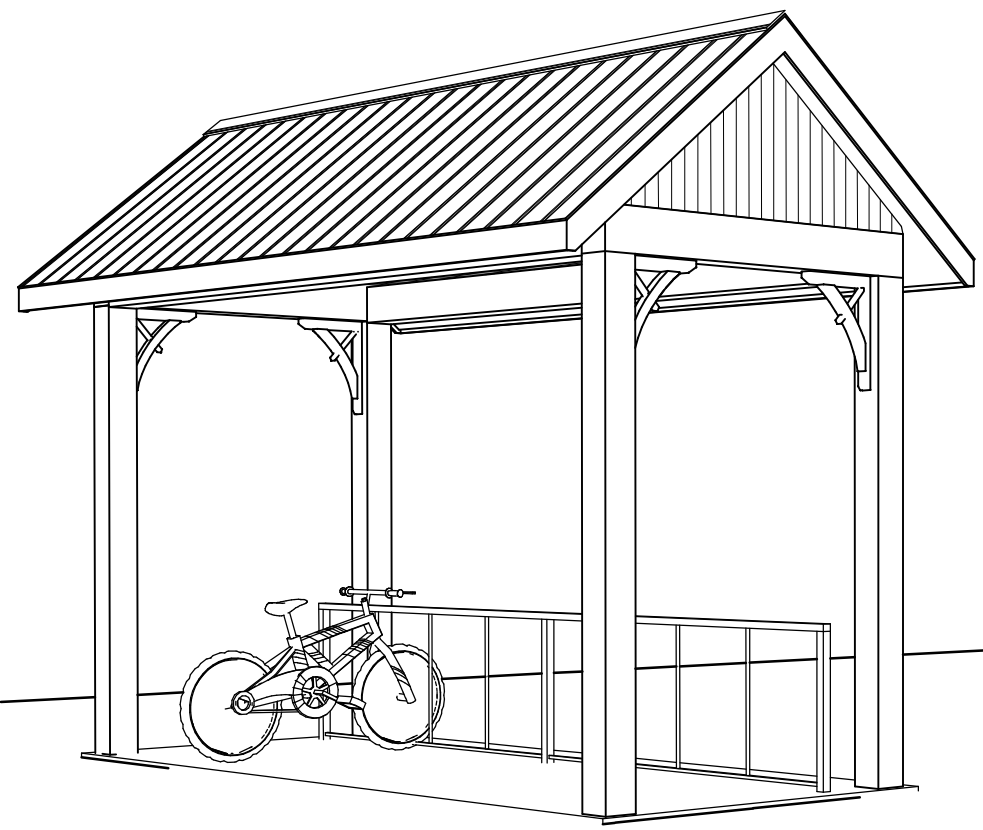
NORTH HOUSE DRAFTING AND DESIGN

LUKE RYAN

CIVIL ENGINEER:

SYNTIER ENGINEERING INC

SCOTT SUMNER



**COVERED + UNCOVERED BIKE RACK EXHIBIT**

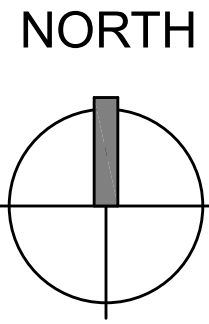
scale: N/A



MASTER PLAN



A2.1 Site Plan  
scale 1" = 30'





**4 - 2 BED 2.5 BATH TOWNHOUSE APTS 1000 SQ FT**  
**2 - 1 BEDROOM 568 SQ FT**  
**4 - STUDIOS 293 SQ FT**



**2ND AND 3RD FLOOR**

**LIVING AREA**  
3690 SQ FT

## 2ND AND 3RD FLOOR

**AUGUSTINE AVENUE APARTMENTS**

**AUGU**  
MOSCOW, ID 83843

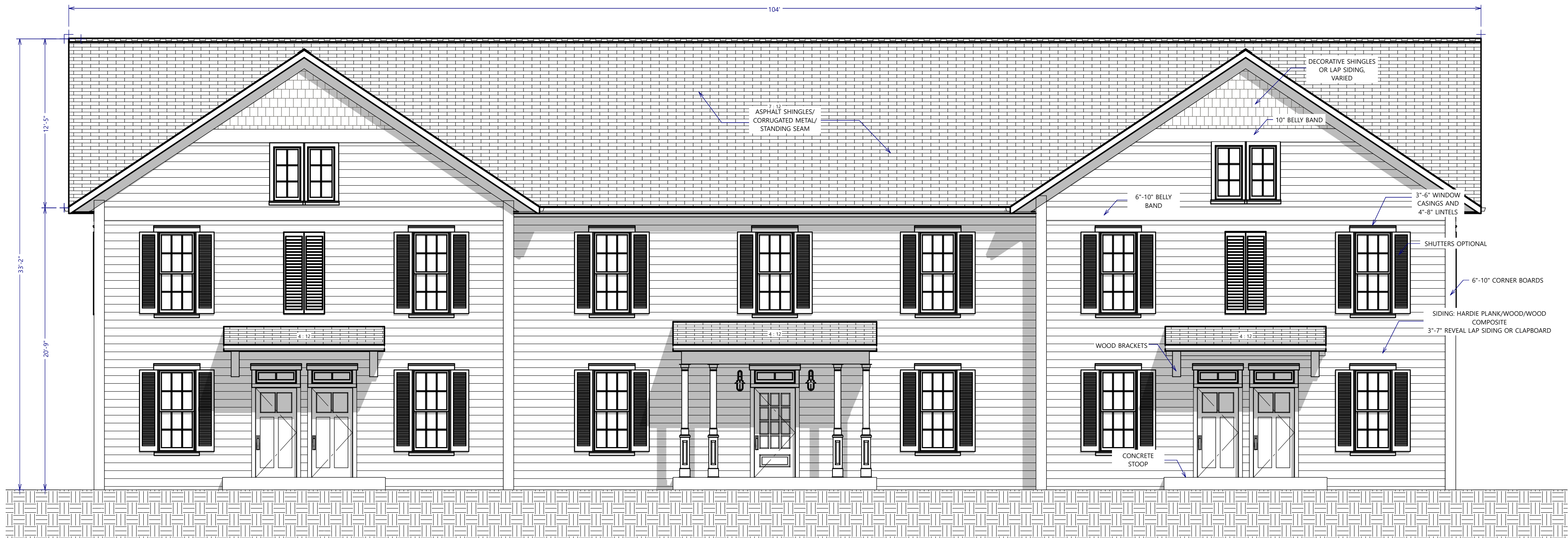
- PLEX

Date: 7/2/2025  
 Project No: 021-038

# A-3



10-PLEX FACADE VARIATIONS TO FOLLOW MATERIAL CALLOUTS OF THE "ILEY"



10 - PLEX

THE ILEY

scale 3/16" = 1'



10 - PLEX END SIDE

THE INMEAD

scale 3/16" = 1'



10 - PLEX

THE DANESBOROUGH

scale 3/16" = 1'



10 - PLEX END SIDE

THE WEIR

scale 3/16" = 1'



10-PLEX FACADE VARIATIONS TO FOLLOW MATERIAL CALLOUTS OF THE "ILEY"



10 - PLEX  
THE SELWOOD  
scale 3/16" = 1'



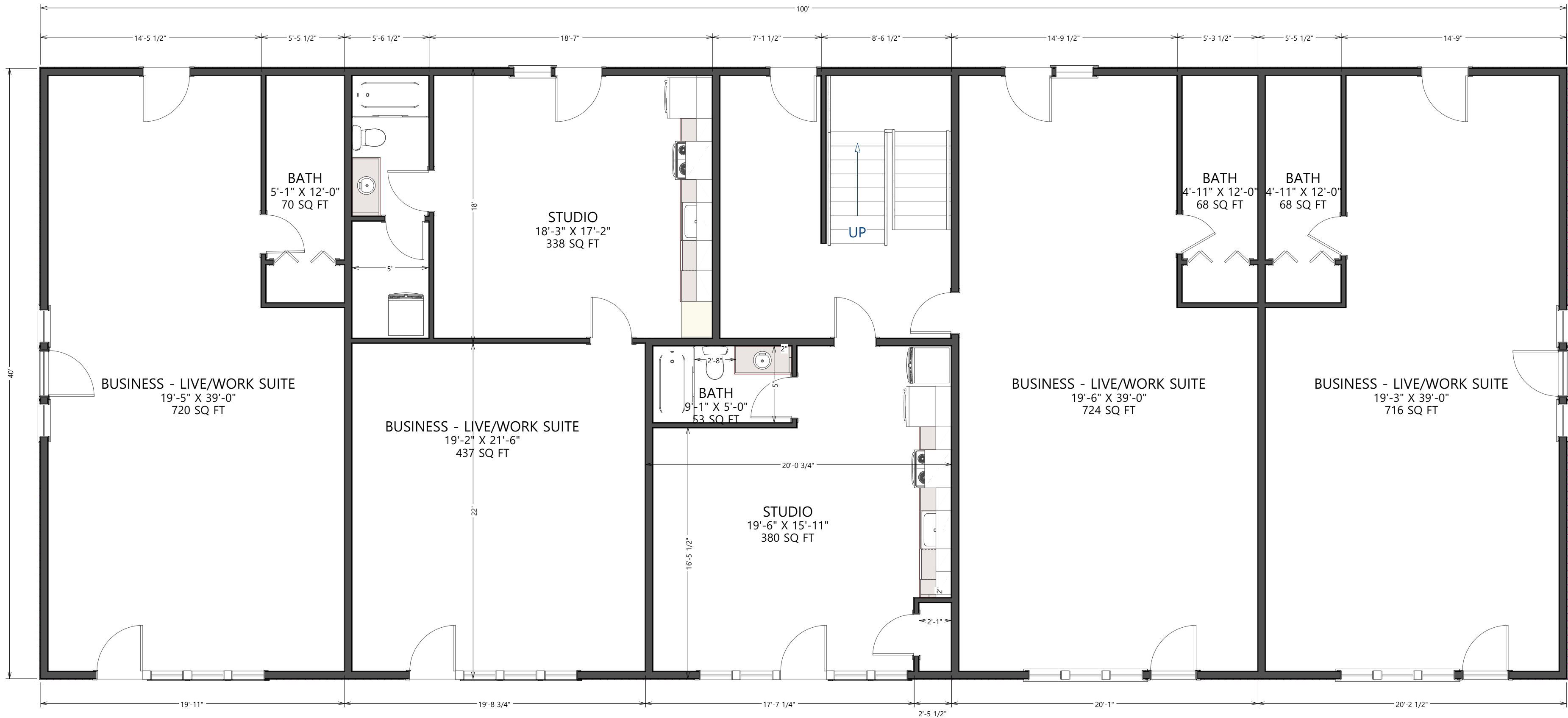
10 - PLEX  
THE UPHILL  
scale 3/16" = 1'



20 UNIT - THREE STORY OFFICE/RESIDENTIAL MIXED USE ALFRED FACADE

4 - LIVE/WORK SUITES  
4 - 2 BED APT  
12 - STUDIOS

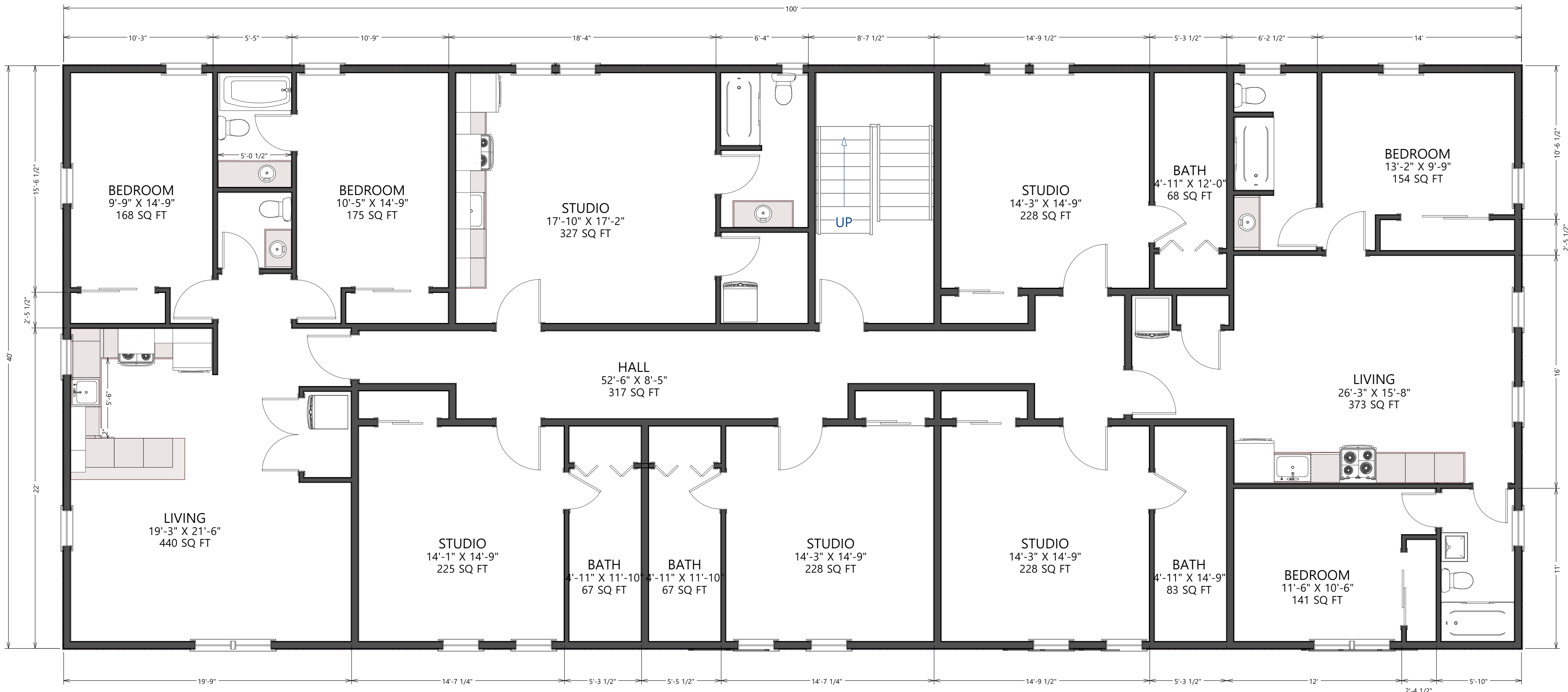
COMMERCIAL SPACES TO INCLUDE NON-RESIDENTIAL USES PERMISSIBLE FOR RESIDENTIAL/OFFICE ZONING DISTRICT. USES FOR THE COMMERCIAL SPACE NOT ALLOWED UNDER RESIDENTIAL/OFFICE DISTRICT ARE NOT PERMITTED



GROUND FLOOR

scale 3/16" = 1'

LIVING AREA  
3731 SQ. FT.



2ND AND 3RD FLOOR

scale 3/16" = 1'

LIVING AREA  
4000 SQ. FT.



20 UNIT FACADE VARIATIONS TO FOLLOW MATERIAL CALLOUTS OF THE "ALFRED"



20 UNIT

THE ALFRED - GABLE

scale 3/16" = 1'



20 UNIT

THE ALFRED - HIP

scale 3/16" = 1'





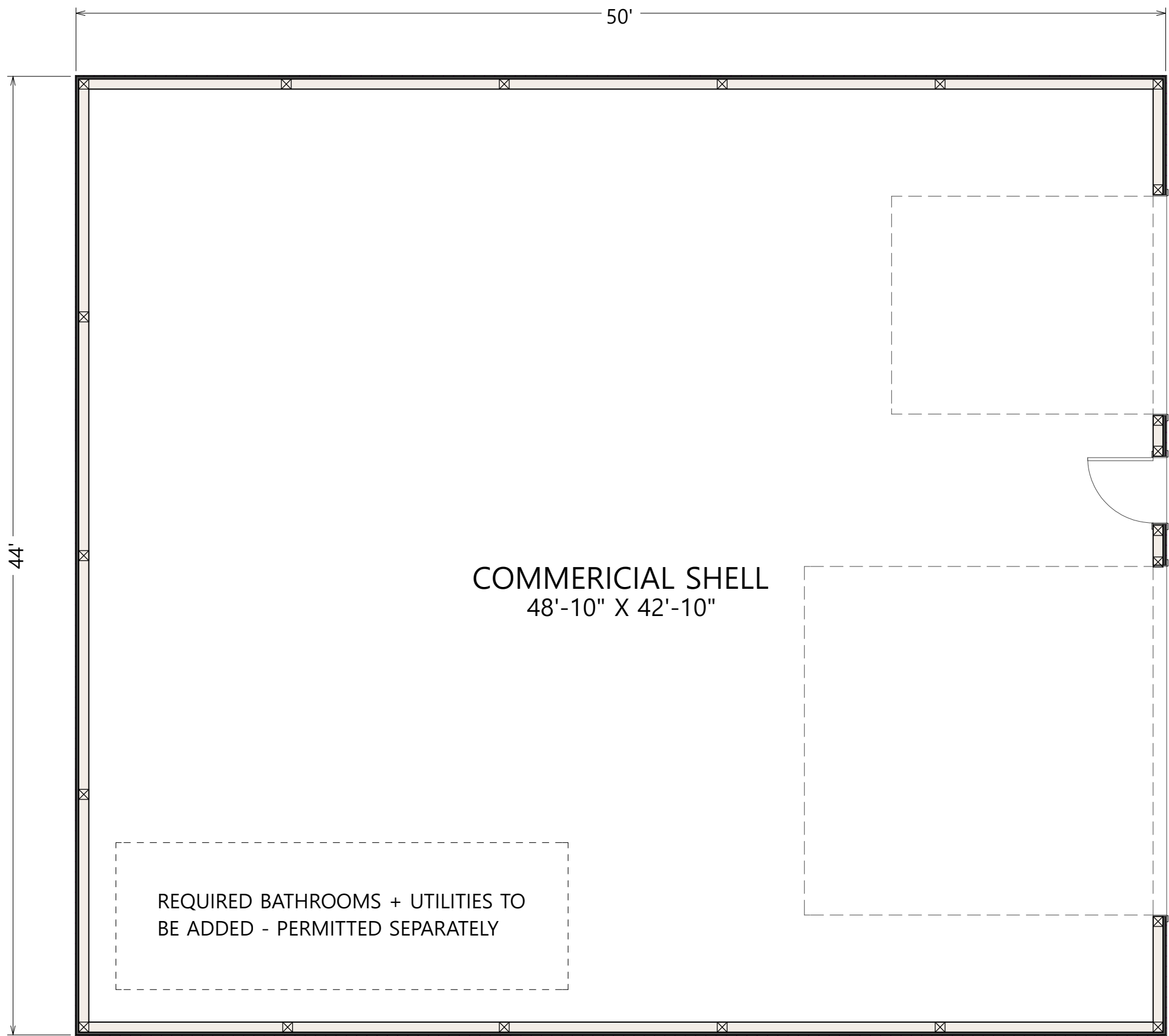
**20 UNIT**  
**THE CAMDEN**  
scale 3/16" = 1'



EXISTING SHOP CONVERSION

2200 SQ FT

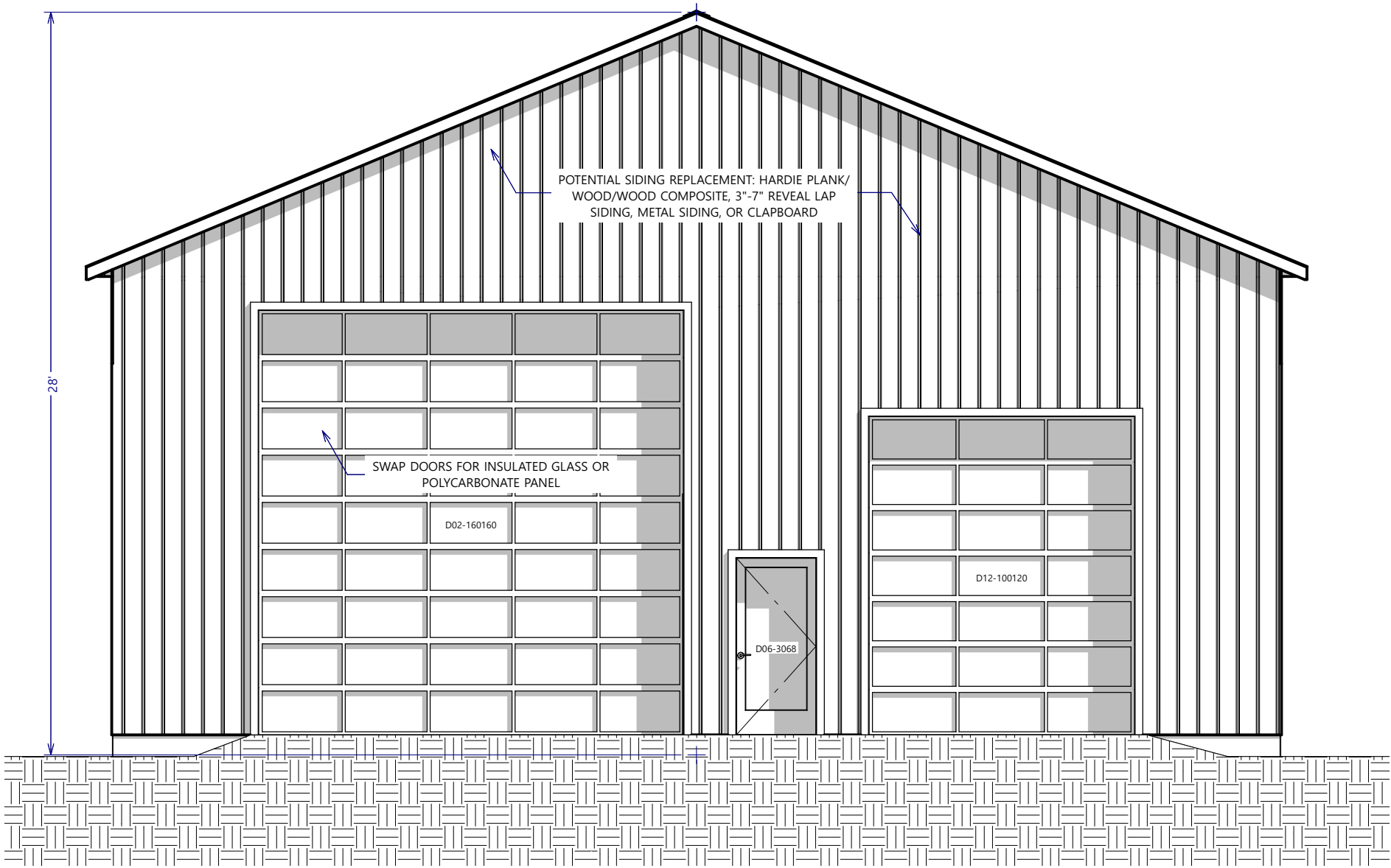
SHOP STRUCTURE TO BE IMPROVED TO VANILLA SHELL TO ACCOMMODATE TI FOR BUSINESS USE AS PERMITTED IN THE RO ZONE. IMMEDIATE INTENDED USE WOULD BE AS A PROFESSIONAL PROPERTY MANAGEMENT OFFICE.



EXISTING SHOP

scale 3/16" = 1'

FLOOR AREA  
2200 SQ FT



EXISTING SHOP

scale 3/16" = 1'







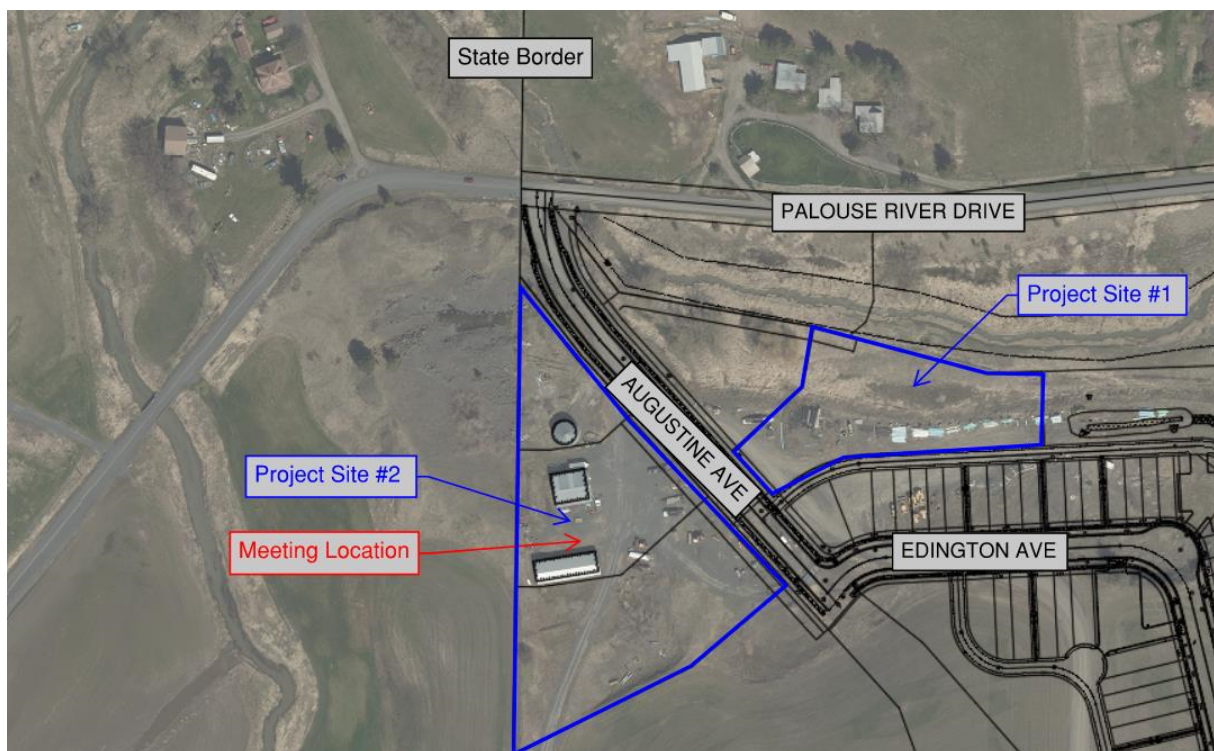


405 SE Brelsford Dr, Ste C  
Pullman, WA 99163  
509.339.6187

## Neighborhood Meeting

To: Neighbors and Interested Community Members  
RE: Augustine Avenue Arboretum Apartments  
When: Friday, March 14<sup>th</sup>, 4:00 pm  
Where: On-site, see location below  
What: A neighborhood meeting to introduce and discuss the Planned Unit Development and Preliminary Plat for an apartment project with opportunities for mixed-use development.

Meeting location:



See enclosed exhibits for Planned Unit Development and Preliminary Plat information.

Sincerely,

Scott Sumner, PE  
Principal  
SynTier Engineering, Inc.

BBC LLC  
PO BOX 8525  
MOSCOW, ID 83843

BIG WILLY'S MEOW LLC  
805 N MAIN ST  
MOSCOW, ID 83843

CITY OF MOSCOW  
ATTN: JENNIFER FLEISCHMAN  
504 S WASHINGTON ST  
MOSCOW, ID 83843

CRAPUCHETTES, ANDREW  
4930 LENVILLE RD  
MOSCOW, ID 83843

DAVE G, LLC  
PO BOX 10003  
MOSCOW, ID 83843

FLUEGEL, STEPHEN  
3201 PARVIN RD  
COLFAX, WA 99111

GADWA, DOUG  
1400 SAND RD  
MOSCOW, ID 83843

MNF RENTALS LLC  
4225 N ECHO GLENN LN  
COEUR D'ALENE, ID 83815

RANDALL BUTTE LLC  
1160 POTTER RD  
VIOLA, ID 83872

THREE AMIGOS HOLDINGS LLC  
612 BRITTON LN  
MOSCOW, ID 83843

UNIVERSITY OF IDAHO  
ATTN: GERARD BILLINGTON  
875 PERIMETER DR, MS #3162  
MOSCOW, ID 83843

WELCOME HOME REAL ESTATE LLC  
PO BOX 8608  
MOSCOW, ID 83843

WHITING MANAGEMENT LLC  
1047 SCHULTZ RD  
MOSCOW, ID 83843





*Neighborhood Meeting*  
*14 March, 2025*  
*Presented*  
*By*





## **Agenda**

- **About SynTier**
- **Project Introduction & Location**
- **Site Plan**
- **Preliminary Plat Map**
- **SynTier Contact**





SynTier Engineering, Inc. was formed in late 2018. Our staff of 15 has experience providing efficient, cost-effective civil engineering services for our clients in the Palouse, Clearwater Valley, Spokane Valley and Idaho panhandle. We provide licensed civil services in ID, OR and WA; as well as a survey team that is licensed in both ID and WA to create an all-in-one development solutions team for our clients. A major factor for opening a small firm in Pullman was to remove ourselves from corporate red tape, and provide a high level of local knowledge with professional expertise. SynTier focuses on personal, one-on-one relationships with each of our highly-valued customers. We pledge to be accessible at all times throughout your project and ensure to be an integral part of your team.



SynTier Engineering provides general civil engineering services and surveying to municipal public agencies and institutional entities. We also serve private, commercial and residential developers. We offer pre-development consulting, design PS&E's and construction administration for all potential clients.

**Our Mission:** To meet the needs of our communities through a client-centric approach to infrastructure and design improvements.

## Your Development Solutions Team

405 SE Bishop Blvd, Ste 2  
Pullman, WA 99163  
509.339.6187 (office)



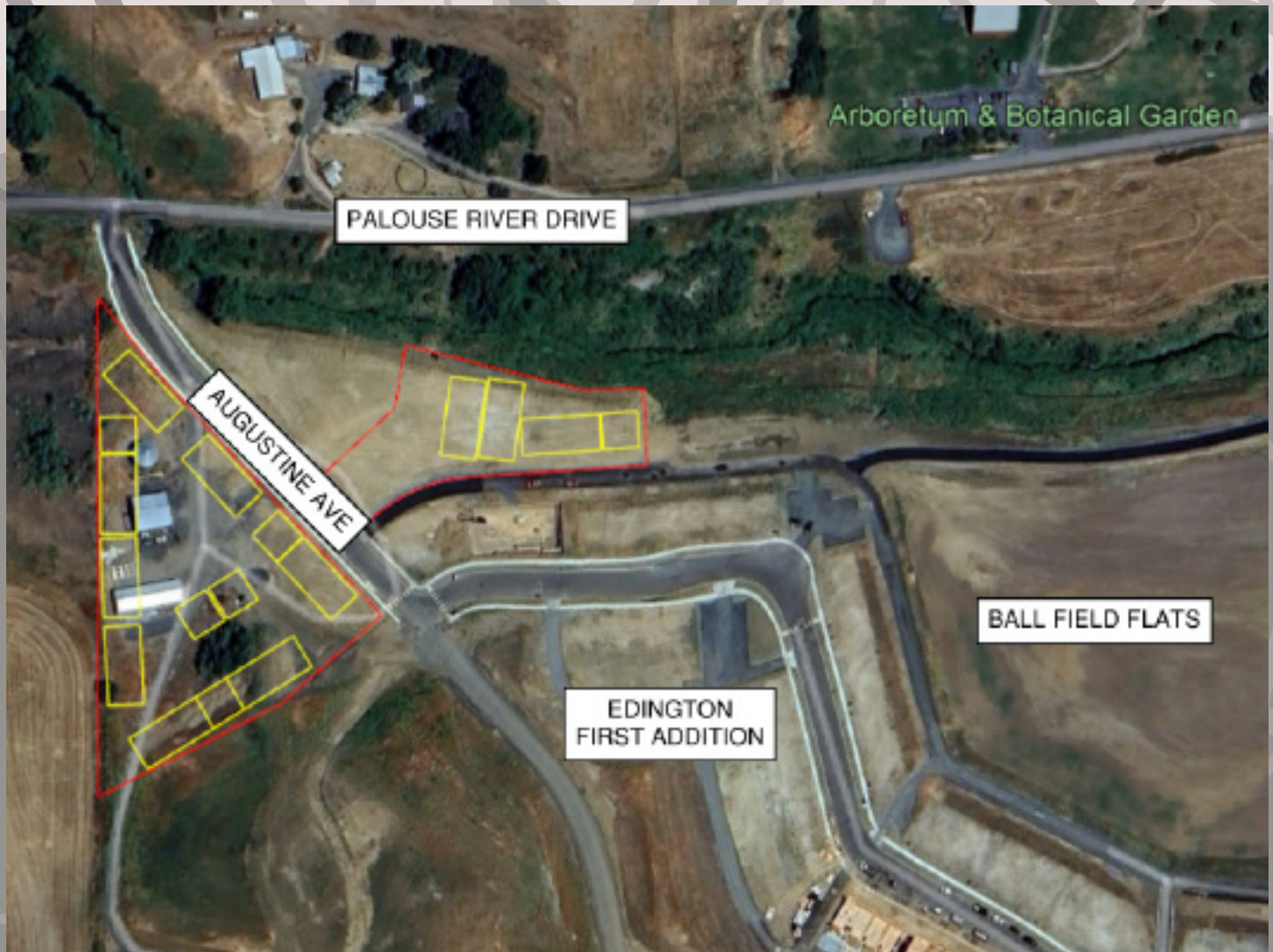
805 N Main St, #107  
Moscow, ID 83843  
208.882.8776 (office)

Go to  
[www.syntierengr.com](http://www.syntierengr.com)  
or scan below



## Project Introduction & Location

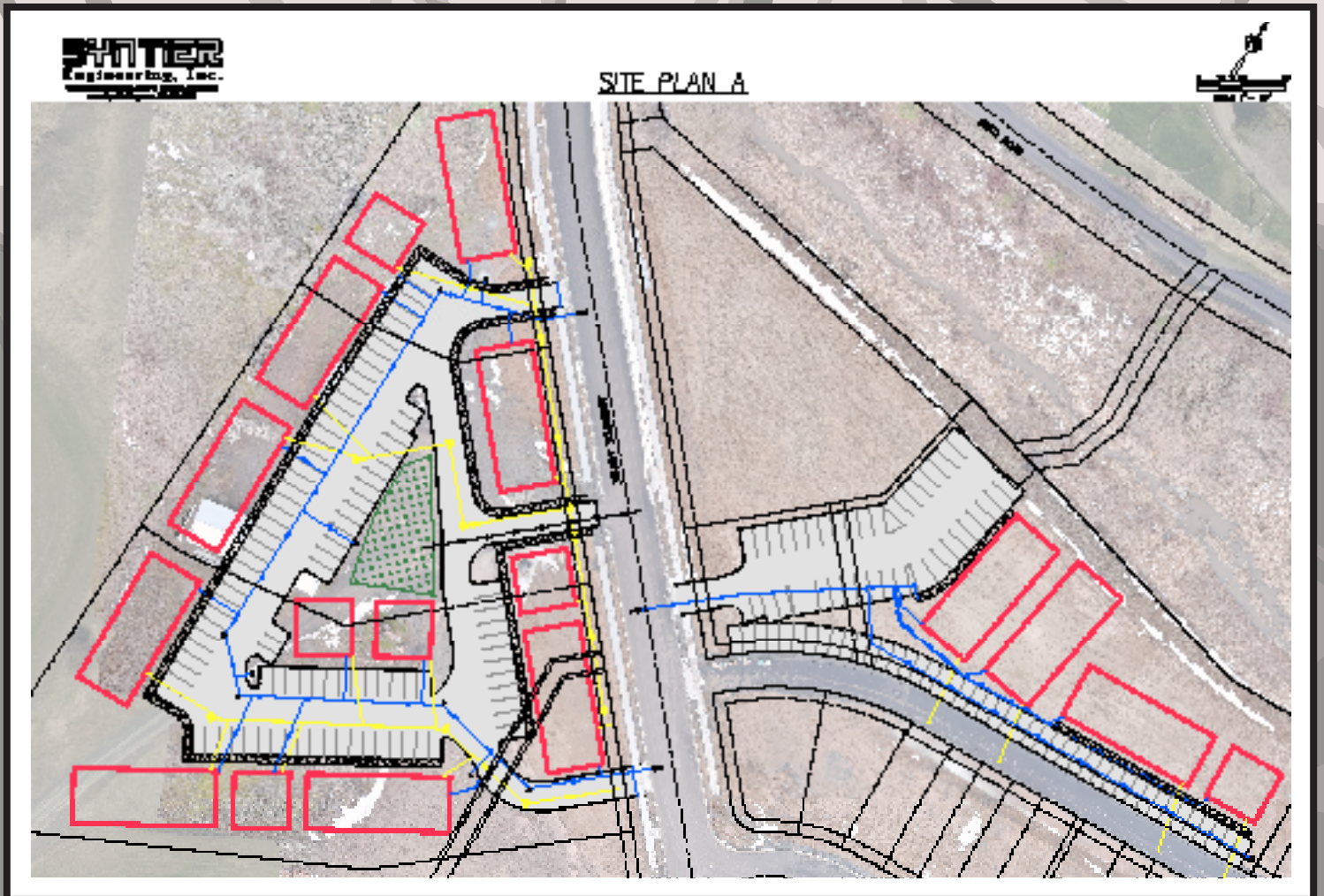
A neighborhood meeting to introduce and discuss the proposed development on the southern portion of Moscow, Idaho, on the west side of the Edington Subdivision. The proposed project will incorporate multi-family buildings in a Planned Unit Development (PUD), and the preliminary platting of 3.25 acres into 15–20 lots.





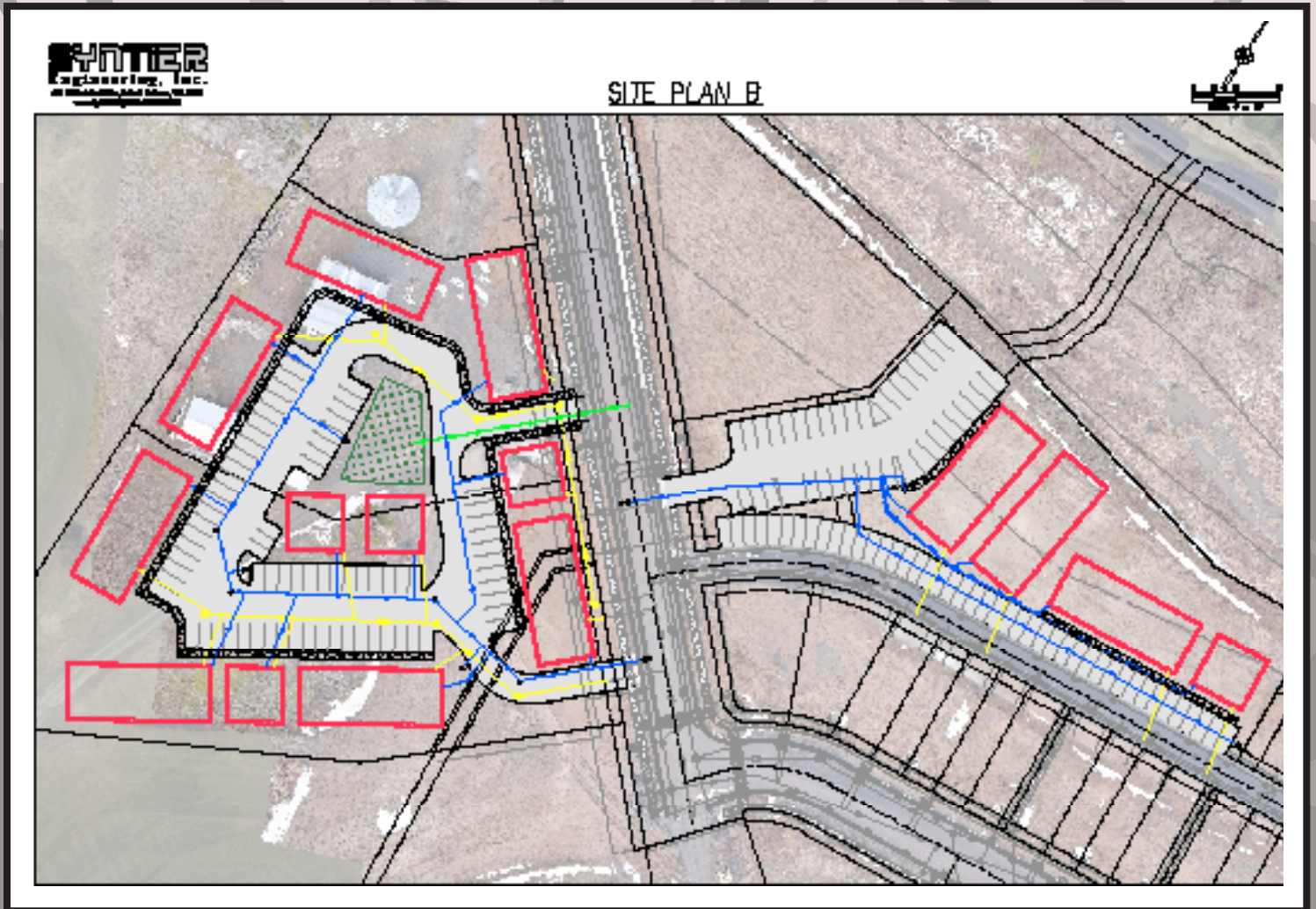


## Site Plan - A



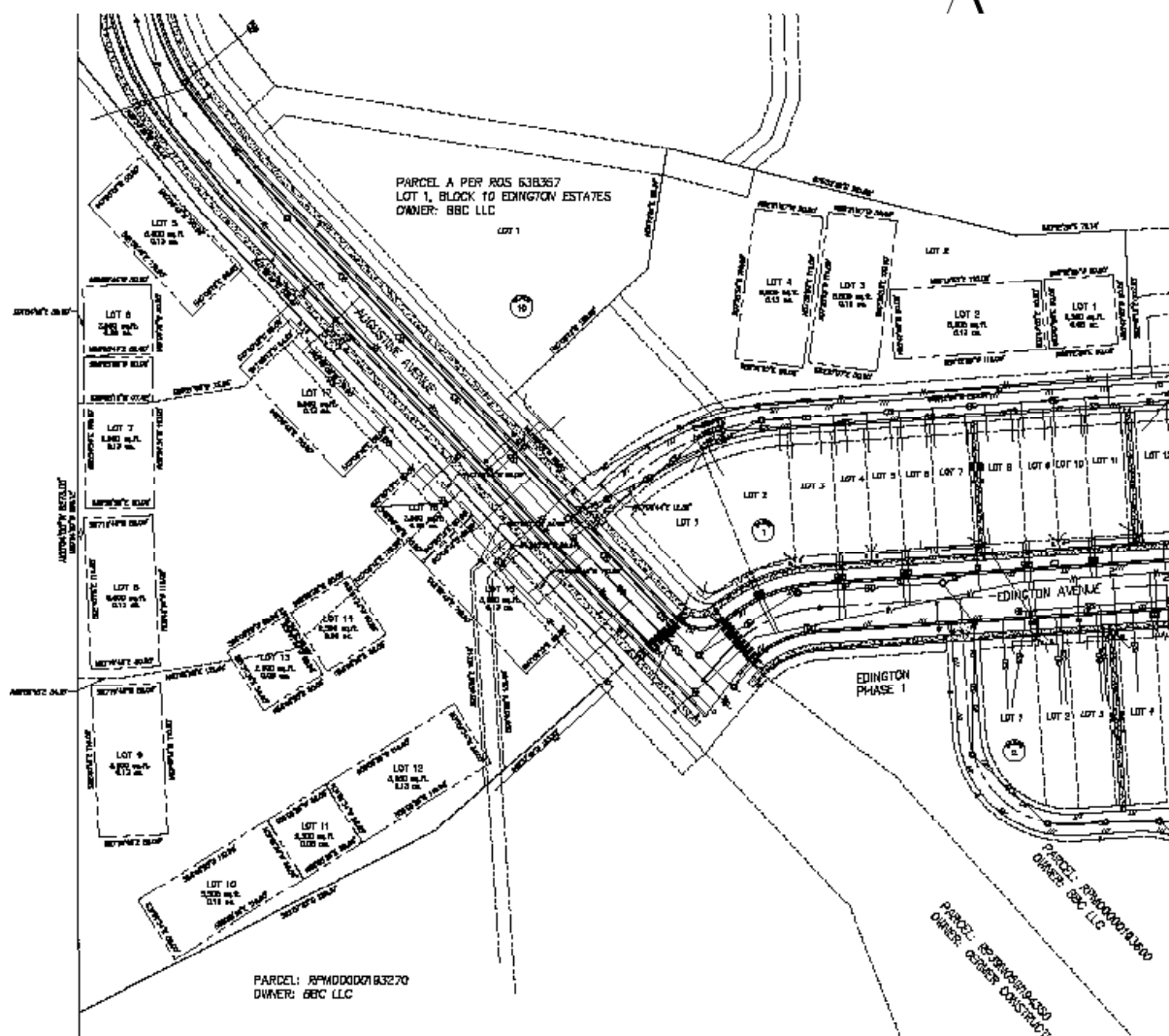


## Site Plan - B





**PRELIMINARY PLAT EXHIBIT**



SHEET 1 OF 1

405 SE Bishop Blvd, Suite 2  
Pullman, WA 99163  
www.SynTierEngr.com 509.339.6187



## Project Contact

**SCOTT SUMNER, PE**



**Role: Principal-in-Charge,  
Point-of-Contact**

Professional Civil Engineer

- ID#16186
- WA#48109
- OR#89052

[scott@syntierengr.com](mailto:scott@syntierengr.com)

208-596-7912



## RBB-01 Neighborhood Meeting

| Name             | Address                      |
|------------------|------------------------------|
| Doug Olson       | 1650 Sand Rd, Moscow         |
| Dalton Olson     | 1650 Sand Rd, Moscow         |
| Marcus Iohnou    | 1717 Birch Ave, Lewiston     |
| Katherine Clancy | 609 N Almon St #3034, Moscow |
| Shirley Rencken  | 236 Cherry St, Moscow        |
| Kalin Nallin     | 1436 Alpowa Ave, Moscow      |
| Erik Anderson    | 1003 Colt Rd, Moscow         |

4:00 Meeting start

4:02 Introductions

- Who are the owners?
  - o Rich and 5 others
- Will buildings be sold?
  - o Ownership team will build all of the apartments; a few buildings might be sold
- Will buildings be low-income?
  - o Not at this time
- Where are city limits?
  - o Right on the other side of these buildings; at the West line
- Will entire rolling hills be flattened as development occurs?
  - o There are houses planned all the way to the ridge; development will be more sporadic as you get farther out, with less earthwork

4:12 Q&A

- Well issues with development?
  - o Everything out here will be connected to city water; runs from the entrance on Conestoga and loops all the way around
- Augustine Entrance was not meant to be a primary access?
  - o Everything from construction has a separate entrance; this has always been intended to be a full entrance
- Concerns about density near Augustine Entrance with added apartments
- What is RO?
  - o Residential Office; a type of residential zoning that allows for business and professional services

- How many total apartments?
  - o Most will be one bedrooms and studios; most we could do is around 170
- How many parking stalls per unit?
  - o Required to have 1.25 parking stalls per studios and one bedrooms – maximum of around 180
- Plans for sidewalks along Palouse River Drive?
  - o Bridge will be replaced in the next year; will then extend sidewalks from new bridge to Conestoga
- Don't want Arboretum in the name
  - o Concerns from Arboretum Board members; discussions will be had about adjusting the name
- Julie:
  - o Concerned about Arboretum and 'AAAA' being tied to these Apartments, concerns about preserving natural systems in the Arboretum – vegetated buffer on our side of the creek to reduce noise and light
- How many trips will be generated?
  - o Average of 10 trips per day per sing-family home; apartments are harder to predict without knowing the number of occupants
- Additional access to Palouse River Drive?
  - o No
- Future meeting date?
  - o After compiling everything and submitting to the city they'll review; earliest mid-April, more likely end of April or early-May
- Concerns about mailing radius
  - o Mailing list was received from the city; notification follows the city code

4:34 End of Meeting





City of Moscow  
Public Works & Services

# Memo

**To:** Mike Ray, Planning Manager

**From:** David Schott, Parks and Facilities Manager

**Date:** July 2, 2025

**Re:** Parkland Dedication Requirements for the Proposed Augustine Avenue Apartments Subdivision  
– Preliminary Plat

---

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the city.

Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Multiple Residence Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement.

However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021.

Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres).

However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:

- 152,189 sf (3.49 acres) of net developable area of platted RO Residential Office (9%), which required 13,697 sf (0.31 acres) of parkland dedication.
- 389,675 sf (8.95 acres) of net developable area of platted R-3 Medium Density Residential (7%), which required 27,227 (0.63 acres) of parkland dedication.

Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).

The Parks and Recreation Commission will consider the recommended deferral of the 10,680 sf (0.25 acres) of the Augustine Avenue Apartments preliminary plat to a later phase of the Edington Subdivision at their July 24, 2025, regular meeting.

It is my recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways for our community to enjoy.

Should there be any changes to the developable land or zoning, I would need to review those changes for any possible effects to my recommendation.

*Attachment*





## City of Moscow Parks and Recreation

# Memo

**To:** Mike Ray, Planning Manager

**From:** David Schott, Assistant Parks and Recreation Director

**Date:** May 6, 2021

**Re:** Parkland Dedication Requirements for the Proposed Edington Subdivision First Addition

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As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

There is 182,961 sf (4.2 acres) of net developable area of platted RO Residential Office (9%), which requires 16,466 sf (0.38 acres) of parkland dedication.

There is 399,108 sf (9.16 acres) of net developable area of platted R-3 Medium Density Residential (7%), which requires 27,938 (0.64 acres) of parkland dedication.

The total parkland dedication requirement for the Edington Subdivision First Addition is 44,404 sf (1.02 acres).

It is my recommendation to defer the parkland dedication requirements to a later phase of the entire subdivision for a park that is relatively flat and is approximately 1.7 acres in size and over three (3) miles of public pathways for our community to enjoy.

BBC LLC has submitted a letter to this effect, Exhibit A. Moreover, the Moscow Pathways Commission and the Parks and Recreation Commission both recommended approval of deferring the parkland dedication requirement to a later phase of the entire subdivision during their April 13, 2021 and April 22, 2021 regular meetings, respectively.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

## Exhibit A

April 7, 2021

David Schott  
650 N Van Buren Street  
Moscow, ID 83843

Re: Parkland Dedication Abeyance Request

Dear David:

BBC LLC is requesting that the parkland dedication of ~1 acre for phase 1 of the Edington subdivision be deferred to a later phase of the entire subdivision. Our vision is for this new neighborhood to have over 3 miles of public pathways to enjoy and take in the incredible views the area embodies. In light of the City already having a large park near the south end of the property we thought it would be more beneficial to have a centrally located neighborhood park. That park is relatively flat and is approximately 1.7 acres.

Thank you for your consideration

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rich Beebe', with a long horizontal flourish extending to the right.

Rich Beebe  
BBC LLC



**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 MAJOR PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT OF A TWENTY-ONE POINT SEVEN THREE (21.73) ACRE AREA GENERALLY LOCATED NORTH OF SLONAKER DRIVE, EAST OF ARBORCREST ROAD, AND SOUTH OF TRAIL ROAD, KNOWN AS THE WOODBURY 1<sup>ST</sup> ADDITION TO THE CITY OF MOSCOW, IDAHO

**WHEREAS**, the applicant filed an application for a Major Planned Unit Development (PUD) Amendment, and preliminary replat on May 21, 2025; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 25, 2025; 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 twenty-one point seven three 21.73-acre property generally located north of Slonaker Drive, east of Arborcrest Road, and south of Trail Road.
3. The subject property is surrounded by primarily agricultural land to the west, north, and east. Single family subdivisions within Moscow City Limits are located to the south and include Picabu Estates, Blackwood 1<sup>st</sup> Addition, and Evergreen Hills Subdivisions to the south.
4. On September 20, 2021, the Moscow City Council approved the annexation, Comprehensive Plan land use designation, zoning designation, and PUD for the Woodbury 1<sup>st</sup> Addition with no conditions. The Council approved the preliminary plat for the Woodbury 1<sup>st</sup> Addition with the following three conditions recommended by the Planning and Zoning Commission:
  1. A left turn lane from eastbound Mountain View onto Slonaker Drive shall be evaluated by the applicant to determine whether a turn lane is warranted and if so, the applicant shall be responsible for the construction of said turn lane.
  2. In order to mitigate the increases in vehicular and pedestrian traffic on Mountain View Road as detailed in the applicant's Traffic Impact Study (TIS), the applicant shall be responsible for fifty percent (50%) of the construction costs associated with the installation of curbing, sidewalk and roadway widening in order to connect the

existing pedestrian/bicycle facilities near the intersection of Slonaker Drive and Mountain View Road with the pedestrian/bicycle facilities on Mountain View Road near the Hamilton-Lowe Aquatics Center. The proposed roadway improvements shall only occur on one side of the roadway, which shall be determined by the City of Moscow Engineering Department.

3. Access shall be restricted to the subject property from Slonaker Drive to emergency services access only until all required public infrastructure is completed in accordance with the approved development agreement.
5. Woodbury 1st Addition received final plat and final PUD approval from the City Council on October 17, 2022.
6. The development includes 79 lots ranging from 3,823 to 16,321 square feet in size and is the first phase of a master-planned subdivision that has a new urbanist design.
7. Slonaker Drive has been extended into the subdivision and the infrastructure for the first phase of the subdivision has been constructed which includes Woodbury Drive and Picotee Circle. There are currently approximately 15 single-family homes that are under various stages of construction. Per the conditions of approval, improvements to Mountain View Road including road widening, curb, gutter, tree lawns, sidewalks, and a left turn lane onto Slonaker Drive were constructed in 2024.
8. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Residential and Suburban Commercial.
9. 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.”*
10. Suburban Commercial (SC) designated areas are,  
*“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB).”*
11. The subject property is currently designated as a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Neighborhood Business (NB) Zone.



12. The adjacent properties immediately to the west, north, and east are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the west adjacent to Orchard Ave within the City Limits are a combination of the Suburban Residential (SR), Farm Ranch (FR), and Moderate Density, Single Family Residential (R-2) Zoning Districts. The Picabu Estates, Blackwood 1<sup>st</sup> Addition, and Evergreen Hills Subdivisions to the south and southwest are currently designated as Low Density, Single Family Residential (R-1).
13. According to the City of Moscow Zoning Code, the R-2 Zone 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.
14. 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.
15. The minimum lot size for lots within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet (50 feet for lots with alley access). Front yard setbacks are a minimum of 20 feet, side setbacks are a minimum of 5 feet but both sides must equal 15 feet, street side setbacks are 15 feet, and rear setbacks are 20 feet.
16. The NB Zoning District is appropriately applied in the following circumstances:
  1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
  2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
  3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
  4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.
17. Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns.
18. The minimum lot size for single-family, two-family, and multi-family dwellings parcels within the NB Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. Townhouse dwellings have a minimum lot size of 1,800 sf and twinhome dwellings require 2,250 square feet. The minimum lot width for single-family, two-family, and multi-family dwellings is 50 feet, 18 feet for townhouses, and 25 feet for twinhomes. Front yard setbacks are a minimum of 20 feet, side setbacks are a minimum of 10 feet, street side setbacks are 10 feet, and rear setbacks are 20 feet.
19. The existing Woodbury 1<sup>st</sup> Addition subdivision and PUD includes 79 lots ranging from 3,823 to 16,321 square feet in size and is the first phase of a master-planned subdivision that has a new urbanist design. The entire property that the owner wishes to develop is approximately 82 acres in size and extends from Slonaker Drive to the south, Arborcrest Road to the west, Trail Road to the north, and slightly to the east of Youmans Lane to the

east. The entire concept is a master-planned community that includes a number of small neighborhoods that are linked by a combination of City and private streets. The community includes rear loaded garages, front porches, tree-lined streets, and a walkway system that will connect a number of small linear parks. Each home in the neighborhood is proposed to be unique, but also be of the same architectural style

20. There are four types of lots within the existing PUD: Village; Cottage; Garden; and Estate Lots. The Village lots are those that surround the Center Park and include the Neighborhood Business zoned lots. The Cottage lots are clustered in neighborhoods that surround the Village center. Garden lots are larger in size and surround the cottage neighborhoods. The Estate lots are the largest lots which are located on the perimeter of the development and are the only lots that don't have rear access via a private street.
21. The applicant has indicated that they wish to make some changes to the existing subdivision and PUD in order to construct houses which are more affordable. One way of doing that without affecting quality is to decrease the size of the lots, decrease the size of the dwellings which are constructed upon the lots, and allow for a variety of housing types. Therefore, the applicant is proposing a major PUD amendment to increase the number of lots from 79 to 107.
22. As part of the major PUD amendment, the applicant is proposing to replat a 12.27-acre portion of the existing Woodbury 1<sup>st</sup> Addition Subdivision which currently contains 52 lots. The replat proposal will increase the number of lots within the replat area to 81 lots, for a total of 107 in the entire subdivision.
23. Starting to the east with what is being referred to as Southwick Court, the proposal is to divide the existing four lots into nine lots which each contain one detached single-family dwelling. There are proposed to be three dwellings which are 1,152 sf in size and contain one bedroom and six dwellings which are 1,536 sf in size and contain three bedrooms. All of the dwellings in Southwick are proposed to be two stories in height and will surround a common parking area. Front setbacks are proposed to be 5 feet if facing Slonaker and 2 feet if facing the common walkway. Side and rear setbacks are proposed to be 5 feet, and there is proposed to be 10 feet of separation between dwellings.
24. Thirteen parking spaces are proposed which provides one parking space per dwelling and four additional spaces to be assigned. This equates to 1.5 parking spaces per dwelling unit, which would be a deviation from the current code requirements of 2 parking spaces per single family dwelling. Given the proposed small size of the dwellings, the Commission finds that the proposed requirement of 1.5 spaces per dwelling is adequate.
25. The next area of proposed changes is being referred to as The Willows and the proposal is to divide two existing lots into four lots. There is proposed to be one detached two-story dwelling of 1,152 sf in size containing one bedroom on each of the four lots. There is proposed to be 8 parking spaces which are accessed via Cottage Lane. This would allow for 2 parking spaces per dwelling unit.
26. The next area of the project where changes are being proposed is located between Cottage Lane and Park Place on a portion of the lots which surround the Central Park. This area is being referred to as the Central Park Townhomes and the proposal is to divide approximately 7 lots into 14 lots. There is proposed to be 8 larger townhouse units which each share a common wall with another dwelling unit. Each townhouse unit contains two to three bedrooms and will range from 2-3 stories in height. The 4 townhomes on the west side of the



walkway have 4 small homes or what the applicant is referring to as “mews” which will face Cottage Lane.

27. The townhouses are approximately 2,160 sf in size and the “mews” are approximately 1,000 sf in size. The 4 townhomes and “mews” on the west side of the walkway will all have one off-street parking space and these 8 lots are located within the Neighborhood Business (NB) Zone.
28. The 4 townhomes on the east side of the walking path have backyards with two car garages. Two additional “mews” are located along the walkway running from Cottage Lane to Park Place. The 2 “mews” will each have one parking space and the 4 townhouses each have 2-car garages.
29. The remainder of the Neighborhood Business (NB) zoned lots adjacent to Woodbury Drive are also proposed to be further divided from approximately 6 lots to 14 lots. The applicant is referring to this area of the development as the Town Center and has redesigned these wider lots into narrower storefront lots intended to resemble 1890’s downtown facades with two to three story buildings which share common walls. The applicant has indicated that the division of the larger lots into smaller ones will allow for the buildings to be separated into fee simple ownership and less expensive to develop.
30. The existing lots were approved to allow any use that the NB Zone would permit and whatever structure would fit within the parameters of the PUD and NB Zone. There was not any detail provided on the type of structure or use which would be constructed on these NB lots. The applicant has now provided more detail on the type of structure that will be built and what uses will be targeted for the Town Center lots, which would consist of retail or offices on the ground floor with offices or dwelling units above. The number of dwellings units would need to comply with the base density requirements of the PUD, which are discussed later in this staff report.
31. There are currently 18 off-street parking spaces shown on the Town Center lots. The applicant is proposing that each dwelling unit that is constructed have one dedicated off-street parking space in these locations. In order to gauge the need for off-street parking for the buildings and uses constructed within the Town Center, the applicant is proposing 41 temporary parking spaces which are proposed to be constructed directly adjacent to Rosemary Lane. Rosemary Lane is the north/south private street which provides rear access to the Town Center lots on the west side of Woodbury Drive.
32. The last area of proposed changes is located on Woodbury Drive directly south of the Town Center. Cottage Lane will now be extended across Woodbury Drive to connect to Rosemary Lane, which will separate the Town Center lots from the area being referred to as Woodbury Drive Townhomes, Recreation, and Cottages. The existing four lots in this area are proposed to be divided into four attached townhomes, a recreation lot where an indoor pickleball court would be constructed, and two attached cottages. The townhouses are proposed to be similar to the Central Park townhouse units which contain two to three bedrooms and will range from 2-3 stories in height. The applicant has provided 7 off-street parking spaces to serve the 4 townhouses being proposed in this area. The two cottages will be similar to the 24 ft by 24 ft cottages which are being proposed in Southwick Court and there will be 3 off-street parking spaces provided for the two cottages. The indoor pickleball court property has provided 4 public off-street parking spaces.

33. The minimum PUD base density of the R-2 Zone is 4.8 dwelling units per acre and the base density of the NB Zone is 24 dwelling units per acre. The proposed PUD has a density of 4.13 units per acre within the R-2 Zone, therefore no density bonuses are required. There is 1.18 acres of NB zoned land which equates to a base density of 28 dwelling units. The applicant has proposed 21 lots within the NB Zone, which are limited to a total of 28 dwelling units unless a density bonus is proposed as part of a future amendment.
34. The applicant has provided an on-street and off-street parking space count as part of their parking plan. On-street parking is provided on both sides of the Slonaker Drive and on one side of Woodbury Drive, Park Place, and Ashton Lane. The applicant has estimated the number of on-street parking spaces at 130 in this first phase. The public off-street parking spaces are proposed to be reduced to 17 from the 25 that were approved in the existing PUD. However, the applicant is proposing to construct 41 temporary parking spaces adjacent to Rosemary Lane in order to provide public parking for the Town Center lots, which will be monitored for usage with the goal of increasing, sustaining, or reducing off-street parking in future phases. Staff is comfortable with this approach, as it will provide a gauge of the actual parking demand in the area and more off-street parking facilities could be recommended to be constructed in future phases of the development.
35. ADU's will remain permitted on all lots as long as setbacks can be met. Upon the Village, Cottage, and Estate lots, ADU's may be placed above a one, two, or three car garage or carport and have a maximum floor area of 750 square feet. On Garden lots the ADU may be placed above a garage or carport, or be independent and have a maximum floor area of 1,200 square feet. The applicant is proposing that only ADUs over 600 square feet be required to provide 1 additional parking space on the lot.
36. The applicant is proposing to amend the setback requirements for the PUD in order to accommodate the range of different housing types. The cottage, garden, and estate lots are now proposed to have 5-foot setbacks on all sides. The lots within the NB Zone and also the small lots surrounding the NB Zone will have no setback requirements.
37. The primary point of access for the existing subdivision is Slonaker Drive. An emergency secondary access and construction entrance has been extended to the existing subdivision from Trail Road to the north. The secondary access road is constructed to an all-weather driving surface width of 20 feet. Future phases of the entire development are planned to provide connections to Arborcrest Road, Trail Road, and Youmans Lane.
38. Slonaker Drive is a public local neighborhood street that connects to Lanny Lane which is designated as a collector and Mountain View Road which is designated as a minor arterial. Slonaker Drive is developed to a prior City street standard which is a 34-foot-wide paved section with two 10-foot travel lanes, curb, gutter, tree lawns, sidewalks and on-street parking on both sides of the street.
39. The only other public streets within the existing subdivision are Woodbury Drive and Ashton Lane. Woodbury Drive is constructed to the 28-foot paved street section with two 10-foot travel lanes, curb, gutter, tree lawns, and sidewalks on both sides of the street. On-street parking is located on only one side of the street and the tree lawn width has been reduced from 10 feet to 7 feet on Woodbury Drive.
40. Ashton Lane is currently proposed to be one-way and include a 5-foot sidewalk, 5-foot tree lawn, and curbing on both sides of the street. The roadway includes a 15-foot travel lane and



an 8-foot parallel parking lane on one side. The applicant is proposing that Ashton Lane now be a private street and allow for two-way traffic with parking on one side of the street. The on-street parking would be accessed via a rolled curb and would be surfaced with compact gravel with street trees placed approximately 60 feet apart. The applicant has agreed to provide private catch basins at the south side of the street and slope the street to the south in order to alleviate concerns of gravel entering the City's stormwater system. Since the street would be private, the applicant would be responsible for all maintenance and snow removal.

41. The remainder of the streets within the existing subdivision are proposed to remain private streets which will be maintained by a homeowner association. The private street design includes a 16-foot paved roadway with 2-foot gravel shoulders on both sides of the street. The private streets provide primary vehicular access to many of the lots within the subdivision and also serve as emergency services access. The Fire Marshall has reviewed the private streets for sufficient access and the applicant has modeled the private street intersections for sufficient fire truck turning radiuses.
42. The only other change to the street network within Woodbury Subdivision is Woodbury Drive adjacent to the Town Center. To promote a more urban and walkable environment adjacent to the Town Center, the applicant is proposing that the street narrow down to two travel lanes with wide sidewalks on both sides of the street and trees within tree wells. The sidewalks would be 11.5 feet wide on the west side of the street and 9.5 feet on the east side. This street section would only apply to the portion of Woodbury Street adjacent to the Town Center.
43. The applicant had previously contracted with DKS Associates in Portland, Oregon, to conduct a traffic study of the impact of the proposed subdivision on existing roadways and primary intersections within the area. The intersections that were analyzed were the Mountain View Road/D Street intersection and the Mountain View Road/F Street intersection. The traffic impact study was conducted for the full buildout of the subdivision at an estimated 270 new single-family housing units. The traffic impact study concluded that the proposed subdivision is expected to result in minimal impacts to vehicle traffic conditions at the study intersections and meet City operating standards under all development scenarios. The study also concluded that no mitigations are needed to address potential project impacts to traffic conditions.
44. The City of Moscow Engineering Department has reviewed the traffic impact study and the proposed PUD amendment and determined that the additional lots will not have a significant impact on the level of service at the intersections that were analyzed. Mitigation along Mountain View Road for the full buildout of the subdivision was required upfront as part of the first phase of the development. Improvements to Mountain View Road including road widening, curb, gutter, tree lawns, sidewalks, and a left turn lane onto Slonaker Drive were constructed in 2024.
45. Water mains will continue to be extended throughout the subdivision from the existing main within Slonaker Drive and a temporary main connected to the main within Arborcrest. The City of Moscow Engineering Department has determined that the additional lots will have a negligible impact on domestic water demand in the area, however the addition of NB zoned lots with potential commercial uses may increase the fire flow demand in the subdivision. The water modeling report for the original plat was done prior to upgrades to the Ponderosa pump station and it recommended connecting to the main pressure zone in Slonaker as the

Ponderosa station was insufficient to serve the development. After that water model analysis was completed, the City constructed a new pump station serving the Orchard Ave pressure zone and the Woodbury Addition was included in the potential service area of that pump station design. The developer has also constructed a connection to that pressure zone and installed a pressure reducing valve near the connection to the main pressure zone in Slonaker, expanding the Orchard Pressure Zone as intended in the new pump station design.

46. Flow tests of the system near the new commercial lots indicate an available fire flow of 3800 gpm. Fire Flow at that capacity should be sufficient to serve the majority of uses in the NB Zone. Any supply deficiencies for other uses can be mitigated by installing fire suppression systems in the building and/or constructing a building with a more fire-resistant building construction type.
47. Sanitary sewer is currently extended throughout the subdivision primarily within the public and private streets. Engineering has determined that the sanitary system as designed should be sufficient to serve the additional lots, however the additional demand will exacerbate the issue downstream of Slonaker and the planned Lanny Drive connection should be required with the next phase of the development.
48. Storm sewer has been piped and directed to a stormwater detention pond located at the southwest corner of 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. Because of the increased density and subsequent increase in overall impervious area of the development, the Woodbury stormwater report will need to be revised and any necessary modifications to the existing detention pond will need to be completed with the next phase of the development.
49. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 10.98 acres of net developable area of platted R-2 Zoned property, which requires a 5% dedication. There is 0.72 acres of net developable area within the NB Zone which requires a 9% dedication. The total parkland dedication for the proposed subdivision is 26,746 sf or 0.61 acres. The applicant has previously submitted a letter proposing to defer the parkland dedication for phase 1 to phase 2 of the entire subdivision for a natural area comprised of 3.07 acres and a 1.14-acre area that totals 4.2 acres of open space that will include grading, a detention basin, and a ten-foot (10') wide gravel (pathway base) pathway provided by the developer. It is anticipated the parkland dedication requirements for the entire subdivision would be approximately 2.3 acres +/- . Said 4.2 acres of parkland dedication, together with agreed upon improvements to the parkland property would satisfy all parkland dedication requirements for the entire Woodbury subdivision. The Council has previously approved the proposed deferral of the parkland dedication requirements for the subdivision and no changes are being proposed.
50. The applicant conducted two neighborhood meetings with affected property owners within 600 ft. of the subject property on January 15, 2025 and May 30, 2025 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 amendment is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Suburban Commercial (SC) designation is intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. The Auto-Urban Residential (AU-R) designation provides low- to moderate-density residential uses at densities between three to six units per acre, which the proposed PUD meets. The proposed amendment also furthers a goal of the Comprehensive Plan to provide a mix of housing that meets the economic and lifestyle needs of the diverse population of Moscow. Therefore, the Commission finds that the proposed PUD amendment is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD amendment 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 PUD is an innovative new urbanist themed development which utilizes public and private street to provide rear loaded garages, front porches, tree-lined streets, and a walkway system that will connect a number of small linear parks. The proposed PUD amendment introduces a wider range of building types which include townhouses, small lots, and small dwelling units. The purpose of the Neighborhood Business (NB) Zoning District is to provide commercial services which serve adjacent residential neighborhoods. The proposed amendment to create narrower NB lots will allow a mixture of different uses at the scale that is more developable.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The proposed PUD amendment is consistent with the existing PUD and the surrounding area which is primarily a mixture of residential developments. The proposed PUD amendment provides for a range of lot sizes which are intended to provide a smooth transition from the existing neighborhoods at the edge of the proposed subdivision to the smaller lots near the Town Center.
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 and can accommodate the proposed PUD amendment. Recent water pressure tests in the PUD indicate that the available fire flow is sufficient to serve the proposed amendment. The applicant will need to revise the existing Woodbury stormwater report and any necessary modifications to the existing detention pond will need to be completed with the next phase of the development. The Engineering Department has reviewed the previous Traffic Impact Study and determined that the additional lots won't have a significant impact on the Level of Service at the intersections that were analyzed. The improvements on Mountain View Road to mitigate the impact of the Woodbury Subdivision have already been constructed in 2024.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD amendment would have an impact on the public health and safety. The proposed PUD will help serve the need of providing a range of different housing types 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 amendment expands on the original proposal of an innovative new urbanist themed master-planned community which utilizes public and private street to provide rear loaded garages, front porches, tree-lined streets, and a walkway system that will connect a number of small linear parks. The proposed combination of commercial and residential uses provides for a mixed use area which promotes multi-modal transportation and walkability. The range of lot sizes and dwelling types accommodate the needs of a diverse population, while providing a transition from existing neighborhoods to the core of the 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 Major Planned Unit Development (PUD) Amendment request for the Woodbury 1<sup>st</sup> Addition generally located north of Slonaker Drive, east of Arborcrest Road, and south of Trail Road with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dennis Wilson, 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 REPLAT OF A TWELVE POINT TWO SEVEN (12.27) ACRE AREA GENERALLY LOCATED NORTH OF SLONAKER DRIVE, EAST OF ARBORCREST ROAD, AND SOUTH OF TRAIL ROAD, REFERRED TO AS THE REPLAT OF THE WOODBURY 1<sup>ST</sup> ADDITION TO THE CITY OF MOSCOW, IDAHO

**WHEREAS**, the applicant filed an application for a Major Planned Unit Development (PUD) Amendment, and preliminary replat on May 21, 2025; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 25, 2025; 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 twelve point two seven 12.27-acre property generally located north of Slonaker Drive, east of Arborcrest Road, and south of Trail Road.
3. The subject property is surrounded by primarily agricultural land to the west, north, and east. Single family subdivisions within Moscow City Limits are located to the south and include Picabu Estates, Blackwood 1<sup>st</sup> Addition, and Evergreen Hills Subdivisions to the south.
4. On September 20, 2021, the Moscow City Council approved the annexation, Comprehensive Plan land use designation, zoning designation, and PUD for the Woodbury 1<sup>st</sup> Addition with no conditions. The Council approved the preliminary plat for the Woodbury 1<sup>st</sup> Addition with the following three conditions recommended by the Planning and Zoning Commission:
  1. A left turn lane from eastbound Mountain View onto Slonaker Drive shall be evaluated by the applicant to determine whether a turn lane is warranted and if so, the applicant shall be responsible for the construction of said turn lane.
  2. In order to mitigate the increases in vehicular and pedestrian traffic on Mountain View Road as detailed in the applicant's Traffic Impact Study (TIS), the applicant shall be responsible for fifty percent (50%) of the construction costs associated with the installation of curbing, sidewalk and roadway widening in order to connect the

existing pedestrian/bicycle facilities near the intersection of Slonaker Drive and Mountain View Road with the pedestrian/bicycle facilities on Mountain View Road near the Hamilton-Lowe Aquatics Center. The proposed roadway improvements shall only occur on one side of the roadway, which shall be determined by the City of Moscow Engineering Department.

3. Access shall be restricted to the subject property from Slonaker Drive to emergency services access only until all required public infrastructure is completed in accordance with the approved development agreement.
5. Woodbury 1st Addition received final plat and final PUD approval from the City Council on October 17, 2022.
6. The development includes 79 lots ranging from 3,823 to 16,321 square feet in size and is the first phase of a master-planned subdivision that has a new urbanist design.
7. Slonaker Drive has been extended into the subdivision and the infrastructure for the first phase of the subdivision has been constructed which includes Woodbury Drive and Picotee Circle. There are currently approximately 15 single-family homes that are under various stages of construction. Per the conditions of approval, improvements to Mountain View Road including road widening, curb, gutter, tree lawns, sidewalks, and a left turn lane onto Slonaker Drive were constructed in 2024.
8. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Residential and Suburban Commercial.
9. 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.”*
10. Suburban Commercial (SC) designated areas are,  
*“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB).”*
11. The subject property is currently designated as a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Neighborhood Business (NB) Zone.



12. The adjacent properties immediately to the west, north, and east are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the west adjacent to Orchard Ave within the City Limits are a combination of the Suburban Residential (SR), Farm Ranch (FR), and Moderate Density, Single Family Residential (R-2) Zoning Districts. The Picabu Estates, Blackwood 1<sup>st</sup> Addition, and Evergreen Hills Subdivisions to the south and southwest are currently designated as Low Density, Single Family Residential (R-1).
13. According to the City of Moscow Zoning Code, the R-2 Zone 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.
14. 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.
15. The minimum lot size for lots within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet (50 feet for lots with alley access). Front yard setbacks are a minimum of 20 feet, side setbacks are a minimum of 5 feet but both sides must equal 15 feet, street side setbacks are 15 feet, and rear setbacks are 20 feet.
16. The NB Zoning District is appropriately applied in the following circumstances:
  1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
  2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
  3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
  4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.
17. Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns.
18. The minimum lot size for single-family, two-family, and multi-family dwellings parcels within the NB Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. Townhouse dwellings have a minimum lot size of 1,800 sf and twinhome dwellings require 2,250 square feet. The minimum lot width for single-family, two-family, and multi-family dwellings is 50 feet, 18 feet for townhouses, and 25 feet for twinhomes. Front yard setbacks are a minimum of 20 feet, side setbacks are a minimum of 10 feet, street side setbacks are 10 feet, and rear setbacks are 20 feet.
19. The existing Woodbury 1<sup>st</sup> Addition subdivision and PUD includes 79 lots ranging from 3,823 to 16,321 square feet in size and is the first phase of a master-planned subdivision that has a new urbanist design. The entire property that the owner wishes to develop is approximately 82 acres in size and extends from Slonaker Drive to the south, Arborcrest Road to the west, Trail Road to the north, and slightly to the east of Youmans Lane to the

east. The entire concept is a master-planned community that includes a number of small neighborhoods that are linked by a combination of City and private streets. The community includes rear loaded garages, front porches, tree-lined streets, and a walkway system that will connect a number of small linear parks. Each home in the neighborhood is proposed to be unique, but also be of the same architectural style

20. There are four types of lots within the existing PUD: Village; Cottage; Garden; and Estate Lots. The Village lots are those that surround the Center Park and include the Neighborhood Business zoned lots. The Cottage lots are clustered in neighborhoods that surround the Village center. Garden lots are larger in size and surround the cottage neighborhoods. The Estate lots are the largest lots which are located on the perimeter of the development and are the only lots that don't have rear access via a private street.
21. The applicant has indicated that they wish to make some changes to the existing subdivision and PUD in order to construct houses which are more affordable. One way of doing that without affecting quality is to decrease the size of the lots, decrease the size of the dwellings which are constructed upon the lots, and allow for a variety of housing types. Therefore, the applicant is proposing a major PUD amendment to increase the number of lots from 79 to 107.
22. As part of the major PUD amendment, the applicant is proposing to replat a 12.27-acre portion of the existing Woodbury 1<sup>st</sup> Addition Subdivision which currently contains 52 lots. The replat proposal will increase the number of lots within the replat area to 81 lots, for a total of 107 in the entire subdivision.
23. Starting to the east with what is being referred to as Southwick Court, the proposal is to divide the existing four lots into nine lots which each contain one detached single-family dwelling. There are proposed to be three dwellings which are 1,152 sf in size and contain one bedroom and six dwellings which are 1,536 sf in size and contain three bedrooms. All of the dwellings in Southwick are proposed to be two stories in height and will surround a common parking area. Front setbacks are proposed to be 5 feet if facing Slonaker and 2 feet if facing the common walkway. Side and rear setbacks are proposed to be 5 feet, and there is proposed to be 10 feet of separation between dwellings.
24. Thirteen parking spaces are proposed which provides one parking space per dwelling and four additional spaces to be assigned. This equates to 1.5 parking spaces per dwelling unit, which would be a deviation from the current code requirements of 2 parking spaces per single family dwelling. Given the proposed small size of the dwellings, the Commission finds that the proposed requirement of 1.5 spaces per dwelling is adequate.
25. The next area of proposed changes is being referred to as The Willows and the proposal is to divide two existing lots into four lots. There is proposed to be one detached two-story dwelling of 1,152 sf in size containing one bedroom on each of the four lots. There is proposed to be 8 parking spaces which are accessed via Cottage Lane. This would allow for 2 parking spaces per dwelling unit.
26. The next area of the project where changes are being proposed is located between Cottage Lane and Park Place on a portion of the lots which surround the Central Park. This area is being referred to as the Central Park Townhomes and the proposal is to divide approximately 7 lots into 14 lots. There is proposed to be 8 larger townhouse units which each share a common wall with another dwelling unit. Each townhouse unit contains two to three bedrooms and will range from 2-3 stories in height. The 4 townhomes on the west side of the

walkway have 4 small homes or what the applicant is referring to as “mews” which will face Cottage Lane.

27. The townhouses are approximately 2,160 sf in size and the “mews” are approximately 1,000 sf in size. The 4 townhomes and “mews” on the west side of the walkway will all have one off-street parking space and these 8 lots are located within the Neighborhood Business (NB) Zone.
28. The 4 townhomes on the east side of the walking path have backyards with two car garages. Two additional “mews” are located along the walkway running from Cottage Lane to Park Place. The 2 “mews” will each have one parking space and the 4 townhouses each have 2-car garages.
29. The remainder of the Neighborhood Business (NB) zoned lots adjacent to Woodbury Drive are also proposed to be further divided from approximately 6 lots to 14 lots. The applicant is referring to this area of the development as the Town Center and has redesigned these wider lots into narrower storefront lots intended to resemble 1890’s downtown facades with two to three story buildings which share common walls. The applicant has indicated that the division of the larger lots into smaller ones will allow for the buildings to be separated into fee simple ownership and less expensive to develop.
30. The existing lots were approved to allow any use that the NB Zone would permit and whatever structure would fit within the parameters of the PUD and NB Zone. There was not any detail provided on the type of structure or use which would be constructed on these NB lots. The applicant has now provided more detail on the type of structure that will be built and what uses will be targeted for the Town Center lots, which would consist of retail or offices on the ground floor with offices or dwelling units above. The number of dwellings units would need to comply with the base density requirements of the PUD, which are discussed later in this staff report.
31. There are currently 18 off-street parking spaces shown on the Town Center lots. The applicant is proposing that each dwelling unit that is constructed have one dedicated off-street parking space in these locations. In order to gauge the need for off-street parking for the buildings and uses constructed within the Town Center, the applicant is proposing 41 temporary parking spaces which are proposed to be constructed directly adjacent to Rosemary Lane. Rosemary Lane is the north/south private street which provides rear access to the Town Center lots on the west side of Woodbury Drive.
32. The last area of proposed changes is located on Woodbury Drive directly south of the Town Center. Cottage Lane will now be extended across Woodbury Drive to connect to Rosemary Lane, which will separate the Town Center lots from the area being referred to as Woodbury Drive Townhomes, Recreation, and Cottages. The existing four lots in this area are proposed to be divided into four attached townhomes, a recreation lot where an indoor pickleball court would be constructed, and two attached cottages. The townhouses are proposed to be similar to the Central Park townhouse units which contain two to three bedrooms and will range from 2-3 stories in height. The applicant has provided 7 off-street parking spaces to serve the 4 townhouses being proposed in this area. The two cottages will be similar to the 24 ft by 24 ft cottages which are being proposed in Southwick Court and there will be 3 off-street parking spaces provided for the two cottages. The indoor pickleball court property has provided 4 public off-street parking spaces.



33. The minimum PUD base density of the R-2 Zone is 4.8 dwelling units per acre and the base density of the NB Zone is 24 dwelling units per acre. The proposed PUD has a density of 4.13 units per acre within the R-2 Zone, therefore no density bonuses are required. There is 1.18 acres of NB zoned land which equates to a base density of 28 dwelling units. The applicant has proposed 21 lots within the NB Zone, which are limited to a total of 28 dwelling units unless a density bonus is proposed as part of a future amendment.
34. The applicant has provided an on-street and off-street parking space count as part of their parking plan. On-street parking is provided on both sides of the Slonaker Drive and on one side of Woodbury Drive, Park Place, and Ashton Lane. The applicant has estimated the number of on-street parking spaces at 130 in this first phase. The public off-street parking spaces are proposed to be reduced to 17 from the 25 that were approved in the existing PUD. However, the applicant is proposing to construct 41 temporary parking spaces adjacent to Rosemary Lane in order to provide public parking for the Town Center lots, which will monitored for usage with the goal of increasing, sustaining, or reducing off-street parking in future phases. Staff is comfortable with this approach, as it will provide a gauge of the actual parking demand in the area and more off-street parking facilities could be recommended to be constructed in future phases of the development.
35. ADU's will remain permitted on all lots as long as setbacks can be met. Upon the Village, Cottage, and Estate lots, ADU's may be placed above a one, two, or three car garage or carport and have a maximum floor area of 750 square feet. On Garden lots the ADU may be placed above a garage or carport, or be independent and have a maximum floor area of 1,200 square feet. The applicant is proposing that only ADUs over 600 square feet be required to provide 1 additional parking space on the lot.
36. The applicant is proposing to amend the setback requirements for the PUD in order to accommodate the range of different housing types. The cottage, garden, and estate lots are now proposed to have 5-foot setbacks on all sides. The lots within the NB Zone and also the small lots surrounding the NB Zone will have no setback requirements.
37. The primary point of access for the existing subdivision is Slonaker Drive. An emergency secondary access and construction entrance has been extended to the existing subdivision from Trail Road to the north. The secondary access road is constructed to an all-weather driving surface width of 20 feet. Future phases of the entire development are planned to provide connections to Arborcrest Road, Trail Road, and Youmans Lane.
38. Slonaker Drive is a public local neighborhood street that connects to Lanny Lane which is designated as a collector and Mountain View Road which is designated as a minor arterial. Slonaker Drive is developed to a prior City street standard which is a 34-foot-wide paved section with two 10-foot travel lanes, curb, gutter, tree lawns, sidewalks and on-street parking on both sides of the street.
39. The only other public streets within the existing subdivision are Woodbury Drive and Ashton Lane. Woodbury Drive is constructed to the 28-foot paved street section with two 10-foot travel lanes, curb, gutter, tree lawns, and sidewalks on both sides of the street. On-street parking is located on only one side of the street and the tree lawn width has been reduced from 10 feet to 7 feet on Woodbury Drive.
40. Ashton Lane is currently proposed to be one-way and include a 5-foot sidewalk, 5-foot tree lawn, and curbing on both sides of the street. The roadway includes a 15-foot travel lane and

an 8-foot parallel parking lane on one side. The applicant is proposing that Ashton Lane now be a private street and allow for two-way traffic with parking on one side of the street. The on-street parking would be accessed via a rolled curb and would be surfaced with compact gravel with street trees placed approximately 60 feet apart. The applicant has agreed to provide private catch basins at the south side of the street and slope the street to the south in order to alleviate concerns of gravel entering the City's stormwater system. Since the street would be private, the applicant would be responsible for all maintenance and snow removal.

41. The remainder of the streets within the existing subdivision are proposed to remain private streets which will be maintained by a homeowner association. The private street design includes a 16-foot paved roadway with 2-foot gravel shoulders on both sides of the street. The private streets provide primary vehicular access to many of the lots within the subdivision and also serve as emergency services access. The Fire Marshall has reviewed the private streets for sufficient access and the applicant has modeled the private street intersections for sufficient fire truck turning radiuses.
42. The only other change to the street network within Woodbury Subdivision is Woodbury Drive adjacent to the Town Center. To promote a more urban and walkable environment adjacent to the Town Center, the applicant is proposing that the street narrow down to two travel lanes with wide sidewalks on both sides of the street and trees within tree wells. The sidewalks would be 11.5 feet wide on the west side of the street and 9.5 feet on the east side. This street section would only apply to the portion of Woodbury Street adjacent to the Town Center.
43. The applicant had previously contracted with DKS Associates in Portland, Oregon, to conduct a traffic study of the impact of the proposed subdivision on existing roadways and primary intersections within the area. The intersections that were analyzed were the Mountain View Road/D Street intersection and the Mountain View Road/F Street intersection. The traffic impact study was conducted for the full buildout of the subdivision at an estimated 270 new single-family housing units. The traffic impact study concluded that the proposed subdivision is expected to result in minimal impacts to vehicle traffic conditions at the study intersections and meet City operating standards under all development scenarios. The study also concluded that no mitigations are needed to address potential project impacts to traffic conditions.
44. The City of Moscow Engineering Department has reviewed the existing traffic impact study and the proposed PUD amendment and determined that the additional lots will not have a significant impact on the level of service at the intersections that were analyzed. Mitigation along Mountain View Road for the full buildout of the subdivision was required upfront as part of the first phase of the development. Improvements to Mountain View Road including road widening, curb, gutter, tree lawns, sidewalks, and a left turn lane onto Slonaker Drive were constructed in 2024.
45. Water mains will continue to be extended throughout the subdivision from the existing main within Slonaker Drive and a temporary main connected to the main within Arborcrest. The City of Moscow Engineering Department has determined that the additional lots will have a negligible impact on domestic water demand in the area, however the addition of NB zoned lots with potential commercial uses may increase the fire flow demand in the subdivision. The water modeling report for the original plat was done prior to upgrades to the Ponderosa pump station and it recommended connecting to the main pressure zone in Slonaker as the

Ponderosa station was insufficient to serve the development. After that water model analysis was completed, the City constructed a new pump station serving the Orchard Ave pressure zone and the Woodbury Addition was included in the potential service area of that pump station design. The developer has also constructed a connection to that pressure zone and installed a pressure reducing valve near the connection to the main pressure zone in Slonaker, expanding the Orchard Pressure Zone as intended in the new pump station design.

46. Flow tests of the system near the new commercial lots indicate an available fire flow of 3800 gpm. Fire Flow at that capacity should be sufficient to serve the majority of uses in the NB Zone. Any supply deficiencies for other uses can be mitigated by installing fire suppression systems in the building and/or constructing a building with a more fire-resistant building construction type.
47. Sanitary sewer is currently extended throughout the subdivision primarily within the public and private streets. Engineering has determined that the sanitary system as designed should be sufficient to serve the additional lots, however the additional demand will exacerbate the issue downstream of Slonaker and the planned Lanny Drive connection should be required with the next phase of the development.
48. Storm sewer has been piped and directed to a stormwater detention pond located at the southwest corner of 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. Because of the increased density and subsequent increase in overall impervious area of the development, the Woodbury stormwater report will need to be revised and any necessary modifications to the existing detention pond will need to be completed with the next phase of the development.
49. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 10.98 acres of net developable area of platted R-2 Zoned property, which requires a 5% dedication. There is 0.72 acres of net developable area within the NB Zone which requires a 9% dedication. The total parkland dedication for the proposed subdivision is 26,746 sf or 0.61 acres. The applicant has previously submitted a letter proposing to defer the parkland dedication for phase 1 to phase 2 of the entire subdivision for a natural area comprised of 3.07 acres and a 1.14-acre area that totals 4.2 acres of open space that will include grading, a detention basin, and a ten-foot (10') wide gravel (pathway base) pathway provided by the developer. It is anticipated the parkland dedication requirements for the entire subdivision would be approximately 2.3 acres +/- . Said 4.2 acres of parkland dedication, together with agreed upon improvements to the parkland property would satisfy all parkland dedication requirements for the entire Woodbury subdivision. The Council has previously approved the proposed deferral of the parkland dedication requirements for the subdivision and no changes are being proposed.
50. The applicant conducted two neighborhood meetings with affected property owners within 600 ft. of the subject property on January 15, 2025 and May 30, 2025 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 Single Family, Moderate Density Residential (R-2) and the Neighborhood Business (NB) Zoning Districts, including lot area, dimensions and other relevant provisions. The applicant is concurrently going through the Major Planned Unit Development (PUD) Amendment process for all deviations in City Code requirements. The proposed preliminary replat 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 extension of Slonaker Drive is consistent with the Thoroughfare Plan. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designations of Auto-Urban Residential and Suburban Commercial.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Slonaker Drive which is a local neighborhood street that connects to Lanny Lane which is designated as a collector and Mountain View Road which is designated as a minor arterial. The Engineering Department has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed replat. Recent water pressure tests in the Woodbury 1<sup>st</sup> Addition Subdivision indicate that the available fire flow is sufficient to serve the proposed replat. The applicant will need to revise the existing Woodbury stormwater report and any necessary modifications to the existing detention pond will need to be completed with the next phase of the development. The Engineering Department has reviewed the previous Traffic Impact Study and determined that the additional lots won't have a significant impact on the Level of Service at the intersections that were analyzed. The improvements on Mountain View Road to mitigate the impact of the Woodbury Subdivision have already been constructed in 2024.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** There is no evidence that the proposed replat will have an impact on the public health and safety. The proposed replat will help serve the need for providing a range of different housing types to meet the needs of a diverse population.

## 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 replat request for the twelve point two seven (12.27) acre property generally located north of Slonaker Drive, east of Arborcrest Road, and south of Trail Road with one condition:

1. The applicant shall be required to update the existing stormwater report for the Woodbury 1<sup>st</sup> Addition subdivision and include any mitigation actions necessary to ensure that the stormwater facilities will have no downstream adverse impacts subject to the approval of the City Engineer.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this  
\_\_\_\_ day of \_\_\_\_\_, 2025.

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Dennis Wilson, Chair  
Planning and Zoning Commission