



Moscow City Council

Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

**Monday
June 4, 2018**

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 PM

PRESENT: Kathryn Bonzo Council President, Gina Taruscio Council Vice President, Art Bettge Councilmember, Brandy Sullivan Councilmember, Anne Zabala Councilmember, Bill Lambert Mayor

ABSENT: Jim Boland Councilmember (Excused)

STAFF: Jen Pfiffner, Mia Vowels, Bill Belknap, Les MacDonald, Mike Ray, David Schott, Laurie M. Hopkins

Pledge of Allegiance

Council President Bonzo led the Pledge of Allegiance.

1. Consent Agenda

A. Approval of Moscow City Council May 21, 2018 Minutes – Laurie M. Hopkins

B. South Main Pedestrian Underpass Project Feasibility Study Proposal – Bill Belknap

The Moscow Urban Renewal Agency (MURA) and the City have recently completed floodplain assessment work in the vicinity of the south couplet. During the assessment process, the City Council expressed interest in exploring the construction of a pedestrian underpass of South Main/U.S. 95 using the existing bridge structure in a similar fashion to the underpass that will be constructed this summer under State Highway 8 at the Styner/White intersection. Staff requested Alta Science and Engineering to provide a proposal for concept design, modeling analysis, cost estimate, and wetland delineation within the project area. This is the same approach that was utilized with the Styner/White project which was awarded a Transportation Alternatives Program (TAP) grant to fund the underpass construction. The total cost of Alta's proposal is approximately \$14,000. On May 17 the MURA Board committed to funding \$7,000 toward the study contingent upon additional funding from the City and support from the affected property owners. Staff has identified \$7,000 that is currently available within the Parks Professional Services line item that could be utilized to fund the City's share of the study in support of the Paradise Path Development. This matter was reviewed by the Public Works Finance Committee on May 29 and recommended for approval.

ACTION: Approve the City's contribution of \$7,000 from the Parks Professional Services line item.

C. Intermodal Transit Center Sidewalk Replacement Project – David Schott

On May 1, 2018, the City issued an invitation to bid for the Intermodal Transit Center Sidewalk Replacement Project to four concrete contractors. Two bid proposals were received ranging from \$67,597 to \$69,067.70. The project consists of the removal/disposal and installation of approximately 523 square yards of concrete sidewalk at the Intermodal Transit Center.

In December of 2014, it was reported to staff that there were issues with the concrete flat work adjacent to the Intermodal Transit Center building, primarily on the north and east sides of the building. In July of 2015, a contractor applied an overlay to the affected areas of the concrete. In January of 2016, staff began to receive reports from University of Idaho employees and representatives of SMART Transit that the overlay was failing. Upon inspection, it was determined the overlay was not failing but rather the concrete below the overlay was continuing to deteriorate.

The funding source is the Transit Center Fund 128-198-40-658-30 R&M Buildings and was approved in the FY2018 budget in the amount of \$49,500. However, there is a budget shortfall of \$24,856.70. The University of Idaho has committed to their portion of the budget shortfall pursuant to the lease agreement in the amount of \$13,855.12 and the City will fund the other portion of the shortfall within the Transit Center fund balance in the amount of \$11,001.58.

The Public Works / Finance Committee considered and recommended approval to retain Knox Concrete for the Intermodal Transit Center Sidewalk Replacement Project on May 29, 2018.

ACTION: Accept the low bid from Knox Concrete, LLC for the Intermodal Transit Center Sidewalk Replacement Project in the amount of \$67,597 with a ten percent contingency \$6,759.70 for a total amount not to exceed \$74,356.70.

D. Proposed Lot Line Adjustment for Lots 1, 2 & 3 of the Rolling Hills 3Rd Addition - Bill Belknap

The owner of Lots 1, 2 & 3 of the Rolling Hills Third Addition is proposing a lot line adjustment between the three lots and the owner's adjacent unplatted property. The subject property is located within the R-2 Moderate Density Single-Family Residential Zoning District. The R2 Zoning District has a minimum lot area of 7,000 square feet and minimum lot width of 60 feet. The proposed adjusted lots would range from 11,407 to 14,009 square feet in size and from 75.5 to 109 feet in width. Due to the wording of the original letter of request, property owners within 600 feet of the subject property were mailed notice of the request as a lot division. Upon receiving the mailed notice the Owner contacted the Community Development Department to clarify that their intent was not to create any additional building lots and that Parcel 1 would remain a part of their unplatted property. As a result, no new building lots would be created from the proposed lot line adjustment. The applicant has also included the design for a shared driveway that would be utilized to access all three building lots. This matter was reviewed by the Public Works Finance Committee on May 29th and recommended for approval.

ACTION: Approve the lot line adjustment request.

RESULT:	ADOPTED FULL CONSENT AGENDA [UNANIMOUS]
MOVER:	Art Bettge, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

2. Staff Recognition Report - Gary J. Riedner

None offered.

3. Mayors Appointments

None offered.

4. Public Comment and Mayor's Response Period (limit 15 minutes)

Victoria Seever, 121 Lilly St Moscow, said she loves to see all the art projects around town and listed some of them. She feels the City is doing wonderful things.

Katrina Colla, 305 Lauder #403 Moscow, said there are quite a few crosswalks that are very dangerous and suggested installation of a flashing light above the intersection with a push button.

Jon Kimberling, 1923 East E St Moscow, said the 14th annual Officer Newbill Safety Fair took place last Saturday and was a huge success. He thought approximately 700-800 kids participated and 500 or so bike helmets were distributed. He commended Marie Miller for her work on the event and thanked the Council for the continued support.

Linda Pike, 1026 E 3rd St Moscow, agreed with Ms. Colla that crosswalks are dangerous, especially the one across from Papa Murphys. Between the sun in the spring and the rain/snow in the winter, it is a scary crossing. She suggested the least fix could be to put up flags to use.

5. Public Hearing: Urban Berm Addition Preliminary Plat – Michael Ray

The applicant, Tyler George, is proposing to subdivide a 24,274 square foot (sf) parcel of land generally located directly adjacent to Public Avenue into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size.

The developer is required by City code to dedicate street right-of-way for all streets within and adjacent to the subdivision. Public Avenue is designated as a collector street and the current street standard is a thirty five (35) foot of right-of-way on either side of the center line for a total of seventy (70) feet. In its proposed Preliminary Plat, the applicant is proposing to maintain the existing thirty (30) foot right-of-way south of the centerline of Public Avenue. The adjacent properties on either side of the subject property have been developed under the previous sixty (60) foot Public Avenue right-of-way requirement.

The Planning and Zoning Commission conducted a public hearing for the proposed preliminary plat on May 9, 2018 and recommended approval with one condition.

PROPOSED ACTIONS: Conduct the public hearing upon the proposed Preliminary Plat and upon consideration of any testimony presented, approve the Preliminary Plat with the recommended condition, including the approval of the thirty (30) foot right of way and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the Preliminary Plat with no conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the Preliminary Plat and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

Ray introduced the item and described the topography and Comprehensive Plan designation. The current zoning is Neighborhood Conservation, a zone the Planning & Zoning Commission (PZC) is currently reviewing. Ray explained more as written above adding if the 35 foot right-of-way (ROW) was applied, the sidewalk would jog from the neighboring property. Water and sewer systems are adequate for the development. This application includes a request for the parkland dedication to be a fee due to the small parcel size and Parks & Recreation Commission and staff both agree. PZC conducted a public hearing with recommendation with one condition and including the variance. MacDonald explained in 2014, the Transportation Commission reviewed the street standards. It was determined in order to accommodate parking, tree lawns, and the transition to 5 foot sidewalks, the ROW standard needed to be increased. The construction standards were adopted by the City Council on April 7, 2014.

Mayor Lambert opened the public hearing at 7:25 p.m.

Scott Becker, Hodge and Associates, 405 S Washington Moscow, reiterated if the variance is approved, the street standards (width of sidewalk, tree lawn, utilities) are still met. He doesn't feel parking will be an issue with having driveways for each unit. Having eight townhouses makes them affordable.

Richard Tavis, 941 Peachtree Drive Moscow, said he is glad to hear about the sidewalk. Ditches along Public Avenue hold surface water, edges of the road are not level and many people walk along the road. If these townhouses are sold to parents of college students, there will be additional traffic, potentially 32 additional cars if 2-3 students in each.

Becker responded the buildings have not been designed but the parking requirements will be met.

Mayor Lambert closed the public hearing at 7:32 p.m.

Comments from the Council included benefits of affordable housing; no benefit to the city for the extra 5 feet if the 35 foot ROW standard is enforced; payment in lieu of parkland dedication seems reasonable.

The Preliminary Plat with the recommended condition, including the approval of the thirty (30) foot right of way and adoption of the Planning and Zoning Commission Reasoned Statement of Relevant Criteria was approved by roll call.

RESULT:	APPROVED PRELIMINARY PLAT WITH CONDITION AND VARIANCE OF ROW AND ADOPTED P&Z RCS [UNANIMOUS]
MOVER:	Art Bettge, Councilmember
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

6. Third Street Corridor Assessment Report - Les MacDonald

Report on the status of the Third Street Corridor Assessment by Alta Planning + Design, Inc.

PROPOSED ACTIONS: Receive a Staff report on the status of the Alta Planning assessment of the proposed Third Street Corridor Plan C Multimodal Improvements and provide staff further direction.

MacDonald gave a brief history of the request to have a review of Third Street Corridor Enhancements Plan C by a consultant. He also described the elements in Plan C. In the consultant's report, they supported the Plan C concept and liked the 25 mph speed limit, lighted school zone signs, raised pedestrian crosswalks, four way intersections, center medians and the completion of the sidewalk system. Alta suggested a couple changes along the corridor.

MacDonald described two options for Third Street from Washington to Jefferson. One of the options would have to have Idaho Transportation Department approval. He also explained two options at the intersection of Jefferson and Third Streets. See attached presentation. If option one at Washington/Jefferson is what the Council wants to pursue, staff would take it forward for ITD approval. Option 2 does not need ITD approval as there is no changes to the highway. Other considerations are intermittent centerline striping, raised bikeway concept, and a HAWK beacon at Mountain View Road.

Bonzo, as well as Sullivan, liked option 2. Mayor Lambert asked for public comment.

Becker Gutch, 234 S Roosevelt Moscow, was part of the subcommittee and explained the intention of the divider was to announce you were entering a high pedestrian area, in between the lands of traffic for calming, and also to buffer pedestrians.

Pedestrian travel distance to the divider was discussed.

Susan Roberts, 105 S Blaine St Moscow, confirmed the speed limit of 25 mph with a school zone of 15 mph.

Becker reiterated the divider is meant for more than one purpose. Sullivan said there is a significant narrowing of the road that could have the same effect. Moving the divider would restore some parking as well. MacDonald confirmed the subcommittee discussed this in depth and felt the purpose of the median was traffic calming. Narrowing lanes, bulb outs and parking all help with calming. Both divider options allow for a pedestrian refuge. Landscaping and lights could be placed on both the median and the bulb out to provide the neighborhood entrance feel.

Taruscio asked if the options could be mixed. MacDonald explained option two terminates the two-lane bike system at Jefferson where option one continues the two-lane bike system. The real question is whether Council wants to continue the two-lane bike system past Jefferson.

Phil Cook, 804 Eisenhower St Moscow, is in favor of option one for Washington Street. The purpose of a separated bike lane is to attract new, less comfortable riders to the downtown and Washington Street is the biggest impediment. By terminating the lane at Jefferson, Moscow is not getting to the goal of getting people downtown.

Riedner said there are differing opinions even among the subcommittee members. These options are only suggestions by the consultant. Council can choose to accept one or not, or even send it back to committee or the subcommittee.

Taruscio moved to return the suggested options to the Transportation Subcommittee for review and bring recommendations back to Council. The motion was seconded by Sullivan. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Resolution Accepting FAA Grant for Pullman-Moscow Regional Airport - Gary J. Riedner

It is desirable to apply for a grant from the U.S. Department of Transportation Federal Aviation Administration (FAA) Airport Improvement Program for the purpose of completing Phase 4 of the Runway Realignment Project. The amount of the grant is \$46,000,000 with a local match of \$3,735,200.00 from multiple sources, which includes a possible Washington State Department of Transportation (WSDOT) Aviation Division state grant. To facilitate the FAA grant, it is appropriate to preauthorize its acceptance. The attached resolution has been prepared for that purpose. The resolution also authorizes the execution of related assurances and certifications. This was reviewed by Administrative Committee on May 28, 2018.

PROPOSED ACTIONS: Recommend adoption of the attached resolution preauthorizing the acceptance of grant offer AIP 3-53-0051-044 from the FAA Airport Improvement Program or take such further action deemed appropriate.

Riedner invited Tony Bean to the podium. Tony explained the grants are preauthorized by both Pullman and Moscow so that when FAA requests signatures on the paperwork, it can be signed immediately. This grant is \$46 million takes it over the \$119 million estimate. Bean went into the status report showing an aerial of the airport property that illustrated what is in construction and what is still to come. The airport was required to purchase an additional 193 acres at a cost of \$1.5 million and also purchased the WSU

property for \$10.3 million. See attached presentation for construction details. The FAA is supporting the additional fund request of \$8.9 million. The local match requested for the request is \$146,410.40 and Bean said he doesn't think he will have a problem finding contributions to cover it. A runway closure must happen for safety reasons and is scheduled for Sept 8 through October 3. The new runway will be open on October 10. Taxiway package begins 2020 and is the last large package and should be complete in 2021. Terminal development program is beginning and match is different for a building. The participation level by FAA for a terminal will be larger than normal thanks to the collaboration and the runway contributions.

The adoption of the resolution preauthorizing the acceptance of grant offer AIP 3-53-0051-044 from the FAA Airport Improvement Program was approved by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Art Bettge, Councilmember
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

8. Status Report on Moscow Pullman Regional Airport Realignment Project - Tony Bean

This was included in item #7.

9. Formal Resolution Adopting Farmers Market Handbook - Jen Pfiffner

Historically, as Moscow Farmers Market policies have been developed by staff and later by the Moscow Farmers Market Commission, the final document has been adopted by the Council via resolution. The last time policies were adopted via resolution was in 2012. Since that time no substantive changes were made to the policies until 2018. The Moscow Farmers Market 2018 Vendor Handbook which includes the current policies of the Market was presented to Council on March 5, 2018 by Daniel Stewart. At that presentation it was noted that the handbook was developed per the adopted Moscow Farmers Market Strategic Plan. Updates to the 2018 season policies included more robust changes than in recent years in order to enhance transparency and understanding and to provide vendors with additional information for the reasoning behind policies. Specifically, the goal of the update was to increase the clarity, quality, consensus on and consistency of policies. The document was reviewed and recommended for approval by the Administrative Committee on February 26, 2018; presented and adopted by the City Council on March 5, 2018. The proposed resolution will formally adopt the Farmers Market policies. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018. The Administrative Committee reviewed and recommended including the start time for setup on Market days and a reference to the 2012-05 Friendship Square Use Policy During Farmers Market Season. With those changes, the Committee recommended approval on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached resolution formally adopting the Farmers Market policies adopted by City Council on March 5, 2018, or take other such action deemed appropriate.

Pfiffner introduced the item as written above. The official start time for vendor setup and an appendix for the Friendship Square Use Policy resolution has been added. Staff and the Commission will continue to refine the handbook. The handbook is organized so that the first half is definitions and the second half are the policies. Policy updates include the new fee structure and an updated jury process. The resolution formally adopting the Farmers Market Handbook was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Brandy Sullivan, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

10. Moscow Farmers Market Commission Request to Adjust Regulations Relating to Pets at the Market – Jen Piffner

The Moscow Farmers Market Commission respectfully requests the adoption of a new resolution to allow for dogs and other animals and pets to traverse the Market using both the eastern and western sidewalks on Main Street throughout the Market boundaries as opposed to the current policy allowing access only on the eastern sidewalk. As the former policy previously stated, the Commission is in full agreement to maintain the access of service animals throughout the Market, with this suggested amendment being proposed to better balance the intent and access of pets to Main Street during Market. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached Resolution; or take other such action deemed appropriate.

Piffner explained the approach to non-service animals would be to allow those animals on the east sidewalk of the market. Pet owners have been wonderful but there has been some confusion, especially in the explanation of western and eastern sides. Farmers Market Commission (FMC) began looking at allowing both sides of the street, especially since there are sidewalk cafes that do allow pets. There are established pet crossings at Third, Fifth, and Sixth Streets. Safety issues that brought regulation are interaction with children and other dogs, heat and health of animals, hazard of leashes, and sanitary issues around food with vendor items at low levels.

Taruscio asked how this will answer the safety concern of tripping over leashes. Piffner said having the leash law in place then becomes the safety concern. The sidewalk is the public thoroughfare and would be similar to when the market is not in session. Other markets have put restrictions on what type and/or length of leashes but the FMC has not discussed specifics. A discussion with the police department could also be necessary.

Bettge said if it doesn't work the Council can change it to no pets. Piffner said they do track interactions and no tripping hazards have been reported yet. Sullivan doesn't feel this will help the quantity of redirection interactions but may assist with the actual explanation. She suggested staff monitor the street zone. Piffner said the approach was very positive rather than using a "no dogs" approach. Signage will also take that same positive approach.

Sullivan would like to see a follow-up report on how it is going so Council can determine whether to continue or revamp.

The resolution was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [5 TO 1]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Art Bettge, Councilmember
AYES:	Bonzo, Bettge, Sullivan, Zabala, Lambert
NAYS:	Gina Taruscio
EXCUSED:	Jim Boland

11. Moscow Farmers Market Commission Request for Nicotine Free Market – Jen Pfiffner

The Moscow Farmers Market Commission respectfully requests the adoption of a new resolution to prohibit all forms of nicotine use at the Market. This would include the use of vapor pens to eliminate the chance of Market patrons inhaling secondhand vapor as well as chewing tobacco given the residue and waste that can accompany the use of such substances. Specific concerns regarding the negative impact of non-smoking nicotine use in the market includes regular occurrences of broken vapor pens, chewing tobacco pouches and spitting. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached Resolution, or take other such action deemed appropriate.

Pfiffner explained the market is already smoke-free. In recent years, vape pens are becoming popular and there is a difficulty in determining what is being inhaled in vape pens. With more use comes more broken vape pens, which with the glass, is a hazard. The Department of Health and Welfare developed a series of nicotine-free event space promotional/educational items that the FMC felt was a better approach than smoke-free. Nicotine-free would include pipes, cigars, chewing tobacco for the mess factor, etc. The Commission was unanimous in this resolution moving forward to City Council. Staff will do anew signage and education from the booth. Bettge said he liked that the resolution was more broad than only nicotine-free so that it includes vaping. The resolution was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

Reports

City Council

Moscow Arts Commission - Bonzo said the Commission attended the staff booth at the market.

Parks & Recreation Commission - Bettge said the Commission is considering a donation from Bill Parks for exercise stations along Paradise Path and how to implement if accepted; bids for Itani Park playground equipment; working on Otness Park as pesticide free to see if it is feasible. The pool opens June 9th.

Planning & Zoning Commission - Zabala said the Commission is discussing PUD base densities for zoning districts; the expiration of land use actions.

SMART Transit - Zabala said the Board reviewed surveys and the result was to expand hours.

Palouse Knowledge Corridor - Taruscio reported they are finalizing the agenda for the Bootcamp.

Historic Preservation Commission - Sullivan said the Commission toured the Butterfield house on Polk St; settled on a location for the 1912 interpretation sign; Orchid awards are scheduled for September 20th at 1912 Center.

Reports on other attended meetings and events were also included.

Mayor

Mayor Lambert said he attended the Airport Board and discussion regarding the terminal is ongoing. The City received the new fire truck on June 1. The ribbon cutting for the library public art will occur on June

15 during Artwalk. Mayors Youth Advisory Council is taking off with three applicants already.

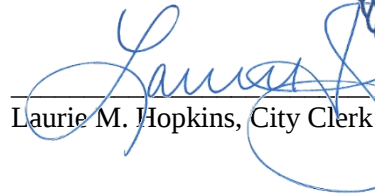
Staff

Pfiffner said there are several ribbon cuttings during Artwalk.

Adjourn

The meeting was closed at 9:22 PM

ATTEST:


Laurie M. Hopkins, City Clerk




Bill Lambert, Mayor

**BEFORE THE CITY COUNCIL
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A TWENTY-FOUR THOUSAND AND TWO-HUNDRED AND SEVENTY-FOUR SQUARE FOOT PARCEL OF LAND LOCATED AT 921 PUBLIC AVENUE, KNOWN AS THE URBAN BERM ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on March 30, 2018; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 9, 2018; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 4, 2018; and

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

THE CITY COUNCIL OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2009 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-four thousand, two-hundred and seventy-four (24,274) square foot parcel of land generally located directly adjacent to Public Avenue.
3. The subject property is currently undeveloped and is surrounded entirely by other residential development.
4. Properties to the north of the subject property contain a mixture of large lot rural residential, single family residential, and duplex dwellings. To the west, south, and east of the property are lots which contain mainly duplex dwellings.
5. The subject property contains areas of steep sloping topography that beings to flatten out as the land continues to gain elevation to the southeast corner. There are no drainage ways or natural features that have been identified upon the subject property.
6. The portion of the subject property located directly to the east of Main Street is currently designated as Neighborhood Conservation (NC). NC designated areas,

“intended to preserve the character of many of the City’s existing (built) residential neighborhoods. Within areas designated Neighborhood Conservation, neighborhood specific zoning districts would be established that would describe prevailing lot sizes, permitted uses, and still allow for improvement and expansion of existing development.”

7. The subdivisions to the west, south, and east are currently designated as Neighborhood Conservation (NC). Properties to the north and northeast are designated as Auto-Urban Residential (AU-R).
8. The subject property is currently located within the Medium Density Residential (R-3) Zoning District. The properties to the northwest, west, south, and east are also located within the R-3 Zone, while properties to the north and northeast are located within the Low Density, Single Family Residential (R-1) Zoning District.
9. The R-3 Zone,

“provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan. Uses permitted within the R-3 Zone include single family, two family, twinhome, and townhouse dwellings.”
10. The minimum lot size for parcels within the R-3 Zone is 6,000 sf for single family dwellings, 7,000 sf for two family dwellings, 3,250 sf for twinhome dwellings, and 2,000 sf for townhouse dwellings. Townhouse lots within the R-3 Zone are allowed to be a minimum of 2,000 sf, but the total density of a townhouse development must not exceed 14.5 dwelling units per acre.
11. The minimum lot width for parcels within the R-3 Zone is 60 feet for single and two family dwellings, 30 feet for twinhome dwellings, and 20 feet for townhouse dwellings.
12. The applicant is proposing to subdivide the existing 24,274 sf parcel into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size. Also included in the preliminary plat is Tract A which contains the stormwater detention pond for the development.
13. All of the townhouse lots meet the minimum lot size of 2,000 sf, meet the minimum lot area of 20 feet, and also meet the requirement that townhouse developments must not exceed 14.5 dwelling units per acre in the R-3 Zone. The eight proposed townhouse lots have an average lot size of 3,034 sf and a total density of 14.35 dwelling units per acre.
14. As part of the subdivision, the developer is required to improve the portion of Public Avenue that is directly adjacent to the subject property. Public Avenue is designated as a collector street and the current street standard is a 35 foot of right-of-way on either side of the center line with an 8 foot utility easement adjacent to the right-of-way. The applicant has submitted a preliminary plat showing a 30 foot right-of-way on the south side of Public Ave with a 5 foot wide public utility easement adjacent to the right-of-way. Consequently, the applicant has requested a variance from City Council for the required additional 5 feet of right-of-way along the south side of Public Ave. In the event that the variance is not approved, the applicant has submitted an alternate preliminary plat showing the required 5 feet of additional right-of-way, which has caused the elimination of one lot because the townhouse development would exceed the 14.5 units per acre requirement. So, with the alternate plat there are 7 lots instead of the proposed 8 lots with the original preliminary plat design.
15. Public Works has provided a recommendation regarding the proposed street variance which is included in the attached memo from Bob Buvel, Staff Engineer. Public Works is recommending

approval of the variance because of the difficult topography of the subject property directly adjacent to Public Avenue and the properties that surround the subject property being constructed to a 60 foot standard.

16. The City Council finds that approval of the street variance is warranted based upon the circumstances cited by the Public Works Department.
17. Water services currently exist within Public Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
18. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 0.74 million gallons of water per year ($8 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 0.74 \text{ M gallons/year}$).
19. Sanitary sewer services currently existing within Public Avenue. Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
20. The storm sewer for the subdivision is proposed to be conveyed to a new detention pond at the northwest corner of the development within Tract A. The proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.
21. The Parks and Recreation Department has provided parkland dedication requirements within an attached memo from Dwight Curtis, Parks and Recreation Director. The developer is requesting a fee in lieu of parkland. The net developable land is 23,324 sf and the R-3 Zone requires a 7% parkland dedication requirement which results in a 1,632 sf dedication. At the current rate of \$13,500 per acre, the applicant would be required to pay a fee in lieu of \$499.50. Due to the small parcel size and minimal parkland required, Parks and Recreation staff is recommending that the City accept the fee in lieu of parkland in the amount of \$499.50. This issue was reviewed by the Parks and Recreation Commission on March 22, 2018, and recommended Council approve the fee in lieu of parkland. City Council finds that the fee in lieu of parkland is warranted in this circumstance.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 1, 2018 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **This plat is not contradictory to the Moscow Comprehensive Plan.** The proposed preliminary plat is consistent with the underlying Comprehensive Plan Land Use Designations of Neighborhood Conservation (NC).
2. **This plat is compatible with the Moscow Zoning Ordinance.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Medium Density Residential (R-3) Zone, including lot area, dimensions and other relevant provisions.

3. **This plat is compatible with the Moscow Subdivision Ordinance.** The proposed preliminary plat is consistent and in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly extension of the City's street network, maximum block length, public utilities, and the provision of public parkland.
4. **This plat is considerate of the natural features of the subject land.** The proposed preliminary plat provides for development of the subject property, including the widening of Public Avenue in conformance and consideration of the natural contours of the subject property.
5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.** The subject property has direct access to Public Avenue which is currently designated as collector street. Water and Sewer connections are readily available in the area and the property has been determined to be developable in the City's Comprehensive Water and Sewer System Plans.
6. **Other: None.**

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the twenty-four thousand, two-hundred and seventy-four (24,274) square foot parcel of land, including the approval of the thirty foot (30') right-of-way on Public Avenue, with the following condition:

1. The developer shall increase the 5 foot easement to an 8 foot easement adjacent to the Public Avenue right-of-way.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 4th day June, 2018.



Bill Lambert, Mayor

THIRD STREET CORRIDOR PLAN C IMPLEMENTATION ASSESSMENT REPORT

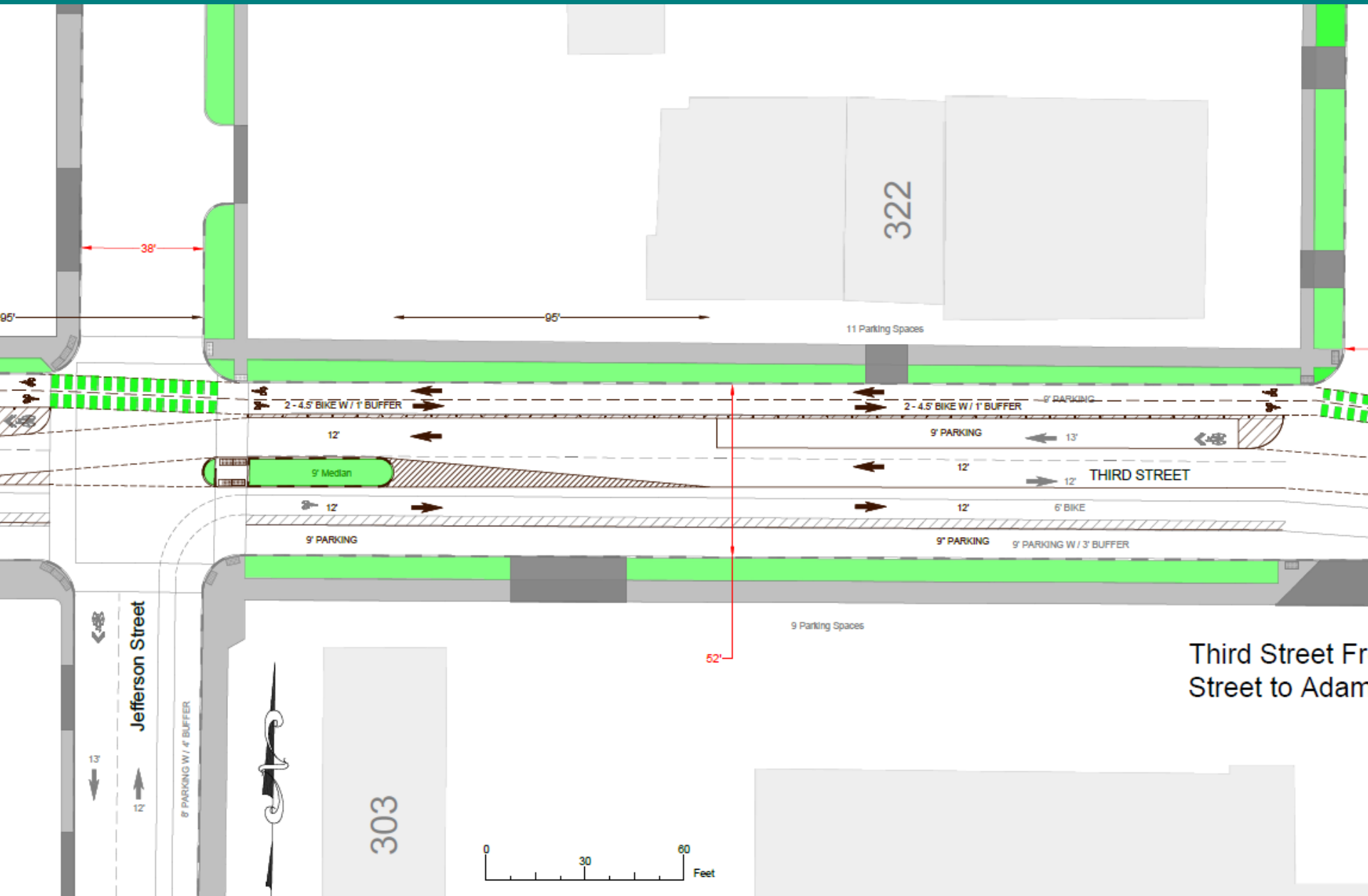
PUBLIC WORKS/FINANCE COMMITTEE

MAY 29, 2018

CORRIDOR CONCEPTS

PLAN C

CORRIDOR CONCEPTS – PLAN C



CORRIDOR CONCEPTS – PLAN C

Speed Limits:

- 25 mph from Washington Street to Mountain View Road

Time activated warning lights on School Zone signage:

- High School Zone
- Lena Whitmore Elementary School Zone

Raised Pedestrian Crossings:

- Adams Street Intersection (east side) – 10' wide crossing
- Monroe Street Intersection (east side) – 8' wide crossing
- Cleveland Street Intersection (west side) – 8' wide crossing

CORRIDOR CONCEPTS – PLAN C

Intersection Traffic Control:

- Four Way Stop Control at Hayes Street intersection
- Four Way Stop Control at Blaine Street intersection

Center Medians:

- 5' – 9' median on east side of the Jefferson Street intersection
- Varied width median west of Mountain View Road intersection

Sidewalks:

- Complete sidewalk system on both sides by filling gaps
- Hayes Street intersection and the Mountain View Road intersection.

CORRIDOR ASSESSMENT

by

ALTA PLANNING



711 SE Grand Ave.
Portland, OR 97214
(503) 230-9862
www.altaplanning.com

MEMORANDUM

To: Kevin Lilly, Les MacDonald, City of Moscow

From: Derek Abe, Joe Gilpin, Alta Planning + Design

Date: May 25, 2018

Re: Moscow 3rd Street Bikeway Study FINAL

This technical memorandum provides a thorough review of the City's Plan C Concept for the E 3rd Street Bikeway, and offers recommendations to improve these designs to enhance bike and pedestrian safety and comfort along the corridor. This assessment is based on a design review of the preferred alternative, Plan "C," an in-person field visit, and several conversations with City staff about the various opportunities and constraints along the corridor.

Based on this study, Alta supports the City's Plan C alternative with modifications noted in this memorandum. This memo reviews the corridor at key intersection locations, traveling west to east from Washington Street to Mountain View Drive. Concept benefits are detailed for the proposed changes, and concept challenges are noted where multiple alternatives are proposed. Proposed changes are illustrated further in the Appendix.

Plan "C" Review and Recommendations

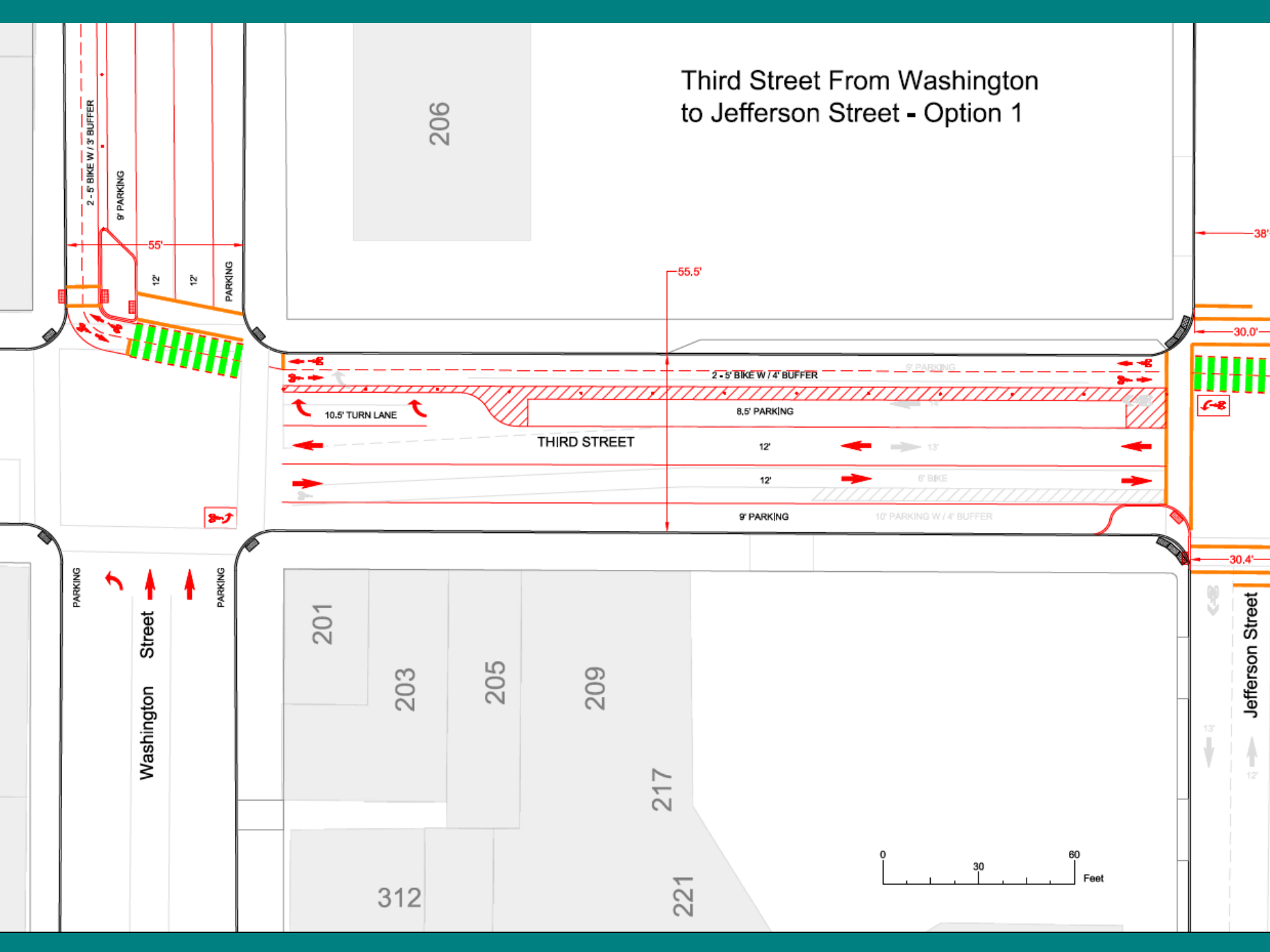
CORRIDOR ASSESSMENT

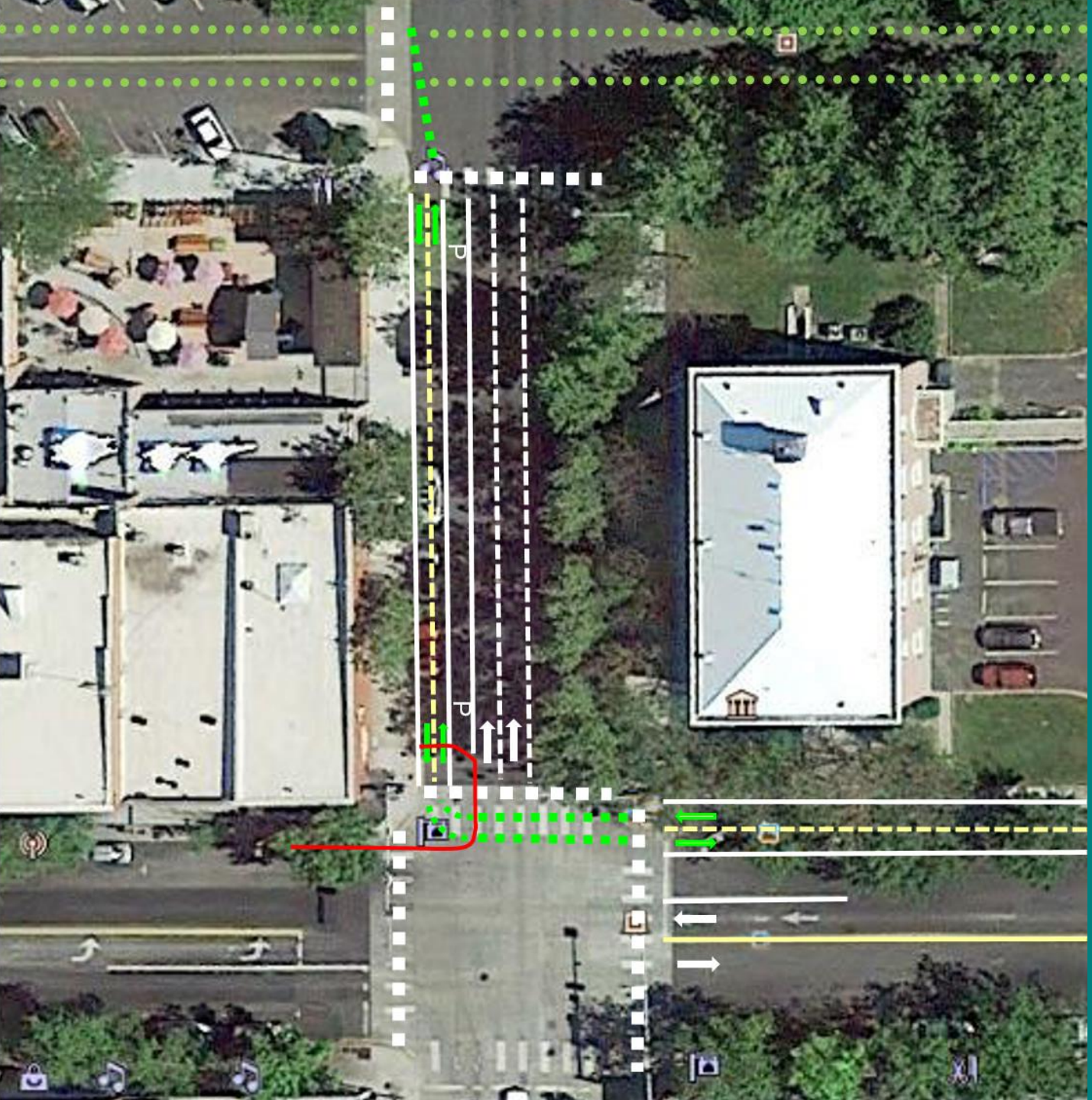
- Support Plan C Concept
- Including
 - 25 mph Speed Limit
 - Lighted School Zone Speed Limit Signs
 - Raised Pedestrian Crosswalks
 - Four Way Stop Intersections
 - Center Medians
 - Completion of Sidewalk System

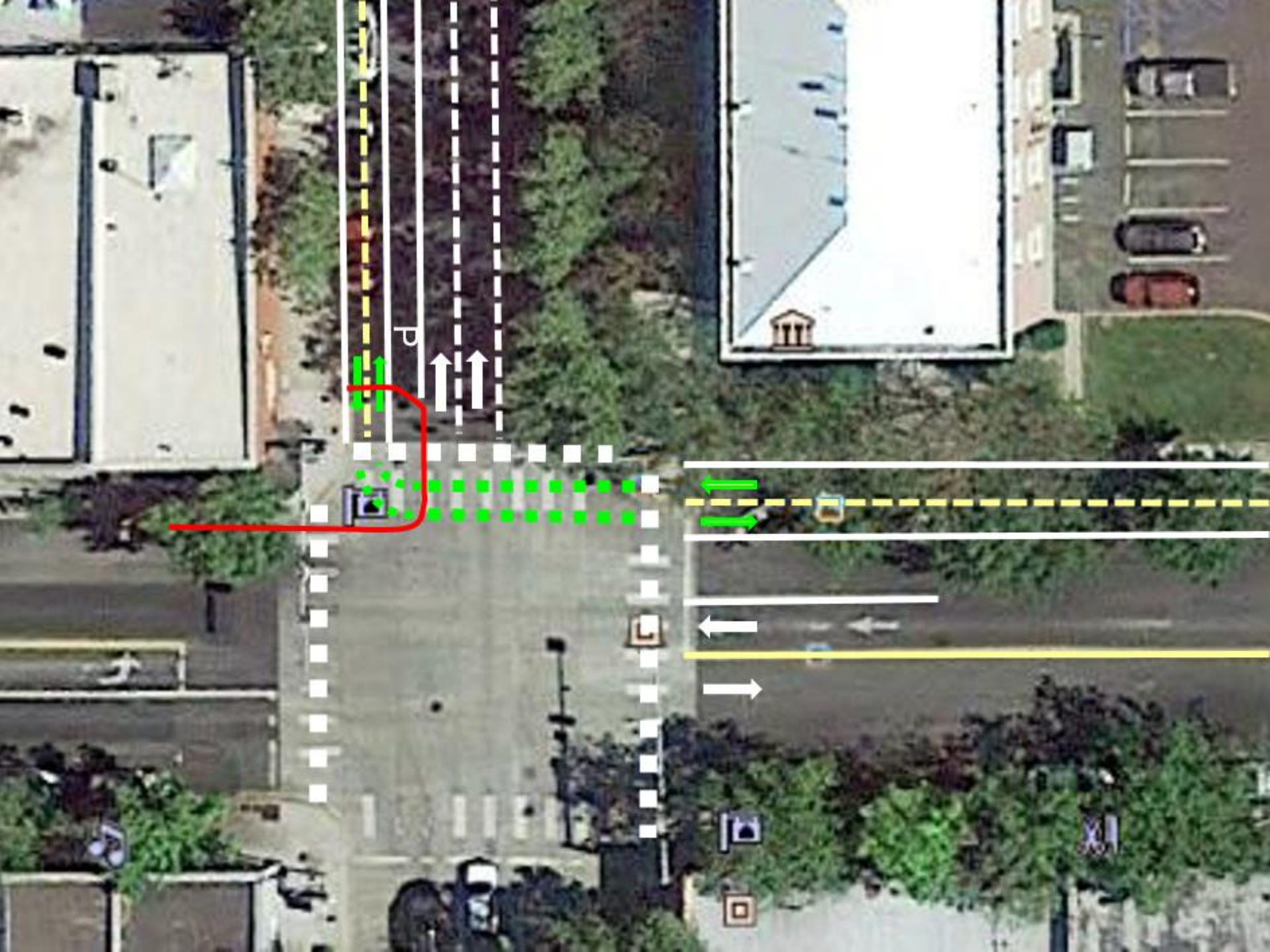
CORRIDOR ASSESSMENT

- Recommend Plan C Concept Revisions – Option #1 or #2
 - Benefits and Challenges

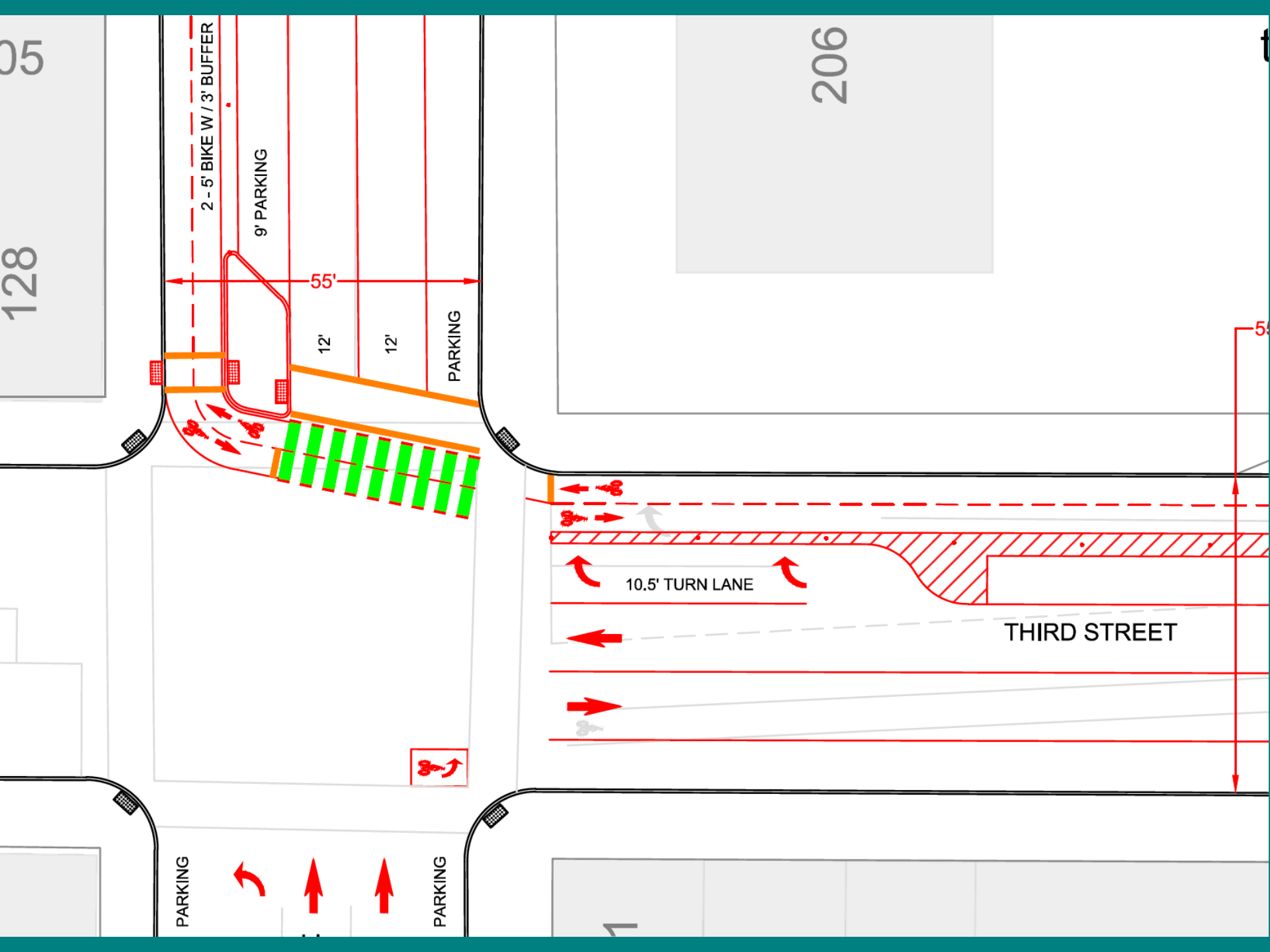
Third Street From Washington
to Jefferson Street - Option 1



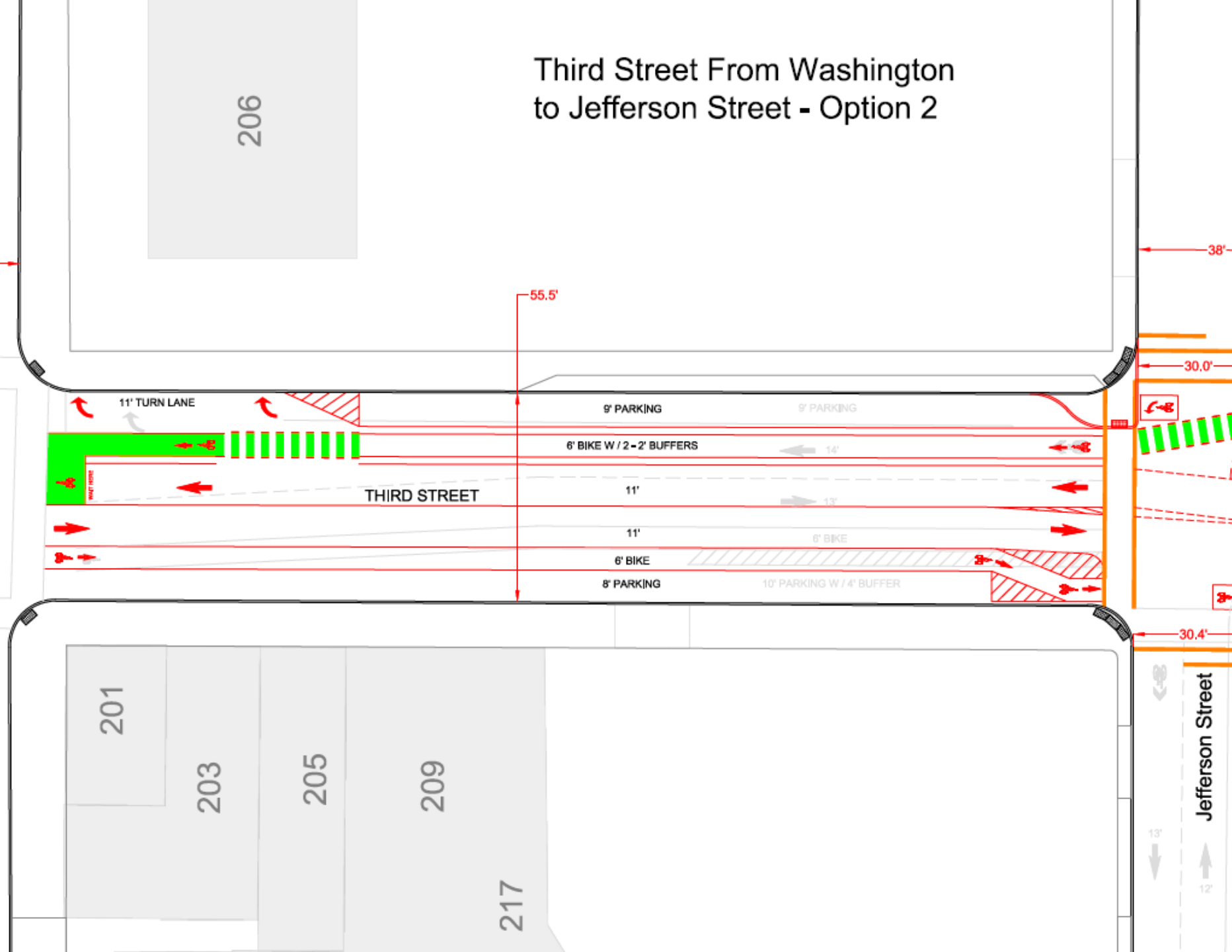


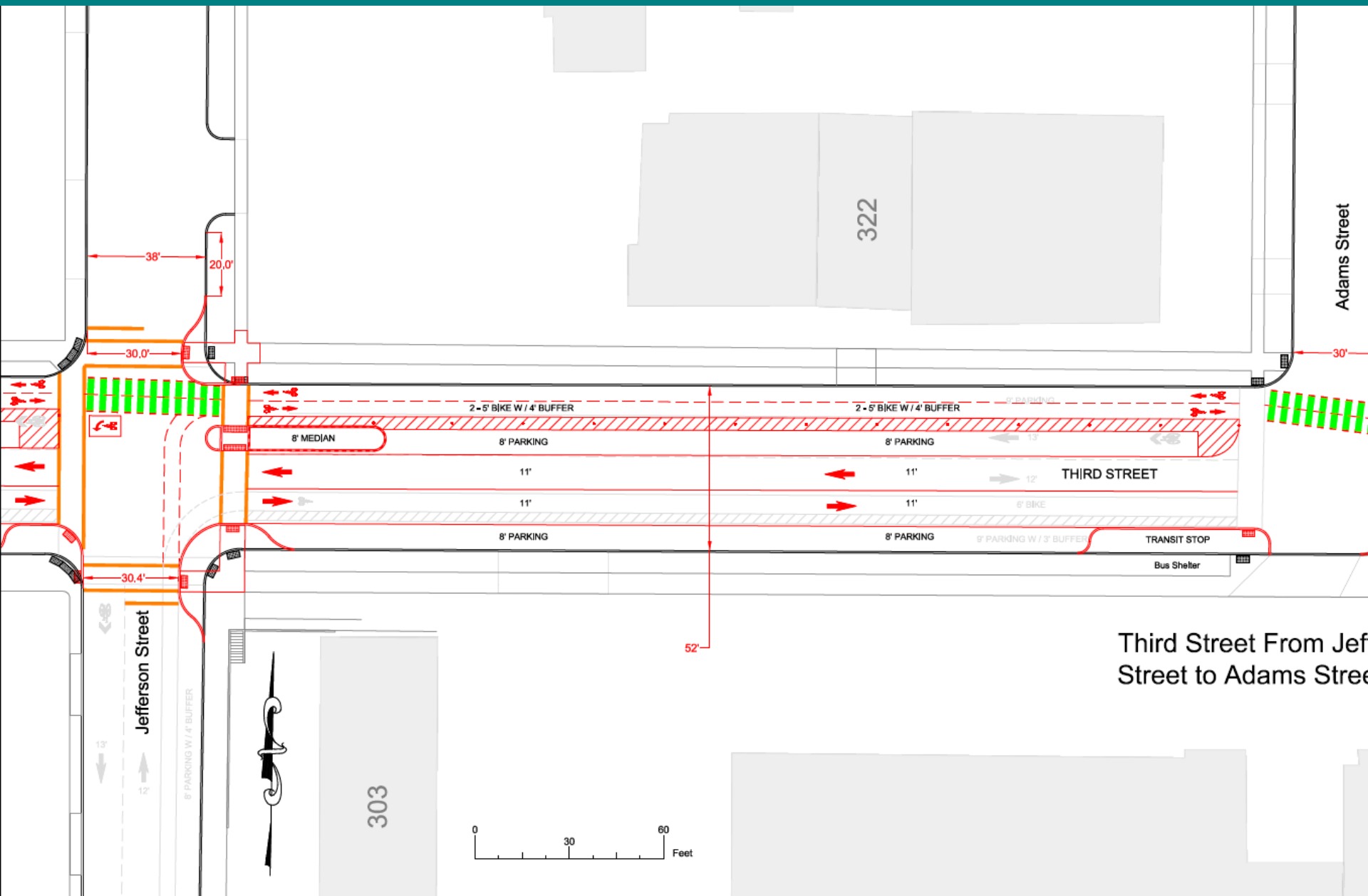


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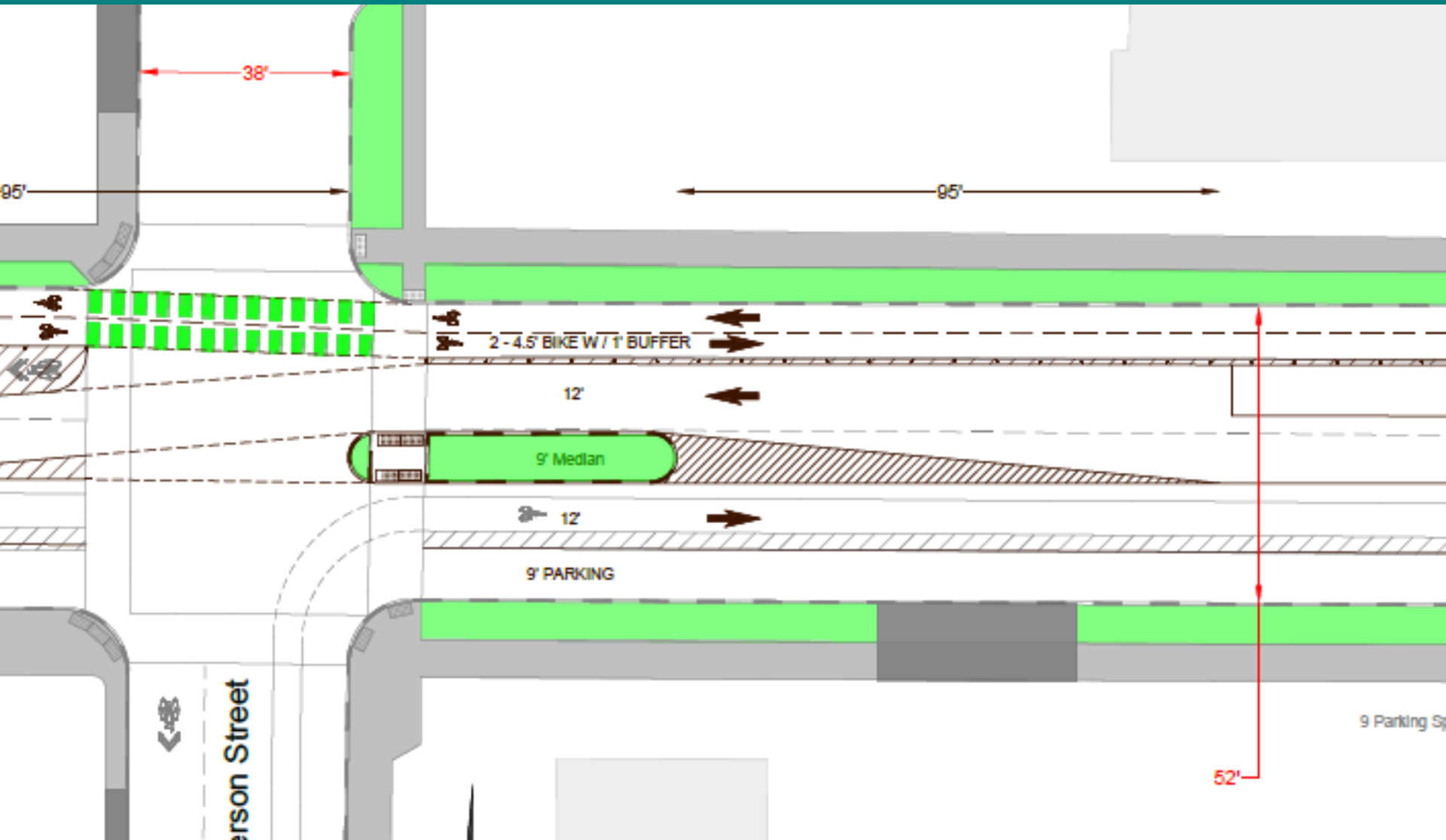
Third Street From Washington to Jefferson Street - Option 2



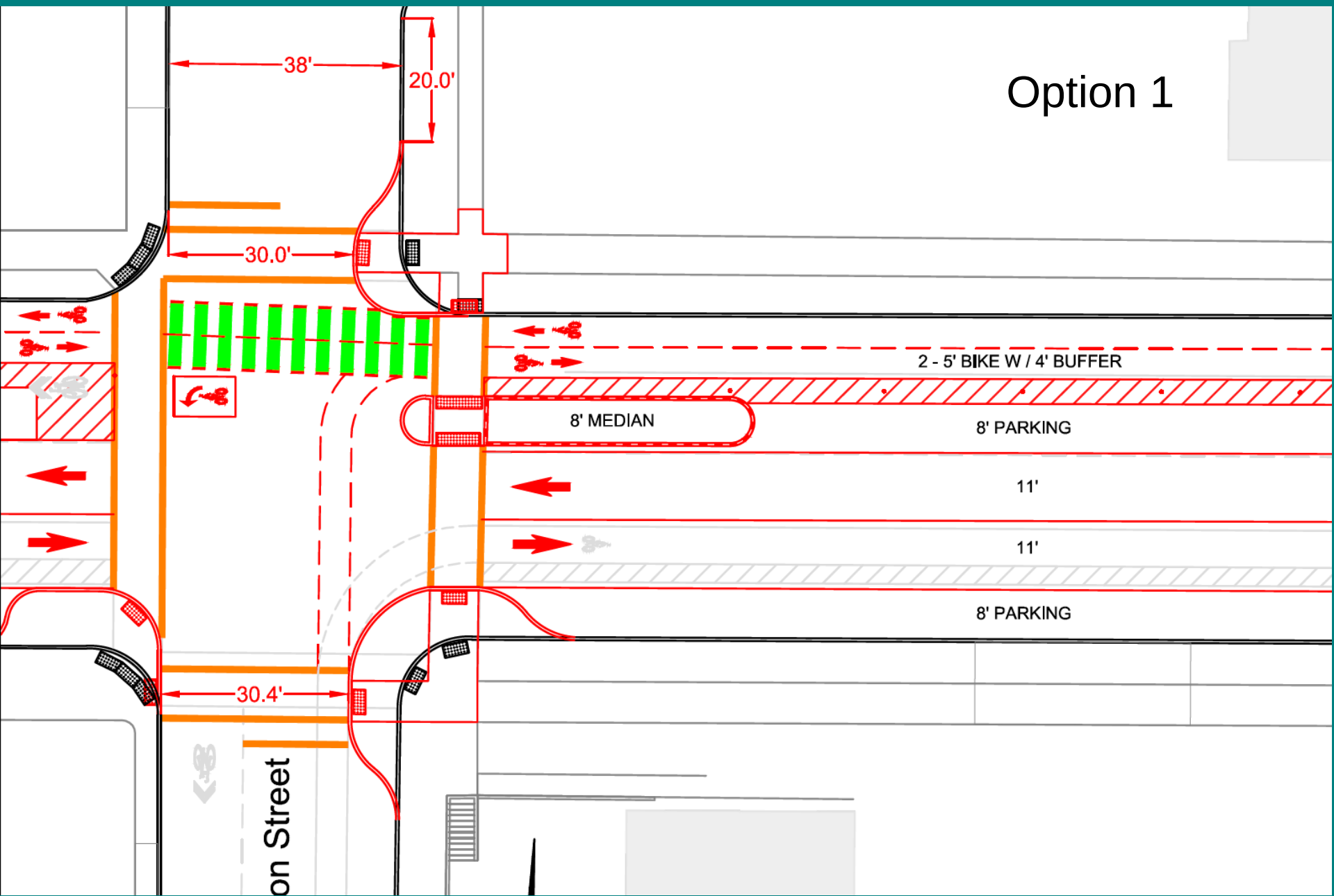


Third Street From Jefferson Street to Adams Street

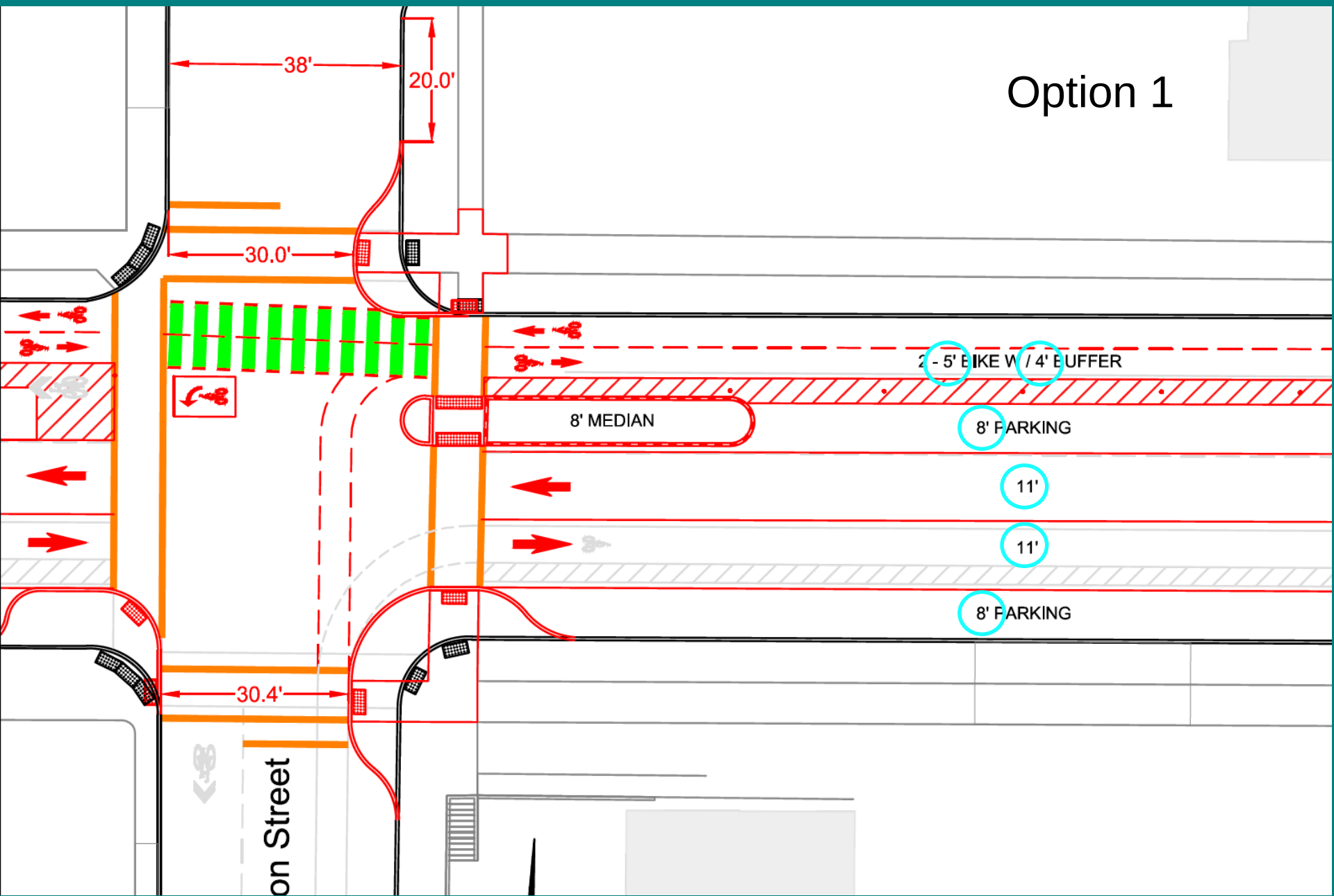
CORRIDOR CONCEPTS – PLAN C



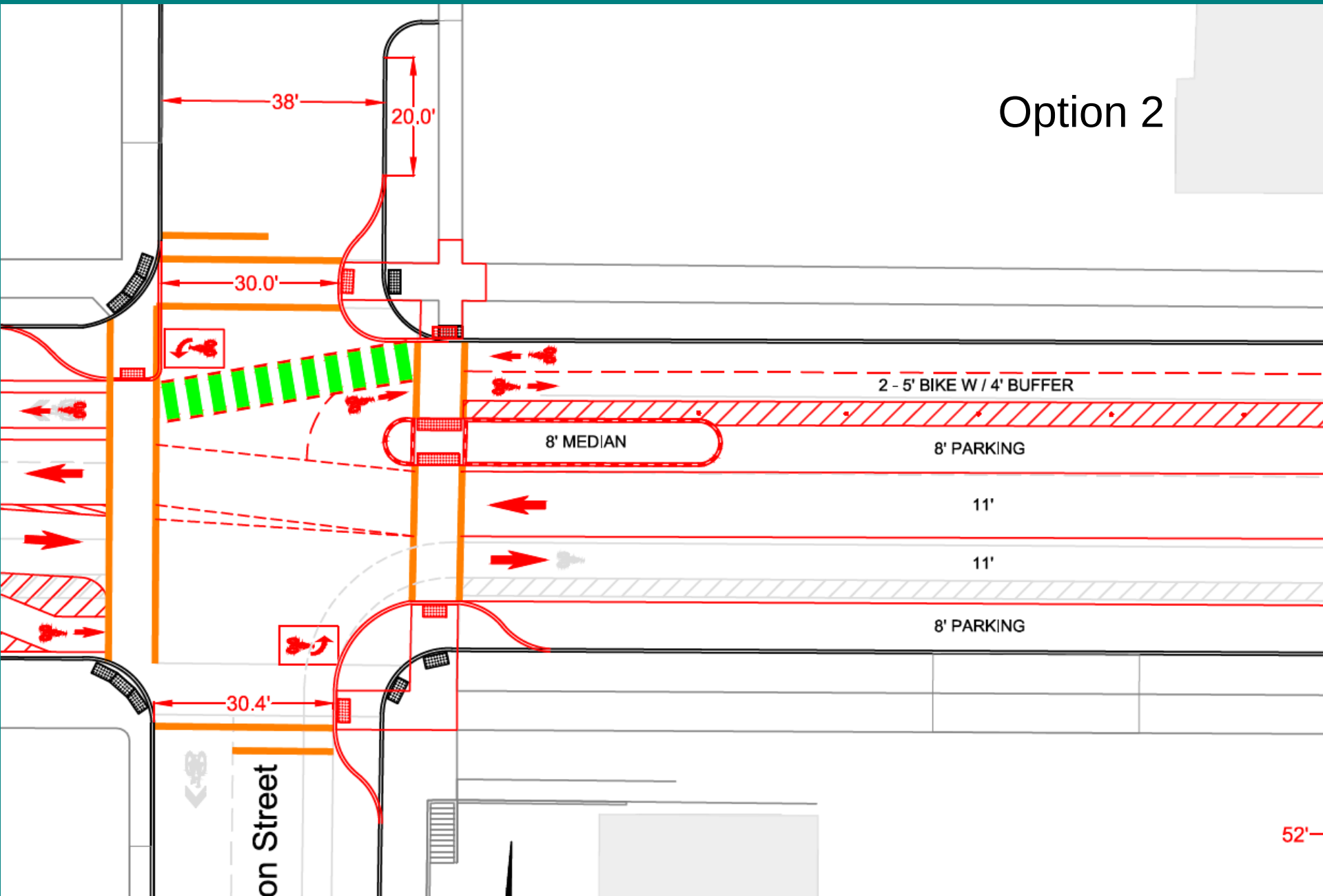
Option 1

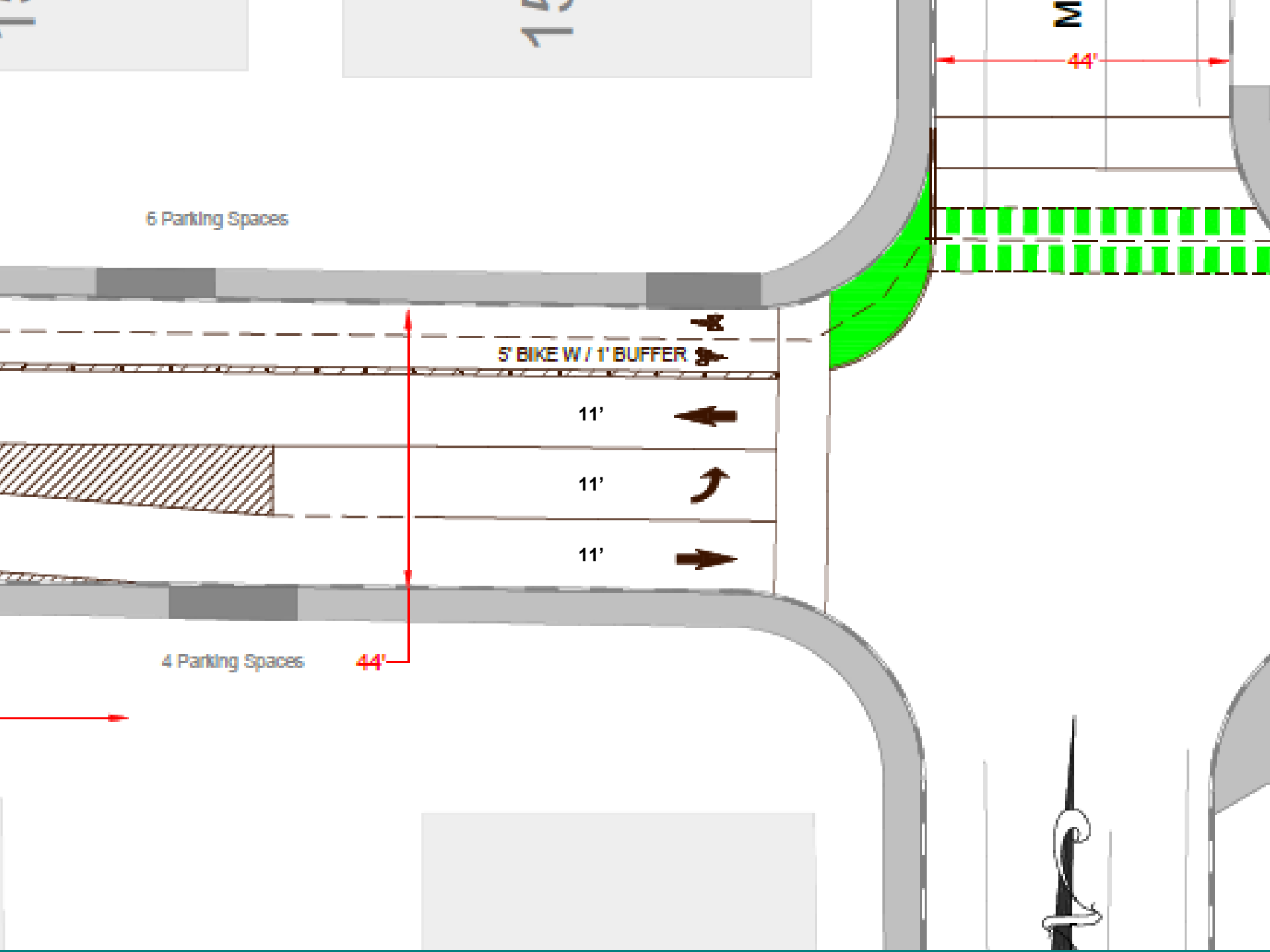


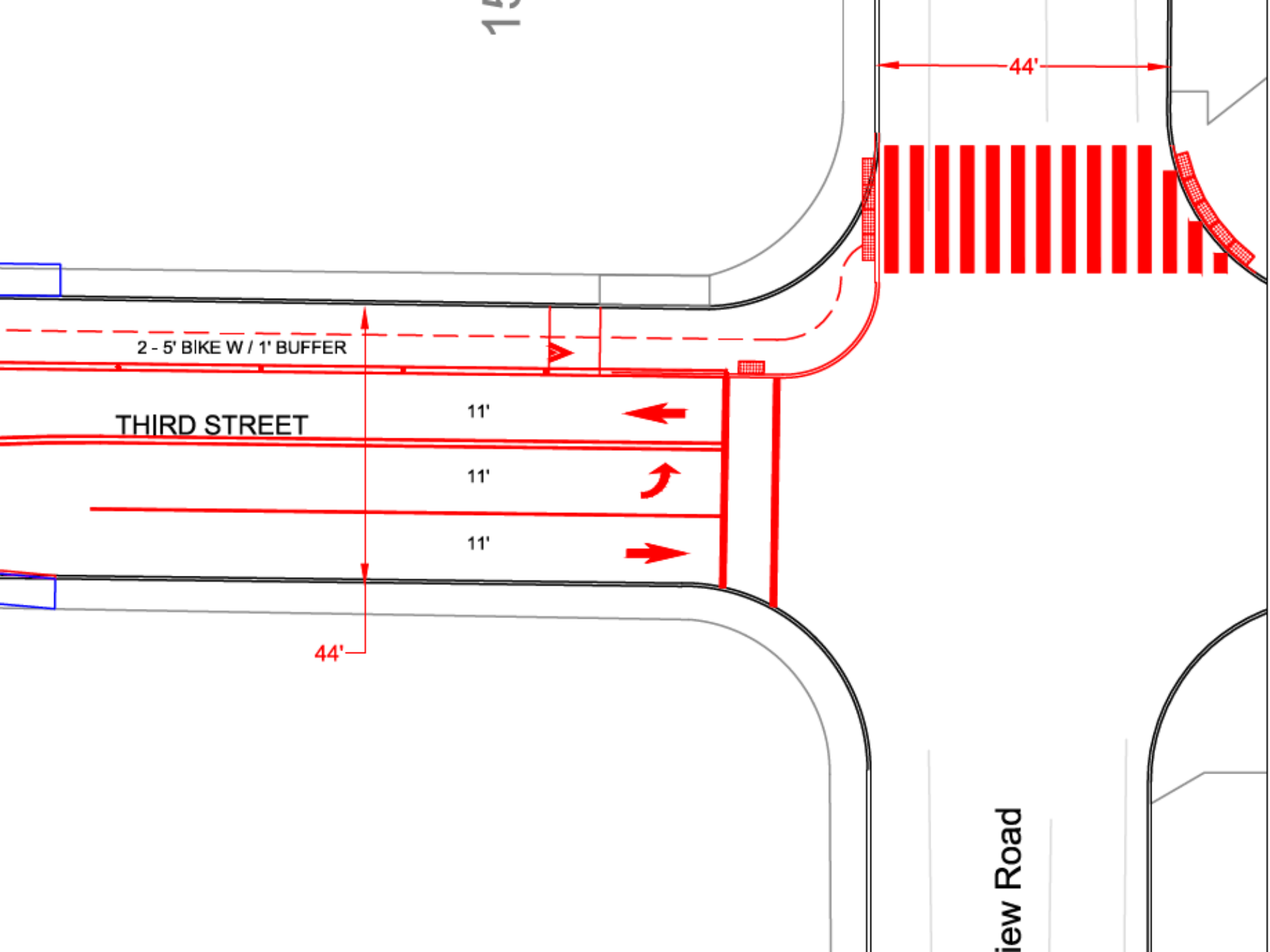
Option 1



Option 2



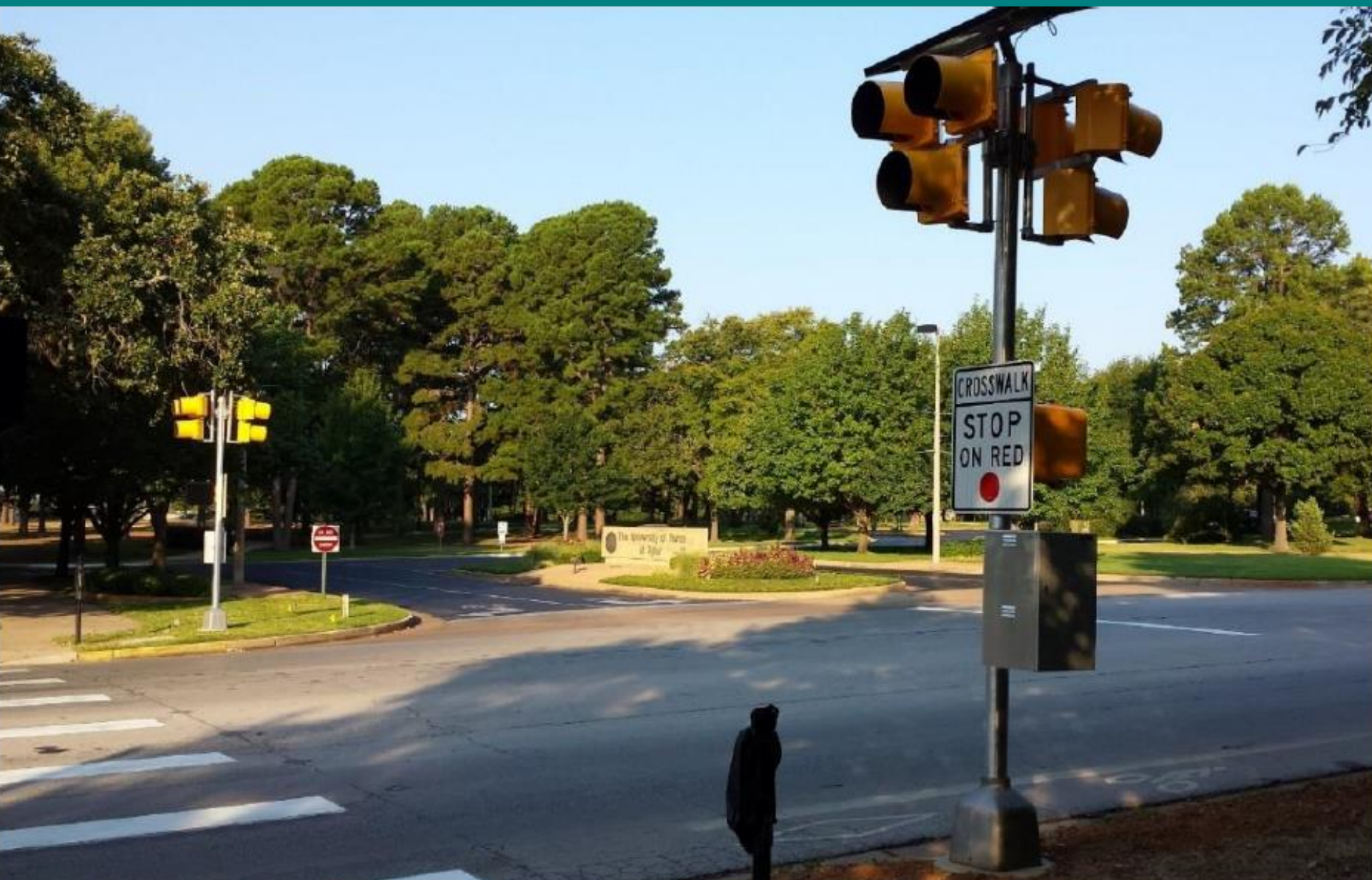




CORRIDOR ASSESSMENT

- Recommend Plan C Concept Revisions – Option #1 or #2
 - Benefits and Challenges
- Consider :
 - Intermittent Centerline Striping
 - Raised Bikeway Concept
 - HAWK Beacon at Mountain View Road





QUESTIONS?