

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, June 3, 2019

7:00 PM

Council Chambers
206 E. Third St.

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Jim Boland, Kathryn Bonzo, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Gary J. Riedner, Mia Vowels, Bill Belknap, Justin Goodwin, Dwight Curtis, Tyler Palmer, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council Member Taruscio led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 20, 2019 Minutes - Caylee Birge

Minutes presented for approval.

ACTIONS: Approve minutes as presented.

B. Airport Grant – FAA Equipment Grant – Tony Bean, Executive Director Pullman-Moscow Regional Airport

Tony Bean, Executive Director of the Pullman-Moscow Regional Airport is seeking authorization from the City, as a sponsor of PMRA to apply for a grant from the U.S. Department of Transportation Federal Aviation Administration (FAA) Airport Improvement Program for the purpose of acquiring various pieces of airport equipment and fencing. The amount of the grant is \$2,400,000 with a local match of \$229,042.00 from Airport Revenues. 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. The City of Pullman will consider adoption of a similar resolution at its June 4, 2019 City Council meeting. This was reviewed by both Administrative and Public Works Finance Committees on May 28 and was recommended for approval.

ACTIONS: Preauthorize the acceptance of an airport aid grant from the U.S. Department of Transportation Federal Aviation Administration Airport Improvement Program in the amount of \$2,400,000 with a local match of \$229,042 from airport revenues and adopt the attached Resolution.

C. Airport Grant – Runway Realignment – Tony Bean, Executive Director Pullman-Moscow Regional Airport

Tony Bean, Executive Director of the Pullman-Moscow Regional Airport (PMRA) is seeking authorization from the City, as a sponsor of PMRA 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 (grant offer AIP 3-53-0051-051). 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 the Administrative and Public Works/Finance Committees on May 28, 2019 and recommended for approval. The City of Pullman, as co-sponsor of PMRA, passed a similar resolution at its City Council meeting on May 14, 2019. This was reviewed by both Administrative and Public Works Finance Committees on May 28 and was recommended for approval.

ACTIONS: Preauthorize the acceptance of an airport aid grant from the U.S. Department of Transportation Federal Aviation Administration Airport Improvement Program (grant offer AIP 3-53-0051-051) and adopt the attached resolution.

D. Small Community Air Service Development Grant – Tony Bean, Executive Director Pullman-Moscow Regional Airport

The City of Moscow is a co-sponsor, with the City of Pullman, of the Pullman-Moscow Regional Airport (PMRA). Tony Bean, Executive Director of PMRA is seeking the support of the City of Moscow for a grant from the U.S. Department of Transportation Small Community Air Service Development Program (SCASD) to the City of Pullman for the purpose of securing Revenue Guarantee Funds to support additional Air Service. The amount of the grant is up to \$1,000,000 with a local match of approximately \$300,000.00 from multiple public and private sources. The match pledges are being collected by PMRA and both the Pullman and Moscow Chambers of Commerce from various public and private entities. To facilitate the SCASD grant, it is appropriate to request the City of Moscow act as an Interstate Municipal partner supporting the City of Pullman as the administrative sponsoring partner. The attached Resolution has been prepared for that purpose. The City of Pullman passed a resolution preauthorizing acceptance of the SCASD grant at its City Council meeting on May 14, 2019. This was reviewed by the Administrative and Public Works/Finance Committees on May 28, 2019 and recommended for approval.

ACTIONS: Adopt the attached Resolution supporting the City of Pullman as the administrative sponsoring partner for the U.S. Department of Transportation Small Community Air Service Development Program Grant.

E. Request for Permit Fee Waiver for the Crisis Center - Gary J. Riedner

Darrell Keim, Executive Director of the Latah Recovery Community Center, is requesting a waiver of building permit fees for the remodel of 531 S. Main Street, Moscow to serve as a Crisis Center. The Crisis Center will provide services to individuals experiencing a mental health crisis. The Latah Recovery Community Center is contracting with the Crisis Response

Network/Public Health to serve as the location for behavioral health crisis services. Latah Recovery Community Center has obtained funding for development of 531 S. Main, the former location of Whack-A-Doos Hair Salon, through a contract with the Crisis Response Network. It is anticipated that the Crisis Center program will directly benefit the City by providing an alternative to police transports, and reduced time spent securing mental health holds at Gritman Medical Center emergency room. It is anticipated that the permit fees will amount to less than \$1,000. This was reviewed by the Public Works/Finance Committee on May 28, 2019 and recommended for approval.

ACTIONS: Approve request and authorize waiver of the building permit fees for Latah Recovery Community Center Crisis Center remodel at 531 S. Main Street, Moscow.

Bettge moved, Bonzo seconded to approve the Consent Agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. Staff Recognition Report - Gary J. Riedner

None offered.

3. Mayors Appointments (ACTION ITEM)

None offered.

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

None offered.

5. Citizen Commission Report - Transportation Commission - Tyler Palmer / Michael Kyte

Palmer introduced Michael Kyte, Chair of the Transportation Commission. Kyte spoke on the duties of the Commission and the members and went through projects they worked on including the Third Street bridge, bike lanes, and corridor traffic calming projects; the south couplet (US 95/SH 8) and other area pedestrian improvements; Almon Street traffic revisions; bike share program; and coordination with other agencies. Possible upcoming projects include review of transit service outside Moscow, e-scooters, downtown parking, climate change and possible review of the mobility plan.

6. Public Hearing: Proposed Rezone Located East of the Intersection of Southview Ave and Alice Street (ACTION ITEM) - Mike Ray

Thompson Family Limited Partnership is requesting to rezone a 38,558 square foot area of land generally located east of the intersection of Southview Avenue and Alice Street. The parcel is currently zoned Farm Ranch (FR), which the applicant is proposing to change to the Low Density, Single Family Residential (R-1) Zone. The Planning and Zoning Commission conducted a public hearing on May 8, 2019 and recommended approval of the rezone request.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received, approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or consider the Zoning Ordinance on first reading; or reject the Zoning Ordinance and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

Ray introduced the item describing the neighborhood zoning, available utilities, streets, and other infrastructure.

Mayor Lambert opened the public hearing at 7:34 p.m.

Garrett Thompson, 1024 Pinecrest Rd Moscow, asked the Council for support of the rezone.

The public hearing was closed at 7:35 p.m.

Boland moved to approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2019-04:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ZONING OF AN APPROXIMATELY THIRTY-EIGHT THOUSAND, FIVE HUNDRED FIFTY-NINE (38,559) SQUARE FEET OF PROPERTY, DESCRIBED IN SECTION 1 OF THIS ORDINANCE, AS LOW DENSITY, SINGLE FAMILY RESIDENTIAL (R-1); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

7. Public Hearing: Tiny Home Construction and Development Standards Ordinance (ACTION ITEM) - Justin Goodwin

In July of 2018 the Idaho State Building Code Board adopted a new appendix pertaining to tiny homes, Appendix R. A tiny home is defined as a dwelling that is 400 square feet or less in floor area. Appendix R allowed for certain building code exceptions for tiny homes. On November 27, 2018 the City of Moscow Building Code Advisory Committee conducted a meeting to review the proposed appendix and recommended approval with two amendments. The proposed ordinance would adopt Appendix R with the two modifications proposed by the Building Code Advisory Committee. The proposed ordinance has been scheduled for a public hearing before City Council at the Council's upcoming June 3, 2019 meeting. This was reviewed by the Administrative Committee on May 28, 2019.

PROPOSED ACTIONS: Conduct public hearing and after considering testimony, approve the Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

Goodwin introduced the item as written above.

Mayor Lambert opened the public hearing at 7:39 p.m. Hearing no testimony, the public hearing closed at 7:40 p.m.

Bettge said he attended the BCAC and the amendments were discussed at length and felt it made for a better ordinance. Bonzo moved to approve the Ordinance under suspension of the rules requiring three

complete and separate readings and that it be read by title and published by summary. Bettge seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2019-05:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 7, CHAPTER 16, PROVIDING FOR THE ADOPTION AND AMENDMENT OF 2012 INTERNATIONAL RESIDENTIAL CODE APPENDIX R PERTAINING TO DEVELOPMENT STANDARDS FOR TINY HOMES; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

8. Beer Garden Request for Corn Hole Extravaganza (ACTION ITEM) -Dwight Curtis

A local business, Tapped, is requesting approval to have a beer garden at their new community event, the Moscow Annual Corn Hole Extravaganza. The event is open to the public and is scheduled to take place on June 22, 2019 (see attached letter and event map from Tapped). The event involves a corn hole tournament, other games, food trucks and music. All revenue from the tournament will be donated to Palouse Cares Network. The beer garden is small, similar to the Renaissance Fair event's beer garden, with security by Moscow Police officers, time paid for by Tapped. The Police Chief has reviewed the request, as well as safety requirements addressed in the agreement, and had no issue with this request. This item was reviewed by the Administrative Committee on May 28, 2019, and recommended for approval.

PROPOSED ACTIONS: Approve Beer Garden Request by Tapped for the Moscow Annual Corn Hole Extravaganza event to be held on June 22, 2019 in East City Park, or take such other action deemed appropriate.

Curtis introduced the item as written above. Brandon Allen, 624 N Mountain View Rd, said they are excited to host the first extravaganza and hope to strengthen family ties with backyard games. Other fund will include food trucks, face painting, and a bounce house. Moscow Building Supply has been very generous in donations and will host a workshop Sunday for kids. Bettge moved and Zabala seconded to approve the beer garden request by Tapped for the Moscow Annual Corn Hole Extravaganza event to be held on June 22, 2019 in East City Park and approve the corresponding resolution. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

9. 1912 Center 2nd Floor Development Plan Proposal / Authorization to apply for BOA (ACTION ITEM) – Dwight Curtis/Jenny Kostroff

Heart of the Arts, Inc. (HAI) fundraising for renovations to the 1912 Center continues and the next step in floor renovations are ready to move forward. HAI is requesting City Council acceptance of the proposed 2nd floor renovation design concept, so that formal floor planning can begin. HAI is also requesting City Council authorization to apply for a variance to the parking space requirements. Physical limitations associated with the 1912 Center's location and limited options for parking will require a variance if further renovations are to continue. Additional floor renovations would bring the estimated parking space requirements to 182. HAI's facility use management strategy of the additional floors would limit the number of people using the entire 1912 Center facility at any given time, leaving the existing parking spaces as adequate. The facility use plan addresses exceptions as outlined, such as a large conference, including the use of bussing from area hotels, etc. These items

were reviewed by the Public Works/Finance Committee on May 28, 2019. The Committee recommended City Council accept the second floor design concept, and to authorize HAI to apply for a parking variance through the Board of Adjustment.

PROPOSED ACTIONS: (1) Accept the proposed 1912 Center 2nd Floor renovation design concept; reject the proposed renovation concept; or take such other action deemed appropriate. (2) If City Council approves the renovation design concept, authorize the Heart of the Arts, Inc. to apply for a parking space variance through the Board of Adjustment; or take such other action deemed appropriate.

Curtis introduced the item as written above and invited Jenny Kostroff to the podium. Kostroff presented pictures of each of the rooms proposed for the second floor and described each. Discussion regarding uses ensued. The master plan for the bid proposal is to have a base project for infrastructure and include alternates for specific details. Sullivan moved and Taruscio seconded to accept the proposed 1912 Center 2nd Floor renovation design concept. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Kostroff explained the parking issue as written above detailing the parking strategy. Sullivan moved to authorize the Heart of the Arts, Inc. to apply for a parking space variance through the Board of Adjustment. Bonzo seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

10. Request Adoption of Parks and Recreation Master Plan Update 2019 (ACTION ITEM) – Dwight Curtis

Work began on the Parks and Recreation Master Update 2019 in early 2018. Through numerous Commission meetings, two public workshops, and a citizen survey, fourteen (14) Actionable Items were identified, and are the focus of *Update 2019*. The Actionable Item subjects are from across the spectrum. Attached is a memorandum from the Parks and Recreation Director, Dwight Curtis, a quick reference summary sheet of the Actionable Items, and the draft Master Plan *Update 2019*. Update 2019 Actionable Items are meant to be thorough, common-sense and most importantly, "doable." The next Master Plan update is scheduled for 2025. This item was reviewed by the Administrative Committee on May 28, 2019, and recommended for approval.

PROPOSED ACTIONS: Adopt the City of Moscow Parks and Recreation Master Plan Update 2019, or take such further action deemed appropriate.

Curtis introduced the item as above and described the development process which began in 2018. A 25 question survey was completed with 558 responses. Items covered included uses, accessibility, amenities, recreational facilities and programming, safety and environment/conservation. Master Plan updates every five years seemed reasonable and achievable. Parkland dedication fee "in lieu of" has a value set to it and is policy, not in the City Code. P&R is reviewing to determine a fair value. Taruscio moved to adopt the City of Moscow Parks and Recreation master Plan Update 2019, Bettge seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

11. Bond Reimbursement Resolution (ACTION ITEM) - Gary J. Riedner

On May 21, 2019, Moscow voters approved a \$9,638,704.00 general obligation bond to enable the City to locate and construct a new police facility, to repurpose the present police facility located at 118 E. 4th Street and renovate the Mann Building. The vote was canvassed by the Latah County Commissioners on Wednesday, May 29, 2019. Idaho law provides for a 40 day period for any

protests to be filed. According to the City's Financial Advisor, the proceeds of the bond will be available in early September, 2019. Staff is moving forward with the closing for the property upon which the police facility will be located, as well as advertising for a request for qualifications for a project architect. The attached resolution allows for reimbursement to the City for expenditures made prior to the proceeds of the bond becoming available in September, 2018. Staff reported to both the Administrative and Public Works Finance Committees on May 28, 2019.

PROPOSED ACTIONS: Approve reimbursement resolution or take such other action deemed appropriate.

Riedner introduced the item as written above. The RFQ for an architect was published last week and funding will be needed for the first few invoices. This resolution allows for invoices and purchase of property to be paid out of accumulation and reimbursement when bond funds are available. Boland moved and Taruscio seconded to approve the reimbursement resolution. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Parks and Recreation Commission – Taruscio reported the Commission worked on the master plan

Clearwater Economic Development Association – Taruscio said the Association received a report on the 2020 census.

Planning and Zoning Commission – Bonzo reported the Commission held a public hearing regarding a preliminary plat; reviewed the educational services ordinance and the subdivision code ordinance.

Historic Preservation Commission – Boland said the Commission is working on the interpretive sign at the library.

Mayor

The Mayor attended an airport board meeting and held a Mayor's Youth Advisory Council.

Staff

Riedner said Joe Williams retirement was last week. Dan Ellinwood has been selected as division chief; this Wednesday the monthly City/County/Moscow School District/ University of Idaho meeting will take place at 12:00 p.m. Thursday is the ground breaking for the U of I arena; budget meetings with the Mayor are complete and staff is now balancing

ADJOURN

Boland moved and Bonzo seconded to adjourn the meeting at 9:08 p.m. Council consensus.

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 THE REZONING A THIRTY-EIGHT THOUSAND FIVE HUNDRED AND FIFTY-EIGHT (38,558) SQUARE FOOT AREA OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF SOUTHVIEW AVENUE AND ALICE STREET IN THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Rezone on April 9, 2019; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 8, 2019; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 3, 2019; 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 thirty-eight thousand five hundred and fifty-eight (38,558) square foot area of land generally located east of the intersection of Southview Avenue and Alice Street.
3. The subject property is currently comprised of undeveloped property to the east of the Indian Hills 9th Addition Subdivision which was recently developed and extended Southview Avenue and Alice Street. The subject property has historically been utilized for agricultural purposes and is currently being farmed.
4. The property is surrounded primarily by single family residential development to the north, agricultural fields to the east and south, and single family lots to the west that were recently platted as part of the Indian Hills 9th Subdivision. Palouse Prairie Charter School is also in the process of being constructed to the west near the intersection of Nursery Street and Powers Avenue.
5. The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents

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

6. All surrounding properties are also designated as Auto-Urban Residential (AU-R).
7. The subject property is currently designated Farm, Ranch, and Outdoor Recreation (FR).
8. The proposal is to rezone the subject property from its current designation of the Farm Ranch (FR) Zone to the Low Density, Single Family Residential (R-1) Zone.
9. The properties within Indian Hills 9th Subdivision to the west of the subject property are primarily within the Moderate Density, Single Family Residential (R-2) Zone. All properties to the north are within the Low Density, Single Family Residential (R-1) Zone and the remainder of the agricultural land to the east is within the Farm Ranch (FR) Zone.
10. The R-1 zoning district is a low density residential zone appropriate where the following circumstances are present:
 1. *Single family dwellings predominate in the area.*
 2. *The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question.*
11. The minimum lot size for parcels within the R-1 Zone is 9,600 square feet and the minimum lot width is 80 feet.
12. Uses permitted within the R-1 Zone include single family residential uses and wide variety of public and institutional uses.
13. There are existing water and sewer mains within the recently constructed Southview Avenue which are of sufficient capacity to accommodate any future use that the R-1 Zone would allow on the subject property.
14. The subject property is located adjacent to the intersection of Southview Avenue and Alice Street, which are both designated within the Thoroughfare Plan as local neighborhood streets. Southview Avenue is developed as a 36 feet wide paved roadway with curb, gutter, and sidewalks both sides of the street. Southview Avenue also has on-street parking on both sides of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on April 8, 2019 to discuss the proposed rezone.

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. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed zoning district is consistent and in conformance with the

uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Residential (AU-R) Land Use Designation corresponds with the proposed Low Density, Single Family Residential (R-1). Therefore, the Council finds that the proposed rezone is consistent with the Comprehensive Plan.

2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-1 Zone provides for a logical transition from the R-2 Zone to the west and a continuation of the R-1 Zone to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure. The proposed rezone meets the intent of the R-1 Zone.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties in all directions are all primarily residential except for Palouse Prairie Charter School which is adjacent to Nursery Street.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the neighborhood of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Southview Avenue and Alice Street. There are currently sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the rezone request for the thirty-eight thousand five hundred and fifty-eight (38,558) square foot property with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 3rd day
of June, 2019.



Bill Lambert, Mayor