

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, June 7, 2021

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, Sandra Kelly, Maureen Laflin, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Gary J. Riedner, Mia Bautista, Bill Belknap, Mike Ray, Tyler Palmer, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council President Bettge led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 17, 2021 Minutes - Laurie M. Hopkins

B. Request Authorization for Beer Garden for Rendezvous in the Park 2021 - David Schott

Rendezvous in Moscow, Inc., is requesting that the City Council approve a Resolution allowing them to have a beer garden provided by a licensed vender in East City Park for Rendezvous in the Park 2021, between 12:00 p.m. and 10:00 p.m. on July 24, 2021. The event is open to the public and there have been no issues related to this request since the first beer garden was approved.

The location of the beer garden has changed from the past to utilize the existing stage at East City Park. Rather than generally located on the east side of the park, the beer garden in 2021 will be on the west side of the park.

Security will be provided by Allied Universal Security Services. No City police officers are required. The Chief of Police has reviewed the request, as well as the safety requirements addressed in the Resolution, and had no issue with the request.

The Administrative Committee reviewed and recommended approval during their May 24, 2021 meeting.

ACTION: Approve the Resolution authorizing the beer garden request for Rendezvous in the Park 2021.

Bettge moved, Taruscio 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 - Bill Belknap/Bob Sanders

Belknap listed the Transportation Commission members and provided information on the role of the Commission. Recent projects included an amendment of the number of members, review and amendment to the street standards, policy recommendations for e-bicycles/e-scooters, neighborhood traffic calming policy, and review of five subdivisions in regards to transportation.

6. Airport Grant – Terminal Design and Apron Construction (ACTION ITEM) – Tony Bean, Executive Director Pullman-Moscow Regional Airport

It is desirable to apply for entitlement and discretionary grants from the U.S. Department of Transportation Federal Aviation Administration (FAA) Airport Improvement Program for the purpose of Terminal Design and Apron Construction. The amount of the grant is \$12,000,000 with a local match of \$1,053,338.00 from the Airport's CARES grant. To facilitate the FAA grant, it is appropriate to preauthorize its acceptance. The proposed Resolution has been prepared for that purpose. The Resolution also authorizes the execution of related assurances and certifications. This was reviewed by the Public Works/Finance Committee on May 24, 2021 and recommended for approval.

PROPOSED ACTIONS: Adopt the proposed Resolution preauthorizing the acceptance grant offer AIP 3-53-0051-058 from the FAA Airport Improvement Program, or take such other action deemed appropriate.

Bean introduced the item as written above updating that he recently found out there will be no match for the grant. The concept and draft budget can be found on the airport website. The supplementary discretion funds may not be available however, communities are receiving 100% match which leaves extra monies difficult to come by. The apron and terminal are the top two projects in the Seattle office for discretionary funding next year. Taruscio moved to adopt the proposed Resolution preauthorizing the acceptance grant offer AIP 3-53-0051-058 from the FAA Airport Improvement Program. Bettge seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Public Hearing: Edington Annexation, Comprehensive Plan Land Use Designation, Zoning Designation, and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, BBC LLC, is requesting the annexation, Comprehensive Plan land use designation amendment, rezoning, and a preliminary subdivision plat of a 235-acre property generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property. The current Comprehensive Plan Land Use Designation is a combination of Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone. The proposed preliminary plat is a 27-acre area with 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, and Preliminary Plat on May 12, 2021 and recommended approval with one condition.

PROPOSED ACTIONS: Conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, and preliminary plat and upon consideration of any testimony presented:

1. Approve the Annexation 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 Annexation Ordinance on first reading; or reject the Annexation Ordinance; or take other action as deemed appropriate.
2. If the Annexation Ordinance is approved, approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or reject the proposed Comprehensive Plan Land Use Designation Resolution and

direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other action as deemed appropriate.

3. If the Annexation Ordinance is approved and Comprehensive Plan Land Use Designation Resolution is approved, 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 other action as deemed appropriate.

4. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, and the proposed Zoning Ordinance is approved, approve the preliminary plat for Edington Addition with conditions 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 other such action deemed appropriate.

Ray introduced the item as written above and described the location. Comprehensive plan designation, zoning, utilities and streets were also described. The preliminary plat proposes both RO and R-3 zones to allow for single-family, duplexes, multi family, town houses, and twin homes. See attached presentation.

Engineering Department would conduct a study to determine whether there is an issue of the stormwater detention being in floodplain. Ray explained the roads in the thoroughfare plan which the developer must accommodate for in plans. Protections for the Palouse River would include silt fencing as well as permits from the Army Corps of Engineers. The Comprehensive Plans are based for a build out of 30 years. The density in this area would be forecasted for low, medium and high density. Modeling for potable and fire flow is being conducted now. Belknap explained the area of concern is not this initial phase but adequate supply for the long term of the area. As the area is developed, including the SEL property, and with higher elevations to the south, there may be a need for additional conveyance, storage or a booster station.

Mayor Lambert opened the public hearing at 7:44 p.m.

Scott Sumner said he is representing the development team. The developer is trying to provide housing for the community. Townhomes provide affordability and provide public facilities. He hopes through design and the public hearing, the Council will see what they are trying to accomplish.

Rick Beebe (developer) said this is a big deal and they spent hours talking to different people on how to move forward with this development. Phase 1 is 27 acres of the 200 acres. When developing, there are three things that are always a problem: water (need to do something about water soon), farmland out of production (need growth to keep businesses healthy and providing housing), affordable housing (ability for young families to live here).

Mayor Lambert asked for testimony in opposition to the application.

David Hall (Moscow) is opposed to annexation. By annexing the property, the city is supplying municipal water for any uses the property chooses. Drawing water from the aquifer needs to be minimized until a clear plan, including a water budget, is put into place. The City must say no to unlimited water consumption.

Tim Clyde (Moscow) said he is not totally opposed but has a water line from trailer court to his property, which means it would go under two city streets. He is working with the developer on options but it will be a city issue. He feels Palouse River Drive needs to be widened to the other entrance as well. The proposed road Augustine is his driveway and trucks go in and out because of landfill.

Tim Bazzler (Moscow) said he is not against the division but concerned about traffic cutting through the University Heights neighborhood to the University.

Joann Muneta (Moscow) also believes people take the shortest route which will make easy to cut through residential roads. She is also concerned about housing; the Residential Office (RO) zoning and suggested R-3 instead; public transportation; schooling for kids in this neighborhood and costs for busing; who

decides the burden on public amenities.

Doug Gadwa (Moscow), opposes the design of Conestoga being tied to the north neighborhood which dumps traffic into University Heights; the subdivision leaves a triangle of wasted space and who will take care of it; the area flooded in 1990's and unless designed large enough, it will flood all the way to Fountain Industrial Park; would prefer the development be R-1 with nice houses.

Jean Elliott (Rural Latah) believes approval of this development would approach loss of quality of life; invite large corporations putting our local businesses out of business; expense to tax payers; new schools will be required; water supply will cost millions; roads, cell towers, transmission lines; development is too large and uses could be different from what is talked about now; troubled by some of the decisions this year and how this decides future decisions. She suggested the Council not approve the development.

Sumner responded to the public comments: water usage is a long term plan and they are not taking it lightly; they are working on realigning the Clyde water line; they will look at impacts of traffic and look at ways to address concerns of traffic mitigation; the RO was to provide additional opportunities for the area that R-3 doesn't allow; the streets will accommodate busses; want people to walk the trails to the arboretum; bridges are designed for the 100 year floodplain. He doesn't believe you can continue to build R-1 zones and expect the cost of housing to go down. They are trying to be creative to provide quality and affordable housing.

Mayor Lambert closed the public hearing at 8:16 p.m.

As far as safety is concerned, streets need to be aligned across, not jogged. Discussion ensued regarding which traffic would route, including the possibility of traffic on the future build of Sunnyside. Ray explained the City is responsible for the street frontage on Palouse River Drive. Belknap said it is up to the Council to discuss advancing the improvement of the road ahead of development of the property. All the subdivisions in the area have been developed with Palouse River Drive in its current condition. Sullivan is concerned about waiting too long to upgrade the road. Conestoga was aligned because of the City's design and general desire to connect to the City's street network. Some increased traffic will occur as neighborhoods are developed and the City grows. Sullivan suggested having a plan to monitor traffic and if it becomes a problem have a plan to mitigate it. Belknap said the Transportation Commission is working on adopting traffic calming strategies. If traffic speeds or volumes indicate an issue, there are many traffic calming measures that could be considered. Zabala likes there is a policy being developed but prefers being proactive and prevent the behavior before. Riedner said there are processes in place if it becomes an issue. Bettge said if the City does something proactive, the City has spent time, money and energy on a problem that doesn't exist. Laflin said if there is a problem, there is a process to review and take action if it becomes a problem.

Taruscio said Moscow is growing and this is what it feels like. Staff reviews these types of issues and she trusts it would be addressed should it become an issue. She appreciates the 30 year view in the comprehensive plans. A city can't do the same thing and expect different results. She feels this development Kelly said she is excited about this development and her biggest concern is the area by the arboretum. She suggested prioritizing upgrading that portion of the road and making it happen sooner. She agrees water is an issue and happy the City is looking ahead. appreciate the work done, appreciate comments that worry.

When the City property was purchased, there was a private easement to cover the line. A roadway can be constructed over it. If the individual needs to repair it, they may bare that cost. Part of flood plain requirements, there must be a statement from a hydraulic engineer stating there are no adverse effects to upstream or downstream properties. Sullivan asked if there would be a reason to annex a smaller part? Belknap said the Council could choose not to annex and could choose to pass on first reading and approve less area. The downside of annexing a smaller portion is the developer could develop adjacent to the city and the City would not have ultimate discretion to approve it.

Laflin said she is struggling with this issue as it is a large subdivision but there has been a housing shortage since she arrived in 1991. She likes the diversity of housing. There is even more increase in housing with

the addition of Emsi and SEL. She feels if there isn't housing, there won't be businesses.

Taruscio agreed with Laflin and moved to approve the Annexation Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Kelly seconded. Zabala commented that as growth happens she would like infrastructure to match it. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2021-06 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING THAT LAND DESCRIBED IN SECTION 1 OF THIS ORDINANCE, AND GENERALLY SHOWN ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE, BE ANNEXED TO THE CITY OF MOSCOW; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Sullivan said the RCS says new areas of high density should be by mixed use that provide multi-modal transportation. Ray said minor arterials provides multimodal transportation with bike lines on both sides of street and sidewalks and explained the mixed uses.

Bettge moved to approve the proposed Comprehensive Plan Land Use Designation Resolution 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.

Bettge 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 the motion. Sullivan asked the developer about the RO Zone and Sumner said there is no plan for the lots currently. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2021-07 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ZONING OF AN APPROXIMATELY SIX POINT SEVEN NINE (6.79) ACRE PROPERTY, DESCRIBED IN SECTION 1, PROPERTY #1 AS RESIDENTIAL OFFICE (RO); PROVIDING FOR THE ZONING OF AN APPROXIMATELY TWO-HUNDRED AND TWENTY-EIGHT POINT THREE THREE (228.33) ACRE PROPERTY, DESCRIBED IN SECTION 1, PROPERTY #2 AS MEDIUM DENSITY RESIDENTIAL (R-3); 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.

Sullivan feels the park property needs to be improved with the preliminary plat. Riedner said staff will be reviewing the Capital Improvement Plan and if that is a priority of the Council, staff can adapt that in the budget.

Taruscio moved approve the preliminary plat for Edington Addition with conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

The Mayor called for recess at 9:02 p.m. The meeting resumed at 9:08 p.m.

8. Public Hearing: Ordinance Amending Title 4, Chapter 6 of Moscow City Code Regarding Amendments to the Sign Code (ACTION ITEM) - Mike Ray

The 2015 Supreme Court Case, Reed vs. Town of Gilbert, clarified when municipalities may impose content-based restrictions on signage. There are numerous sections within the City's sign code which apply content-based restrictions and need to be amended to comply with the Supreme Court's decision.

Staff has worked with the City Attorney to make the necessary amendments, as well as converting portions of code from narrative to table format. The Planning and Zoning Commission conducted a public hearing on the proposed ordinance on May 12, 2021 and recommended approval to City Council. The Administrative Committee reviewed this item at their May 24, 2021 meeting.

PROPOSED ACTIONS: After considering public 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.

Ray introduced the item as written above and provided additional details regarding Reed vs Town of Gilbert. He described changes to temporary signs regulations and explained the proposed tables. Bautista went through a few edits to the ordinance including the definition of entity and other minor changes.

Laflin commented she liked the charts which makes it user friendly. Sullivan agreed.

Mayor Lambert opened the public hearing at 9:19 p.m. Hearing no testimony, he closed the hearing at 9:20 p.m.

Kelly 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 and include the edits the City Attorney stated. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2021-08 by title:

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 4, CHAPTER 6; PROVIDING FOR THE CONVERSION OF PORTIONS OF THE SIGN CODE FROM NARRATIVE TO TABLE FORMAT; PROVIDING FOR THE PROVISIONS OF THIS ORDINANCE TO 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.

9. FY2022 Proposed Stormwater User Fee (ACTION ITEM) - Tyler Palmer

As the Council is aware, the City of Moscow was issued a Phase II Stormwater Permit from the US Environmental Protection Agency that became effective October 1, 2019. The Permit requires the City to develop and implement a comprehensive stormwater management program in an effort to reduce pollutants to the City's Stormwater Control System and improve watershed health. Earlier this year, the Council adopted Title 5, Chapter 19 of Moscow City Code which provides for the establishment of a system of stormwater user fees and requires that the fees collected are set aside and designated solely for use for the maintenance, operations, improvements, regulatory requirements, and program costs of the City's Stormwater Control System. The code requires that the fee shall be reasonably determined based on the volume of runoff from a customer's property (as reflected in the extent of impermeable surface) into the City Stormwater Control System.

The City has been working over the last several years toward the development of: (1) stormwater user fees based on impervious surface area (ISA) measurements for properties of select customer classes (e.g., residential and commercial) within the City, and (2) a final stormwater user fee billing database. The majority of stormwater service providers charge fees based on ISA derived billing units called Equivalent Residential Units (ERUs) or Equivalent Service Units (ESU). The City of Moscow has adopted the ESU billing unit approach. One ESU is defined as the average amount of ISA on residential properties, which is determined by measuring ISA on a sample of residential properties. The number of billing units, or ESUs, for a non-residential customer is calculated by dividing the measured amount of ISA on the property by the average amount of ISA on residential properties.

Staff is in the final stages of finalizing the customer billing database and final ESU count, Financial Plan, and proposed user fee of \$7.92 per ESU to draft the Fiscal Year 2022 budget in anticipation of an

October 1, 2021 roll-out of user fee assessments. This was reviewed by the Public Works and Finance Committee at their meeting on May 24, 2021 and was recommended for approval.

PROPOSED ACTIONS: Approved the proposed stormwater user fee rate of \$7.92 for FY2022, or take such other action deemed appropriate.

Palmer introduced the item as written above and gave a brief history of the process. Ninety percent of the properties in Moscow have one ESU unit. Staff has found ways to reduce the user fee the last few months from what was originally proposed. If approved, the fee will be included in the FY2022 budget. This rate should be consistent for the first permit term. Cleaning and inspection of the system will better define the capital needs to maintain the system. City owned detention ponds are included in this program. There are stormwater requirements for the new developments and Engineering Department has already started an education process with the contractors.

Taruscio encouraged continuation of education and moved to approve the proposed stormwater user fee rate of \$7.92 for FY2022. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Farmers Market Commission – Bettge reported the market is going well; the Commission is reviewing whether to keep the drive through option; looking at local other ingredients such as sugars.

Moscow Volunteer Fire Department – Bettge said they are looking for an ATV for winter use and also reviewing systems to keep track of training for the volunteers.

Moscow Urban Renewal Agency – Bettge said the Agency has moved forward with the Sixth and Jackson project and reviewed their budget for next year.

Moscow Arts Commission – Sullivan reported the Commission is reviewing Third Street Gallery exhibition ideas; Mayors Arts Awards call for nominations; a portable collection by Pam Overholtzer donated by Wendy McClure in the Arts Department.

Moscow Pathways Commission – Kelly said the Commission handed out stickers at the Bike to Work event and tabled at the FMC. They were also excited about the Edington development.

Sustainable Environment Commission – Kelly said they are working with the high school environmental group with bee houses at Phillips Farm.

Clearwater Economic Development Association – Kelly said the meeting was uneventful.

Clearwater RC&D – Taruscio said they are winding down and in the middle of their last project should be done by the end of the year.

Human Rights Commission – Laflin said the Commission is planning for fall events and they tabled at the Farmers Market.

Mayor

He attended an Airport Board meeting and there will be a direct Boise flight with a 3 year commitment. He also attended the Schweitzer ground breaking and employee onboarding.

Staff

No report.

ADJOURN TO EXECUTIVE SESSION PER IDAHO CODE 74-206 (1)(C) AND (F) - THE MEETING WILL NOT RECONVENE.

Kelly moved, Laflin seconded to adjourn to Executive Session at 9:38 p.m. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bill Lambert
Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins
Laurie M. Hopkins, City Clerk



**CITY OF MOSCOW
MINUTES OF CITY COUNCIL EXECUTIVE SESSION
June 7, 2021**

Present: Mayor Lambert, Art Bettge, Sandra Kelly, Maureen Laflin, Brandy Sullivan, Gina Taruscio, Anne Zabala

Also Present: Gary J. Riedner, City Supervisor; Mia Bautista, City Attorney, Bill Belknap, Deputy City Supervisor; Tyler Palmer, Deputy City Supervisor

The executive session was called to order at 9:43 p.m.

Item discussed pursuant to I.C. 74-206(1)(C) and (F)

The executive session was adjourned at 10:15 p.m.

**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 THE REVIEW OF A TWO-HUNDRED THIRTY-FIVE (235) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on March 26, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 7, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. The subject property is primarily being used for agricultural production. The subject property is surrounded by primarily agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
5. Auto-Urban Residential (AU-R) designated areas,

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

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

6. High-Density Residential designated areas are intended to,

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

7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department's service yard on the south side of Palouse River Drive are zoned MB.
9. The subject property has access via Palouse River Drive which is designated as a minor arterial. Palouse River Drive is currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street. The roadway is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street. Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development.
10. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 to discuss the proposal.
11. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the City Council concludes that it is appropriate for the property to be designated as High-Density Residential and Auto-Urban Residential upon annexation into the City of Moscow.

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 Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed designations for the subject property of High-Density Residential and Auto-Urban Residential are consistent with the purposes, goals,

objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.

2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The City Council finds that the proposed designation of High-Density Residential and Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the north, northeast, and east of the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the AU-C designation exist within the current City Limits boundary to the north, northeast, and east. The adjacent properties to the north and east are primarily a range of residential uses with some commercial uses.
4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access, via Palouse River Drive which is a minor arterial, as well as sufficient and available public utility services to meet the needs of existing and future development.
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The City Council finds that the land use patterns within the immediate vicinity of the subject property have been transitioning into higher intensity commercial and residential uses. The Schweitzer Engineering Laboratories property directly to the east is 150 acres in size and was annexed into the City last year. The Comprehensive Plan Land Use Designation that was adopted for that property was the Auto-Urban Commercial designation. The proposed land use designations of High-Density Residential and Auto-Urban Residential provide for a logical transition from some the commercial uses that are expected to be developed in the area.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the proposed Comprehensive Plan Land Use Designation change request for the approximately 235-acre property from the combination of the Auto-Urban Residential and Rural and Agricultural designations to the combination of the High-Density Residential and Auto-Urban Residential designations with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of June, 2021.



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 REZONE OF AN APPROXIMATELY TWO-HUNDRED THIRTY-FIVE (235) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE RESIDENTIAL OFFICE (RO) ZONE AND THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on March 26, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 7, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. The subject property is primarily being used for agricultural production. The subject property is surrounded by primarily agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.

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

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

6. High-Density Residential designated areas are intended to,

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

7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department’s service yard on the south side of Palouse River Drive are zoned MB.
9. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone.
10. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
11. The RO Zoning District is appropriately applied in the following circumstances:
1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities,

community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

13. The Medium Density Residential (R-3) Zoning District 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.
14. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities. The subject property has property frontage along Highway 95. Highway 95 is designated as a National Highway and is developed as a 24-foot-wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 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:

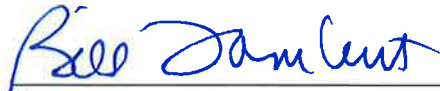
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential and High-Density Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed combination of the Residential Office (RO) Medium Density Residential (R-3) Zones provide for the transition of higher density residential in close proximity to Palouse River Drive and the City's Ball Fields property, to lower density towards the south of the property where there is more challenging topography. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties along Palouse River Drive are a combination of residential uses of varying densities, as well as commercial uses.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Palouse River Drive, which can adequately serve any proposed development allowed in the RO or R-3 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the rezone request for the approximately 235-acre property generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of June, 2021.



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-SEVEN POINT ONE TWO (27.12) ACRE AREA OF LAND GENERALLY LOCATED SOUTH OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND WEST OF THE SCHWEITZER ENGINEERING LABORATORIES PROPERTY, KNOWN AS EDINGTON ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on March 26, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 12, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 7, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a twenty-seven point one two (27.12) acre area of land generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property.
3. The subject property is primarily being used for agricultural production. The subject property is surrounded by agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
5. Auto-Urban Residential (AU-R) designated areas,

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

6. High-Density Residential designated areas are intended to,

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

7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department’s service yard on the south side of Palouse River Drive are zoned MB.
9. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Residential Office (RO) Zone and Medium Density Residential (R-3) Zone.
10. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
11. The RO Zoning District is appropriately applied in the following circumstances:
1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

13. The Medium Density Residential (R-3) Zoning District 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.
14. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.
15. The applicant is proposing to subdivide the 27-acre area into 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision.
16. There are 20 lots that are proposed within the RO Zone, with 17 being townhouse lots. The R-3 Zoned portion of the project is proposed to contain 55 townhouse lots and 30 standard single-family lots. All of the proposed lots meet the minimum lot size and width for their respective proposed zoning districts.
17. The minimum lot size for single-family, two-family, and multi-family dwellings parcels within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. Townhouse dwellings have a minimum lot size of 1,800 sf and twinhome dwellings require 2,250 square feet. The minimum lot width for single-family, two-family, and multi-family dwellings is 50 feet, 18 feet for townhouses, and 25 feet for twinhomes.
18. The minimum lot size for detached single family lots within the R-3 Zone is 6,000 sf and townhouse lots require 2,000 square feet. The minimum lot width for detached single family lots within the R-3 Zone is 60 feet (50 feet for lots with alley access). The minimum townhouse lot width is 20 feet for the R-3 Zone.
19. The Zoning Code contains specific standards for townhouses which includes unit grouping and spacing, guest parking, and common open space requirements. Townhouse buildings shall contain no more than 8 contiguous units and the spacing between townhouse buildings shall be no less than 16 feet. Spacing between townhouse buildings shall include a four 4-foot-wide pedestrian easement and sidewalk joining the alley, or rear of the townhouse development, to the public sidewalk adjacent to the front public street.
20. Townhouse developments of more than twenty-four 24 units shall provide off-street guest parking at the rate of 1 stall per each 4 townhouse units. Such guest parking shall be located within the required spacing between townhouse buildings or at the rear of the townhouse buildings. Townhouse developments of more than 24 units shall also provide functional common open space of 75 square feet per unit. Such common open space shall be of a functional size, the smallest dimension of which shall not be less than 30 feet and shall include landscaped and turf areas and shall include at least 2 different furnishings such as benches, picnic tables, children's play equipment or other similar items.
21. The Council finds that the grouping, spacing, pedestrian easements, and open space meet the townhouse standards. All additional standards will be verified when construction drawings are submitted.
22. There are numerous tracts throughout the proposed subdivision that are intended to provide stormwater detention facilities, as well as common off-street parking, and pedestrian paths.
23. The subject property has access via Palouse River Drive which is designated as a minor arterial. Palouse River Drive is currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street. The roadway

is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street. Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development.

24. There are proposed to be two access points to Palouse River Drive. One access point is on the west side after the South Fork of the Palouse River bridge and the other is at the east end which is the extension of Conestoga Street across the City's ball fields property. As part of the extension of Conestoga Street to the south to the subject property, a bridge will be constructed across the South Fork of the Palouse River.
25. As part of the agreement that the City Council directed Staff to draft on May 3, 2021, the applicant agrees to construct, at the applicant's expense, the frontage improvements to the south side of West Palouse River Drive to include installation of curbing, sidewalk and roadway widening to improve West Palouse River Drive to thirty-four (34) feet in width from the intersection with Conestoga Street and continuously extending to US 95/South Main Street.
26. Also part of the agreement is the City's contribution to the construction of the Conestoga Street extension and bridge at 50% of the actual cost of the Conestoga Street extension, up to a maximum amount of \$1,078,210.
27. There are two main access points from Palouse River Drive to the proposed subdivision. The street extending from the west is proposed to be Augustine Avenue, which will be developed to the collector standard which is a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks are also required on both sides of the street. The extension of Conestoga Street to the east is also proposed to be a collector street developed to the same standard as Augustine Avenue. The City's Thoroughfare Plan shows the general alignment of two collector streets at the same alignment as the proposed Conestoga Street extension and Augustine Avenue.
28. The primary street which provides a connection to Conestoga Street and Augustine Avenue is Edington Street which is proposed to be developed as a 36-foot-wide local street which includes curb, gutter, tree lawns, sidewalks, and parking on both sides of the street. All of the proposed lots within the subdivision will have public street frontage as well as rear public alley access. There are multiple alley entrance points from Edington Avenue and the blocks are laid out in a semi-gridded network.
29. Per the City's townhouse standards, there are multiple pedestrian easements which will contain 4-foot-wide sidewalks in-between the grouping of townhouse buildings. A public pathway is proposed on the linear Tract C between the subdivision and the ball fields property to the north.
30. There are two additional local streets which make up the grid network, which are Chesterton Drive and Luther Drive. These proposed streets are stubbed to the southern boundary of the proposed subdivision and are intended to extend to future subdivisions to the south.
31. Water mains will be extended throughout the subdivision from the existing mains within Palouse River Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
32. Sanitary sewer is proposed to be extended throughout the subdivision primarily within the alleys. A main will then be extended in an east/west direction across the ball field property to a lift station that will be constructed to serve the proposed subdivision.
33. Storm sewer will be piped and directed to numerous stormwater detention ponds located within the proposed subdivision. The detention facilities of the proposed development will need to meet

Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.

34. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. The subject property contains 4.2 acres of net developable area of platted RO Zoned property, which requires a 9% dedication. There is 9.16 acres of net developable area within the R-3 Zone which requires a 7% dedication. The total parkland dedication for the proposed subdivision is 1.02 acres. The applicant has submitted a letter proposing to defer the parkland dedication to a later phase, which was reviewed by the Parks and Recreation Commission and Pathways Commission. Both Commissions recommended approval of deferring the parkland dedication during their April 13, 2021 and April 22, 2021 regular meetings.
35. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 19, 2021 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. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Residential Office (RO) and Medium Density Residential (R-3) Zoning Districts, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Augustine Street and Conestoga Street is consistent with the Thoroughfare Plan. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of Auto-Urban Residential and High-Density Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Palouse River Drive which is a minor arterial, and includes the extension of Conestoga Street and Augustine Street which are designated as collector streets. Water and Sewer connections are readily available in the area and a sanitary sewer main is proposed to be extended across the West Palouse River Drive ball fields to a new lift station that will be constructed as part of the subdivision. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the twenty-seven point one two (27.12) acre area of land generally located south of the West Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property within the City of Moscow with one (1) condition:

1. Water and sanitary sewer mains shall be extended to the western edge of the subject property boundary to allow the future extension of services to adjacent properties.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of June, 2021.

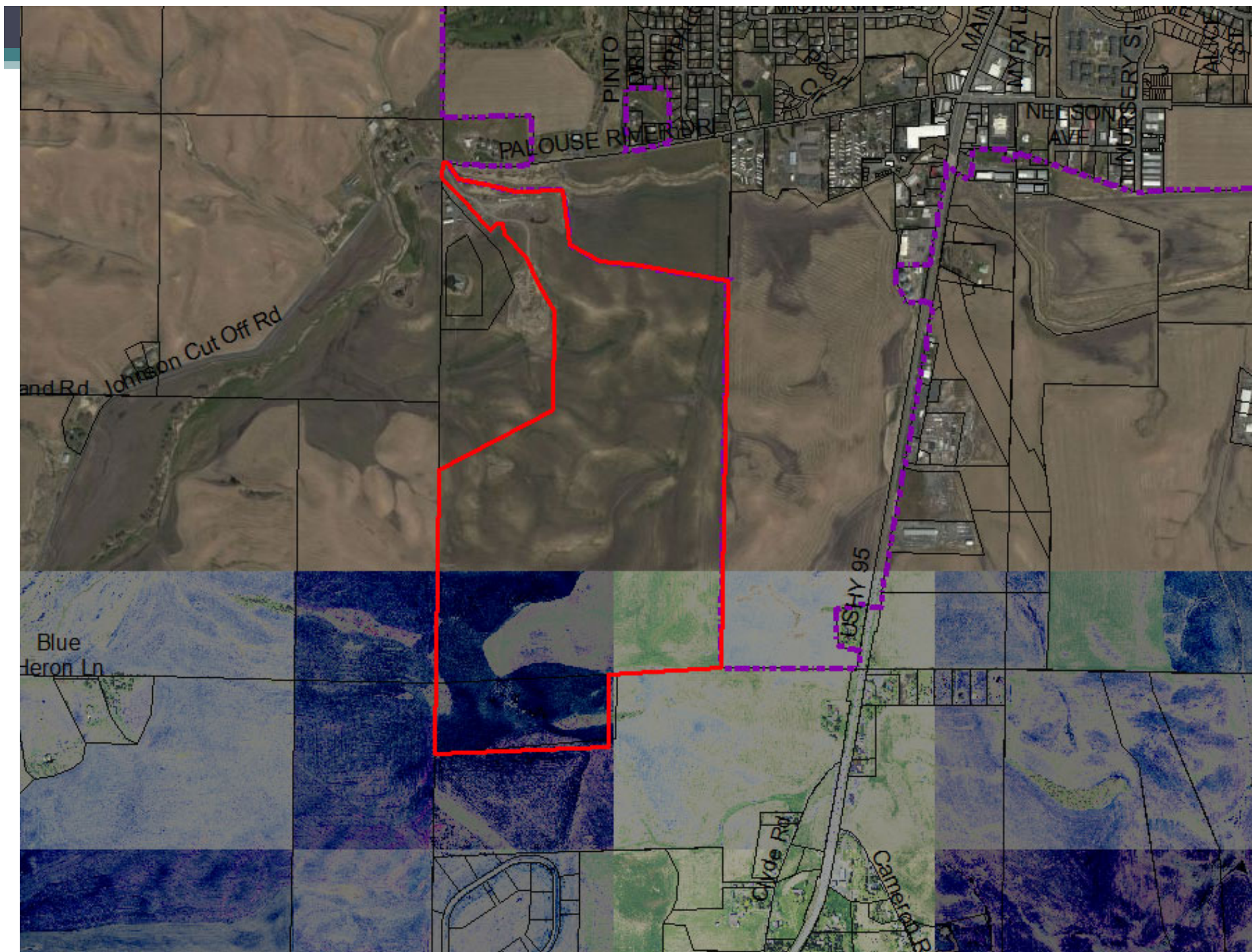


Bill Lambert, Mayor

Public Hearing: Edington Annexation, Comprehensive Plan Designation, Zoning Designation, and Preliminary Subdivision Plat

City Council

June 7, 2021





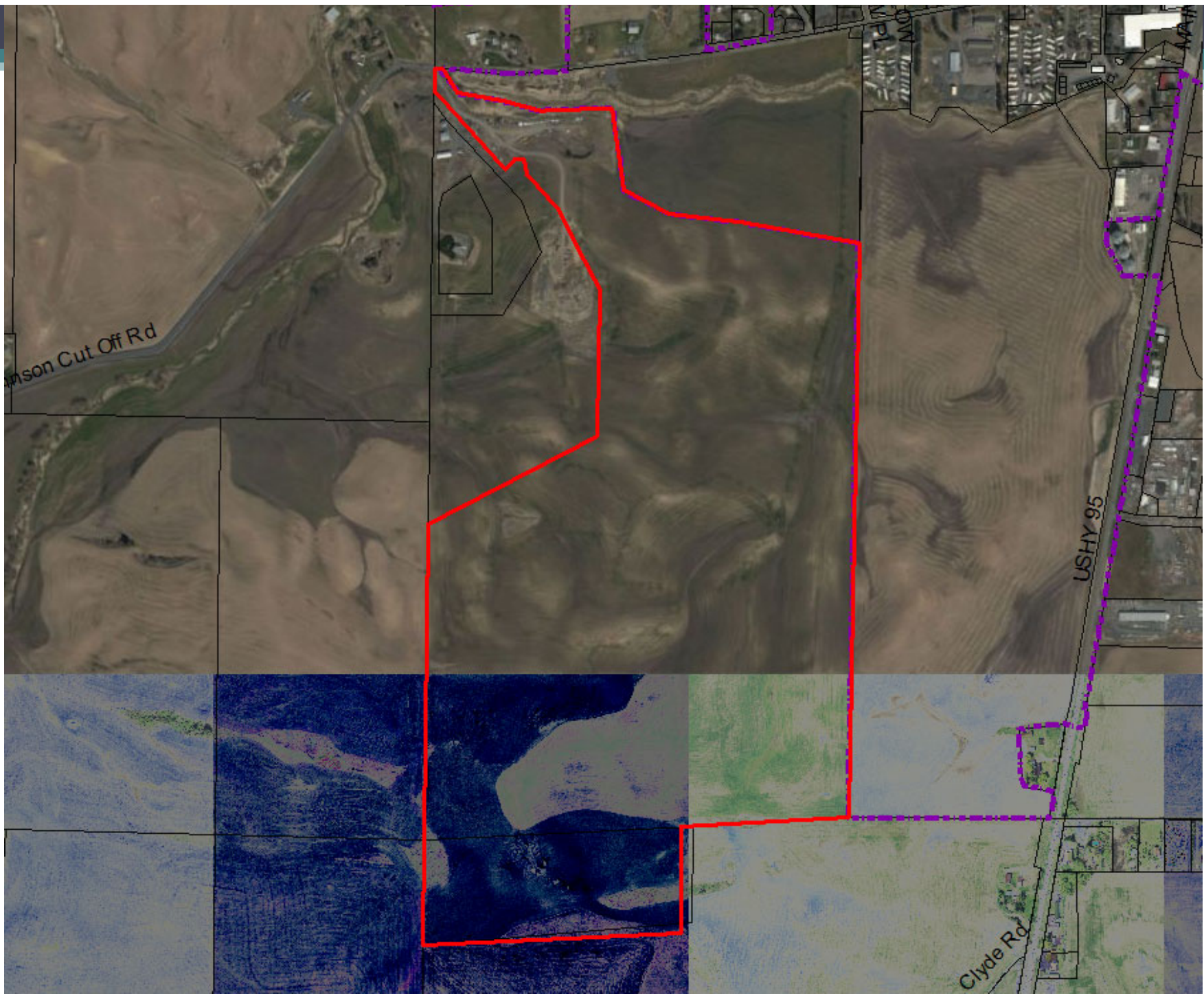
Proposal

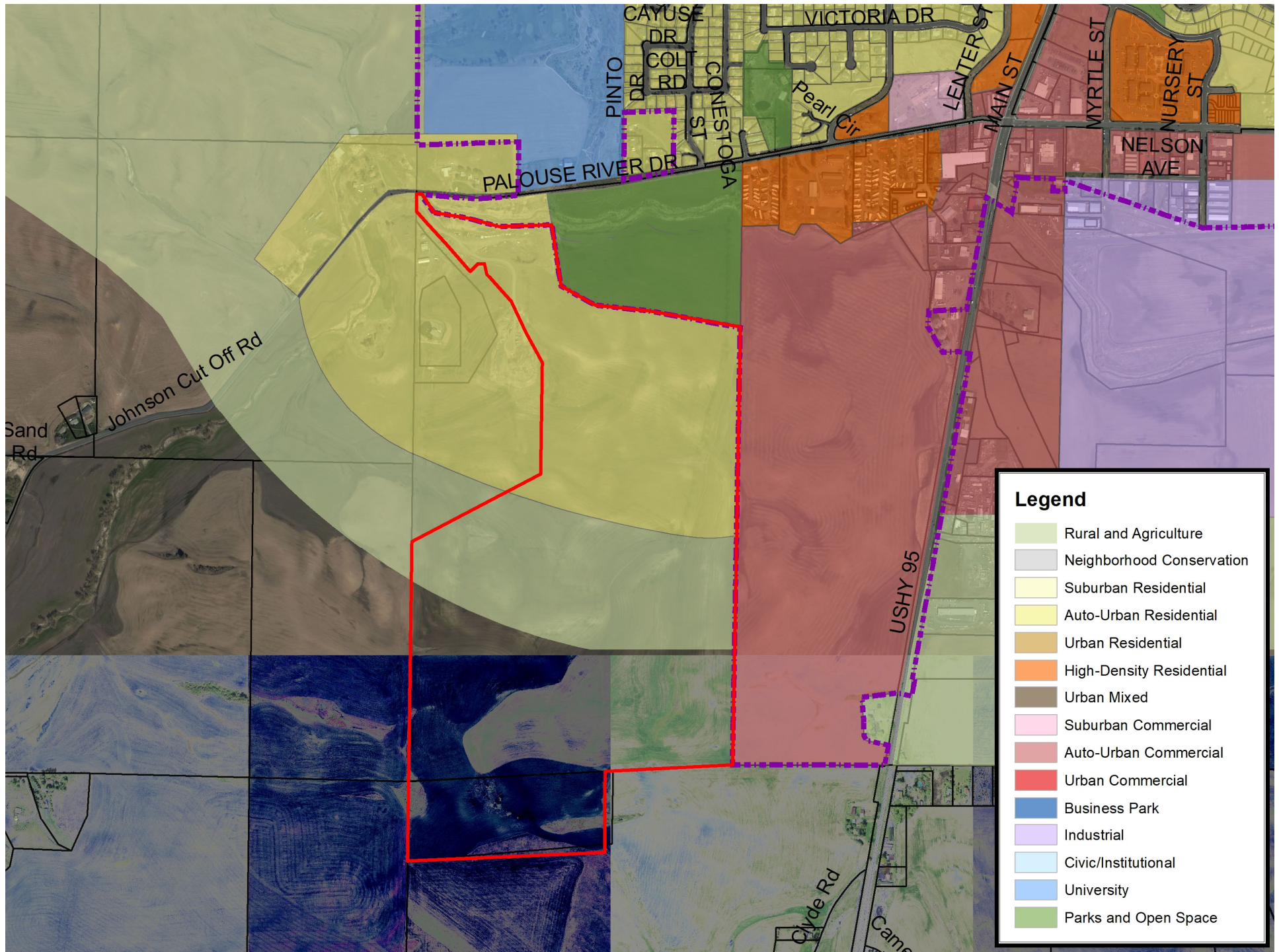
- BBC LLC, is proposing the annexation of a 235-acre property
 - Comprehensive Plan Land Use Designation from a combination of Auto-Urban Residential and Rural and Agricultural to the proposed combination of the High-Density Residential and Auto-Urban Residential designations
 - Zoning Designation from Agriculture Forestry (AF) to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone



Proposal

- Edington Subdivision
 - 27-acre area with 105 lots ranging from 2,328 to 63,105 square feet in size
 - RO Zone
 - 20 lots (17 townhouse lots)
 - R-3 Zone
 - 55 townhouse lots and 30 standard single-family lots





Sand Rd

Johnson Cut Off Rd

CAYUSE DR
PINTO DR
COLT RD
CONESTOGA ST

VICTORIA DR

Pearl Cir

LENTER ST

MAIN ST

MYRTLE ST

NURSERY ST

NELSON AVE

PALOUSE RIVER DR

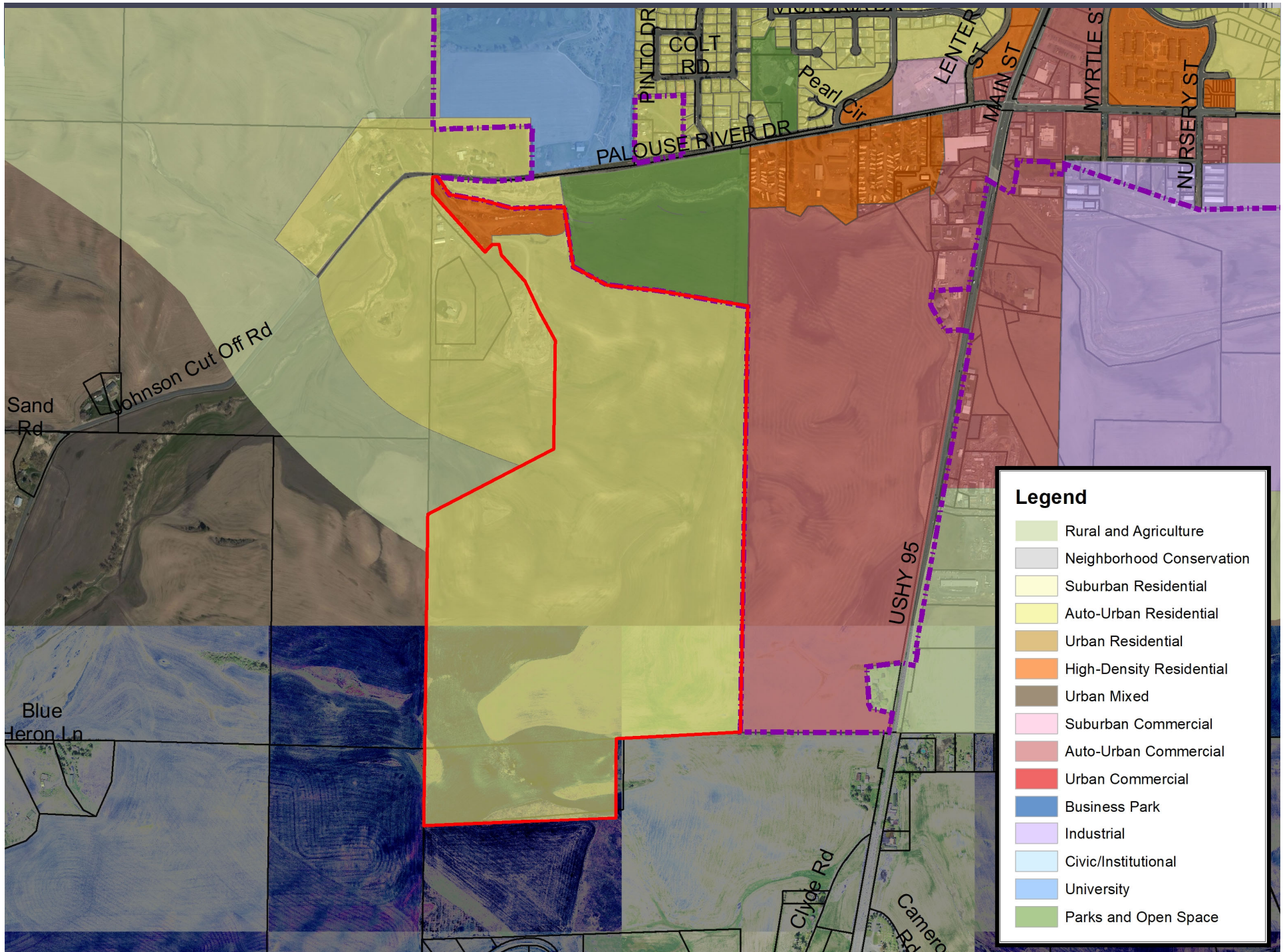
USHY 95

Clyde Rd

Came

Legend

- Rural and Agriculture
- Neighborhood Conservation
- Suburban Residential
- Auto-Urban Residential
- Urban Residential
- High-Density Residential
- Urban Mixed
- Suburban Commercial
- Auto-Urban Commercial
- Urban Commercial
- Business Park
- Industrial
- Civic/Institutional
- University
- Parks and Open Space



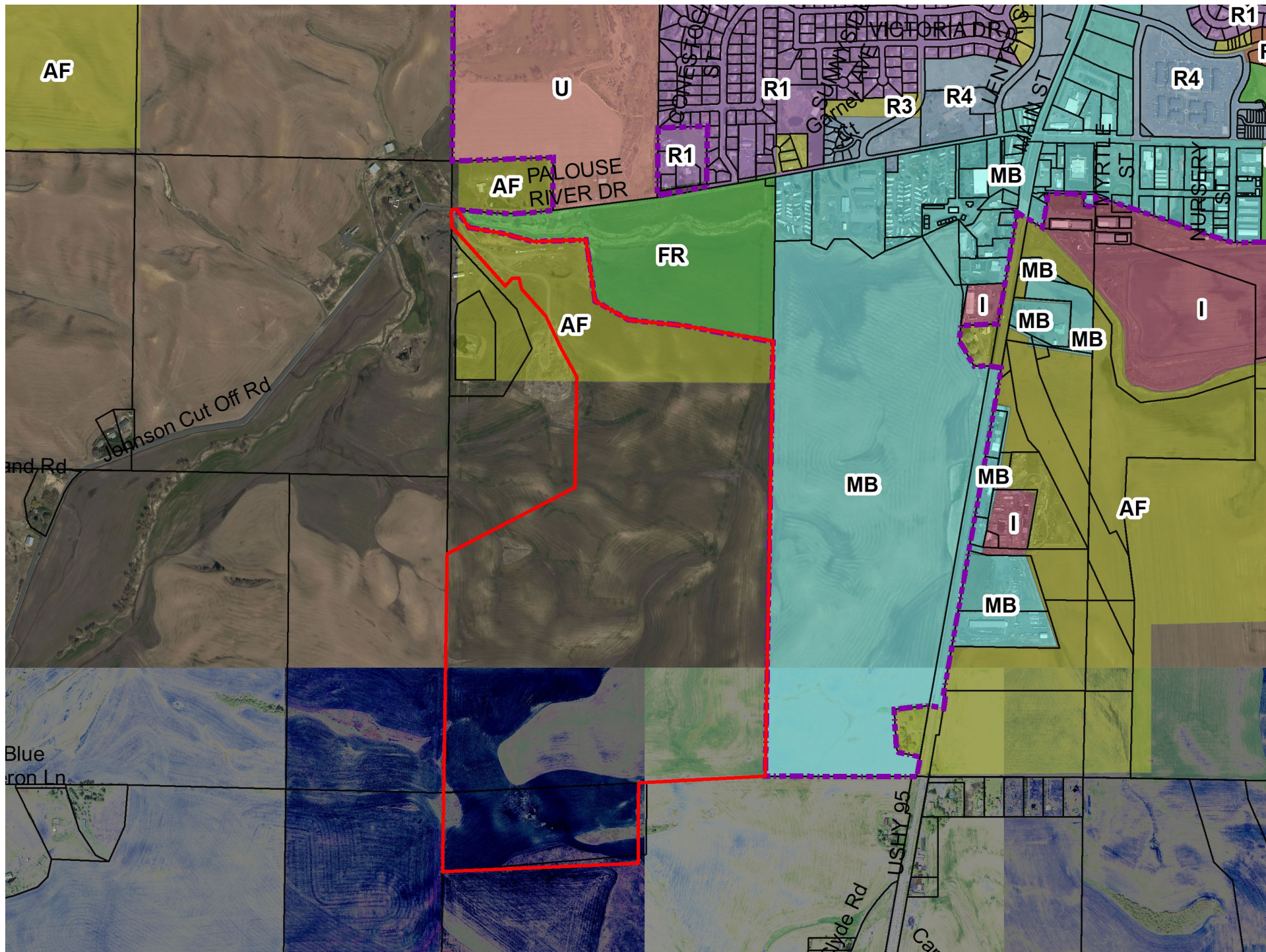
Comprehensive Plan

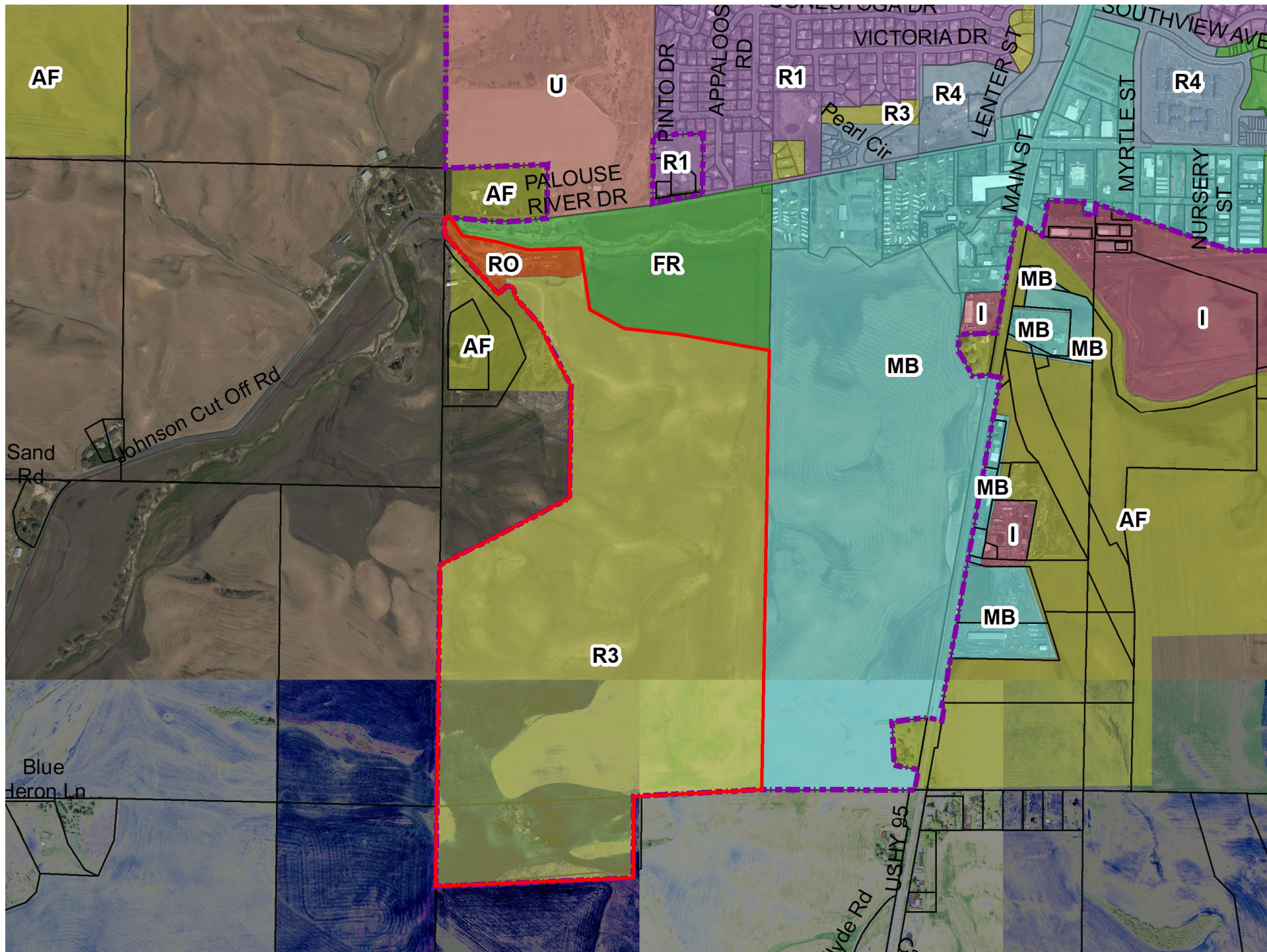
- The subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations
- According to the 2019 Comprehensive Plan, High-Density Residential designated areas are intended to,
 - Allow the highest density residential development at common densities between 15 and 26 units per acre
 - Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses
 - High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets
 - New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation
 - Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO)



Comprehensive Plan

- Auto-Urban Residential designated areas are intended to,
 - 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





Zoning

- The applicant is proposing to rezone the 235-acre parcel from the Agriculture Forestry (AF) to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone
- RO Zone
 - Moderately intensive zone including both offices and high-density housing
 - It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts
 - Appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.



Zoning

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



Zoning

- R-3 Zone
 - Provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction
 - 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 dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities



Edington Preliminary Plat

- Edington Subdivision
 - 27-acre area with 105 lots ranging from 2,328 to 63,105 square feet in size
 - RO Zone
 - 20 lots (17 townhouse lots)
 - R-3 Zone
 - 55 townhouse lots and 30 standard single-family lots



Edington Preliminary Plat

- RO Zone
 - Minimum Lot Size
 - 5,000 sf or 800 sf per dwelling unit, whichever is greater for single-family, two-family, and multi-family dwellings
 - 1,800 sf for townhouses
 - 2,250 sf for twinhomes
 - Minimum Lot Width
 - 50 ft for single-family, two-family, and multi-family dwellings
 - 18 feet for townhouses
 - 25 feet for twinhomes



Edington Preliminary Plat

- R-3 Zone
 - Minimum Lot Size
 - 6,000 sf single-family dwellings
 - 2,000 sf for townhouses
 - Minimum Lot Width
 - 60 ft for single-family dwellings (50 ft with alley access)
 - 20 feet for townhouses

Townhouse Standards

- Townhouse buildings shall contain no more than 8 contiguous units and the spacing between townhouse buildings shall be no less than 16 feet
- Spacing between townhouse buildings shall include a four 4-foot-wide pedestrian easement and sidewalk joining the alley, or rear of the townhouse development, to the public sidewalk adjacent to the front public street
- Townhouse developments of more than twenty-four 24 units shall provide off-street guest parking at the rate of 1 stall per each 4 townhouse units
 - Such guest parking shall be located within the required spacing between townhouse buildings or at the rear of the townhouse buildings.
- Townhouse developments of more than 24 units shall also provide functional common open space of 75 square feet per unit
 - Such common open space shall be of a functional size, the smallest dimension of which shall not be less than 30 feet and shall include landscaped and turf areas and shall include at least 2 different furnishings such as benches, picnic tables, children's play equipment or other similar items



PARCEL: RP39N05W240016
OWNER: BENARD OLSON

PARCEL: RP39N05W193200
OWNER: TIMOTHY CLYDE

PARCEL: RP39N05W193400
OWNER: TIMOTHY CLYDE

PARCEL: RP39N05W193155
OWNER: DOUG GADWA

PARCEL: RPM00000186015
OWNER: UNIVERSITY OF IDAHO

PARCEL: RPM00000192430
OWNER: CITY OF MOSCOW

PARCEL: RPM00000190900
OWNER: SCHWEITZER ENGINEERING

PARCEL: #
OWNER: #

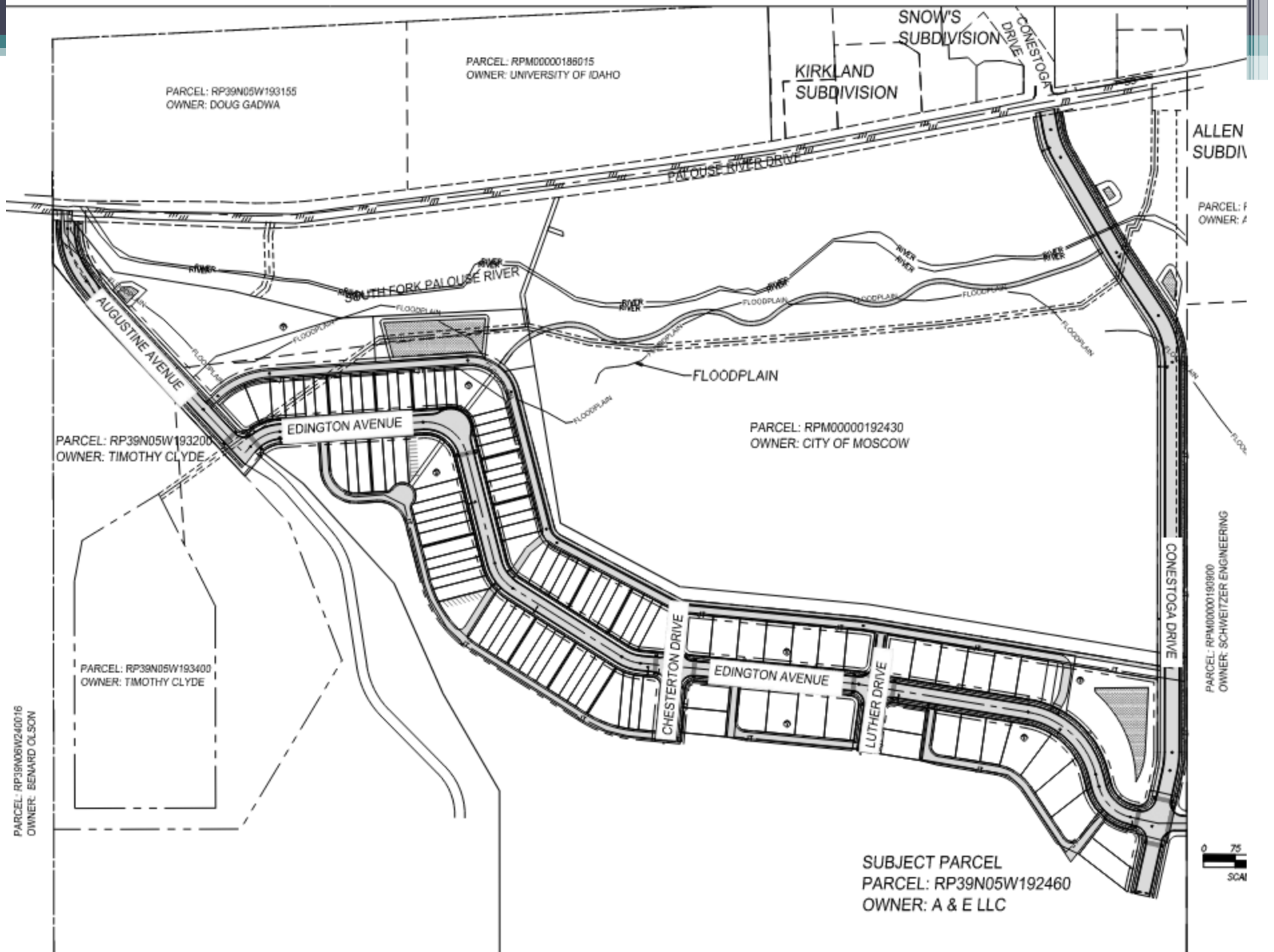
KIRKLAND
SUBDIVISION

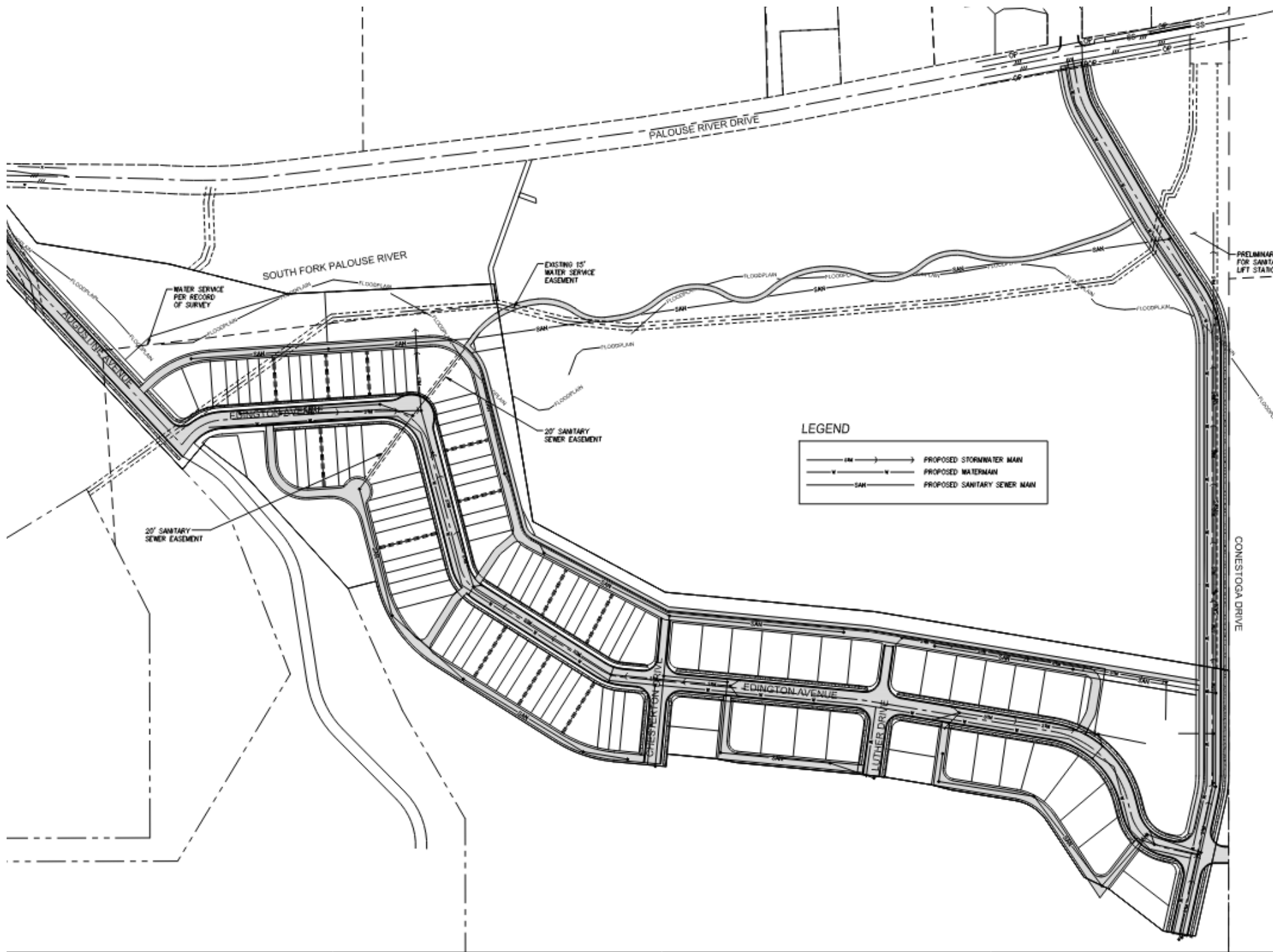
SNOW'S
SUBDIVISION

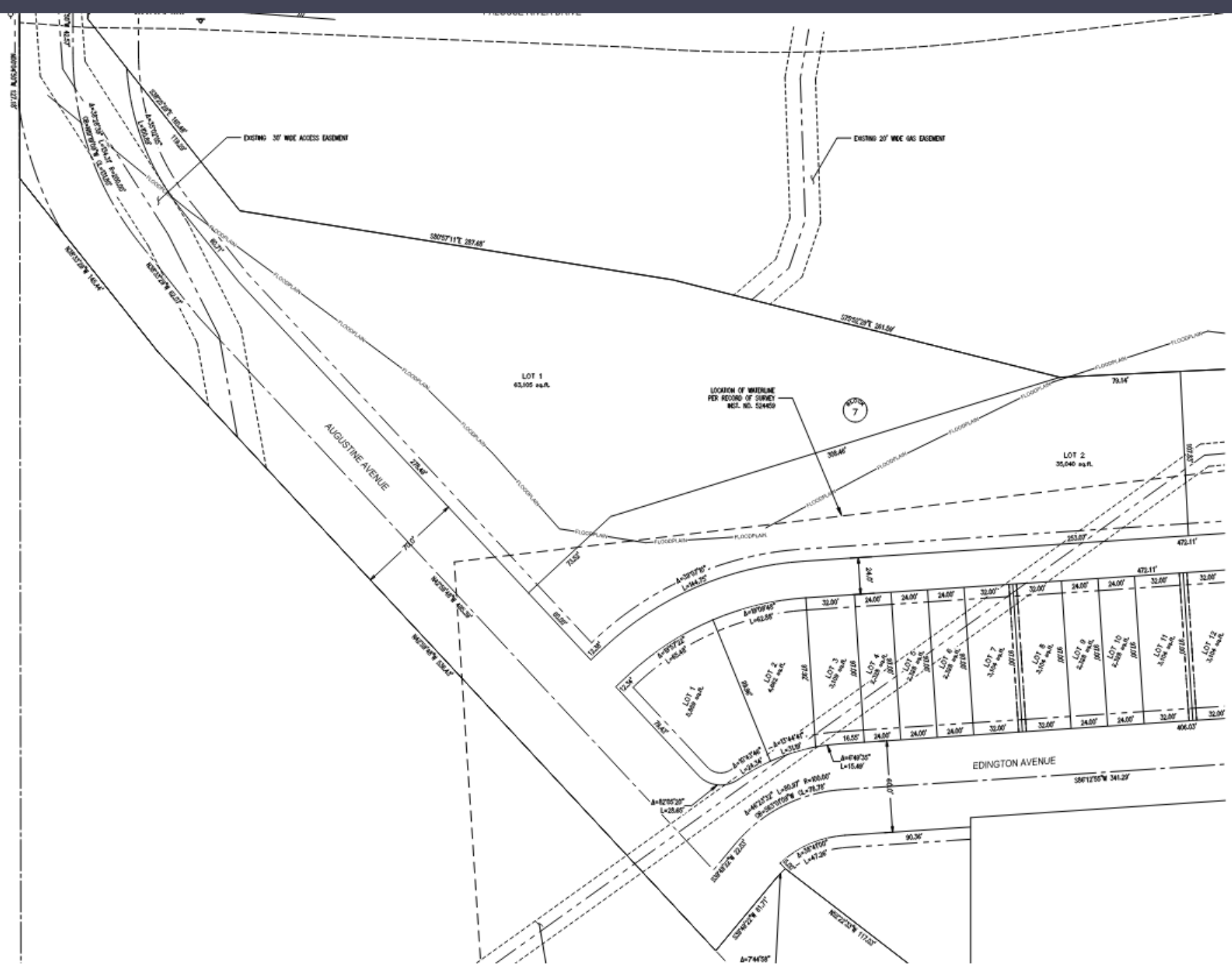
ALLEN
SUBDIVISION

SUBJECT PARCEL
PARCEL: RP39N05W192460
OWNER: A & E LLC

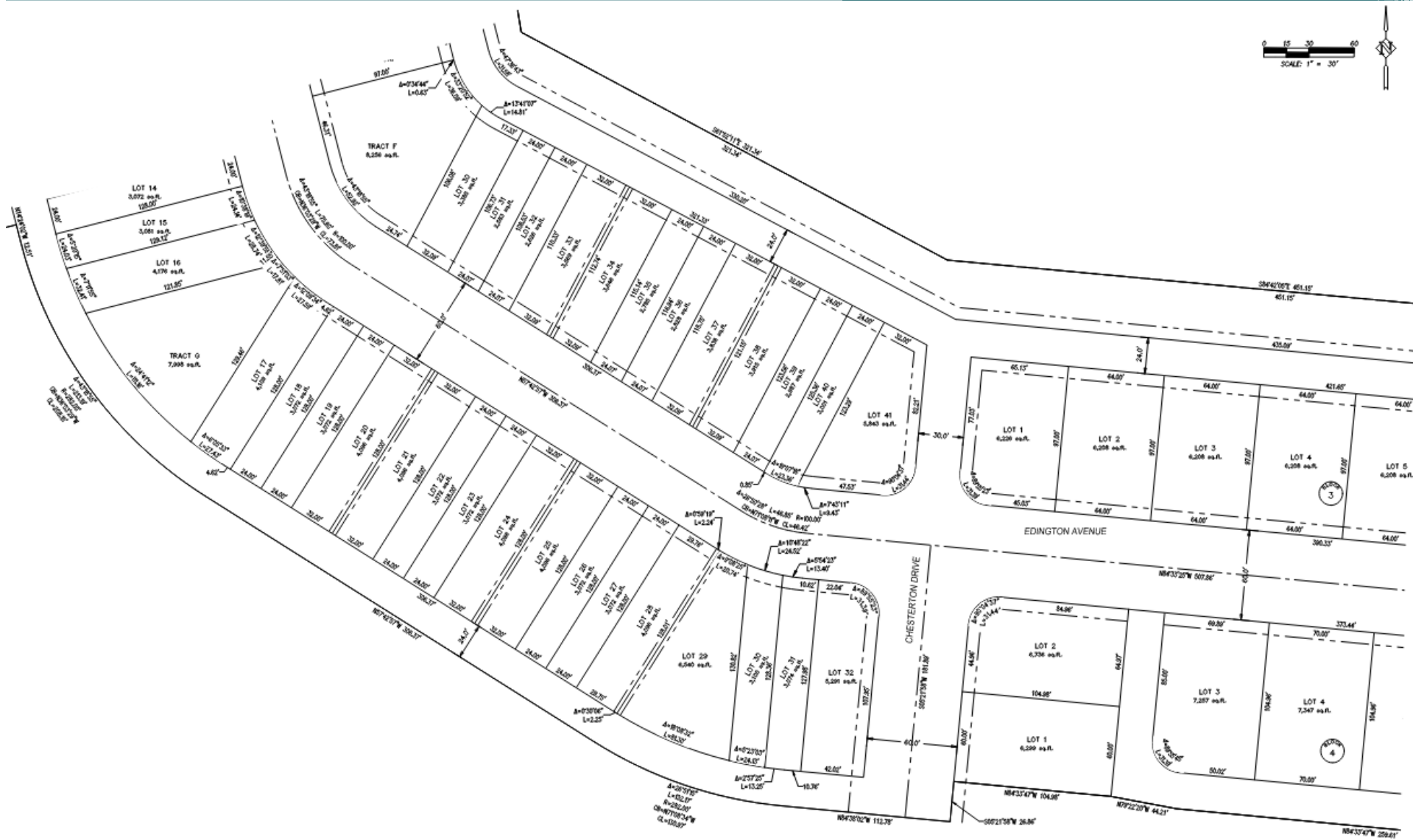
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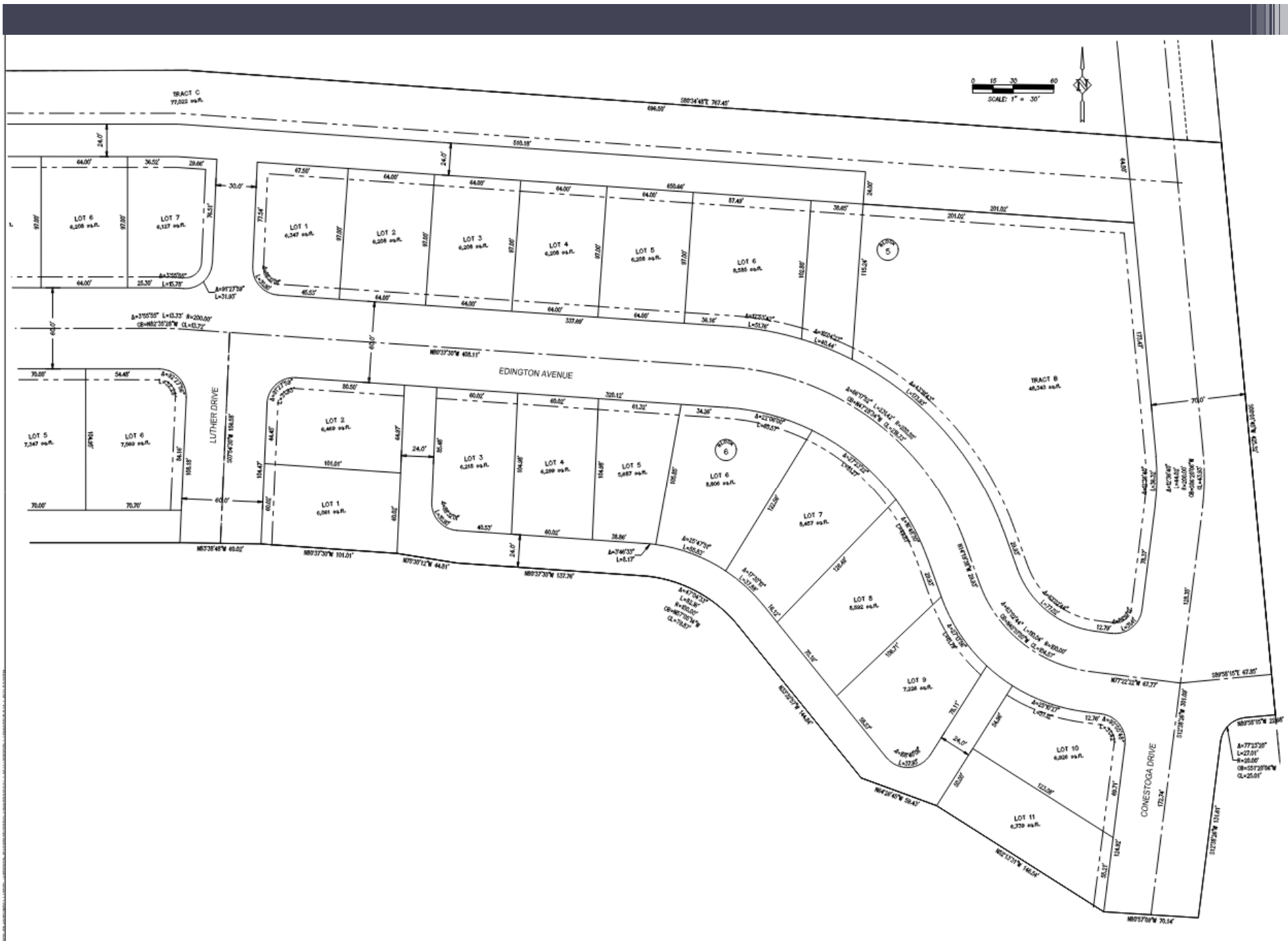


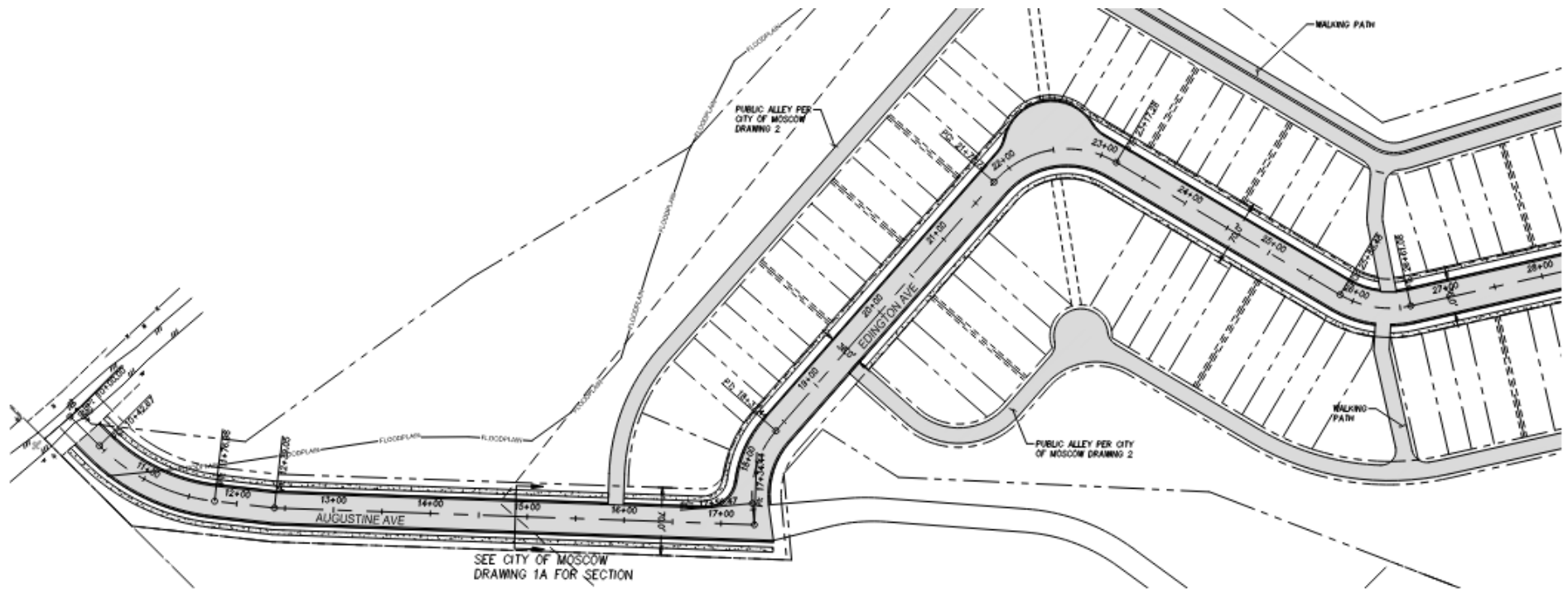


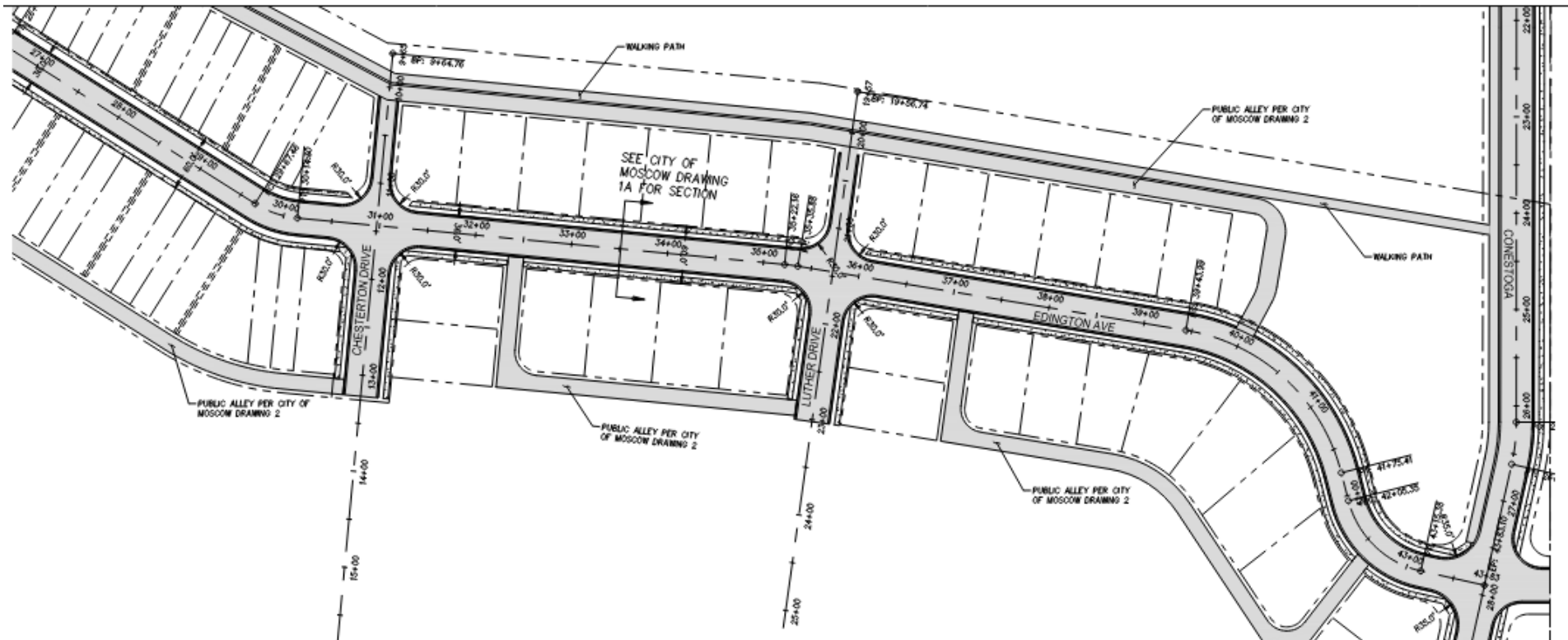














Street Network

- Conestoga Street and Augustine Street
 - Collectors
 - 34' wide street section
 - Bike lanes
 - No on-street parking
 - Curb, gutter, and sidewalks on both sides
- Edington Ave, Chesterton Dr, and Luther Dr
 - 36' wide street section
 - Parking on both sides of the street
 - Curb, gutter, and sidewalks on both sides



Street Network

- Palouse River Drive
 - Minor Arterial Street
 - Currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street
 - The roadway is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street
 - Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development



Street Network

- Two access points proposed to Palouse River Drive
 - One access point is on the west side after the South Fork of the Palouse River bridge and the other is at the east end which is the extension of Conestoga Street across the City's ball fields property
 - As part of the extension of Conestoga Street to the south to the subject property, a bridge will be constructed across the South Fork of the Palouse River

Developer Participation Request

- April 8th, 2021 – City received a request from the applicant requesting the City's financial participation in the construction of the extension of Conestoga Street and the accompanying bridge construction as it provides mutual benefit to both the applicant and the City
- May 17th, 2021 – Council approved a Memorandum of Agreement with BBC LLC
 - The terms of the agreement were to include the limits of the City's financial participation at 50% of the actual cost of the Conestoga Street extension, up to a maximum amount of \$1,078,210; and
 - The City's financial participation would not come due until all the improvements were completed and accepted by the City; and
 - As part of the agreement the applicant agreed to construct, at the applicant's expense, the frontage improvements to the south side of West Palouse River Drive to include installation of curbing, sidewalk and roadway widening to improve West Palouse River Drive to 34 feet in width from the intersection with Conestoga Street and continuously extending to US 95/South Main Street



Utilities

- Water Service
 - Existing mains in Palouse River Drive
 - Proposed to be extended via Conestoga Street
 - 2012 Comprehensive Water System Plan
 - Existing system has adequate potable and fire flows
- Sanitary Sewer
 - Main currently exists in Palouse River Drive
 - A main will then be extended in an east/west direction across the ball field property to a lift station that will be constructed to serve the proposed subdivision
 - 2011 Comprehensive Sewer System Plan
 - Existing system is adequate to serve additional flow

Sewer Infrastructure

- Storm Sewer

- Storm sewer will be piped and directed to numerous stormwater detention ponds located within the proposed subdivision
- The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate
- The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River



Parkland Dedication

- 13.36 acres of net developable land
 - RO Zone requires 9% dedication
 - R-3 Zone requires 7% dedication
 - 1.02 acres dedication requirement
- The applicant has submitted a letter proposing to defer the parkland dedication to a later phase, which was reviewed by the Parks and Recreation Commission and Pathways Commission
- Both Commissions recommended approval of deferring the parkland dedication during their April 13, 2021 and April 22, 2021 regular meetings



Recommendation

- The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, and Preliminary Plat on May 12, 2021 and recommended approval with one condition:
 - Water and sanitary sewer mains shall be extended to the western edge of the subject property boundary to allow the future extension of services to adjacent properties.
- Conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, and preliminary plat and upon consideration of any testimony presented:



Recommendation

1. Approve the Annexation Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary
2. If the Annexation Ordinance is approved, approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria



Recommendation

3. If the Annexation Ordinance is approved and Comprehensive Plan Land Use Designation Resolution is approved, 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
4. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, and the proposed Zoning Ordinance is approved, approve the preliminary plat for Edington Addition with conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria