

Moscow City Council



Regular Meeting ~Amended Agenda~

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Laurie M. Hopkins
City Clerk

208.883.7015

Tuesday
September 6, 2022

7:00 PM

Council Chambers
206 E. Third St.

The Moscow Mayor, City Council and Staff welcome you to tonight's meeting. This meeting is open to the public. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is sometimes provided after the staff report. However, the formality of procedures varies with the purpose and subject of the agenda item; therefore, the Mayor may exercise discretion in deciding when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Citizens wishing to comment on business that is not on the agenda will be provided the opportunity to do so during the public comment item on the agenda. If you plan to address the Council, you will find a list of "Tips for Addressing the Council" in the door pocket outside the City Council Chambers. Please note that Moscow City Council meetings are televised, videotaped and/or recorded. Links to view the City Council meeting live can be found on the City website, YouTube, Facebook and Spectrum Cable 1301. Thank you for your interest in City government.

PLEDGE OF ALLEGIANCE

PROCLAMATION

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council August 15, 2022 Minutes - Laurie M. Hopkins

B. Lot Line Adjustment: 815 and 819 Courtney Street - Aimee Hennrich

The applicant, Rachael Scharnhorst, is requesting a lot line adjustment between two properties located at 815 and 819 Courtney Street. The proposed lot line adjustment would reduce the lot addressed as 819 Courtney Street from 10,018 sf to 10,007 sf and expand the lot addressed 815 Courtney Street from 14,290 sf to 14,301 sf. The applicant is requesting the lot line adjustment in order to accommodate the construction of a fence in the most logical location. Both lots currently have single family dwellings constructed upon them and are located within the Medium Density, Residential Zoning District (R-2). Within the R-2 Zoning District, the minimum lot area is 7,000 sf and the minimum lot width is 20 feet when adjacent to a cul-de-sac. The proposed lot line adjustment meets both of these standards and both dwellings will meet all setback requirements. This was reviewed by the Public Works/Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Approve the lot line adjustment request with no conditions.

C. Lot Division and Lot Line Adjustment: 202 and 208 Henley Street - Aimee Hennrich

The applicant, Rusty Olps, is requesting a lot division and lot line adjustment to create three lots of approximately 5,000 sf, 6,142 sf, and 48,351 sf in size from two existing parcels of 8,224 sf and 51,833 sf in size. The properties are addressed as 202 and 208 Henley Street and 1110 S Main Street. The intention of the lot division is to create separate lots for the two

existing duplexes at 202 and 208 Henley Street. The subject properties are located within the Multiple Family (R-4) Zoning District, which requires a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet for two-family dwellings. All proposed lots meet the minimum lot area and width requirements of the R-4 Zone, and both structures will meet all setback requirements. This item was recommended for approval by the Public Works and Finance Committee with the condition that the roof structure currently connected to both duplexes at 202 and 208 Henley Street be removed in order to meet setback requirements.

ACTION: Approve the lot division and lot line adjustment request with the condition that the roof structure currently connected to both duplexes at 202 and 208 Henley Street be removed in order to meet setback requirements.

D. Paradise Pathway Lighting Project Bid Results - Nate Suhr / Cameron Lee

The City requested bid proposals for the illumination portion of the Paradise Pathway Lighting Project from three local contractors on August 8, 2022. The bid for the project includes the installation of approximately eighteen (18) lighted bollards and twenty-nine (29) overhead lighting fixtures along the Paradise Pathway between Main Street and Styner Avenue located in Moscow, Idaho. The Engineer's estimate for the project was \$155,400.00. The City received three bids on August 16, 2022 which ranged from \$168,764.00 to \$410,600.00, with Strom Electric Inc. being the low bidder at \$168,764.00. A bid tabulation is included in the Committee packet. This was reviewed by the Public Works/Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Accept the bid from Strom Electric, Inc., award the contract in the amount not to exceed \$168,764.00, and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount.

E. Logos Property Development Agreement - Todd Drage

On June 6, 2016, Logos School filed an application for a Conditional Use Permit (CUP) to construct a school and church on a 30-acre property located at 1515 N. Mountain View Road. The Moscow Board of Adjustment approved the CUP in August of 2016. The CUP detailed that the project would be completed sequentially in the following three phases: 1) public improvements to support the school and church, 2) the school and an assembly space, and 3) a gymnasium and a chapel. On September 9, 2021 the applicant filed to amend the existing CUP in order to modify the phasing of the project. The requested amended phasing entailed constructing the public improvements and a fellowship hall as phase I and II respectively; and, the school, church, and ancillary buildings would be constructed in phase III. The Board of Adjustment approved the amended CUP with the stipulation that, in order for phase I and phase II to be constructed concurrently, a security for the public improvements defined in phase I would need to be in place prior to commencing construction on the phase II fellowship hall. In order to accept said security, a development agreement is necessary to address the construction of the public improvements and the conditions for a security. The agreement included in the packet covers these items. This item was reviewed by the Public Works Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Approve the Development Agreement with Faith Ministries Inc. for the Logos Property development.

F. Edington 1st Addition Development Agreement - Todd Drage

BBC LLC, has submitted to the City a final plat for the development of a property south of Palouse River Drive and the University of Idaho Arboretum. On June 07, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Edington 1st Addition and will be presented for City Council approval on Tuesday, September 6, 2022. If

the final plat is approved, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The agreement included in the packet covers these items. This item was reviewed by the Public Works Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Approve the Development Agreement with BBC LLC for the Edington 1st Addition.

G. Edington 1st Addition Monumentation Agreement - Todd Drage

BBC LLC, has submitted to the City a final plat for the development of a property south of Palouse River Drive and the University of Idaho Arboretum. On June 07, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Edington 1st Addition and will be presented for City Council approval on Tuesday, September 6, 2022. If Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. This item was reviewed by the Public Works Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Approve the monumentation agreement with BBC LLC for Edington 1st Addition.

H. Edington 1st Addition Final Plat - Mike Ray

On June 7, 2021, Moscow City Council approved the Edington 1st Addition preliminary plat with one condition. On June 16, 2022, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat at their meeting on July 27, 2022 and recommended approval to City Council. This item was reviewed by the Public Works Finance Committee on August 22, 2022 and recommended for approval.

ACTION: Approve the Edington 1st Addition Final Plat.

I. Palouse Groundwater Basin Water Alternatives Supply Contract Extension - Tyler Palmer

The City of Moscow is administering a contract with Alta Science and Engineering Inc. on behalf of the Palouse Basin Aquifer Committee (PBAC). The contract is for continued work toward the selection and implementation of an alternate supply water project. At their meeting on July 28, 2022, PBAC approved an extension of the contract to facilitate Alta's support of the project as it enters a public involvement phase. The work will be billed on a time and materials basis not to exceed \$50,000. The City will invoice PBAC for the entire amount, and reimburse any funds not expended. This was reviewed by the Public Works/Finance Committee on August 8, 2022 and recommended for approval.

ACTION: Approve the contract extension with Alta Science and Engineering Inc. as presented.

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

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

4. Citizen Commission Report - Moscow Farmers Market - Amanda Argona / Jamie Hill

5. Clearwater Economic Development Association Report - Dodd Snodgrass

The Clearwater Economic Development Association will provide a report on recent projects and economic development activities.

PROPOSED ACTIONS: Accept report.

6. PUBLIC HEARING: Proposed Rezone of a 10-acre Property Located Directly North of the Current Terminus of War Bonnet Drive (ACTION ITEM) - Mike Ray

The applicant, the Estate of Kathleen J. Montgomery, is requesting the rezone of a 10-acre property located directly north of the current terminus of War Bonnet Drive. The parcel is currently zoned Motor Business (MB) which the applicant is proposing to rezone to the Multiple Family Residential (R-4) Zone. The Planning and Zoning Commission conducted a public hearing on August 10, 2022 and recommended approval of the rezone request with one condition.

PROPOSED ACTIONS: Conduct the public hearing and upon consideration of any 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.

7. PUBLIC HEARING: Anderson 7th Addition Subdivision Request to Eliminate a Condition of Approval (ACTION ITEM) - Mike Ray

Moscow City Council conducted a public hearing on June 21, 2021 to consider the request of Jim Swift for a preliminary subdivision plat for a 5.88-acre area of land located at 2075 Sunnyside Ave and 706 W Palouse River Drive, referred to as Anderson 7th Addition. The Council subsequently approved the preliminary subdivision plat with three conditions. On June 22, 2022, the developer of the subdivision submitted a request to eliminate one of the original conditions of approval that vehicular access to Block 2, Lot 7 shall be limited to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive. The Planning and Zoning Commission conducted a public hearing on July 27, 2022 and recommended modification of the existing condition of approval.

PROPOSED ACTIONS: Conduct the public hearing and upon consideration of any testimony received, modify the existing condition of approval and adopt the Planning and Zoning Commission's written decision; or eliminate the existing condition of approval and direct Staff to prepare a written decision; or retain the existing condition of approval and direct Staff to prepare a written decision; or take such other action deemed appropriate.

~~**8. PUBLIC HEARING: Open Budget for Fiscal Year 2021-2022 (FY2022) Review (ACTION ITEM) - Sarah Banks / Bill Bellnap**~~

- ~~- The State of Idaho provides a process for cities to amend the original fiscal year budget appropriation ordinance in accordance with Idaho Code section 50-1003. Throughout the year, the City has received additional federal, and/or state, and/or local grant awards. The City Council has authorized expenditures, including disbursement of ARPA funds to support small businesses and non-profits. Staff is proposing to amend Ordinance 2021-10 in the amount of \$3,189,600 to accommodate the authorized appropriations. This was reviewed by the Public Works/Finance Committee on August 22, 2022 and recommended for approval.~~

~~**PROPOSED ACTIONS:** After considering public testimony, approve the Open Budget 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.~~

89. Palouse Basin Water Alternative Study - Tyler Palmer

In April of 2020, the Palouse Basin Aquifer Committee (PBAC) contracted with Alta Science and Engineering to continue work on identifying feasible water supply projects for the Palouse Basin. The work has been completed and PBAC is presenting to City Council the final report document along with recommendations.

PROPOSED ACTIONS: Accept the report and take action as deemed appropriate.

REPORTS

City Council

Mayor

Staff

ADJOURN

NOTICE: Moscow City Council and committee meetings are televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.