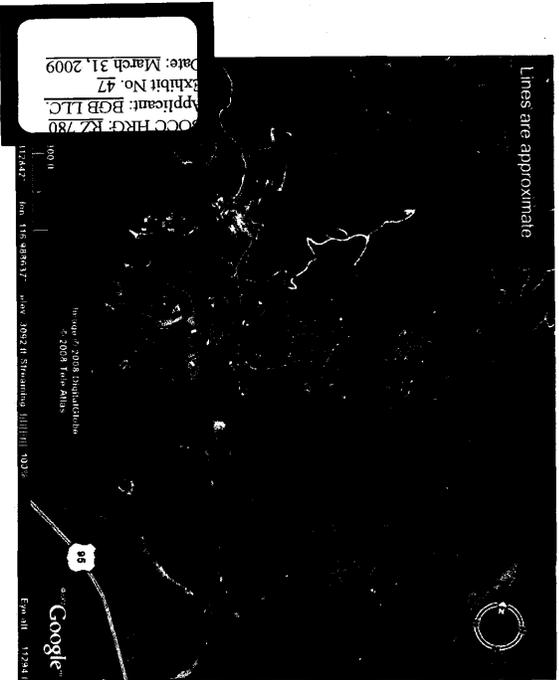


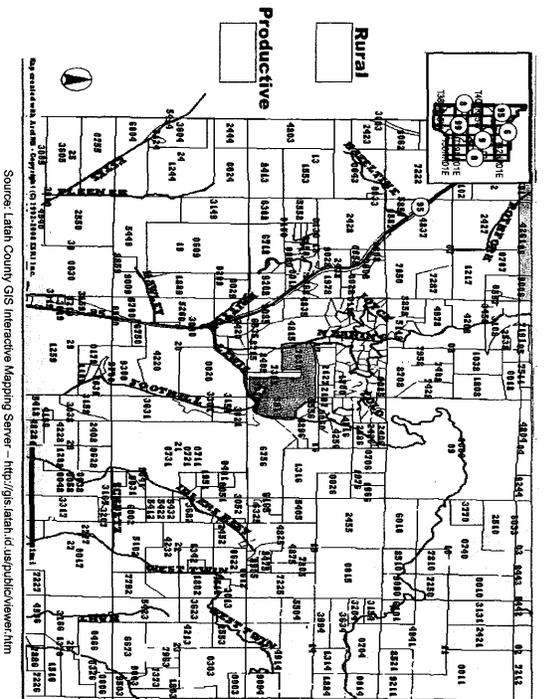
**Subject Property  
135 Acres**



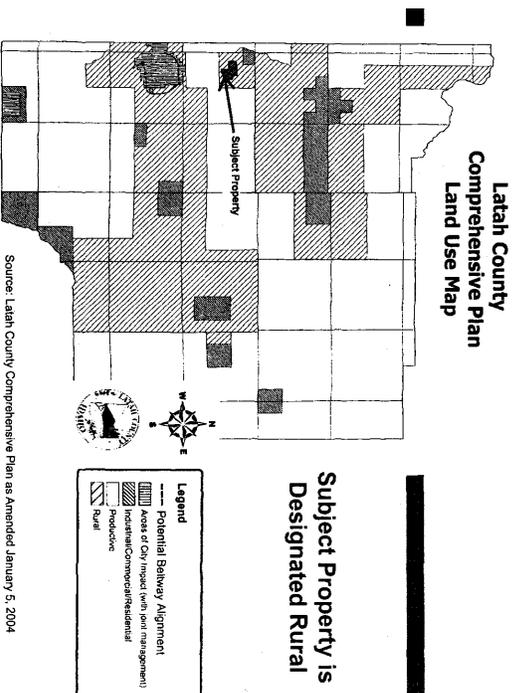
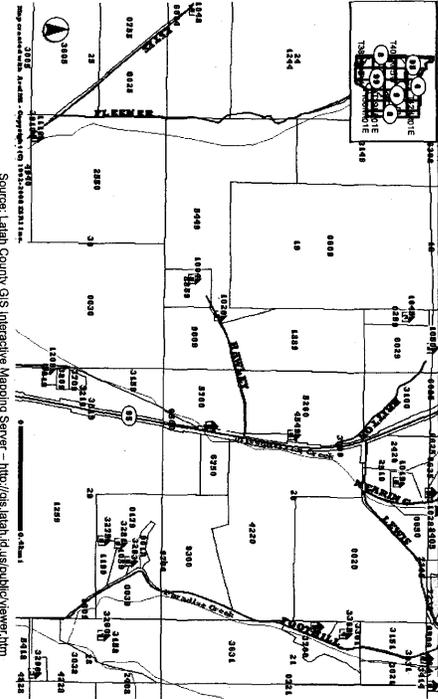
## Description of Subject Property

- The land is in Sections 16 and 17, Township 40 North, Range 5 West, Boise Meridian, located on Lewis Road, approximately 3.5 miles north of Moscow
- Also identified as Assessor's parcels RP40N05W177220 and RP40N05W165606, as indicated in the attached plat map
- The property is designated Rural in the Comprehensive Plan
- The subject property is approximately 135 acres in size and lies south of Nearing 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions and Tatkimah Phase I and II, and east of Hideaway Hills Addition and the McCoy parcel which was recently approved with conditions to be rezoned to Rural Residential





### # Residences – In Productive Designation



### Comprehensive Plan – Rural vs. Productive

- The comprehensive plan designates the subject property as Rural
- The Rural designation allows for low density residential development vs. a Productive designation which is reserved for the most productive lands
- Analysis of home sites in this area with a Rural vs. Productive designation

## Permitted Uses – Ag/Forest Zone

- Agronomy and all uses associated with raising, harvesting, and selling of crops, including trees and other plants
- Animal husbandry and all uses associated with raising, feeding, and selling of livestock (can include feedlots and dairies with fewer than 250 animal units)
- Forestry and all uses associated with raising, harvesting, and selling of timber and other forest products
- Accessory buildings required to conduct uses permitted under this Section
- One single family dwelling for each eligible parcel
- Home occupations (as provided by Section 4.02)
- Wind powered electrical generating equipment (including low impact or domestic windmills)
- Veterinary clinics

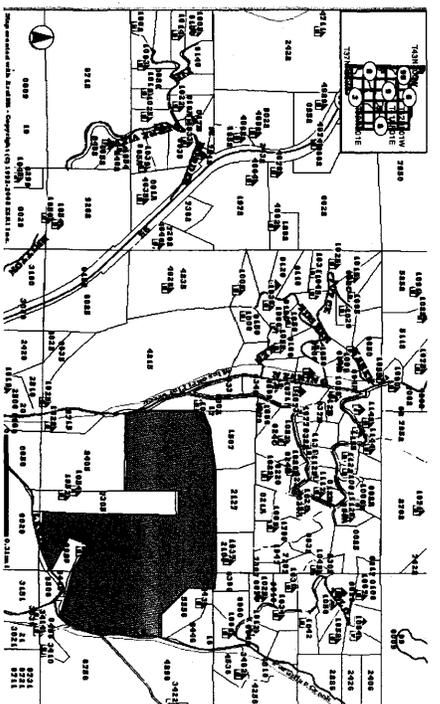
Source: Latah County Land Use Ordinance #269 - August 2006

## Permitted Uses – Rural Residential Zone

- One single family dwelling for each eligible parcel
- Orchards, commercial fruit and vegetable gardening, plant nurseries, and related horticultural operations (not including any processing or year round sales facilities)
- Animal husbandry not to exceed 10 animal units (not including uses permitted under Section 3.02.02.3)
- Residential and agricultural accessory buildings and uses normally associated with the uses permitted in this zone
- Home occupations (as provided in Section 4.02)

Source: Latah County Land Use Ordinance #269 - August 2006

## # Residences – In Rural Designation



Source: Latah County GIS Interactive Mapping Server – <http://gis.latah.id.us/pub/cvviewer.htm>

## Land Use Zoning Designations

Both zones established to achieve goals of the Latah County Comprehensive Plan

- Agricultural / Forest Zone
  - Achieve goals by accommodating, providing opportunities for, and the continuation of agricultural and forest land uses
- Rural Residential Zone
  - Achieve goals by providing opportunities for residential development in areas appropriate for limited low density housing

Source: Latah County Land Use Ordinance #269 - August 2006

## Conditional Uses – Rural Residential Zone

- Mini-storage or recreational vehicle storage facilities
- Animal husbandry, dairy, and feedlots with more than 10 animal units (with restrictions)
- Dog boarding operations with 4 or more dogs
- Golf courses, recreational fields, public parks, and meeting halls
- Public buildings and utility structures and uses
- Full plats subject to Section 8.03
- Veterinary clinics with associated boarding facilities
- Solid waste disposal facilities, water, and waste water treatment facilities
- Cemeteries, mortuaries, crematoriums, churches, and schools
- One duplex or single family home converted into no more than 2 separate dwelling units
- A single building office or professional clinic
- Bed and Breakfasts
- Processing and year round sales facilities for orchards and nurseries

Source: Latah County Land Use Ordinance #269 - August 2006

## Conditional Uses – Ag/Forest Zone

- Agricultural or forestry related commercial or industrial business or service uses with more than 5 full-time employees
- Feedlots, dairies, continuous confined animal operations with more than 250 animal units
- Campgrounds, recreational vehicle parks, golf courses, public parks, recreational fields, gun clubs, meeting halls, and fairgrounds
- Dog boarding operations with 4 or more dogs
- Public buildings and utility structures and uses
- Communication towers and transmission facilities
- Mineral resource developments subject to Section 4.03

Source: Latah County Land Use Ordinance #269 - August 2006

## Proposed Rezone

- The applicant desires to rezone approximately 40 acres of a 135 acre parcel of land from Agriculture/Forestry (AF) to Rural Residential (RR) to create 4 new building sites
- The remaining 95 acres (70% of the parcel) will remain zoned AF and will be designated as conservation areas
- A total of 52 acres will be donated to the Palouse Land Trust at the time of short plat approval and will be restricted from residential development, while the remaining 43 acres will be designated a conservation area and also restricted from residential development

## Conditional Uses – Ag/Forest Zone (cont.)

- Landing strips, heliports, and airports
- Solid waste disposal facilities, water and waste treatment facilities
- Cemeteries, mortuaries, crematoriums, churches, child day care facilities, and schools
- Additional single family dwelling units for parcels that have existing residences
- Bed and Breakfasts
- Wind powered electrical generating equipment (high impact or commercial windmill)
- Accessory cottage housing
- Salvage, wrecking, and junk yards

Source: Latah County Land Use Ordinance #269 - August 2006

## What is a Conservation Subdivision?

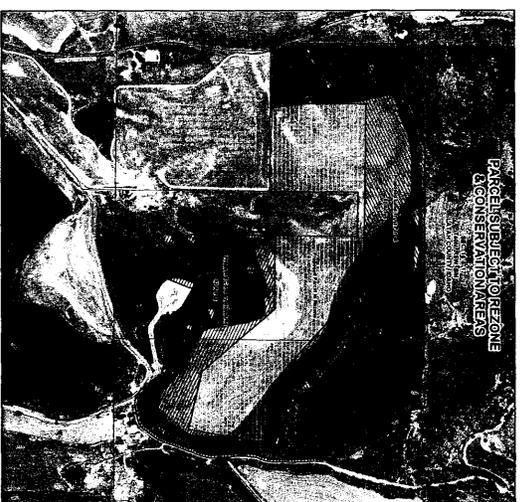
- An innovative land use development tool that can be implemented to preserve farmland and natural resources while accommodating growth and preserving property values
- It is a subdivision that concentrates home sites in specific areas on the development site to allow the remaining land to be open space
- Conservative CC&Rs outline the plan to create home sites with rural character

Sources: <http://www.suburbanalabama.org/planning/Themes/2012/Review/Conservation%20Subdivisions%20Website.pdf>,  
<http://www.landchoices.org/conservation/2012a.htm>

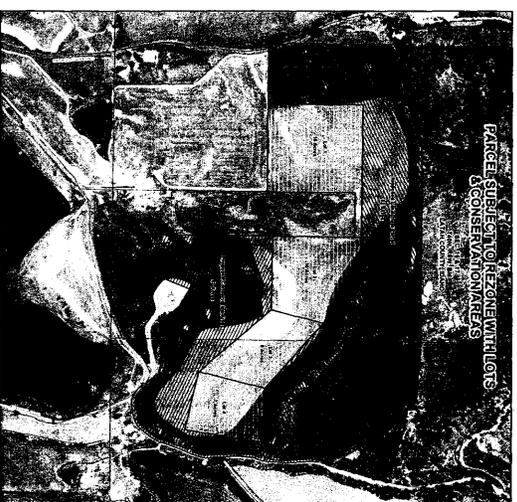
## Benefits of Conservation Subdivisions

- Minimizes environmental impacts
- Protects water quality
- Protects wildlife habitat
- Reduces infrastructure costs
- Meets market demands for homes in natural settings
- Possible increased property value and increased tax revenue
- Provides open space

Sources: <http://www.suburbanalabama.org/planning/Themes/2012/Review/Conservation%20Subdivisions%20Website.pdf>,  
<http://www.landchoices.org/conservation/2012a.htm>



Source: Latah County Surveyor, John Dunn – Rim Rock Consulting, Inc.



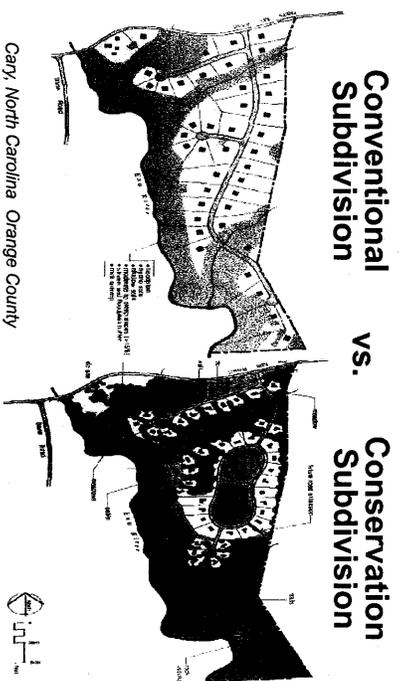
Source: Latah County Surveyor, John Dunn – Rim Rock Consulting, Inc.

## Covenants, Conditions, and Restrictions (CC&Rs) Highlights

- Water holding tank (2,000 gallons) required for each residence regardless of well production
- Underground utilities
- Site built homes only which meet Architectural Committee standards (one per lot; lots cannot be subdivided)
- Homes constructed to meet Green Building standards
- No open burning
- No livestock / livestock fencing (to provide open range for wildlife)
- Xeriscaping requirements to reduce water usage (including native grasses and plants)

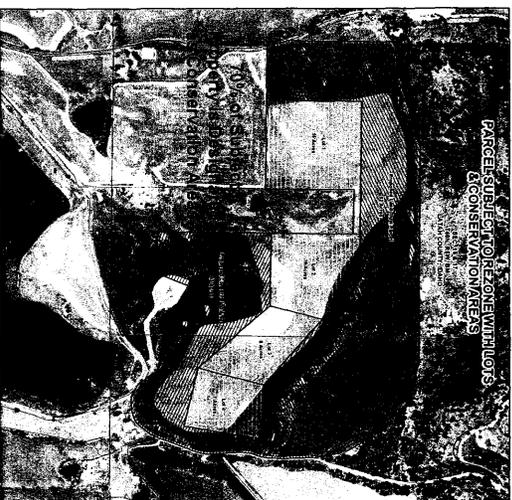
## Addressing Water Issues

- Consultation with John Bush, Geologist
- Consultation with John Monks, Hydrogeologist
- Consultation with Ted Wright, Well Driller
- 2,000 gallon holding tanks required in CC&Rs
- Conservation subdivisions:
  - Protect water quality
  - Reduce storm water run-off
  - Preserve ground water



Cary, North Carolina Orange County

Source: Town of Cary Open Space and Historic Resources Plan:  
<http://www.townofcary.com/development/Planning/Files/MSA/Review/Conservation%20Subdivision%20WetSite.pdf>



Source: Latah County Surveyor, John Dunn - Rim Rock Consulting, Inc.

## Geologist Consultation (cont.)

- Based on the geography for this area:
  - There are some nonproductive wells and numerous low-yield wells
  - Interconnection over long distances is unlikely
- In his opinion, 4 wells per 135 acres in granite bedrock will not impact surrounding areas

Source: John Bush, Retired Geologist – 11/27/07 letter

## Geologist Consultation

- Subject parcel is located over granite bedrock, which has a limited capacity to store water
- Typically ground water in granite is located in open fractures and/or weathered zones, which are rarely continuous over large areas
- Data from numerous wells in granite in Moscow Mountain area show a wide range of production rates due to conditions stated above

Source: John Bush, Retired Geologist – 11/27/07 letter

## Hydrogeologist Consultation

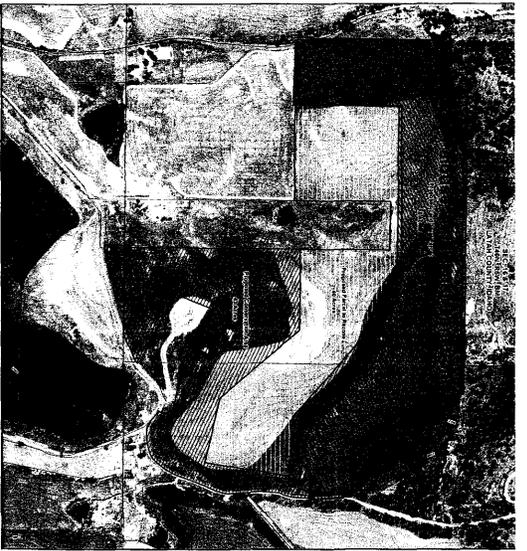
- Description of hydrogeology similar to that described by geologist
- Granite has a limited capacity to store water
- Permeability is not evenly distributed; supported by the wide range of production and well depths (production ranges from 30 to <1 gallon/min; depth varies from 129 to 710 feet)
- In his opinion, it is unlikely that the development of 4 new wells in the proposed subdivision will have a measurable impact on existing wells in the area

Source: John Monte, Hydrogeologist – 11/8/06 letter  
permission granted from Michael Hoffmann to submit letter

## Area Well Statistics

- Four Proximal Sections Analyzed
  - Section 16 (16 wells)\*
    - Gallons/min: Average (SD) = 5.7 (4.8), Median = 4.8
  - Section 17 (32 wells)\*
    - Gallons/min: Average (SD) = 5.5 (10.8), Median = 1.5
  - Section 20 (2 wells)
    - Gallons/min: Average (SD) = 15.5 (13.4), Median = 15.5
  - Section 21 (12 wells)
    - Gallons/min: Average (SD) = 7.6 (14.0), Median = 3

Notes: \* Indicates subject property location; SD = standard deviation;  
One well had an unknown production and was not included (Section 17)  
Source: Idaho Department of Water Resources – <http://www.idwr.idaho.gov>



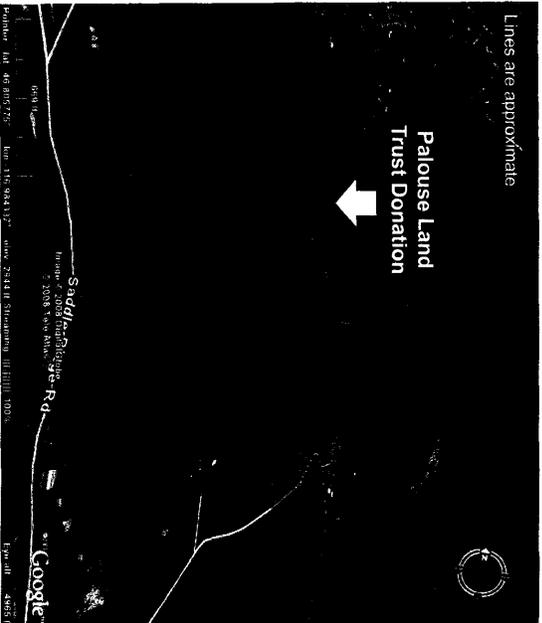
Source: Latah County Surveyor, John Dunn – Farm Road Consulting, Inc.

## Well Driller Consultation

- Based on drilling hundreds of domestic wells in Latah and Whitman County (many of those located in the Moscow Mountain area) the following were relayed:
  - The bedrock is granite
  - It is not uncommon for wells to have less than 5 gallons/min
  - It is also not uncommon on 20 acres or less to drill wells with varied productivity (e.g., 2 wells producing >1 gallon/min and 1 well producing 75 gallons/min)
- It is his opinion, he would question drilling 2 wells in granite in less than 5 acres; however, he does not believe drilling 4 wells in 135 acres will impact each other or wells in surrounding areas

Source: Ted Wright, McPherson and Wright Drilling – 12/11/07 letter

Lines are approximate



## Palouse Land Trust Donation

### Palouse Land Trust (PLT) Mission:

*To conserve open space, wildlife habitat, water quality, and scenery of the Palouse*

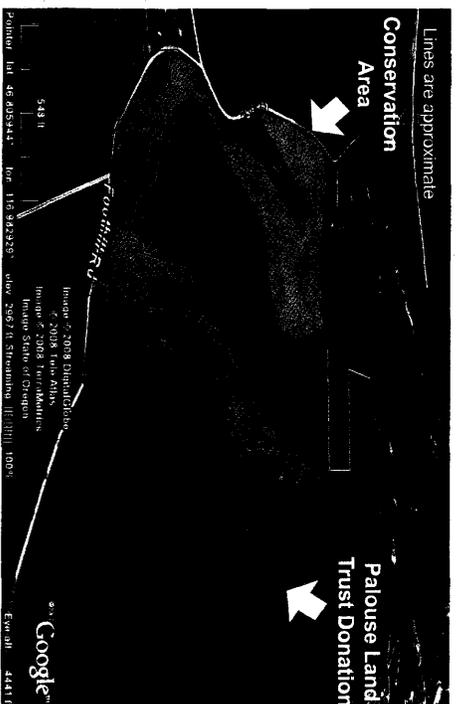
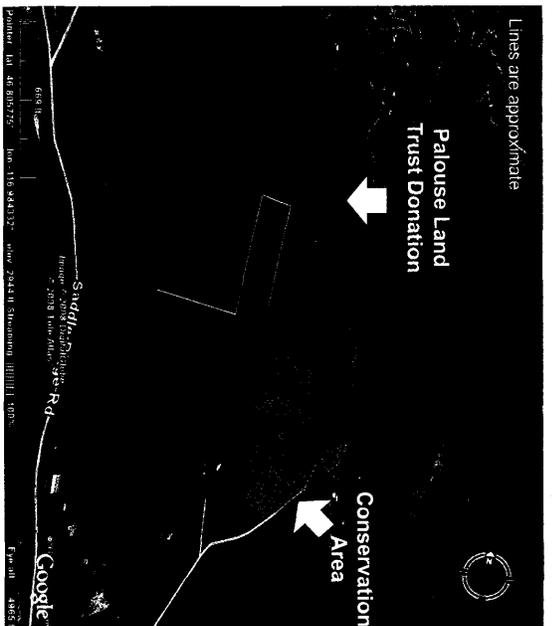
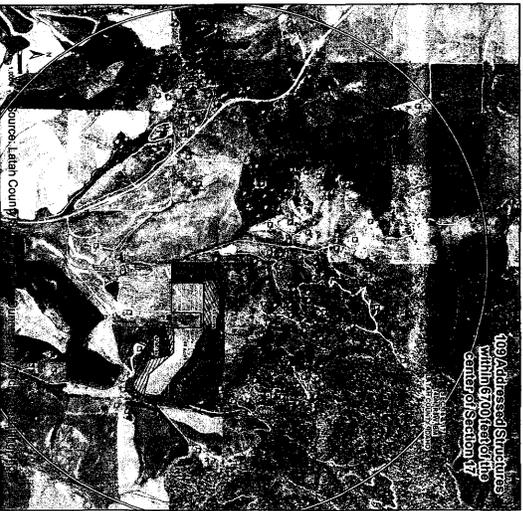
### 52 Acres to be donated at the time of short plat approval

- PLT has been contacted and will accept the donation
- In turn, they will assure the conveyed property remains undeveloped and to the extent possible remains in active agricultural production
- PLT has the option to retain future farm proceeds



## Meeting the Goals and Policies of the Comprehensive Plan

- **Community Design Element**
  - Implements a strategy with long-term vision which ensures planned growth in a manner that meets the outlined policies (e.g., low density residential development, landscaping, open spaces, minimizes conflicts with existing land uses, preserves rural character)
  - Creates natural home sites in an agricultural setting which is similar to developments to the north which are home sites in a forest setting
- **Population Element**
  - The area in proximity to the subject property has evolved toward residential development (> 100 rural home sites)
  - Proposal is low density with 4 home sites on 135 acres
  - Represents an orderly plan where low density development is combined with conservation



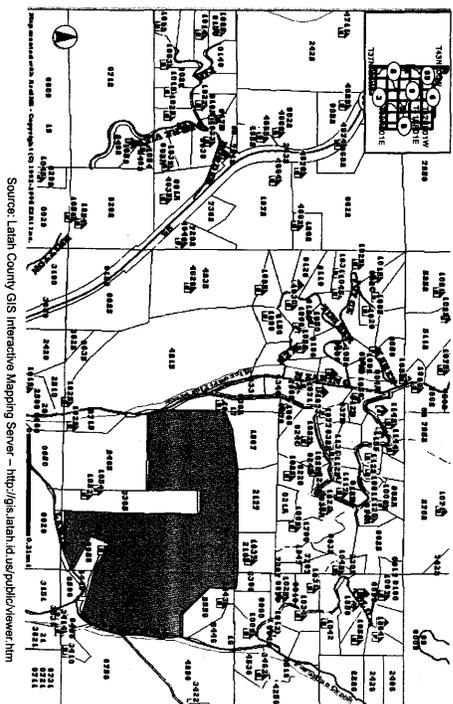
## Meeting the Goals and Policies of the Comprehensive Plan

- **Public Services, Facilities, and Utilities Element**
  - The proposed rezone is in close proximity to >100 rural home sites which are already served by fire protection, police, school, health, solid waste, and other services
  - The addition of 4 homes sites will not impose a significant burden
  - Properties will be served by private wells, septic systems, and driveways and power/telephone are within close proximity
  - North Central District Health Department letter states the parcels support subsurface septic systems for single family dwellings
  - Latah County Sheriff's Department letter states that the proposed short plat will not have an adverse effect upon existing service capabilities or finances of the jurisdiction

## Meeting the Goals and Policies of the Comprehensive Plan

- **School Facilities and Student Transportation**
  - Moscow School District letter states proposed short plat will not have an adverse effect upon existing service capabilities or finances of the jurisdiction
  - Student transportation is currently provided to surrounding homes
- **Transportation Element**
  - Private driveways will be designed to meet Latah County standards for emergency response vehicles
  - Letter from North Latah County Highway District stated that given this is a relatively small plat, they do not foresee a negative impact on the road system in this area

## Residences in Proximity to Subject Parcel

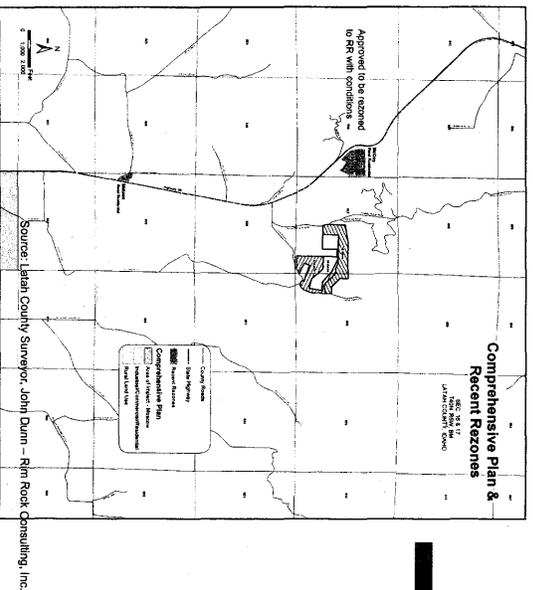


## Meeting the Goals and Policies of the Comprehensive Plan

- **Housing Element**
  - Architectural Committee will guide process and conform to building codes and public health standards
  - Green Built homes will provide energy efficient housing
  - Conservative CC&Rs will be implemented
- **Economic Development Element**
  - Encourages economic diversification
  - Creates additional opportunities for buyers seeking rural home sites
  - Increases the assessed valuation of parcel for tax purposes
  - Palouse Land Trust will have the option to receive farm proceeds from their 52 acre parcel, which may be allocated to projects beneficial to Latah County

## Meeting the Goals and Policies of the Comprehensive Plan

- Land Use Element
  - The subject property is designated as Rural by the Latah County Comprehensive Plan
  - The area in proximity to the subject property is currently utilized for rural residential housing (>100 rural home sites, including Nearing 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions, Tatkinnah Phase I and II, and Hideaway Hills)
  - Other parcels zoned Ag/Forest have recently been approved to be rezoned to Rural Residential
- Property Rights Element
  - Approval of the proposed rezone will be consistent with the residential uses allowed in the subject area



## Meeting the Goals and Policies of the Comprehensive Plan

- Natural Resource Element
  - Designating 95 acres (70% of the parcel) as a conservation area will help to protect the natural environment
  - Letter from Palouse Land Trust stating that they will accept the 52 acre donation
  - CC&Rs will provide requirements for energy efficiency, fire prevention, water storage, underground utilities, and open space
- Recreation Element
  - The conservation areas may provide additional options for recreation
- Special Areas Element
  - There are no identified special areas
- Hazardous Areas Element
  - There are no identified natural hazards with the potential to significantly affect the property

## Meeting the Goals and Policies of the Comprehensive Plan

## Public Services

- The surrounding properties are already served by fire protection, police, school, health, solid waste, and other services
- The addition of 4 home sites will not impose a significant burden on public services
- Tentative approval letters provided by:
  - Moscow School District
  - North Latah County Highway District
  - Latah County Sheriff's Department
  - North Central District Health Department

## Compatibility with Surrounding Area

- Subject property designated as Rural in Comprehensive Plan
- The area in proximity to the subject property is currently utilized for rural residential housing (>100 rural home sites, including Nearing 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions, Takimamah Phase I and II, and Hideaway Hills)
- Additional homes border property to the north, east, south, and west
- The proposal will be very compatible with the rural residential character that is currently present with low density housing and ample open space
- 70% of the parcel will be designated a conservation area

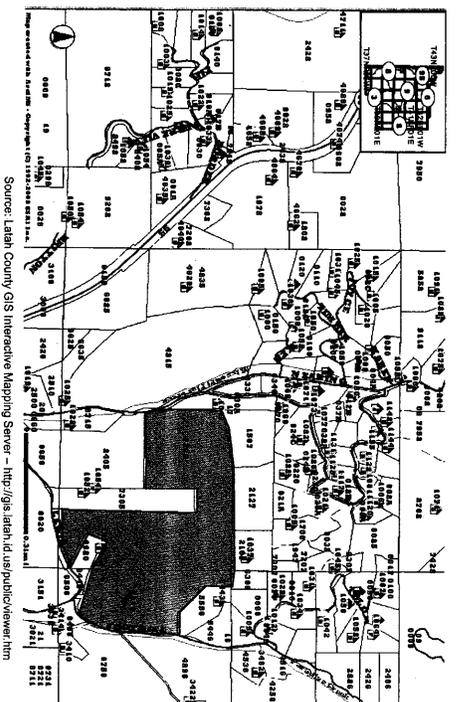
## Why this Rezone is Not a Spot Zone

- This rezone does not differ measurably from the zoned land uses surrounding the area
  - Creates natural home sites in an agricultural setting which is similar to developments in the area which are home sites in a forest setting (>100 rural home sites)
- The density of homes on this parcel will be similar to surrounding rural subdivisions
- The Latah County Comprehensive Plan designates this area as Rural
- The public benefits outweigh the costs

## Public Benefits

- 52 acres donated to Palouse Land Trust
  - PLT will have the option to retain future farm proceeds which may be allocated toward other projects that are beneficial to Latah County
- 43 acres designated as conservation area
- The proposed rezone will significantly increase the assessed valuation of this parcel for tax purposes
- The proposed rezone will provide additional opportunities for buyers looking for rural home sites in a natural setting
- Costs for improvements will be made at the expense of the owner and the home sites will be served by private wells, septic systems, and driveways

## Residences in Proximity to Subject Parcel



## Why Should the Subject Property Be Zoned Rural Residential?

- We believe this plan encompasses the highest and best use for this property having desirable natural home sites combined with the preservation of the Palouse landscape similar to surrounding subdivisions (Nearing 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Additions, Talkinmah Phase I and II, and Hideaway Hills)
  - Conservative CCRs will regulate the four home sites requiring water storage, underground utilities, ample open space, landscaping requirements, and green building standards
- Based on Land Use Ordinance #269, the subject property and the surrounding area appear to more indicative of a Rural Residential zone
- The Rural Residential zoning designation would align with the comprehensive plan's Rural designation for the property
- 70% of the subject property (95 acres) will be designated as conservation areas which will be restricted from residential development and will provide ample open space for free range of wildlife and large buffers between the proposed residences and the surrounding neighbors
- We believe the best plan for this subject property is to implement a strategy that incorporates long-term vision which combines controlled growth with conservation

