

Moscow City Council



Regular Meeting ~Agenda~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday, November 7, 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

Veterans Day

REGULAR AGENDA

1. Approval of Moscow City Council October 17, 2022 Minutes - Laurie M. Hopkins

PROPOSED ACTIONS: Approve minutes as presented; or take other action as deemed appropriate.

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

3. Moscow Farmers Market Halloween Costume Contest Award Presentation - Amanda Argona

4. Citizen Commission Report - Moscow Tree Commission - David Schott / Ellis Eifert

5. Consideration of Custodial Services for Certain City Buildings (ACTION ITEM) - David Schott

The City published an invitation to bid for custodial services for certain City buildings on February 19, 2022, and February 26, 2022. Bid opening for custodial services took place on March 9, 2022, when two (2) bids were received. Bids were requested for six (6) groupings of facilities referred to as modules. The Garson Group, LLC was the low bidder for Module #1, Module #2, Module #3, Module #5, and Module #6, and EVCAR, Inc. dba Service Master Building Maintenance (Service Master) was the low bidder for Module #4 at that time. The City executed contracts with both providers in April of 2022 to take effect on October 1, 2022. Effective October 11, 2022, The Garson Group was terminated for failure to perform, leaving five of the six modules without janitorial service.

As such, City staff reached out to the second bidder, Service Master, to determine if there was interest in taking on those modules they were not the successful bidder for in the original February process. Service Master responded they are able and willing to take on Modules #2 and #6, which include City Hall, Paul Mann Building, Haddock Building, and Intermodal Transit Center. If approved, the proposed agreement for Module #2 and #6 would begin on November 18, 2022, and extend through September 30, 2025. To reflect the delayed start date of November 18 from the originally anticipated start date of October 1, the contract amount has been pro-rated to \$126,508.17. It includes custodial services for Module #2 and #6 for City Hall, Paul Mann Building, Haddock Building, and Intermodal Transit Center.

PROPOSED ACTIONS: Accept the bid from EVCAR, Inc. dba Service Master Building Maintenance in the amount of \$126,508.17 for Module #2 and Module #4; or take other action as deemed appropriate.

6. Public Hearing: Edington Estates Annexation, Comprehensive Plan Land Use Designation, Zoning Designation, Planned Unit Development, and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, BBC, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, preliminary subdivision plat and Planned Unit Development (PUD) for a 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential 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 and Planned Unit Development (PUD) is a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, Planned Unit Development, and Preliminary Plat on August 10, 2022 and recommended approval with no conditions. The Transportation Commission reviewed the proposed preliminary plat and PUD at their meeting on September 8, 2022, and recommended approval with the condition that the applicant provide a pedestrian connection from the southern end of the private street to the adjacent property to the south.

PROPOSED ACTIONS: Conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, PUD, 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 PUD for Edington Estates with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the PUD with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the PUD and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

5. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, the proposed Zoning Ordinance is approved, and the PUD is approved, approve the preliminary plat for Edington Estates Addition with the condition that the applicant shall provide a pedestrian connection from the southern end of the private street to the adjacent property to the south, 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.

REPORTS

City Council

Mayor

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

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

VETERANS DAY

WHEREAS, November 11th is the anniversary of the armistice signed by the Allies and the Germans in 1918, which ended World War I after four years of conflict; and

WHEREAS, President Woodrow Wilson issued the first Armistice Day proclamation in November of 1919, and set the tone for future observances, by observing that:

“To us in America, the reflections of Armistice Day will be filled with solemn pride in the heroism of those who died in the country's service and with gratitude for the victory, both because of the thing from which it has freed us and because of the opportunity it has given America to show her sympathy with peace and justice in the councils of the nation;” and

WHEREAS, the name was changed from Armistice Day to Veterans Day by an act of Congress in 1954, when then-President Eisenhower called on citizens to observe the day in honor of all who had served in America's wars through the years; and

WHEREAS, more than 115,000 veterans of our Nation's military reside in Idaho and almost 5,000 of them live in our area; and

WHEREAS, our nation is indebted to the service men and women who have made great sacrifices, endured long absences from loved ones, and suffered injury or death to protect our homes and families; and

WHEREAS, local organizations, businesses, and the University of Idaho have committed their time and involvement towards numerous tributes and celebrations in honor of our service men and women; and

WHEREAS, Veterans Day is an opportunity to honor our nation's veterans for their patriotism, willingness to serve, and sacrifices.

NOW, THEREFORE, I, Arthur D. Bettge, Mayor for the City of Moscow, do hereby proclaim November 11 as

VETERANS DAY

in the City of Moscow, and I urge all citizens to observe Veterans Day, to participate in events within the community to honor our local veterans; to reflect upon the sacrifices made by America's military personnel, and to preserve and promote enduring peace around the world.



DATED

Arthur D. Bettge, Mayor

Moscow City Council



Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

**Monday
October 17, 2022**

7:00 PM

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

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

PRESENT: Mayor Art Bettge, Sandra Kelly, Maureen Laflin, Hailey Lewis, Julia Parker, Gina Taruscio, Anne Zabala

STAFF: Bill Belknap, Cody Riddle, Mike Ray, David Schott, Mike Ray, Cody Riddle, Bob Buvel, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

A group of girl scout troops led the Pledge of Allegiance.

CONSENT AGENDA

A. Approval of Moscow City Council October 3, 2022 Minutes - Laurie M. Hopkins

B. Disbursement Report September 2022 - Sarah Banks

Staff presented the September 2022 Accounts Payable Report to Public Works / Finance Committee on October 11, 2022. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of September, 2022.

C. Virgil Phillips Farm Property Lease Agreement Renewal - David Schott

The City of Moscow owns Virgil Phillips Farm. However, Latah County has leased the property "for the benefit and use of the children of Moscow, Idaho for recreational purposes" since April 19, 2000. The property is currently managed by Latah County Parks and Recreation. City of Moscow staff have been happy with this arrangement and have drafted a lease agreement for the next five years from October 1, 2022, through September 30, 2027. In exchange for Latah County Parks and Recreation managing the property, the City agrees to pay \$5,000 per year to assist with the expenses related to the maintenance and operation of Virgil Phillips Farm. This was reviewed by the Public Works/Finance Committee on September 10, 2022 and recommended for approval.

ACTION: Approve the proposed lease agreement between the City of Moscow and Latah County to lease Virgil Phillips Park from October 1, 2022 to September 30, 2027.

D. Woodbury 1st Addition Monumentation Agreement - Todd Drage

Woodbury Land LLC, has submitted to the City a final plat for the development of a property at the current northern extent of Slonaker Drive. On September 20, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Woodbury 1st Addition and will be presented for City Council approval on Monday, October 17, 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 was reviewed by the Public Works/Finance Committee on September 10, 2022 and recommended for approval.

ACTION: Approval of the monumentation agreement with Woodbury Land LLC for Woodbury 1st Addition.

E. Woodbury 1st Addition Development Agreement - Todd Drage

Woodbury Land LLC, has submitted to the City a final plat for the development of a property at the current northern extent of Slonaker Drive. On September 20, 2021, the City Council approved the preliminary plat for this property. The final plat is titled Woodbury 1st Addition and will be presented for City Council approval on Monday, October 17, 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 was reviewed by the Public Works/Finance Committee on September 10, 2022 and recommended for approval.

ACTION: Approval of the Development Agreement with Woodbury Land LLC for the Woodbury 1st Addition.

Taruscio moved and Laflin seconded to approve the consent agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

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

Kurt Hendrick (Moscow) said he is organizing a trade fair on March 24-25, 2023 at the fairgrounds which will introduce high school students to skill trades. He asked for help in sharing the event information.

3. Latah Recovery Center Report (ACTION ITEM) - Darrell Keim

Darrell Keim from the Latah Recovery Center (LRC) will provide the Council with a report on the Center's recent activities and programs.

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

Keim, Executive Director for LRC, said the center provides services related to recovery coaching, referrals, life skills, veteran and jail outreach, harm reduction, and housing. The crisis center is available 24/7 and to anyone in the community. Details of services can be found on the attached LRC fact sheet. The Oxford House for men's sober housing has been full since July 15 and no complaints that he is aware of.

Kelly moved to accept the report. Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

4. Latah County Library District Moscow Branch Facility Study Presentation (ACTION ITEM) - Chris Sokol

The Latah County Library District has recently completed a facility expansion study for the Moscow branch location and will present the results of the study to the Council for the Council's consideration.

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

Sokol introduced Jen Root and Saba Baig, trustees on the library board. The Moscow Public Library is the headquarters for all of Latah County and has a partnership with the City. The library offers many youth services as well as adult programs. Other offerings include instruments, computer use and assistance, telescopes and test proctoring. Membership is free and includes remote learning. In 2020 the District launched a county wide committee in conjunction with the census bureau to encourage participation in the census. The 2019 City of Moscow Comprehensive Plan supports an active public library and states it is important to have the necessary physical resources to continue and enhance its services. The library is facing a growing crisis with facility capacity. The previous expansion occurred 40 years ago and the population increased by 54% since then. The library will not be able to offer services at the quality they deserve. The summer youth programs can include over 100 children and the main floor occupancy limit is 66. Sokol said

the current square feet of the library is 10,700. In 2017 consultants examined the library and suggested a space that was triple the current square footage. The District hired Castellaw Kom Architects to conduct a facility study on how to expand the current facility and they suggested a staged step approach. Expansion possibilities include expanding the basement level towards Jefferson Street, expanding the north addition to the parking lot on First Street and expanding the entrance, and thirdly a second story could be added to the north side of the building. All of these additions would gain 12,200 square feet. Castellaw Kom estimated the cost for the expansion at \$6.5 million. Sokol said she recently visited the new Missoula library and the cost for the build was \$39 million. The district could run a levy but it would need full county support. If the City ran the levy it would only be within the limits of Moscow.

Belknap said 2029 would be the last payment on the police facility and would be the optimum time to run a general obligation bond in order to keep the levy level consistent. Sokol said some grass was restored for outdoor programming and they can explore other options in the interim. Lewis moved to accept the report. Zabala seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Woodbury 1st Addition Final Planned Unit Development and Final Plat (ACTION ITEM) - Mike Ray

On September 20, 2021, City Council approved the Woodbury 1st Addition annexation, Comprehensive Plan land use designation, zoning designation, and PUD with no conditions and approved the preliminary plat with three conditions. On September 1, 2022, the applicant submitted the final plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. As the City's consultant HDR's water modeling memorandums indicates, additional water distribution infrastructure will be required if/when Phase III of the 1st Addition and future Additions are constructed. Additionally, as demonstrated in the Comprehensive Sewer System Plan, a segment of sewer main will require correcting as a part of the 1st Addition's Phase III construction and for future Woodbury Additions. The completion of these water and sewer components prior to Phase III has been specified in the subdivision's civil design plan set and will be a condition of the Woodbury 1st Addition Development Agreement. The Planning and Zoning Commission reviewed the final subdivision plat and final PUD at their meeting on September 28, 2022 and recommended approval to City Council with the condition that the developer shall design and construct all necessary infrastructure and will not proceed until said infrastructure is completed, installed, and accepted by the City for each phase of the subdivision in accordance with the approved development agreement. The Public Works Finance Committee reviewed this item on October 10, 2022 and recommended approval.

PROPOSED ACTIONS: Approve the Woodbury 1st Addition Final PUD and Final Plat with the condition that the developer shall design and construct all necessary infrastructure and will not proceed until said infrastructure is completed, installed, and accepted by the City for each phase of the subdivision in accordance with the approved development agreement; or take such other action deemed appropriate.

Ray introduced the item as written above and providing a background on zoning, comprehensive plan designation, and conditions from the preliminary plat. The final plat incorporates the conditions that were required in the preliminary plat approval. In response to a question from Lewis, Belknap explained an HOA is self-governed and the City does not have a roll in an HOA.

Taruscio moved to approve the Woodbury 1st Addition Final PUD and Final Plat with the condition that the developer shall design and construct all necessary infrastructure and will not proceed until said infrastructure is completed, installed, and accepted by the City for each phase of the subdivision in accordance with the approved development agreement. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Recommendation to Name Pickleball Courts at Ghormley Park "Damon Burton Pickleball Courts" (ACTION ITEM) - David Schott

The Parks and Recreation Commission received a letter dated February 15, 2022, requesting to recommend officially naming the Ghormley Park pickleball courts the "Damon Burton Pickleball Courts." Resolution 2004-19 allows for facilities within parks (i.e., playgrounds, picnic shelters, etc.) to be named separately from the parks and recreational facilities they are in, subject to general approval. On May 26, 2022, the Parks and Recreation Commission approved the beginning of a 60-day public comment period for the proposed "Damon Burton Pickleball Courts" as required under Resolution 2004-19. The public notice was published in the Daily News on June 18, 2022, and July 16, 2022. No public comments were received. The Parks and Recreation Commission considered and recommended approval to officially name the pickleball courts at Ghormley Park the "Damon Burton Pickleball Courts" during their August 25, 2022 meeting. This was reviewed by the Public Works/Finance Committee on September 10, 2022 and recommended for approval.

PROPOSED ACTIONS: Approve officially naming the pickleball courts at Ghormley Park the "Damon Burton Pickleball Courts" and pass the associated Resolution; or take other actions as deemed appropriate.

Schott introduced the item as written above. He went over the requirements should someone recommend naming a facility after a person. Having no questions, Kelly moved to approve officially naming the pickleball courts at Ghormley Park the "Damon Burton Pickleball Courts" and pass the associated Resolution. Zabala seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Update on the Downtown Streetscape Study (ACTION ITEM) - Cody Riddle

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

Riddle gave a brief history of the study. Matt Comer, Welch-Comer, said the process is going quite quickly. He highlighted the scope of the area and the planning process. Courtney Kramer, Welch-Comer, described the outreach strategy for street design, amenities, streetscape and parking. Primary feedback for street design included stormwater treatment and an innovative street design. For the streetscape, feedback has been color and texture and trees. Including a water feature and increasing the size of Friendship Square have also been at the top of the lists.

Dale Hatch, Welch-Comer, went through the design concept which included connecting Legacy Crossing to the downtown. Each intersection would have some type of treatment. All of 4th Street has specific improvements. Mimicking the hills of the Palouse, using trees and colored concrete would provide more movement to Friendship Square. Stormwater detention is included. Both sides of Friendship Square would have four trees removed but eight trees in each side would be replanted in their place. The new trees would be differing species, some flowering. The eastern side would extend with the removal of the turnaround with the idea of the street being one way to the west with an exit in the alley to the south. This would allow for the possibility of a stage to be included on the east side of Friendship Square. The sidewalk in front of the previous police station would widen to allow art installations. .

Comer said the utilities will be addressed during a design phase. Stormwater will be a large priority in design. The proposal has a decrease of parking stalls in the area near Friendship Square but the entire study area would gain 7 stalls. Assessible parking stalls would include one per block.

Parker likes all the ideas. Laflin appreciates the focus on accessibility stalls and finding a good location for them. Kelly likes the concept design but believes there will need to be a lot of marketing on the movement of parking. Taruscio likes how the movement is exciting and encourages people to linger and patronize the businesses. Lewis appreciates the increased parking stalls on 1st Street but could see some frustration from

downtown residents as that will increase more consistent daily parking.

A woonerf is a pedestrian area is the main focus and the vehicles are secondary. Zabala thinks the pedestrian area is a great way to go. Parker can see concerns in the corridor between 3rd and 6th Streets. Belknap said it is not a classic woonerf because there are dedicated pedestrian ways. It is more of a festival street that is more accommodating to events, but not encouraging pedestrians to walk down the street.

Hatch added that if there was significant damage to the sidewalk, they will look at the tree for possible removal. Kelly pointed out that in Moscow, trees are a hot button so there needs to be attention to removal and replacement. Zabala said the electrification of downtown and creation of a second place next to Friendship Square are her favorites. Lewis said she is not totally sold on the color enhancements. The next step is the public meeting tomorrow.

REPORTS

Reports were postponed to the next meeting.

ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 9:15 p.m.

Arthur D. Bettge, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

CITY COUNCIL STAFF REPORT

DATE: Monday, November 7, 2022



AGENDA ITEM TITLE

Consideration of Custodial Services for Certain City Buildings (ACTION ITEM) - David Schott

RESPONSIBLE STAFF

David Schott, Parks and Facilities Manager

REVIEWED BY

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

DESCRIPTION

The City published an invitation to bid for custodial services for certain City buildings on February 19, 2022, and February 26, 2022. Bid opening for custodial services took place on March 9, 2022, when two (2) bids were received. Bids were requested for six (6) groupings of facilities referred to as modules.

Bidders were allowed to bid on one (1) module, multiple modules, or all the modules. The City would then enter into a professional services agreement with the successful bidder for each module. The time period for services was October 1, 2022 through September 30, 2025.

A breakdown of the thirteen (13) City buildings by module is as follows:

Module #1: Moscow Police Station

Module #2: City Hall - Paul Mann Building

Module #3: Hamilton Indoor Recreation Center (HIRC) - Eggan Youth Center

Module #4: Fire Station #1 - Fire Station #3 - City Shop

Module #5: Water Reclamation Facility (WRF) - Magyar Building - Water Operations Building

Module #6: Intermodal Transit Center (ITC) - Haddock Building

The Garson Group, LLC was the low bidder for Module #1, Module #2, Module #3, Module #5, and Module #6, and EVCAR, Inc. dba Service Master Building Maintenance (Service Master) was the low bidder for Module #4 at that time. The City executed contracts with both providers in April of 2022 to take effect on October 1, 2022. Effective October 11, 2022, The Garson Group was terminated for failure to perform, leaving five of the six modules without janitorial service.

As such, City staff reached out to the second bidder, Service Master, to determine if there was interest in taking on those modules they were not the successful bidder for in the original February process. Service Master responded they are able and willing to take on Modules #2 and #6, which include City Hall, Paul Mann Building, Haddock Building, and Intermodal Transit Center. If approved, the proposed agreement for Module #2 and #6 would begin on November 18, 2022, and extend through September 30, 2025. To reflect the delayed start date of November 18 from the originally anticipated start date of October 1, the contract amount has been pro-rated to \$126,508.17. It includes custodial services for Module #2 and #6 for City Hall, Paul Mann Building, Haddock Building, and Intermodal Transit Center.

STAFF RECOMMENDATION

Accept the bid from EVCAR, Inc. dba Service Master Building Maintenance in the amount of \$126,508.17 for Module #2 and Module #4.

PROPOSED ACTIONS

PROPOSED ACTIONS: Accept the bid from EVCAR, Inc. dba Service Master Building Maintenance in the amount of \$126,508.17 for Module #2 and Module #4; or take other action as deemed appropriate.

FISCAL IMPACT

The expenses for janitorial services are expensed from various budgets throughout the City under Janitorial Services & Supplies.

PERSONNEL IMPACT

ATTACHMENTS

1. March 9, 2022 Custodial Services Bid Tally
2. 03.09.22 Bid Package Service Master
3. 10.13.22 JanitorialContract_ServiceMaster_Modules 2 and 6 _final mb

March 9, 2022 Bid Results - Custodial Services for Certain City Buildings
Bid Tally

Contractor:	Evcac, Inc.		Garson Group, LLC	
Module #1: Moscow Police Station*	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (Police Station*)	\$ _____	\$ _____	\$ 1,200.00	\$ 14,400.00
October 1, 2023 - September 30, 2024 (Police Station*)	\$ _____	\$ _____	\$ 1,300.00	\$ 15,600.00
October 1, 2024 - September 30, 2025 (Police Station*)	\$ _____	\$ _____	\$ 1,350.00	\$ 16,200.00
MODULE #1 TOTAL ANNUAL:		No Bid		\$ 46,200.00
Module #2: City Hall* - Paul Mann Building	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (City Hall*)	\$ 1,092.00	\$ 13,104.00	\$ 600.00	\$ 7,200.00
October 1, 2023 - September 30, 2024 (City Hall*)	\$ 1,101.75	\$ 13,221.00	\$ 600.00	\$ 7,200.00
October 1, 2024 - September 30, 2025 (City Hall*)	\$ 1,111.50	\$ 13,338.00	\$ 750.00	\$ 9,000.00
October 1, 2022 - September 30, 2023 (Paul Mann)	\$ 546.00	\$ 6,552.00	\$ 500.00	\$ 6,000.00
October 1, 2023 - September 30, 2024 (Paul Mann)	\$ 550.94	\$ 611.28	\$ 500.00	\$ 6,000.00
October 1, 2024 - September 30, 2025 (Paul Mann)	\$ 555.75	\$ 6,669.00	\$ 600.00	\$ 7,200.00
MODULE #2 TOTAL ANNUAL:		\$ 59,495.28		\$ 42,600.00
Module #3: Hamilton Indoor Recreation Center (HIRC) - Eggan Youth Center	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (HIRC)	\$ _____	\$ _____	\$ 2,200.00	\$ 26,400.00
October 1, 2023 - September 30, 2024 (HIRC)	\$ _____	\$ _____	\$ 2,200.00	\$ 26,400.00
October 1, 2024 - September 30, 2025 (HIRC)	\$ _____	\$ _____	\$ 2,500.00	\$ 30,000.00
October 1, 2022 - September 30, 2023 (Eggon Youth Center)	\$ _____	\$ _____	\$ 900.00	\$ 10,800.00
October 1, 2023 - September 30, 2024 (Eggon Youth Center)	\$ _____	\$ _____	\$ 900.00	\$ 10,800.00
October 1, 2024 - September 30, 2025 (Eggon Youth Center)	\$ _____	\$ _____	\$ 900.00	\$ 10,800.00
MODULE #3 TOTAL ANNUAL:		No Bid		\$ 115,200.00
Module #4: Fire Station #1 - Fire Station #3 - City Shop	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (Fire Station #1)	\$ 242.61	\$ 2,911.32	\$ 400.00	\$ 4,800.00
October 1, 2023 - September 30, 2024 (Fire Station #1)	\$ 244.83	\$ 2,937.96	\$ 400.00	\$ 4,800.00
October 1, 2024 - September 30, 2025 (Fire Station #1)	\$ 247.00	\$ 2,964.00	\$ 500.00	\$ 6,000.00
October 1, 2022 - September 30, 2023 (Fire Station #3)	\$ 242.61	\$ 2,911.32	\$ 400.00	\$ 4,800.00
October 1, 2023 - September 30, 2024 (Fire Station #3)	\$ 244.83	\$ 2,937.96	\$ 450.00	\$ 5,400.00
October 1, 2024 - September 30, 2025 (Fire Station #3)	\$ 247.00	\$ 2,964.00	\$ 500.00	\$ 6,000.00
October 1, 2022 - September 30, 2023 (City Shop)	\$ 364.00	\$ 4,368.00	\$ 400.00	\$ 4,800.00
October 1, 2023 - September 30, 2024 (City Shop)	\$ 367.25	\$ 4,407.00	\$ 400.00	\$ 4,800.00
October 1, 2024 - September 30, 2025 (City Shop)	\$ 370.50	\$ 4,446.00	\$ 550.00	\$ 6,600.00
MODULE #4 TOTAL ANNUAL:		\$ 30,847.56		\$ 48,000.00
Module #5: Water Reclamation and Reuse Facility (WRRF) - Magyar Building - Water Operations building	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (WRRF)	\$ 1,516.67	\$ 18,200.40	\$ 850.00	\$ 10,200.00
October 1, 2023 - September 30, 2024 (WRRF)	\$ 1,530.23	\$ 18,362.76	\$ 850.00	\$ 10,200.00
October 1, 2024 - September 30, 2025 (WRRF)	\$ 1,543.75	\$ 18,525.00	\$ 1,000.00	\$ 12,000.00
October 1, 2022 - September 30, 2023 (Magyar Building)	\$ 637.00	\$ 7,644.00	\$ 500.00	\$ 6,000.00
October 1, 2023 - September 30, 2024 (Magyar Building)	\$ 642.69	\$ 7,712.28	\$ 500.00	\$ 6,000.00
October 1, 2024 - September 30, 2025 (Magyar Building)	\$ 648.38	\$ 7,780.56	\$ 550.00	\$ 6,600.00
October 1, 2022 - September 30, 2023 (Water Operations Building)	\$ 910.00	\$ 10,920.00	\$ 700.00	\$ 8,400.00
October 1, 2023 - September 30, 2024 (Water Operations Building)	\$ 918.13	\$ 11,017.56	\$ 750.00	\$ 9,000.00
October 1, 2024 - September 30, 2025 (Water Operations Building)	\$ 926.25	\$ 11,115.00	\$ 800.00	\$ 9,600.00
MODULE #5 TOTAL ANNUAL:		\$ 111,277.56		\$ 78,000.00
Module #6: Intermodal Transit Center (ITC) - Haddock Building	Monthly	Annual	Monthly	Annual
October 1, 2022 - September 30, 2023 (ITC)	\$ 910.00	\$ 10,920.00	\$ 450.00	\$ 5,400.00
October 1, 2023 - September 30, 2024 (ITC)	\$ 918.13	\$ 11,017.56	\$ 450.00	\$ 5,400.00
October 1, 2024 - September 30, 2025 (ITC)	\$ 926.25	\$ 11,115.00	\$ 500.00	\$ 6,000.00
October 1, 2022 - September 30, 2023 (Haddock Building)	\$ 1,092.00	\$ 13,104.00	\$ 400.00	\$ 4,800.00
October 1, 2023 - September 30, 2024 (Haddock Building)	\$ 1,101.75	\$ 13,221.00	\$ 500.00	\$ 6,000.00
October 1, 2024 - September 30, 2025 (Haddock Building)	\$ 1,111.50	\$ 13,308.00	\$ 500.00	\$ 6,000.00
MODULE #6 TOTAL ANNUAL:		\$ 72,155.56		\$ 33,600.00
Addendum No. 1 (Y/N)		Y		Y
Addendum No. 2 (Y/N)		Y		Y

INVITATION TO BID

The City of Moscow, Idaho is accepting sealed bids at the City Clerk's office, third floor of City Hall, 206 East Third Street, P.O. Box 9203, Moscow, Idaho, 83843, until 10:00 a.m., prevailing local time, Wednesday, March 9, 2022, for the following services:

CUSTODIAL SERVICES FOR CERTAIN CITY BUILDINGS

All proposals will be publicly opened and read aloud at 10:05 a.m. on March 9, 2022 in the Council Chambers, second floor of City Hall.

Specifications, bid proposal forms, and other information are available at:

City of Moscow City Shops
650 North Van Buren Street
Moscow, Idaho 83843
(208) 883-7098

INSTRUCTIONS: The City of Moscow has grouped all City buildings into six (6) modules for the purposes of bidding. Bidders may bid on one (1) module, multiple modules, or all the modules. The City will enter into a Professional Services Agreement with the successful bidder for each module.

DESCRIPTION OF WORK: The work consists of providing janitorial services for the City of Moscow at the following buildings:

- Module #1: Moscow Police Station*
- Module #2: City Hall* and Paul Mann Building.
- Module #3 Hamilton Indoor Recreation Center and Eggan Youth Center.
- Module #4: Fire Station #1, Fire Station #3, and City Shop
- Module #5 Water Reclamation and Reuse Facility, Magyar Building, and Water Operations Building.
- Module #6: Intermodal Transit Center and Haddock Building

*Note: The Police Station and City Hall will require a background check and participate in Criminal Justice Information Services (CJIS).

The contractor will furnish all cleaning equipment and materials necessary to perform the listed services, with the exception of toilet tissue, hand towels, hand soap, garbage sacks, toilet seat covers, and light bulbs.

CONTRACT PERIOD: The successful bidder for each module will be required to enter into a Professional Services Agreement with the City of Moscow. The Agreement will commence October 1, 2022, and extend to September 30, 2025.

PRE-BID TOUR APPOINTMENTS: Bidders may request a pre-bid tour of any or all City facilities from March 2, 2022 through March 4, 2022 by appointment. To request an appointment, please contact David Schott, Parks and Facilities Manager at dschott@ci.moscow.id.us.

The undersigned further agrees that City shall have the right to accept or reject any bid which rejection or acceptance is deemed to be in the best interest of City.

BID SCHEDULE

Module #1: Moscow Police Station*

	Monthly	Annual
October 1, 2022 - September 30, 2023 (Police Station*)	\$	\$
October 1, 2023 - September 30, 2024 (Police Station*)	\$	\$
October 1, 2024 - September 30, 2025 (Police Station*)	\$	\$
MODULE #1 TOTAL ANNUAL:		\$

Module #2: City Hall* - Paul Mann Building

	Monthly	Annual
October 1, 2022 - September 30, 2023 (City Hall*)	\$1092.00	\$13104.00
October 1, 2023 - September 30, 2024 (City Hall*)	\$1101.75	\$13221.00
October 1, 2024 - September 30, 2025 (City Hall*)	\$1111.50	\$13338.00
October 1, 2022 - September 30, 2023 (Paul Mann)	\$546.00	\$6552.00
October 1, 2023 - September 30, 2024 (Paul Mann)	\$550.94	\$6611.28
October 1, 2024 - September 30, 2025 (Paul Mann)	\$555.75	\$6669.00
MODULE #2 TOTAL ANNUAL:		\$94415.28

Module #3: Hamilton Indoor Recreation Center (HIRC) - Eggan Youth Center

	Monthly	Annual
October 1, 2022 - September 30, 2023 (HIRC)	\$	\$
October 1, 2023 - September 30, 2024 (HIRC)	\$	\$
October 1, 2024 - September 30, 2025 (HIRC)	\$	\$
October 1, 2022 - September 30, 2023 (Eggon Youth Center)	\$	\$
October 1, 2023 - September 30, 2024 (Eggon Youth Center)	\$	\$
October 1, 2024 - September 30, 2025 (Eggon Youth Center)	\$	\$
MODULE #3 TOTAL ANNUAL:		\$

Module #4: Fire Station #1 - Fire Station #3 - City Shop

	Monthly	Annual
October 1, 2022 - September 30, 2023 (Fire Station #1)	\$242.61	\$2911.32
October 1, 2023 - September 30, 2024 (Fire Station #1)	\$244.83	\$2937.96
October 1, 2024 - September 30, 2025 (Fire Station #1)	\$247.00	\$2964.00
October 1, 2022 - September 30, 2023 (Fire Station #3)	\$242.61	\$2911.32
October 1, 2023 - September 30, 2024 (Fire Station #3)	\$244.83	\$2937.96
October 1, 2024 - September 30, 2025 (Fire Station #3)	\$247.00	\$2964.00
October 1, 2022 - September 30, 2023 (City Shop)	\$364.00	\$4368.00
October 1, 2023 - September 30, 2024 (City Shop)	\$367.25	\$4407.00
October 1, 2024 - September 30, 2025 (City Shop)	\$370.50	\$4446.00
MODULE #4 TOTAL ANNUAL:		\$30847.56

Module #5: Water Reclamation and Reuse Facility (WRRF) - Magyar Building - Water Operations Building

	Monthly	Annual
October 1, 2022 - September 30, 2023 (WRRF)	\$1516.67	\$18200.40
October 1, 2023 - September 30, 2024 (WRRF)	\$1530.23	\$18362.76
October 1, 2024 - September 30, 2025 (WRRF)	\$1543.75	\$18525.00
October 1, 2022 - September 30, 2023 (Magyar Building)	\$637.00	\$7644.00
October 1, 2023 - September 30, 2024 (Magyar Building)	\$642.67	\$7712.08
October 1, 2024 - September 30, 2025 (Magyar Building)	\$648.38	\$7780.56
October 1, 2022 - September 30, 2023 (Water Operations Building)	\$910.00	\$10920.00
October 1, 2023 - September 30, 2024 (Water Operations Building)	\$918.13	\$11017.56
October 1, 2024 - September 30, 2025 (Water Operations Building)	\$926.25	\$1115.00
MODULE #5 TOTAL ANNUAL:		\$11277.56

Module #6: Intermodal Transit Center (ITC) - Haddock Building

	Monthly	Annual
October 1, 2022 - September 30, 2023 (ITC)	\$910.00	\$10920.00
October 1, 2023 - September 30, 2024 (ITC)	\$918.13	\$11017.56
October 1, 2024 - September 30, 2025 (ITC)	\$926.25	\$1115.00
October 1, 2022 - September 30, 2023 (Haddock Building)	\$1092.00	\$13104.00
October 1, 2023 - September 30, 2024 (Haddock Building)	\$1101.75	\$13221.00
October 1, 2024 - September 30, 2025 (Haddock Building)	\$1111.50	\$13338.00
MODULE #6 TOTAL ANNUAL:		\$72155.56

* Note: The Police Department Building and City Hall will require a background check and participate in Criminal Justice Information Services (CJIS)

SUBMITTED BY:

EV CAR, Inc
Firm Name

1449 Main St Lewiston, ID 83501
Firm Address

208-882-5326
Phone

Charleen Young
Authorized Representative's Signature

3/7/2022
Date

Smbm@moscow.com
Email contact address

**LIST FIVE (5) PROFESSIONAL CLEANING REFERENCES OF SIMILAR SIZED
CLIENTS
WITHIN PAST FIVE (5) YEARS:**

Name	Address	Telephone
1. Joe Hall Ford	1617 21 st St. Lewiston ID	208-746-2391
2. Boys & Girls Club	1021 Burrell Ave Lewiston ID	208-746-2301
3. Logos School	110 Baker St Moscow ID	208-882-1226 ext 12
4. PCLT	3330 4 th St Lewiston ID	208-746-2025
5. Infinity Mgmt	1314 Idaho Lewiston ID	208-746-2422

March 2, 2022

ADDENDUM NO. 1

City of Moscow Project: Custodial Services for Certain City Buildings

The following changes, additions, clarifications, and/or deletions are hereby made a part of the City of Moscow's Invitation for Bids for Custodial Services for Certain City Buildings as fully and completely as if the same were entirely set forth in the Specifications and Contract Documents. This addendum, as set forth herein, shall become an integral part of any contract entered into by and between the Owner and the Contractor.

- Sample Professional Services Agreement: On page 8 under Paul Mann Building, Building office / lobby remove 1,284 SF and replace with 664 SF

Paul Mann Building

Restroom	150	tile/vinyl
Offices	484	carpet
Building office / lobby	1,284 664	carpet
Engineering	725	carpet
Copy room	84	tile
Break room	228	carpet
Two sets of stairs		vinyl

Receipt of **ADDENDUM NO. 1** must be acknowledged. This document must be signed and attached to the bid to acknowledge its receipt:

EVCAR, Inc

Firm Name of Bidder

Charlton Yang

Signature of Bidder

General Mgr

Title

3/7/2022

Date

March 2, 2022

ADDENDUM NO. 2

City of Moscow Project: Custodial Services for Certain City Buildings

The following changes, additions, clarifications, and/or deletions are hereby made a part of the City of Moscow's Invitation for Bids for Custodial Services for Certain City Buildings as fully and completely as if the same were entirely set forth in the Specifications and Contract Documents. This addendum, as set forth herein, shall become an integral part of any contract entered into by and between the Owner and the Contractor.

- Sample Professional Services Agreement: On page 10 under Water Operations Building, Restrooms(2) remove (2) and replace with (4) AND remove 90 SF and replace with 148 SF.

Water Operations Building

Offices(3)	367	tile
Breakroom	625	tile
Hallway/copy	164	concrete
Restrooms(2)(4)	90 148	tile

Receipt of **ADDENDUM NO. 2** must be acknowledged. This document must be signed and attached to the bid to acknowledge its receipt:

EVCAR, Inc

Firm Name of Bidder

Charleen Yang

Signature of Bidder

General Mgr

Title

3/7/2022

Date

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT, made this _____ day of _____, 2022, between the City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter "CITY"), and EVCAR, Inc. dba Service Master Building Maintenance, a general business corporation of the State of Idaho, 1449 Main Street, Lewiston, Idaho, 83501 (hereinafter "JANITOR"):

WITNESSETH:

WHEREAS, CITY needs janitorial services for Module 2: City Hall and Paul Mann Building; and Module 6: Intermodal Transit Center and Haddock Building in Moscow, Idaho, and has requested JANITOR to undertake the duties of the necessary janitorial services upon the terms and conditions hereinafter expressed:

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

- A. NON-APPROPRIATION CONTINGENCY. This Agreement is contingent upon CITY receiving the necessary funding to cover financial obligations of CITY. In the event that such funding is not received or appropriated, then, and in that event, CITY's obligations under this Agreement shall cease and each Party shall be released from further performance under this Agreement without any liability to the other Party.
- B. TERM. The term of this Agreement shall be effective from November 18, 2022 through September 30, 2025.
- C. REMUNERATION. CITY will pay JANITOR for such services during the term of this Agreement as follows:
 - 1. An amount not to exceed Thirty-Seven Thousand Nine Hundred Seventy-Seven Dollars and Thirty-Three Cents (\$37,977.33), which includes the dates from November 18, 2022 through September 30, 2023; and
 - 2. An amount not to exceed Forty-Four Thousand Seventy Dollars and Eighty-Four Cents (\$44,070.84), which includes the dates from October 1, 2023 through September 30, 2024; and
 - 3. An amount not to exceed Forty-Four Thousand Four Hundred Sixty Dollars and Zero Cents (\$44,460.00), which includes the dates from October 1, 2024 through September 30, 2025.

JANITOR is to be paid monthly upon receipt of a signed affidavit and detailed work summary for the prior month's service. In addition, each monthly invoice shall include a

calendar of planned activities for the next quarter of the year (three [3] months forward from date of invoice).

INDEPENDENT CONTRACTOR. JANITOR shall be an independent contractor and not an employee of CITY and shall comply with all the duties hereinafter set forth and shall use JANITOR's best efforts to carry out daily service duties, weekly service duties, monthly service duties, bi-monthly service duties, and semi-annual service duties.

D. DUTIES. JANITOR shall perform all duties according to commonly accepted industry standards and practices in conformance with the Cleaning Quality Requirements and Supplemental Instructions (Exhibit "A") attached hereto and incorporated by reference to this Agreement.

1. Daily Service shall be performed in conformance with the following schedule:
 - a. 3 days per week (one cleaning: Friday evening through Sunday, Tuesday, Thursday) in City Hall
 - b. 3 days per week (one cleaning: Friday evening through Sunday, Tuesday, Thursday) in the Paul Mann Building
 - c. 3 days per week (one cleaning: Friday evening through Sunday, Monday, Wednesday) in the Haddock Building
 - d. 3 days per week (one cleaning: Friday evening through Sunday, Monday, Wednesday) in the Intermodal Transit Center
2. JANITOR shall perform the following Daily Services:
 - a. Empty all waste and recycling baskets and dispose of contents as appropriate;
 - b. Empty, sanitize, and re-line interior of sanitary containers;
 - c. Sweep and/or dust mop and/or vacuum all floor surfaces including elevators, staircases, and landings;
 - d. Wet-mop all hard surface flooring, excluding staircases and landings;
 - e. Clean and sanitize sinks, toilets, urinals and other restroom fixtures;
 - f. Clean mirrors;
 - g. Clean and refill all restroom dispensers;
 - h. Clean and sanitize drinking fountains;
 - i. Keep Janitor closets clean and orderly; and
 - j. Wipe clean all sinks, counters and tables in conference rooms and kitchens.
3. JANITOR shall perform the following Weekly Service:
 - a. Wet mop all staircases and landings;
 - b. Clean entrance doors and entrance glass, interior and exterior (weather permitting), and any inside glass partitions, panels, or inside-of-the-building windows;

- c. Clean interior panels/walls and threshold of elevator cab;
 - d. Dust chairs, tables and other office surfaces;
 - e. Dust counters, file cabinets, all ledges and other surfaces within reach;
 - f. Remove scuff marks as necessary;
 - g. Clean interior glass up to ten feet (10') – low glass;
 - h. Clean cleared desk tops, counter tops, file cabinets, wastebaskets, drawer faces;
 - i. Wash and clean restroom walls, doors, and kitchen walls near sinks, trash cans and ranges;
 - j. Clean stains or spots on carpets. No other carpet or upholstery cleaning is required under this Agreement;
 - k. Buff all tile, wood and terrazzo floors to maintain a high shine; and
 - l. Specified office machines shall be cleaned and dusted as indicated by building personnel.
4. JANITOR shall perform the following Monthly Service:
- a. Dust all high areas over six feet (6') in height;
 - b. Vacuum dust from all heat and air vents;
 - c. Clean light fixture exteriors; and
 - d. Vacuum all upholstered furniture.
5. JANITOR shall perform the following Bi-monthly Services (six [6] times per year):
- a. Strip, scrub, wax, and machine polish all tile, vinyl and terrazzo floors.
6. JANITOR shall perform the following Semi-Annual Services (two [2] times per year), with the exception of the first term of the Agreement, November 18, 2022 through September 30, 2023, JANITOR shall perform the described Semi-Annual Services below in April, and then to follow the Semi-Annual Services as detailed below for the remainder of the term of this Agreement:
- a. Clean all interior glass over ten feet (10') – high glass (April and October);
 - b. Clean/vacuum all Venetian blinds, curtains, and/or draperies (April and October);
 - c. Wash and clean all walls as directed by the Parks and Facilities Manager or Facilities Supervisor; and
 - d. Disassemble and clean insects and dust from ceiling light fixtures (April and October).

E. ADDITIONAL JANITOR DUTIES.

- 1. JANITOR will be responsible for securing buildings upon completion of work.

2. JANITOR will be responsible to see that all work is completed between 6:00 p.m. and 7:00 a.m. except Sundays, provided that JANITOR shall work around meetings in said buildings taking place after 6:00 p.m.
 3. JANITOR shall provide a schedule of periodic floor cleaning dates in advance. Each monthly invoice shall include a calendar of planned activities for the next quarter of the year (three [3] months forward from date of invoice), Item C of this Agreement.
 4. JANITOR will attend a monthly meeting with appropriate CITY officials for the purpose of evaluating the previous month's work.
 5. JANITOR shall report material and supply needs on a weekly basis (preferably Thursday's) to the Facilities Supervisor, with the intent of having enough supplies on hand at all facilities for the work week.
- F. SUBCONTRACTING, SUCCESSORS, AND ASSIGNS. The duties and work described above and herein shall be accomplished by JANITOR and shall not be subcontracted, assigned or transferred by JANITOR to other parties. This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement.
- G. INSURANCE/WITHHOLDINGS. JANITOR expressly understands and agrees that JANITOR shall be fully responsible for JANITOR's workers compensation insurance, State and Federal withholding taxes, FICA withholding, etc. JANITOR further agrees that JANITOR shall be solely responsible for JANITOR's employees; and, further, JANITOR shall carry all applicable workmen's compensation insurance on said employees, if applicable. JANITOR agrees to indemnify and hold CITY harmless for any damages or claims of whatever nature of JANITOR or JANITOR's employees.
- H. INSURANCE. JANITOR warrants that it shall obtain and will maintain at its expense for the duration of this Agreement, statutory worker's compensation coverage, employer's liability and comprehensive general liability insurance coverage. The comprehensive general liability insurance shall have at a minimum a coverage of at least Five Hundred Thousand Dollars (\$500,000) per claim and One Million Dollars (\$1,000,000) aggregate. The amounts of such insurance shall not be deemed as a limitation of the indemnity and hold harmless covenant contained herein, and in the event CITY becomes liable for an amount in excess of such insurance coverage, JANITOR shall indemnify and hold harmless CITY for the whole thereof.

JANITOR shall furnish CITY with policies or certificates of insurance to demonstrate that it has procured such insurance and CITY has been named as an additional insured therein. Such policies or certificates shall contain the following provision:

"It is agreed that City of Moscow, State of Idaho, is added as an additional insured under this policy and the coverage provided hereunder shall be primary insurance and not contributing with any other insurance available to City under any other third-party liability policy. It is further agreed that

the 'other insurance' condition of this policy is amended to conform therewith."

Such policies or certificates of insurance shall contain the covenant of the insurance carrier that thirty (30) days' written notice shall be given to CITY prior to modifications, cancellations or reduction in coverage of such insurance.

- I. **TERMINATION.** This Agreement may be terminated without cause at any time by CITY giving JANITOR thirty (30) calendar days notice in writing of its intention to terminate the same.
- J. **MISSED DAYS.** A prorated deduction shall be made from the monthly installment for any and all scheduled days during a month in which a building is not cleaned or in which a building was not cleaned in a satisfactory manner pursuant to the duties required to be performed by JANITOR pursuant to this Agreement.
- K. **FAILURE TO PERFORM.** If JANITOR fails to perform and fulfill any of the duties pursuant to this Agreement, CITY may immediately terminate this Agreement with no notice required, and payment may be withheld for JANITOR's failure to perform, and CITY may deduct any money owed to JANITOR to cover the cost of hiring another contractor to remedy JANITOR's failure to perform.
- L. **BONDING.** JANITOR shall obtain, at JANITOR's sole expense, a fidelity bond in the amount of Five Thousand Dollars (\$5,000) per employee. Such bond must be furnished to CITY within five (5) days of commencing work under this Agreement. Such bond shall apply to all work performed pursuant to this Agreement, whether actually performed by JANITOR, JANITOR's employees, or subcontractors.

In lieu of such bonding, JANITOR may substitute an insurance policy that provides coverage at least as extensive as the bond herein required, provided, however, that such substitute coverage continues uninterrupted during the full term of this Agreement and is approved by CITY prior to substitution by JANITOR. JANITOR shall inform CITY of any change in substitute coverage within thirty (30) days prior to such change.

- M. **JURISDICTION, VENUE, AND NON-WAIVER.** It is agreed that this Agreement shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning it, it is agreed that proper venue shall be the District Court of the Second Judicial District of the State of Idaho, in and for the County of Latah. Failure of CITY to not exercise any of its rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.
- N. **COSTS AND ATTORNEY FEES.** If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing Party in such litigation shall be entitled to have and recover from the losing Party reasonable attorney's fees and all other reasonable costs of such action, including expert witness fees and expenses. In the event either Party incurs legal expenses to

enforce the terms and conditions of this Agreement, the prevailing Party is entitled to recover attorney's fees and other costs and expenses, whether the same are incurred with or without a lawsuit.

- O. INDEMNIFICATION. JANITOR waives any and all claims and recourse against CITY, including the right of contribution for loss and damage to persons or property arising from, growing out of, or in any way connected with or incident to JANITOR's performance of this Agreement, except for liability arising out of the sole negligence of CITY or its officers, agents, or employees. Further, JANITOR shall indemnify, hold harmless, and defend CITY against any and all claims, demands, damages, costs, expenses, or liability arising out of JANITOR's performance of this Agreement, except for liability arising out of the sole negligence of CITY or its officers, agents, or employees.

If CITY is determined to be solely negligent by a final decision in a court of law and such sole negligence by CITY directly results in judgment(s), costs, and/or expenses to JANITOR, then CITY shall reimburse JANITOR for the portion of such judgment(s), costs and/or expenses attributed to CITY as a result of such determination of CITY's sole negligence.

- P. MODIFICATION. This Agreement constitutes the entire agreement between CITY and JANITOR. No agreements, amendments, modifications, implied or otherwise, shall be binding on any of the Parties unless set forth in writing and signed by both Parties.
- Q. SEVERABILITY. The illegality, invalidity or unenforceability of any term, condition, or provision of this Agreement shall in no way impair or invalidate any other term, condition, or provision of this Agreement. All such other terms, conditions, and provisions shall remain in full force and effect.
- R. EMPLOYMENT DISCRIMINATION. It is illegal under the U.S. Federal law to discriminate against an employee, either intentionally or through disparate impact, on account of race, color, gender, religion, sex, national origin, physical or mental disability, age, marital or familial status (including pregnancy), sexual orientation, and gender expression or identity. JANITOR shall not discriminate against any employee or applicant for employment. JANITOR's action under this Section shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. JANITOR agrees to post in conspicuous places, available to employees and other applicants for employment, notices setting forth the provisions of this non-discrimination Section.
- S. CONFLICT OF INTEREST. JANITOR covenants that it presently has no interest and will not acquire any interest, direct or indirect, in the Duties which would conflict in any manner or degree with the performance of its services hereunder. JANITOR further covenants that, in performing this Agreement, it will employ no person who has any such interest. Should any conflict of interest arise during the performance of this Agreement, JANITOR shall immediately disclose such conflict to CITY.

- T. LICENSE AND ADHERENCE TO LAW. JANITOR represents to possess the skill and experience necessary and all licenses required to perform the Duties under this Agreement. JANITOR further agrees to comply with all applicable Federal, State and Local Statutes and Regulations in the performance of the Duties hereunder, and such laws and regulations are hereby made part of this Agreement and shall be adhered to at all times. Violation of any of these Statutes or Regulations by JANITOR shall be deemed material and shall subject JANITOR to termination of this Agreement for cause. No pleas of misunderstanding or ignorance on the part of JANITOR will, in any way, serve to modify the provisions of this requirement. JANITOR and its surety shall defend, hold harmless, and indemnify CITY and its employees, agents, and representatives, against any claim or liability arising from or based on the violation of any such laws, codes, ordinances, or regulations, whether by JANITOR, JANITOR's officers, agents, employees, or its subcontractors.
- U. NOTICE. Such communications as are required by this Agreement shall be satisfied by mailing or by personal delivery to the Parties at the following address:
- | | |
|-------------------------------------|-----------------------|
| JANITOR: | CITY: |
| Service Master Building Maintenance | City of Moscow |
| 1449 Main Street | 206 East Third Street |
| Lewiston, Idaho, 83501 | PO Box 9203 |
| | Moscow, Idaho 83843 |
- V. AGREEMENT DOCUMENTS. This Agreement consists of the following documents:
1. This Agreement; and
 2. Cleaning Quality and Requirements and Supplemental Instructions (Exhibit "A").
- W. APPROVAL REQUIRED. This Agreement shall not become effective or binding until approved by the City of Moscow.
- X. AUTHORITY TO EXECUTE. The persons executing this Agreement on behalf of their respective Parties represent and warrant that they have the authority to do so under law and from their respective Parties.

IN WITNESS WHEREOF, the Parties hereto have set their hand this _____ day of _____, 2022.

JANITOR:

CITY OF MOSCOW:

Charleen Young, General Manager

Arthur D Bettge, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

Approved As To Form:

Mia Bautista, City Attorney

ACKNOWLEDGMENT

STATE OF _____)
County of _____) ss:

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, appeared, Charleen Young, known to me to be the person named above and acknowledged that they executed the foregoing Professional Services Agreement as the duly authorized representative of EVCAR, Inc. dba Service Master Building Maintenance.

Notary Public for the State of _____
Residing at _____
My commission expires _____

EXHIBIT "A"

CLEANING QUALITY AND REQUIREMENTS AND SUPPLEMENTAL INSTRUCTIONS

Services performed under this Agreement shall be subject to inspection and approval by the City of Moscow, (hereinafter "CITY"). These requirements are an outline of general expectations of cleanliness, but are not meant to replace or supersede the latest industry standards or materials and equipment manufacturer's recommendations.

Each of JANITOR's employees shall be equipped with the necessary equipment to carry out the proper performance of the cleaning as specified. This equipment shall be available and in possession of the JANITOR's employees at all times while carrying out their duties.

This Exhibit outlines the minimum acceptable quality standards:

A. Floor Maintenance

1. General. For all operations where furniture and equipment must be moved, no chairs, wastepaper baskets, or other similar items shall be stacked on desks, tables, or window sills. This is necessary to avoid damage and to avoid disturbing work on the desks. Upon completion of work, all furniture and equipment must be returned to its original position.

Baseboards, walls, stair risers, furniture, and equipment shall in no way be splashed, disfigured, or damaged during these operations.

Proper precautions shall be taken to advise building occupants of wet and/or slippery floor conditions. This applies during inclement weather, as well as during cleaning operations. All tools and equipment shall be maintained in clean condition at all times and neatly stored each night in the assigned storage areas.
2. Sweeping and Damp-Mopping. After sweeping and damp mopping operations, all floors shall be clean and free of dirt streaks; no dirt shall be left in corners, behind radiators, under furniture, behind doors, or on stair landings and treads. No dirt shall be left where sweepings were picked up. There shall be no dirt, trash, or foreign matter under desks, tables, or chairs when task is completed.
3. Wet Mopping. The floors shall be properly prepared, and thoroughly swept to remove visible dirt and debris; this includes removal of wads of gum, tar, and similar substances from the floor surface. On completion of the mopping and scrubbing, the floors shall be clean and free of dirt, water streaks, mop marks, string, etc. Floors shall be properly rinsed and dry mopped to represent an overall appearance of cleanliness. All surfaces shall be dry and corners and cracks clean after wet mopping or scrubbing.
4. Finishing and Buffing. Proper preparation of a floor, before refinishing, is considered the most important procedure in floor maintenance. Therefore, special attention shall be given to the following requirements: apply proper finish removers, stripping agents and synthetic detergents to the floor. Scrub with a floor-scrubbing machine or agitate with a mop to remove all dead finish, soap film, dirt, and stains. Pick up dirty solution with mop, squeegee,

or wet-vacuum, and thoroughly rinse with clean water and dry. Finish shall be applied in a thin, even coat. The number of coats applied will depend on the type and condition of floor.

5. Damp Mopping and Buffing. At the stated frequencies, floors shall be damp-mopped and buffed between regular finishing operations. The floor shall be prepared by sweeping to remove all visible dirt and debris; damp-mop with a clean mop that has been dampened in clean-cold rinse water. The floor area shall then be machine buffed to a polished appearance.
6. Rug Vacuuming. The rug or carpet area is to be vacuumed to remove all dirt, dust, and litter. The rug is to be vacuumed to remove all obvious surface dirt from traffic areas and from under furniture. Obvious surface dirt referred to is any visible foreign matter found on the floor, rug, or carpet surface.
7. Miscellaneous.
 - a. Rugs and Entrance Mats. After each thorough vacuuming, all rugs shall be clean, free from dust balls, dirt, leaves, ice melt product, and other debris.
 - b. Toilets. Special attention shall be given to floors around urinals and commodes for elimination of odors and stains and to provide a uniformly clean appearance throughout.

B. Dusting

Normal or low dusting includes all levels up to six feet (6') in height. All high dusting will be over six feet (6') in height up to ceiling level. Dust shall not be moved from spot to spot, but removed directly from the areas in which it lies by the most effective means such as appropriately treated dusting cloths, specialized vacuum tools, etc. When performing high dusting, dust shall not be allowed to fall from high areas onto furniture and equipment below. Dusting devices which merely displace or redistribute the matter, such as feather dusters, will not be used unless treated to attract and hold matter. The following conditions shall exist after the completion of each dusting task:

1. There shall be no dust streaks on surfaces.
2. Corners, crevices, moldings, and legs shall be free of all dust.
3. There shall be no oils, spots, or smudges on dusted surfaces caused by dusting tools.
4. Cobwebs will be removed.
5. Any articles moved to accomplish the task shall be returned to their original position.

C. Damp-Wiping

This task consists of using a clean damp cloth or sponge to remove all dirt, spots, streaks and smudges from walls, glass and other specified surfaces and then drying to provide a polished appearance. The wetting solution shall contain an appropriate cleaning agent. When damp-wiping in toilet areas, a multipurpose (disinfectant-deodorizing) cleaner shall be used.

D. Bright Metal Polishing

Bright metal polishing may be performed by damp wiping and drying with a suitable cloth if a polished appearance may be attained. However, if a polished appearance cannot be produced, an appropriate metal polish shall be used.

E. Facility Policing

This job includes performance of the following tasks at the stated frequencies: picking up and removing from inside the building all paper, trash, empty bottles, wads of gum, spots of tar, and other foreign substances or other discarded materials; mopping up wet areas caused by spillage, accidents, or inclement weather.

F. Glass Cleaning

1. Cleaning of glass is cleaning the inside glass surfaces within reach and the surrounding boundary of the applicable area. After each washing operation, all glass shall be clean and free of dirt, grime, streaks, excessive moisture and shall not be cloudy. Window sashes, sills, woodwork surrounding interior glass and other such surroundings shall be thoroughly wiped free of drippings, watermarks, dust, and dirt.
2. Any items moved to accomplish glass cleaning are to be returned to their original positions upon completion of tasks.

G. Porcelain Ware and Chrome/Stainless Steel Cleaning

1. Porcelain and Chrome/Stainless Steel fixtures (drinking fountains, wash basins, urinals, toilets, etc.) shall be clean and bright. There shall be no dust, spots, stains, rust, green mold, encrustation or excess moisture.
2. Walls and floors adjacent to fixtures shall be free of spots, drippings, and water marks.
3. Drinking fountains shall be kept free of trash, ink, coffee grounds, etc., and nozzles free from encrustation.

H. Spot Cleaning

Following this cleaning operation, smudges, marks, liquids, stains, or spots shall have been removed from the designated areas, carpets, mats, or fixtures, without causing discoloration. Spot cleaning is required only in immediately affected areas.

I. Disinfecting

Applications of a germicidal solution to surface kill or neutralize 99.9% of the material containing or supporting the growth of bacterial/viral organisms. Surfaces should remain "wet" for a minimum of ten minutes or per manufacturer's recommendations.

J. Dispenser Cleaning and Servicing

Dispenser cleaning/servicing requires damp-wiping dispensers with a disinfectant, checking/filling of all paper towel, toilet tissue, seat covers, soap, and/or any other dispensers which may be identified by the CITY. Dispensers to be left in a disinfected, dusted, clean uniform appearance, shining where applicable.

K. Blinds

Blinds shall be cleaned by vacuum or professional dusting device, treated to attract matter. Blinds shall be free of dust and provide an overall clean appearance.

L. Trash and Recycling Receptacles

Clean and disinfect receptacles as needed, by wiping and/or washing exterior/interior of receptacle and/or flap with a germicidal cleaner and the replacement of the appropriate sized plastic liner.

M. Restroom and Shower Stall Cleaning

Procedures to include removal of trash, graffiti markings, cleaning of floors, fixtures, urinals, toilets, receptacles, faucets, handles, dispensers, walls, partitions, stalls, and doors with a germicidal cleaner. All glass, chrome, and stainless-steel surfaces shall be cleaned and buffed to a shine. Plastic surfaces shall be clean and dust free.

N. Carpet Cleaning

Carpet cleaning shall be limited to spot cleaning. Carpet cleaning is not included within this contract.

O. SDS Books

JANITOR to maintain current, up-to-date, Safety Data Sheet books/folders at each specified location.

SUPPLEMENTAL INSTRUCTIONS

A. GENERAL

1. Quality cleaning will be required, including full performance of all specified daily services on the first official working day of the Agreement period.
2. JANITOR shall supply CITY with a current list of employees assigned to clean CITY facilities. The list shall be updated promptly as employee turnover occurs.
3. JANITOR shall prohibit his or her employees from disturbing papers on desks, opening desk drawers or cabinets, or using telephone or office equipment provided for official CITY use.
4. JANITOR shall require his or her employees to comply with the instruction pertaining to conduct and building regulations issued by duly appointed officials.
5. JANITOR shall either notify each employee when first hired of the locally applicable wage rates JANITOR is required by law to pay or shall post said wage rates on their employee bulletin board.
6. JANITOR is responsible for damage caused due to negligence in the performance of this Agreement.
7. JANITOR shall provide all equipment and cleaning supplies required.
8. All cleaning must be done in conformance with safety and other local laws and regulations.
9. JANITOR's employees are not allowed to make decisions as to whether or not a particular area or room in a facility needs to be cleaned or not. If the item is included in this Agreement, JANITOR's employee will be required to perform the cleaning service as detailed.
10. All exterior windows are excluded from this Agreement, except for entry way glass and sidelights.
11. Except for weekly spot and stain cleaning, no other carpet cleaning is contemplated under this Agreement.

12. All JANITOR's employees, when in or on CITY property performing cleaning or inspection duties, must have an Employee Identification photo card attached to themselves via a neck lanyard. Said card to include the employee's name and date of hire, along with the name of JANITOR in a clear and concise manner.
13. All JANITOR's employees, when in or on CITY property performing cleaning or inspection duties, must be wearing a uniform shirt or uniform with JANITOR's name clearly printed or embroidered on the front of the shirt. JANITOR's employees shall be neat and clean in appearance at all times.
14. JANITOR shall provide adequate personnel, trained in proper cleaning and janitorial methods and techniques to properly and satisfactorily maintain CITY facilities on a day-to-day basis during the scheduled times indicated. JANITOR must demonstrate the ability to provide trustworthy, reliable employees and shall make a good faith effort to retain the employees on the same schedule in the same area for as long as possible. If a change in staff is necessary, CITY shall be notified prior to the change if possible or quickly thereafter. In addition, janitorial staff shall have the ability to:
 - a. Read, write, speak and understand the English language; and
 - b. Have the necessary public relation skills to deal with CITY employees and customers in a professional, courteous, businesslike manner; and
 - c. Pass a criminal background check (City Hall); and
 - d. Participate in Criminal Justice Information Services (CJIS) Security Training through Moscow Police Department for City Hall access; and
 - e. Understand written and oral rules and regulations and apply them in a tactful and non-confrontational manner.
15. CITY will be the sole judge of the efficiency and acceptability of each janitorial employee's performance while on site. CITY reserves the right to require JANITOR to remove any janitorial personnel from further duty at CITY facilities, without cause and without the right to recover damages by such JANITOR employee or by JANITOR from the CITY. JANITOR shall promptly remove and replace an individual JANITOR employee when requested to do so by CITY.
16. Provide a Project Manager who shall be responsible for the performance of the Services and remain JANITOR's contact person for the duration of the Agreement. The Project Manager shall establish a routine for communications with CITY Parks and Facilities Manager to provide a prompt and timely response to any concerns or problems that may arise. Time and frequency of meetings may vary as determined by the Parks and Facilities Manager or designee. The Project Manager shall be readily available to review overall performance, deal with emergency callouts, receive special instructions regarding cleaning items, or discuss other pertinent issues regarding Services or JANITOR's performance.
17. Provide to the Parks and Facilities Manager, and post in all janitorial closets, Safety Data Sheets for all chemicals used or stored in the buildings.
18. Provide adequate field supervision to ensure JANITOR staff arrive at assigned posts on time, perform their duties as described, and provide backup as needed during required work hours. A daily checklist shall be completed by each JANITOR employee, indicating

completion of daily work tasks as detailed herein. Completed checklists to be legibly signed, dated, and left onsite in a log book provided by JANITOR. A written plan for providing supervision must be included with the proposal submittal, along with a daily checklist sample.

19. Develop an internal monitoring system to ensure service quality, which shall include regularly scheduled written inspections with a copy to the Parks and Facilities Manager. The Parks and Facilities Manager may choose to inspect with JANITOR. A written plan for such regular evaluations must be included with the proposal submittal.
20. Break down any cardboard boxes generated by supplies, materials, equipment, and other consumables and place in the appropriate dumpster.
21. Report to the Parks and Facilities Manager immediately upon discovery any vandalism and/or damage to CITY property.
22. Inform employees that CITY equipment, computers, refrigerators, closets, office supplies, telephones, copiers, are off limits to JANITOR or the JANITOR's employees.
23. All buildings shall be cleaned after normal CITY working hours.
24. Security must be maintained at all facilities, no doors to be propped open or left unsecured. Key access will be provided to various CITY facilities by the Parks and Facilities Manager or designee; JANITOR is responsible for key sets and their return upon conclusion of this Agreement. JANITOR will be provided sign in/out procedures as needed during the course of this Agreement, and is responsible to assure CITY procedures are followed.

B. STORAGE SPACE, JANITOR'S CLOSETS AND LOCKER ROOMS

Space available in the buildings for this purpose will be assigned to JANITOR for the storage of bulk supplies and the equipment to be used in the performance of work under this Agreement. All space shall be kept in a neat, orderly condition.

JANITOR's closets, located at various points throughout the buildings, may be used by JANITOR for storing equipment including mops, brooms, dust cloths, and other items. These closets and the stored equipment shall be clean and in order.

Failure to keep any of the facilities described above in a clean condition may result in the withdrawal of the privilege of using them.

CITY shall not be responsible in any way for damage to the JANITOR's stored supplies, materials or equipment, the supplies, materials or equipment kept throughout the building in JANITOR's closets, or JANITOR's employees' personal belongings brought into CITY buildings.

BUILDING FLOOR AREAS AND TYPE

Building	Net Square Footage	Type Floor
City Hall		
Main Floor		
Finance Director's Office	180	carpet
Finance Office and Hall	1,086	carpet
Copy room	61	carpet
Entry and main lobby	1,085	terrazzo
Men's restroom	55	tile
Women's restroom	100	tile
North corridor	50	tile
North corridor	215	carpet
Elevator vestibule	65	carpet
Art Manager's Office	194	carpet
Conference room	306	carpet
Second Floor		
Council Chambers	1,635	carpet
Lunch room	340	carpet
Mayor's Office	180	carpet
Hall (out of conference room)	70	carpet
Elevator vestibule	65	carpet
Men's restroom	105	ceramic
Women's restroom	225	ceramic
New corridor	190	carpet
Lobby	565	carpet
(Plus two (2) sets of stairs, landings and elevator)		
Third Floor		
City Supervisor's Office	324	carpet
Administration / Reception	360	carpet
Assistant City Supervisor	270	carpet
Grants Manager	135	carpet
Hallways	954	carpet
Farmer's Market	135	carpet
City Attorney	204	carpet
Administration Intern	100	carpet
Legal	513	carpet
City Clerk	142	carpet
Human Resources	120	carpet
Janitor closet	65	vinyl
Men's restroom	72	vinyl
Women's restroom	104	vinyl
Utility room	24	vinyl

Paul Mann Building

Restroom	150	tile/vinyl
Offices	484	carpet
Building office / lobby	664	carpet
Engineering	725	carpet
Copy room	84	tile
Break room	228	carpet
Two sets of stairs		vinyl

Intermodal Transit Center

Offices/Conference Room	2,985	carpet tile
Restrooms	251	ceramic tile
Lobby/main hallway	1,583	ceramic tile
Break rooms	247	vinyl

Haddock Building**First Floor**

Offices	2,002	carpet
Hallways	843	LVT/tile
Entry's	173	walk off carpet
Restrooms (2)	288	tile
North stairs and landing	111	hard surface
East stairs and landing	232	carpet

Second Floor

Offices	3,211	carpet
Restrooms (2)	288	LVT/tile

CITY COUNCIL STAFF REPORT

DATE: Monday, November 7, 2022



AGENDA ITEM TITLE

Public Hearing: Edington Estates Annexation, Comprehensive Plan Land Use Designation, Zoning Designation, Planned Unit Development, and Preliminary Plat (ACTION ITEM) - Mike Ray

RESPONSIBLE STAFF

Michael Ray, Assistant CD
Director/Planning Manager

REVIEWED BY

Planning and Zoning Commission; Transportation
Commission

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

DESCRIPTION

The applicant, BBC, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, preliminary subdivision plat and Planned Unit Development (PUD) for a 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential 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 and Planned Unit Development (PUD) is a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, Planned Unit Development, and Preliminary Plat on August 10, 2022 and recommended approval with no conditions. The Transportation Commission reviewed the proposed preliminary plat and PUD at their meeting on September 8, 2022, and recommended approval with the condition that the applicant provide a pedestrian connection from the southern end of the private street to the adjacent property to the south.

STAFF RECOMMENDATION

Conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, PUD, 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.
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.
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 Planned Unit Development for Edington Estates Addition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria.
5. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution

is approved, the proposed Zoning Ordinance is approved, and the Planned Unit Development is approved, approve the preliminary plat for Edington Estates Addition with the condition that the applicant shall provide a pedestrian connection from the southern end of the private street to the adjacent property to the south, and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria.

PROPOSED ACTIONS

PROPOSED ACTIONS: Conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, PUD, 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 PUD for Edington Estates with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the PUD with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the PUD and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.
5. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, the proposed Zoning Ordinance is approved, and the PUD is approved, approve the preliminary plat for Edington Estates Addition with the condition that the applicant shall provide a pedestrian connection from the southern end of the private street to the adjacent property to the south, 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.

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. Staff Report
2. Public Hearing Notice
3. Packet
4. Parkland Dedication Memo
5. P&Z Minutes and RCS Docs

6. Rezone Ordinance
7. Annexation Ordinance
8. Comp Plan Resolution

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: November 7, 2022

GENERAL INFORMATION

Hearing Body: City Council

Subject: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum within the City of Moscow.

Attachments:

1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Preliminary Plat Application
5. Preliminary Plat
6. Planned Unit Development Application
7. Planned Unit Development Site Plan
8. Legal Descriptions
9. Neighborhood Meeting Materials

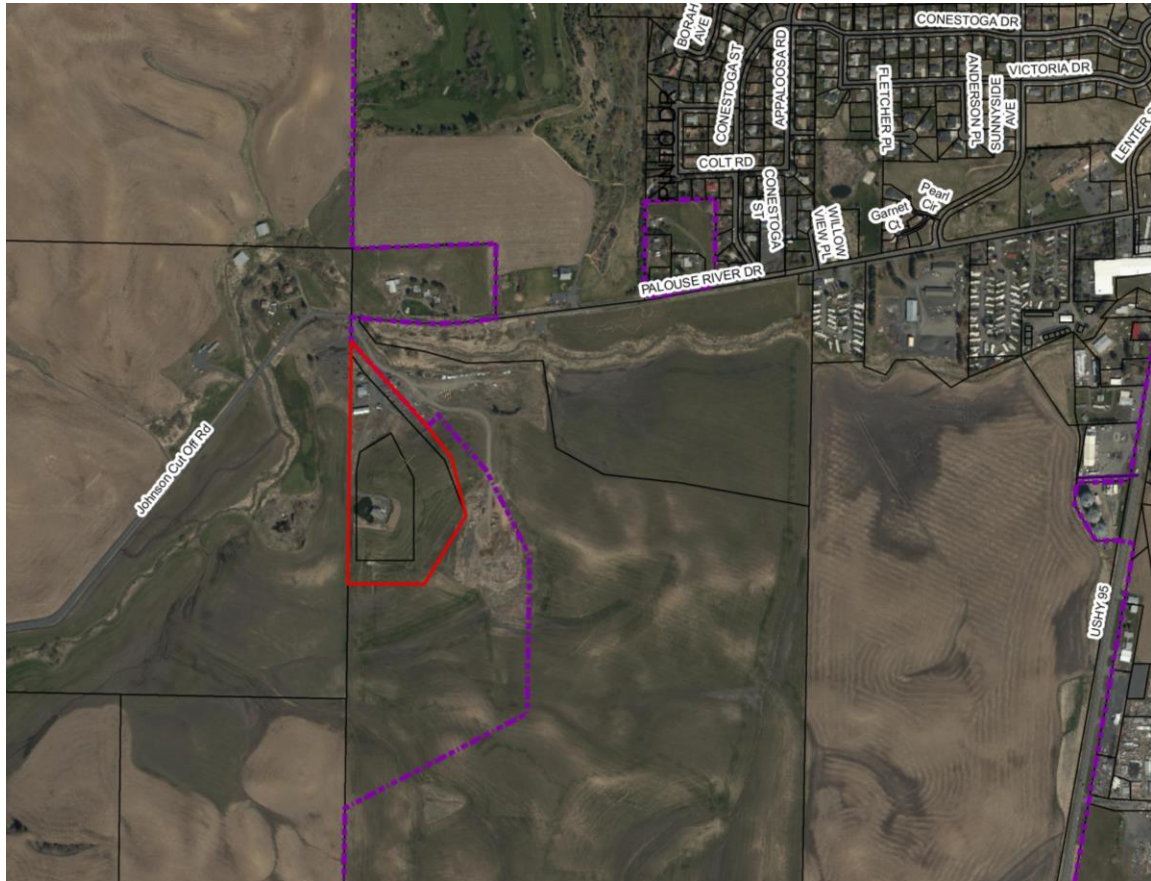
Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, BBC, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, preliminary subdivision plat and Planned Unit Development (PUD) for a 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential 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 and Planned Unit Development (PUD) is a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates.

Site and Area Land Use: The subject property is a 13.7-acre parcel that currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision

and the West Palouse River Drive ball fields property to the northeast. The South Fork of the Palouse River currently flows through the ball fields property to the north.



Vicinity Map



Aerial of Subject Property

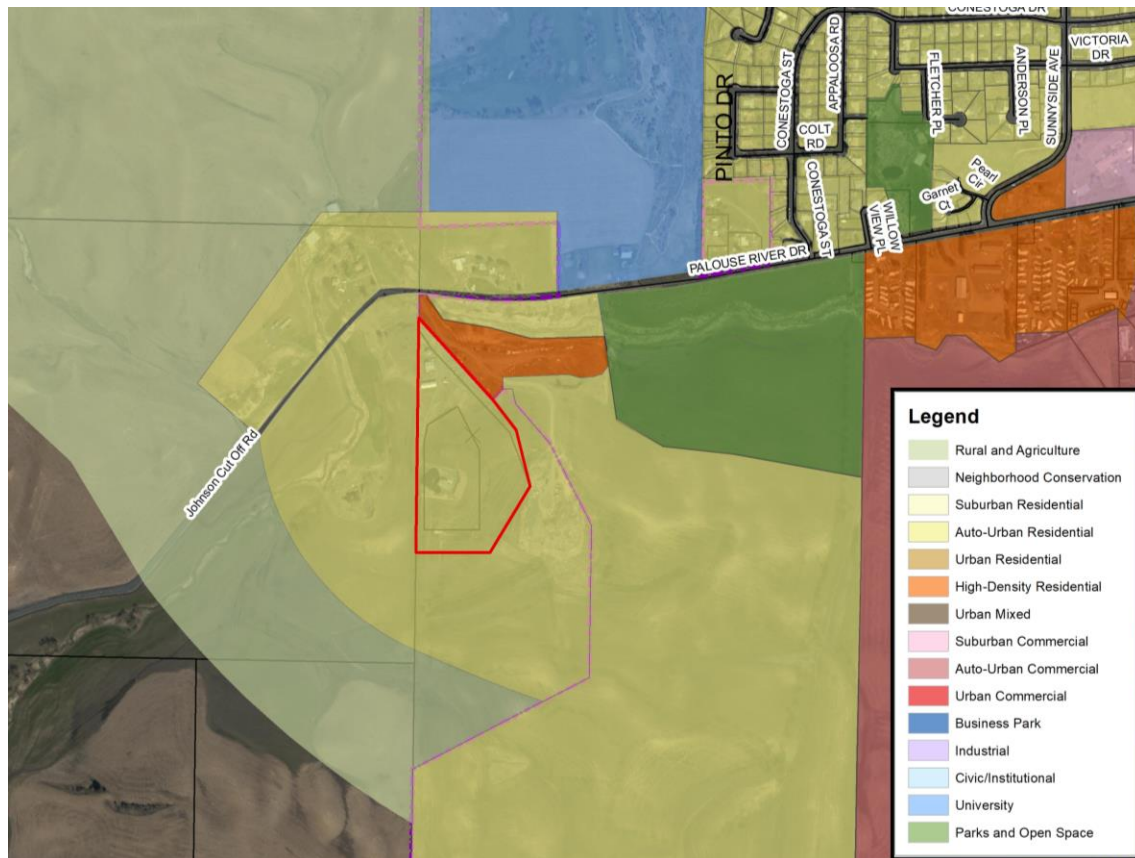
Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. According to the 2019 Comprehensive Plan, High-Density Residential 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).”

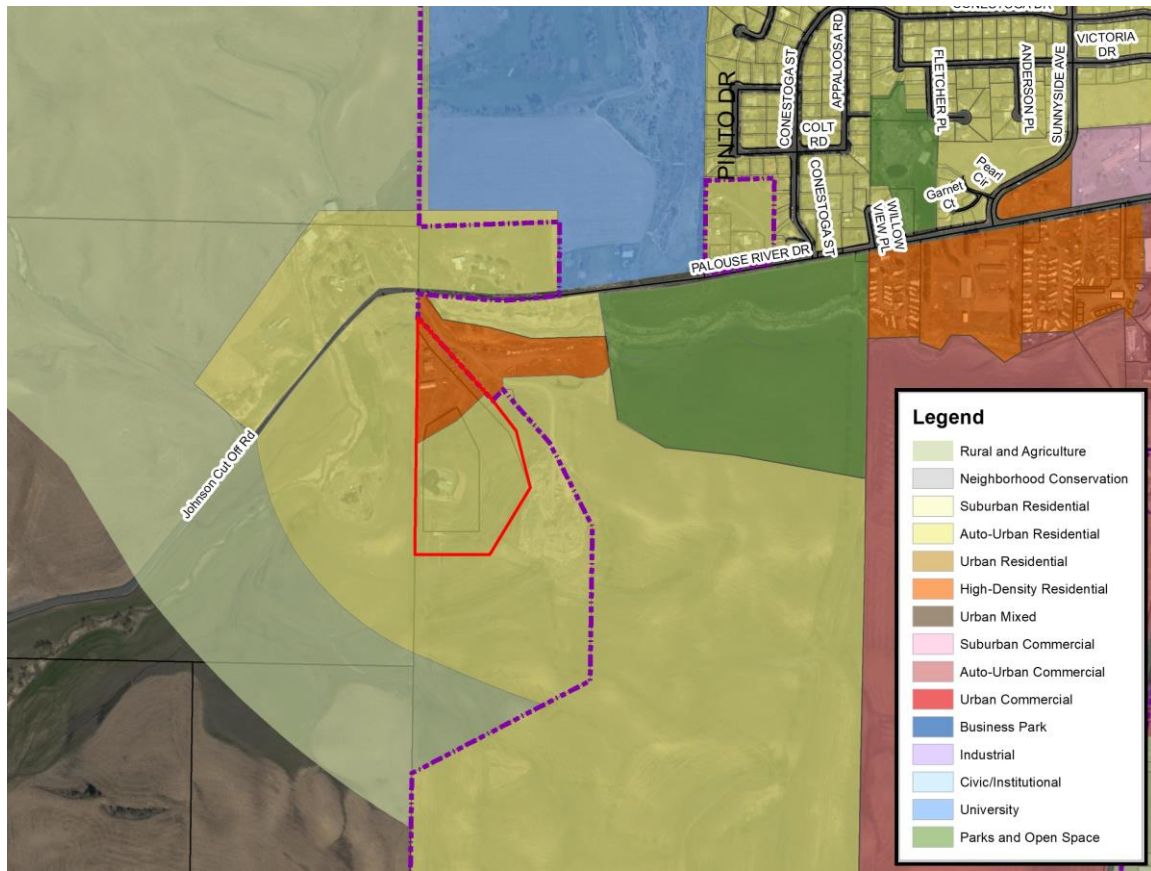
Auto-Urban Residential designated areas are intended to,

“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.”



Current Comprehensive Plan Land Use Designations



Proposed Comprehensive Plan Land Use Designation

Zoning: The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF). Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. 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. The applicant is proposing to rezone the 13.7-acre parcel from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.

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.

The RO Zoning District is appropriately applied in the following circumstances:

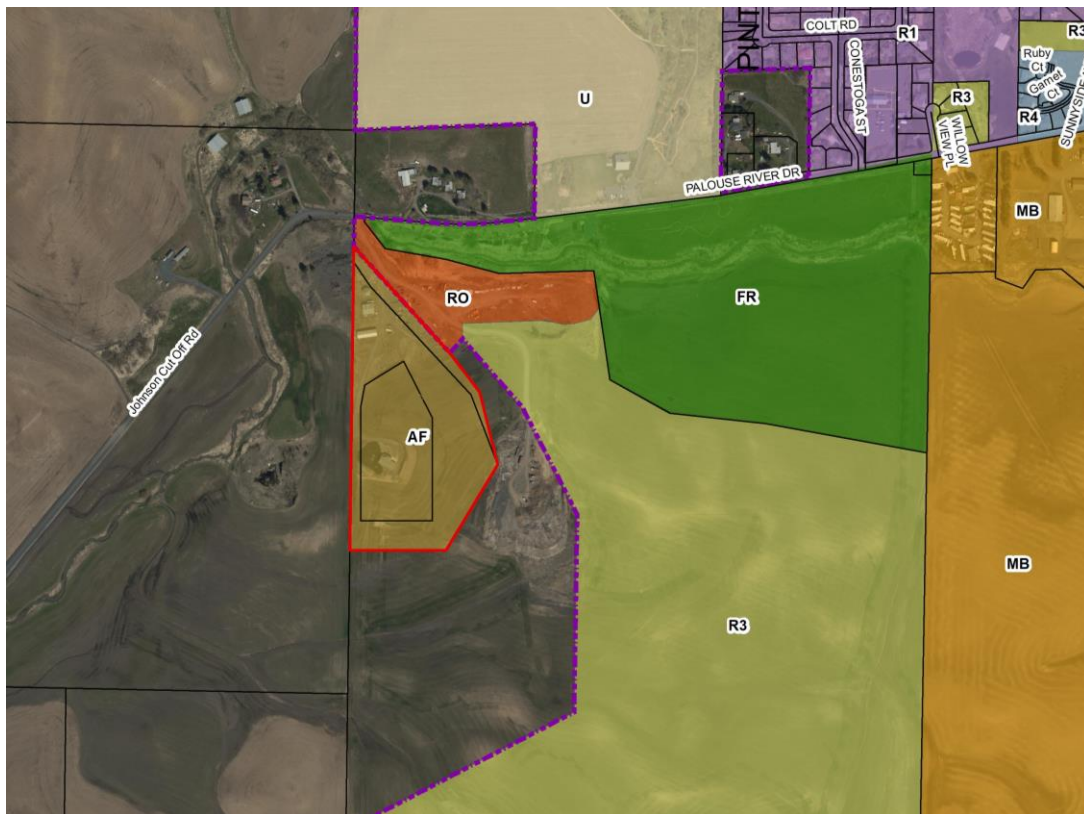
1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;

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.

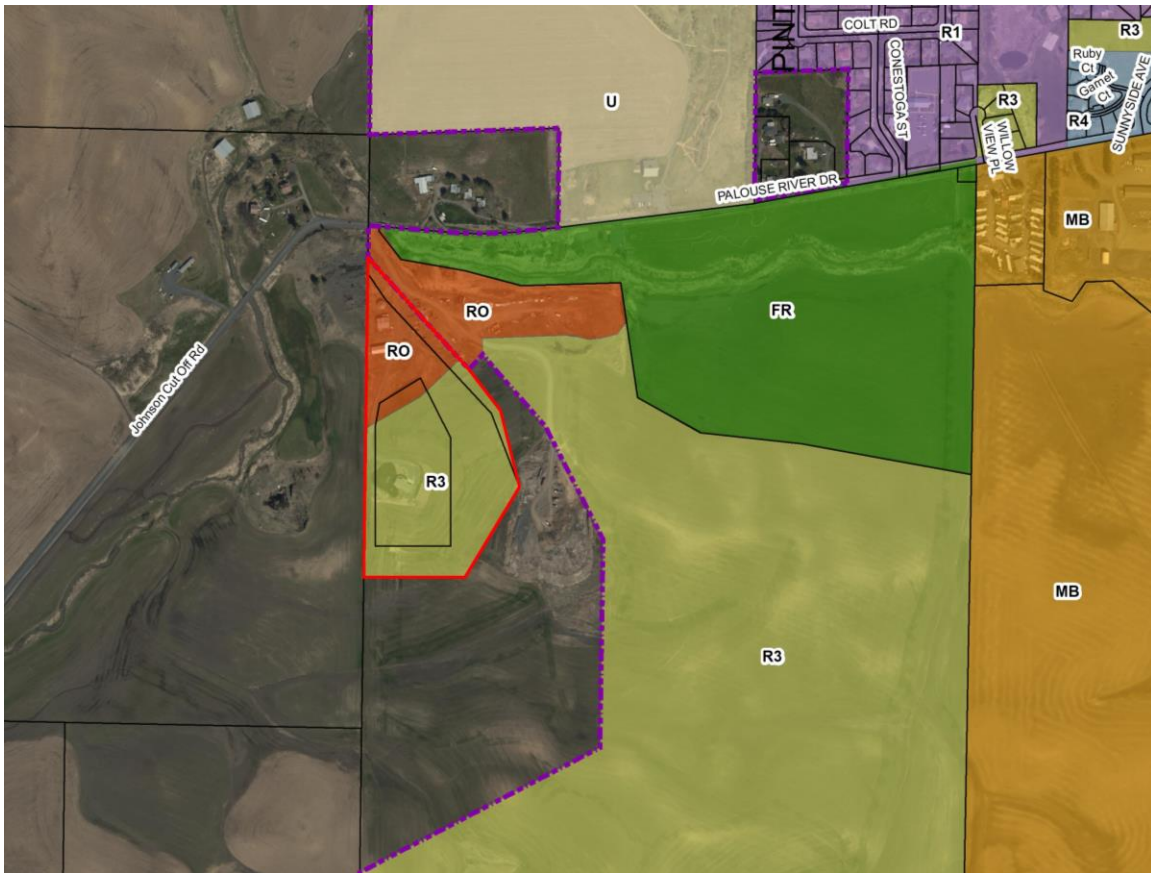
Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood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

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.

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.



Existing Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the 10.5-acre area into 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates Subdivision. All of the proposed lots are within the Medium Density Residential (R-3) Zone and meet the minimum lot size and width requirements.

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.

A stormwater detention facility is located on Lot 1, near the entrance to the subdivision.

PUD: The applicant is proposing to constructing a total of nine single family dwellings that will be on separately platted lots and will be accessed via a private street. One of the dwellings already exists upon the property. The primary reason for the PUD request is to allow a private street which serves the proposed lots.

The proposed single-family lots range between 0.73 acres to 1.57 acres in size, and are of similar design to homes that are constructed in the residential neighborhoods to the north. There are three example building plans that the applicant has submitted, which serve as

examples of the type of houses that will be constructed on the lots. The houses range between one and two stories with the square footages ranging between 2,100 to 3,800 square feet.

The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The proposed building footprints meet all of the setback requirements for the R-3 Zone.

The base density requirement of the R-3 Zone 9.5 dwelling units per acre. With 9 dwelling units being proposed on 9.78 acres, the proposed density is 0.92 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.

Access, Streets, Traffic: The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to 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 will also be constructed on both sides of the street.

A private street is proposed to connect to Augustine Avenue and serve the nine lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

Utilities: Water mains will be extended throughout the subdivision from the mains within the intersection of Augustine Avenue and Edington Avenue. 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.

Sanitary sewer is proposed to be extended throughout the subdivision along the private street alignment and eventually connect to a main within Edington Avenue.

Storm sewer will be piped and directed to a stormwater detention pond located near the intersection of Augustine Avenue and Edington Avenue. 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: Per the attached memo from David Schott, Assistant Parks and Recreation Director, the proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 9.79 acres of net developable area of platted R-3 Zoned property, which requires a 7% dedication. The total parkland dedication for the

proposed subdivision is 0.69 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. The Commission recommended approval of deferring the parkland dedication during their July 28, 2022 regular meeting.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on May 19, 2022 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

Input from other Departments/Commissions:

Transportation Commission

The Transportation Commission reviewed the proposed preliminary plat and PUD at their meeting on September 8, 2022. The Commission was supportive of the project, including the use of the private street standard given the topographical constraints. The Commission had one recommendation which was to provide a sidewalk connection from the southern end of the private street to the adjacent property to the south.

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached August 1, 2022 memo from David Schott, Assistant Parks and Recreation Director.

RECOMMENDATIONS:

The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, Planned Unit Development, and Preliminary Plat on August 10, 2022 and recommended approval with no conditions.

Staff recommends that the City Council conduct the public hearing upon the annexation, Comprehensive Plan land use designations, zoning designations, PUD, 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.
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.
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 Planned Unit Development for Edington Estates Addition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria.
5. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, the proposed Zoning Ordinance is approved, and the Planned Unit Development is approved, approve the preliminary plat for Edington Estates Addition with the condition that the applicant shall provide a pedestrian connection from the southern end of the private street to the adjacent property to the south, and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria.

NOTICE OF PUBLIC HEARING

Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum within the City of Moscow as Shown on the Vicinity Map Below. Permit Applications LUP2022-0017, LUP2022-0018 and LUP2022-0019

A public hearing at which you may be present and speak will be conducted by the City Council of the City of Moscow at which time the following proposals will be considered:

1. Annexation of the 13.75-acre subject property.
2. Comprehensive Plan Land Use Designation amendment from the Auto-Urban Residential designation to the High-Density Residential and Auto-Urban Residential designations.
3. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.
4. Proposed Preliminary Plat and Planned Unit Development (PUD) of a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates.

The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designations, Rezone, PUD, and Preliminary Plat on August 10, 2022 and recommended approval with no conditions.

MEETING DATE: Monday, November 7, 2022

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The

file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

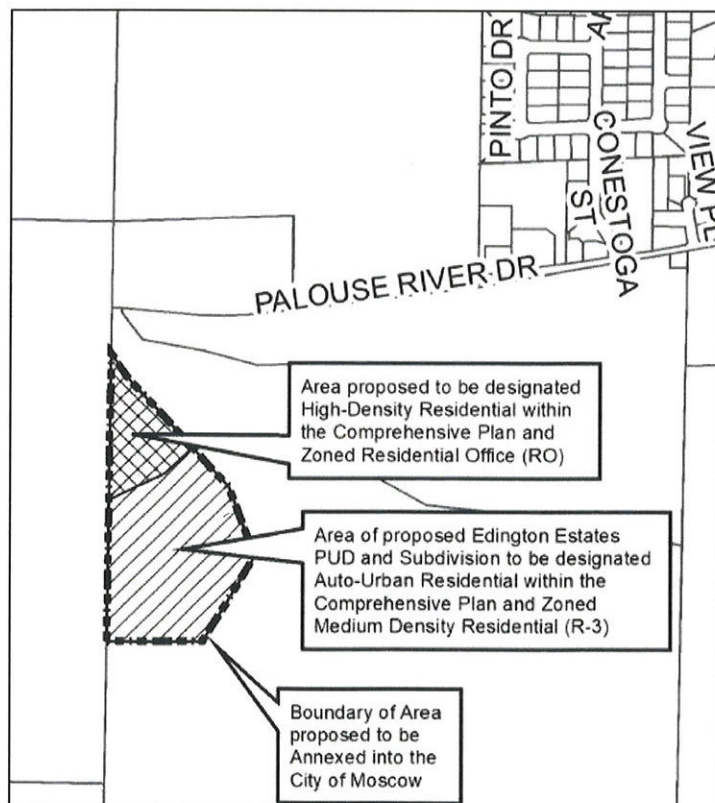
Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City Website at:

<https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Published: Saturday, October 22, 2022



June 21, 2022

Mike Ray, Assistant Director/Planning Manager
City of Moscow
206 E Third Street
Moscow, ID 83843

RE: Request of Annexation and Rezoning – Parcels & RP39N05W193400 & RP39N05W193200, 13.25 Acres

Dear Mike:

BBC LLC is requesting Parcel RP39N05W193400 & RP39N05W193200 (approximately 13.75 acres) off Augustine Avenue to be considered for Annexation into the City of Moscow and rezone from Agricultural/Forestry to R3 (10.5 acres) and RO (3.25 acres).

Enclosed in this submittal are:

- Neighborhood Meeting notification, sign-in sheet, Preliminary Site map, and Neighborhood Meeting Minutes.
- Rezone Application with Payment.
- Legal Description of the Property.
- Preliminary Plat documents.

Please contact us if there are any questions or clarifications.

Thank you for your consideration on this project.

Sincerely,



Property Owner:
Rich Beebe
BBC LLC



Developer:
Rich Beebe
BBC LLC



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION**1. Applicant**

Name: Syntier Engineering, Inc. Telephone: 509.339.6187
405 SE Brelsford Drive, Suite C Pullman, WA 99163
 (Home address)

Relationship to affected property (please check one):

Owner ☐ Purchaser ☐ Lessee ☐ Other ☒ (explain below)
Project Engineer

2. Owner of Affected Property (if other than applicant)

Name: BBC LLC Telephone: 509.330.0623
PO Box 8608, Moscow, ID
 (Home address)

3. Location of Affected Property: RP39N05W193400

Legal Description: See attached (Subdivision) (Block) (Lot)

*If described by Metes and Bounds, please attach deed on a separate sheet.***INFORMATION ON REQUESTED REZONE****4. Proposal:** The applicant requests a rezone on the above-described property as follows:

From: Agriculture/ Forestry to: R3/RO
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s):
The property will be annexed into the city and will be developed for medium density
residential homes as well as a area for Retail Office.

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance with the following five Relevant Criteria and Standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:

A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

The current proposal will direct land to meet the current and future community needs by providing homes. It will also encourage a variety of housing to meet residents of different economic abilities.

B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

The proposed rezone would be consistent with the subdivision to the East, which is also zoned R3 as well as match the RO zone that is adjacent to it.

C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

The surround area is residential and agricultural farming. The medium density residential is compatible with the surrounding area. Medium density residential allows for the flexibility to transition between medium-high density and medium-low density to fit the surrounding area and terrian.

D. 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 development of rezone encompasses 13.75 acres will include improvements and has to potential to allow for fire stations, schools, and other public amenities such that an undue burden would not occur.

E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.

The development of rezone encompasses 13.75 acres that will provide improvements to to the public infrastructure such that there will not be undue burden based on the development.

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request. The Commission may recommend and the City Council may require additional conditions and limitations as specified in Section 4-9-3C of the Moscow Code.

All questions addressed on this application and the application itself must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or his/her duly-appointed representative must be present at the public hearings held before both the Planning & Zoning Commission and the City Council.

The following materials must be included with this application:

1. Application fee.
2. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

I understand this information is a public record and may be posted to a public website.



Applicant's Signature

6/21/2022

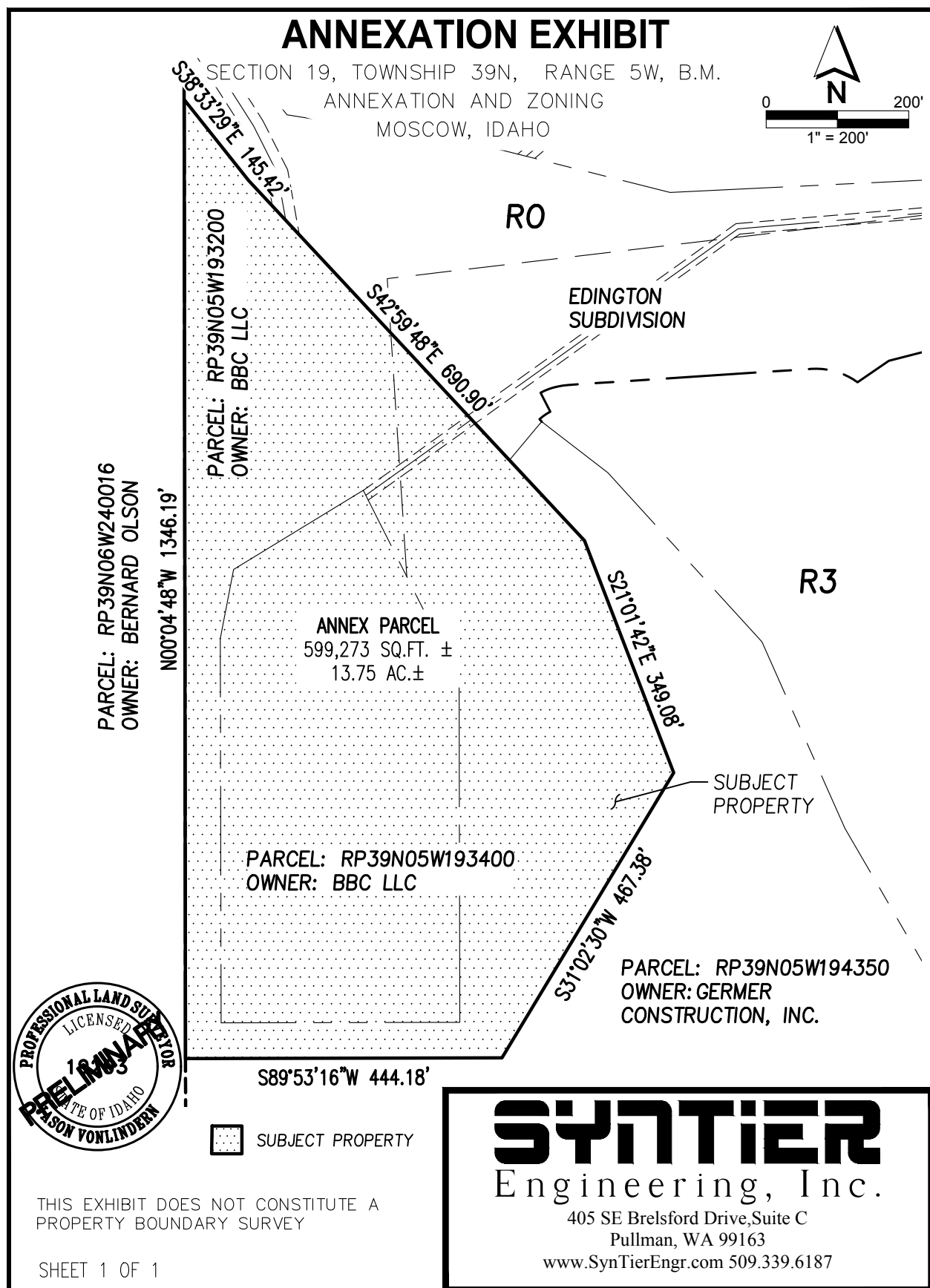
Date



Property Owner's Signature

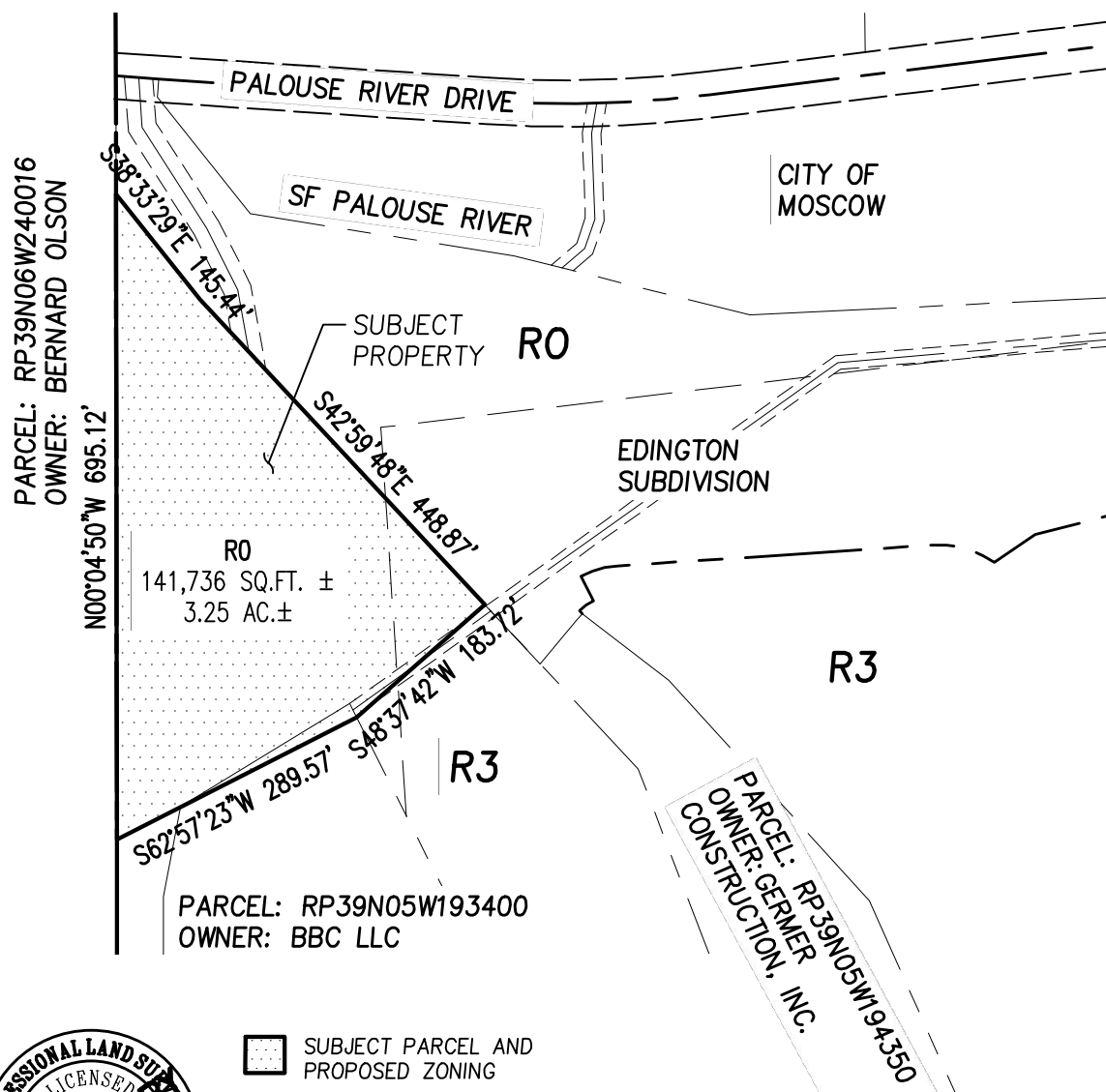
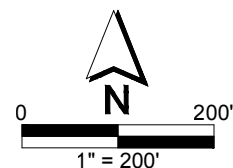
6/21/2022

Date



REZONE EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
PROPOSED ZONING
MOSCOW, IDAHO

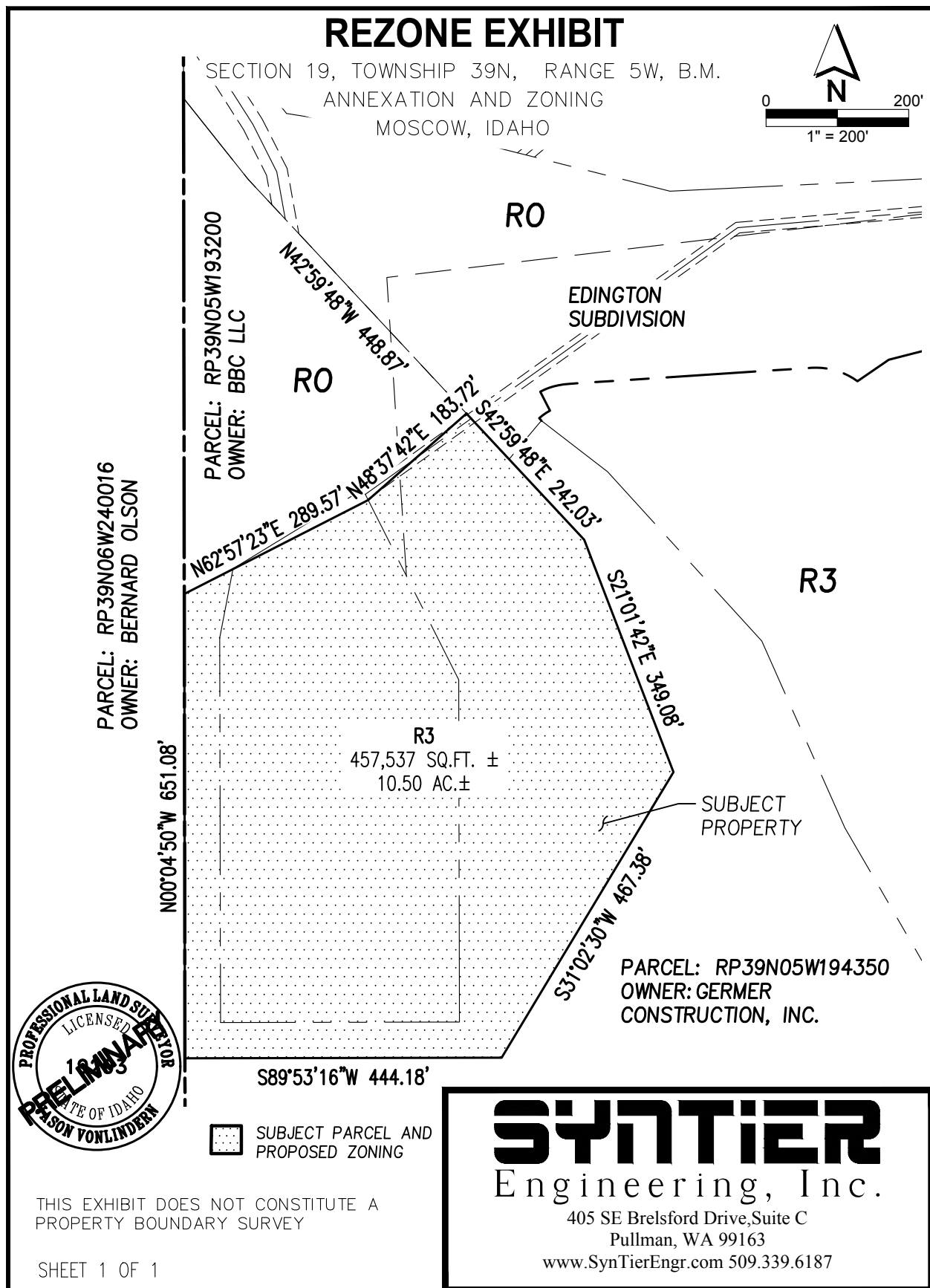


THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187



ANNEX PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 690.90 FEET;

THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;

THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 1346.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 599,273 SQUARE FEET OR 13.75 ACRES, MORE OR LESS.

ZONE R0 PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 448.87 FEET;

THENCE SOUTH 48°37'42" WEST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 62°57'23" WEST A DISTANCE OF 289.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 695.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 141,736 SQUARE FEET OR 3.25 ACRES, MORE OR LESS.

ZONE R3 PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET;

THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET;

THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;

THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
504 S. Washington Street
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$920.00	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Scott Sumner, SynTier Engineering Telephone: 509.339.6187

Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163

E-Mail: Scott@syntierengr.com Fax: _____

OWNER: (if other than applicant)

Name: BBC, LLC Telephone: 509.330.0623

Complete Address: PO Box 8608, Moscow, ID 83843

E-Mail: r33beebe@gmail.com Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Sumner, Syntier Engineering Telephone: 509.339.6187

Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163

E-Mail: Scott@syntierengr.com Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor _____

PROPERTY:

1. Proposed Subdivision Name: Edington Estates

2. Address(as) or Parcel Number(s): RP39N05W193400 & RP39N05W193200

3. Legal Description: *Please attach copy of full description.*

4. Gross area of all land involved: 10.50 acres, and/or _____ sq. ft.

5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
10.50 acres, and/or _____ square feet.

6. Total number of lots: 10 Average lot size: 1.05 acres

7. Existing Zoning of subject property: R3

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY^X

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

The subdivision is intended to be a residential PUD with a private road and 9 developable lots.

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.



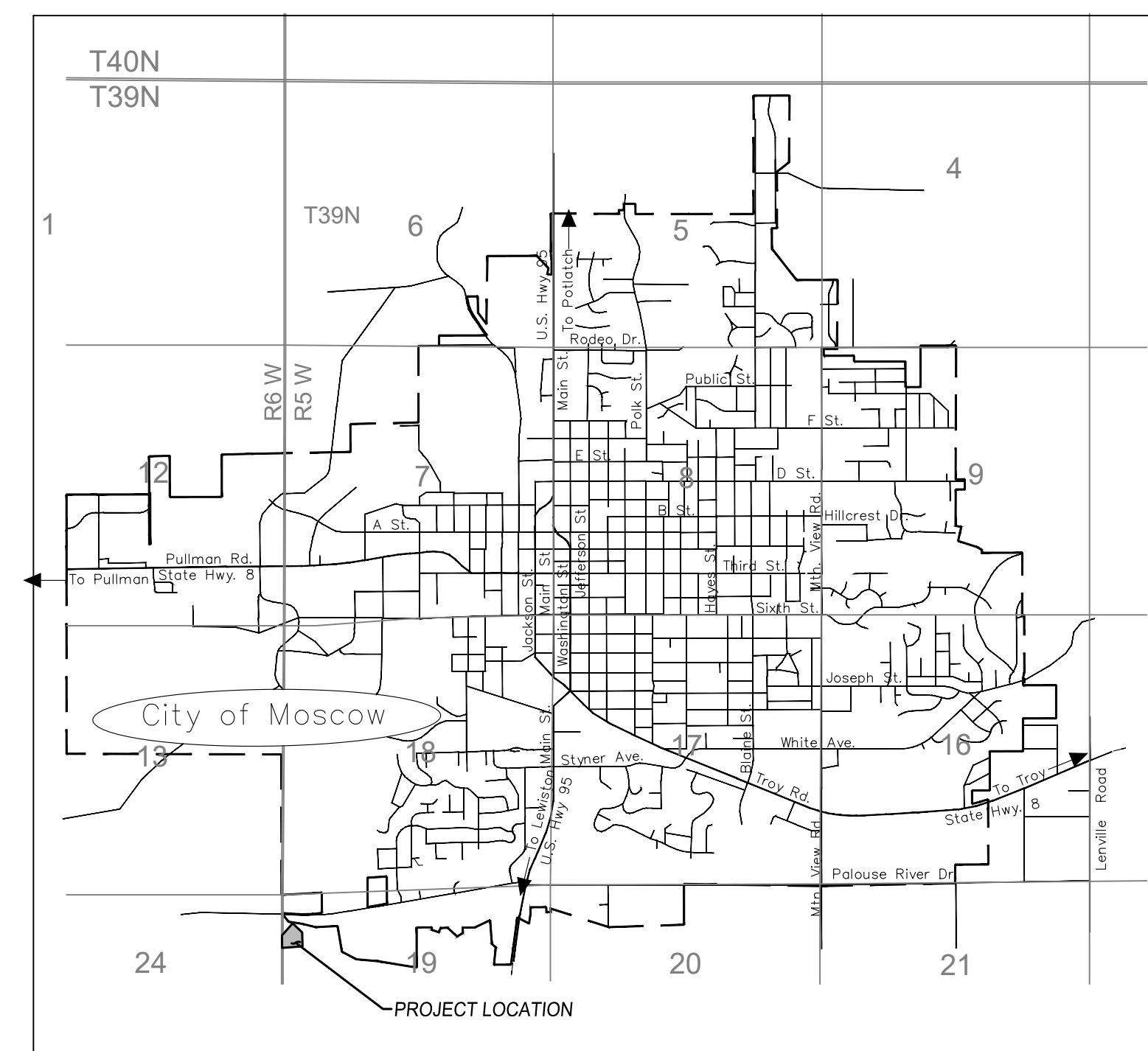
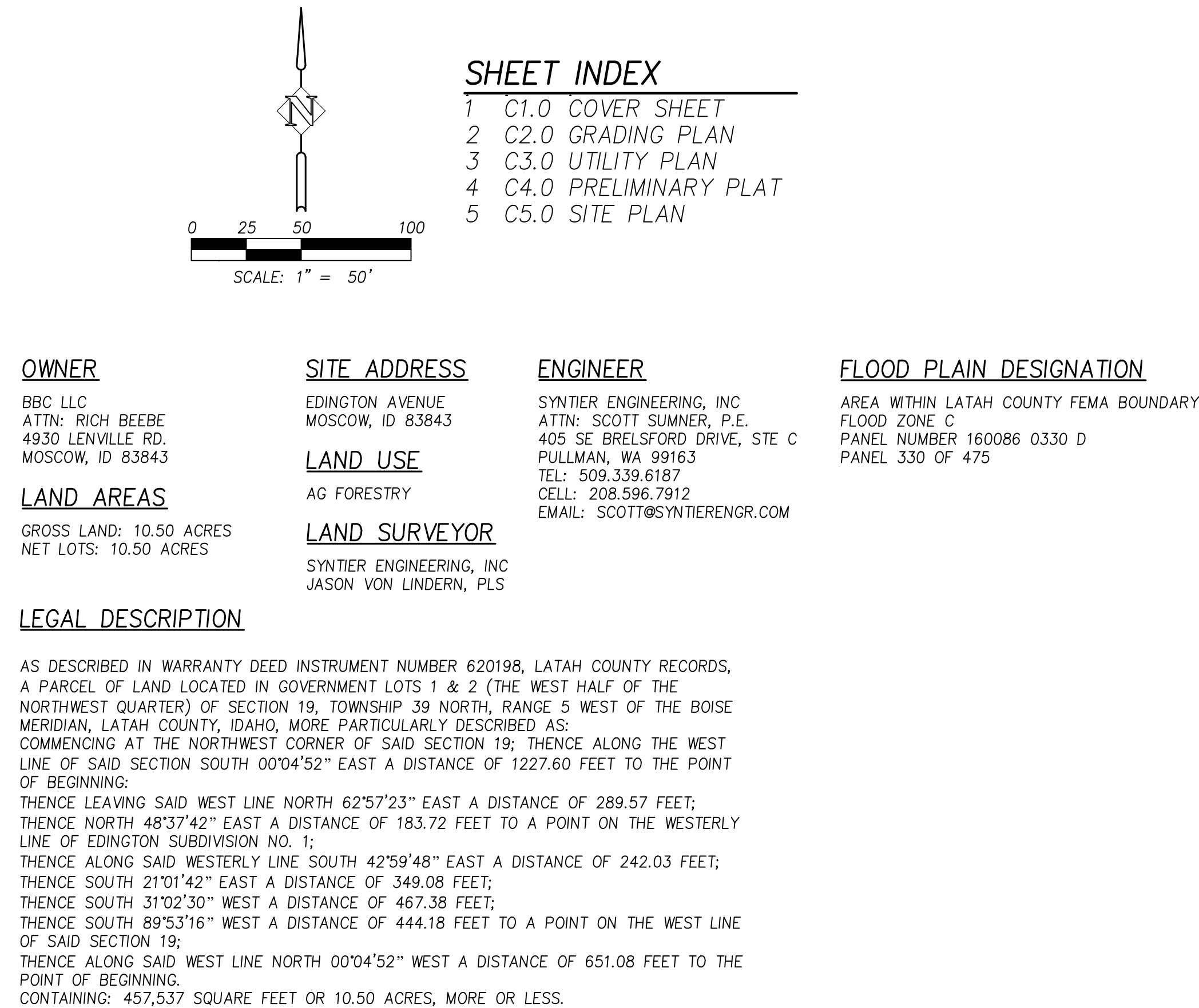
Applicant's Signature

Date

Property Owner's Signature (if different)

Date

MOSCOW, ID



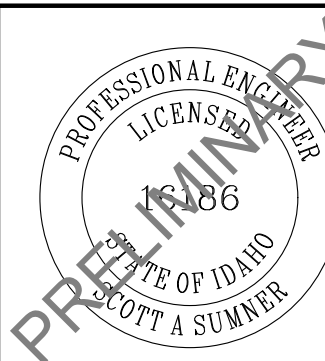
VICINITY MAP
N.T.S.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SINTER ENGINEERING, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



COVER SHEET
EDINGTON ESTATES PUD
MOSCOW, IDAHO

Syntier
Engineering, Inc.
405 SE Brelsford Drive, Suite C Pullman, WA 99163
www.SyntierEng.com 509.339.6187



DESIGNED:	SAS/ATS									
DRAWN:	ATS									
CHECKED:	SAS									
DATE:	AUGUST 22, 2022									

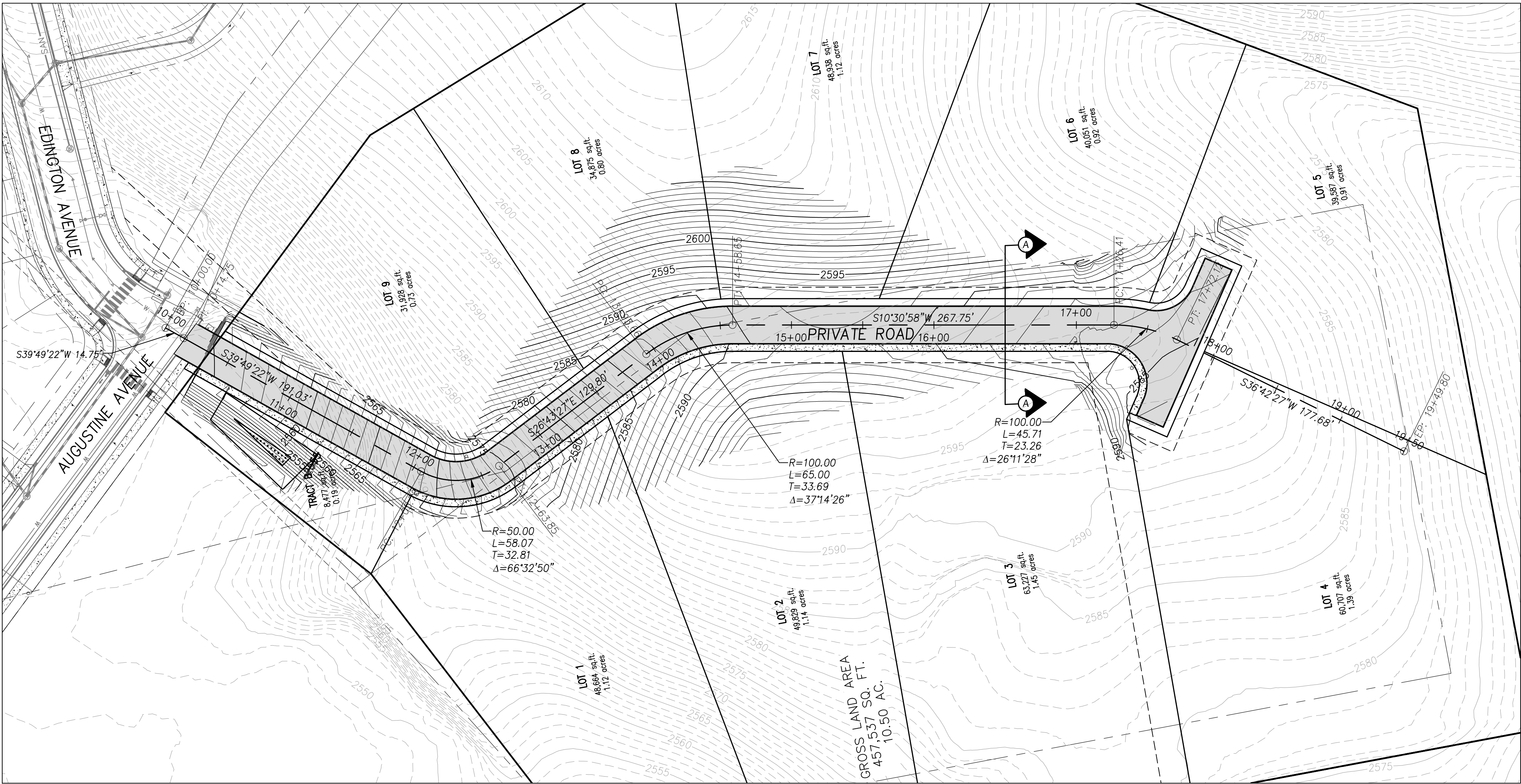
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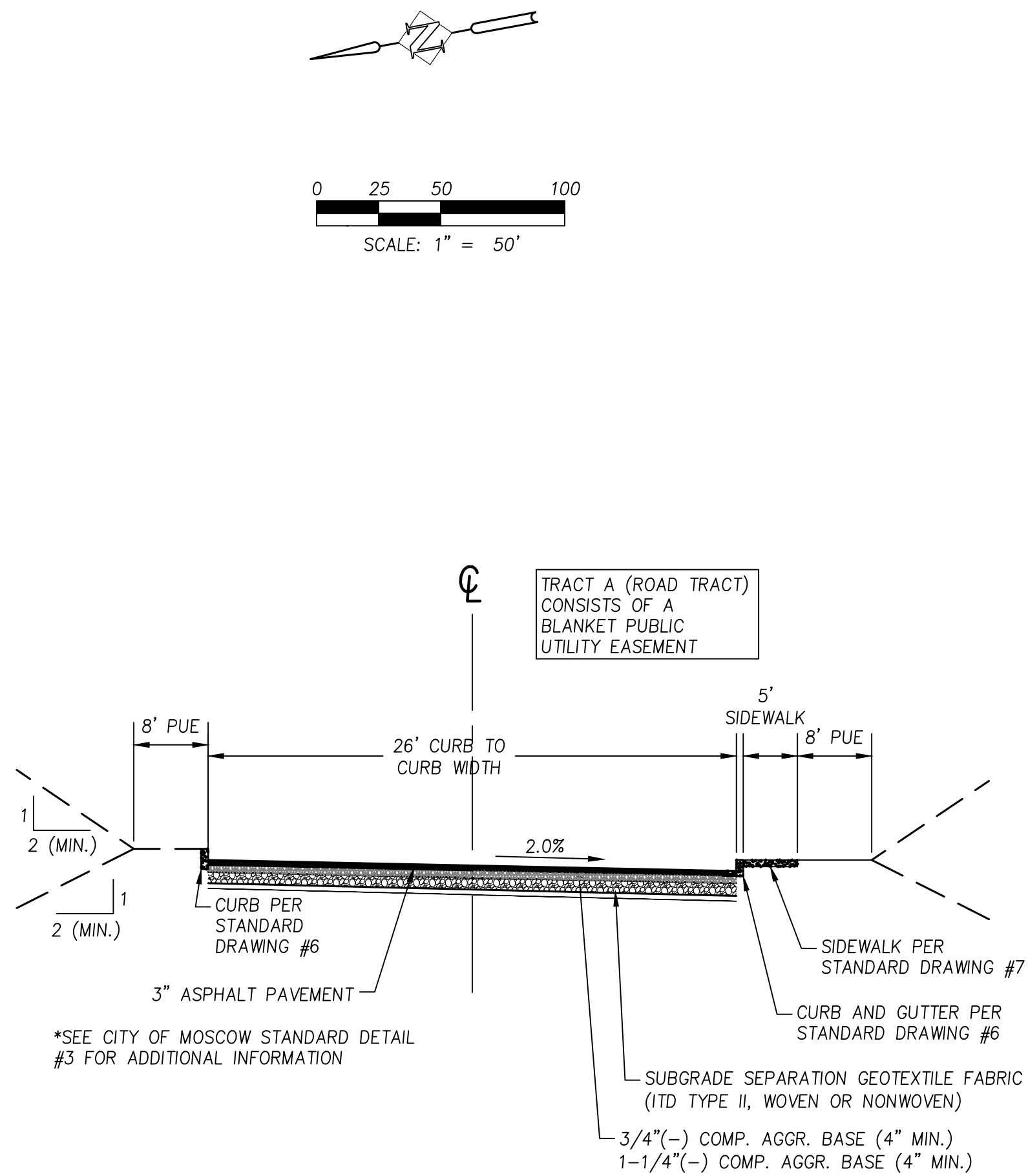
1 OF 5

JOB NO. BBC-03

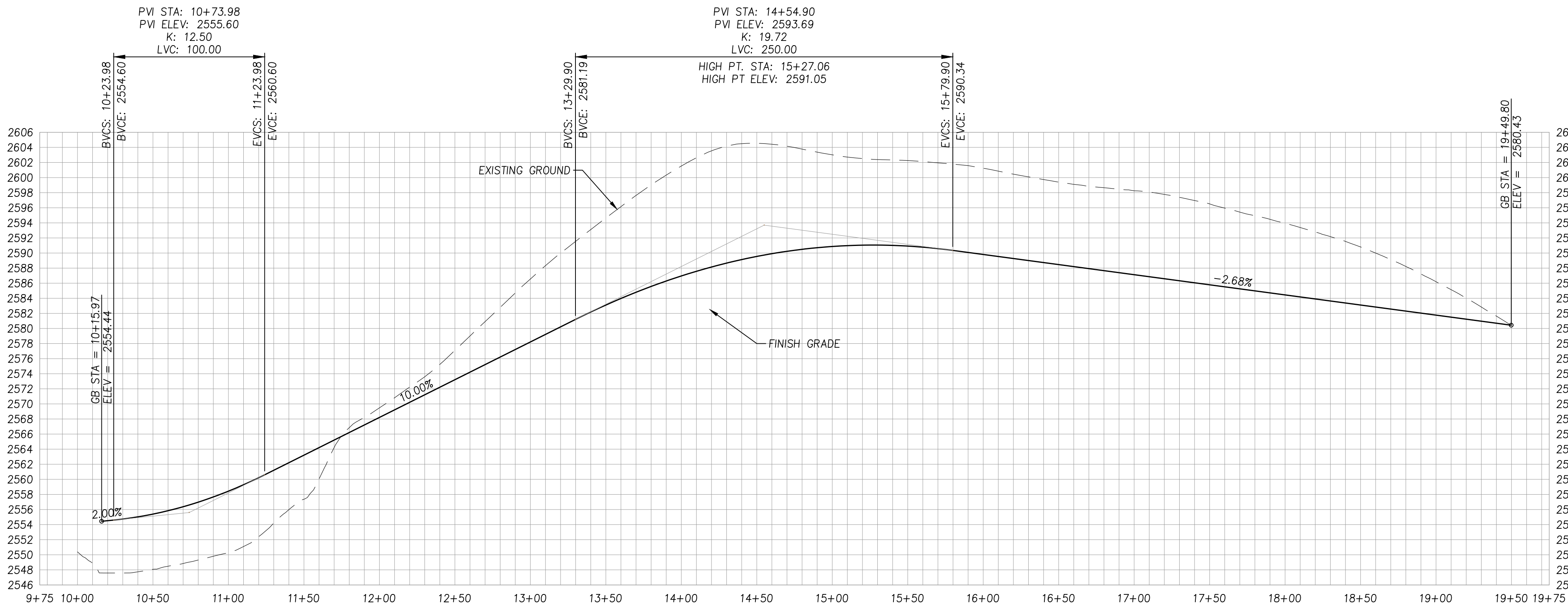
P:\BBC-03 IMB Rezone & Shortfall\BBC03-DVGS\Sheets\CLYDE PROJECT\PRELIMINARY PLAT\BBC03-C2.0-GRADING PLAN.dwg



PRIVATE ROAD PLAN



PRIVATE ROAD SECTION A-A



PRIVATE ROAD PROFILE

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

GRADING PLAN
EDINGTON ESTATES PUD
MOSCOW, IDAHO

SYNTIER
Engineering, Inc.
405 SE Bresford Drive, Suite C, Moscow, WA 99163
www.SyntierEng.com 509.339.6187

PROFESSIONAL ENGINEER
LICENSED
STATE OF IDAHO
SCOTT A SUMNER
16186

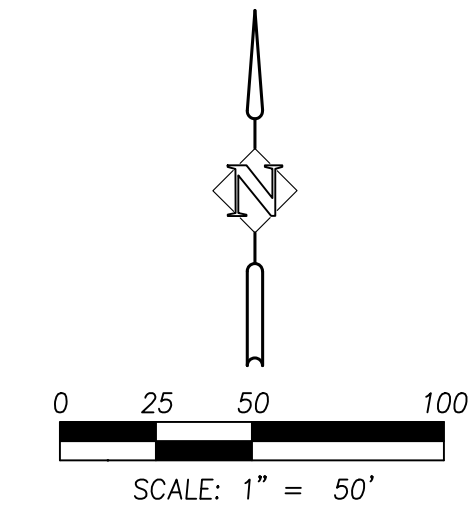
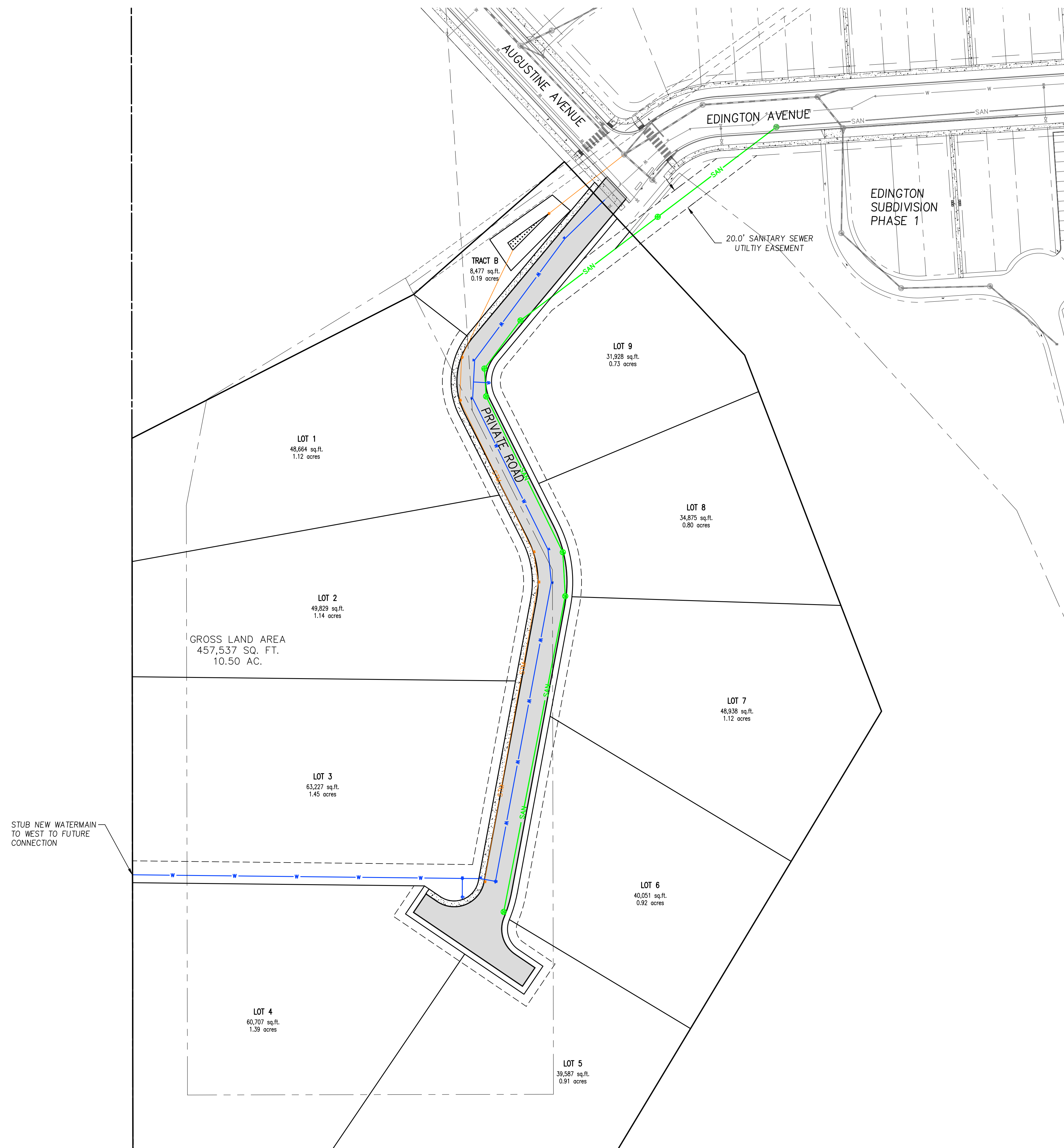
DESIGNED: SASIATS
DRAWN: ATS
CHECKED: SAS
DATE: AUGUST 22, 2022

NO.	DESCRIPTION
1	R
2	E
3	V
4	I
5	S
6	I
7	O
8	N
9	S

SHEET NO.

C2.0
2 of 5

JOB NO. BBC-03

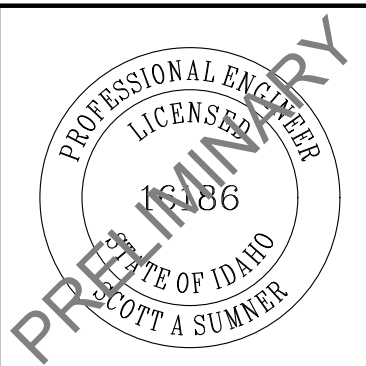


LEGEND

Legend:

- STM: STORM LINE
- SAN: SANITARY LINE
- W: WATER LINE

UTILITY PLAN
EDINGTON ESTATES PUD
MOSCOW, IDAHO



DESIGNED:	SASI/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

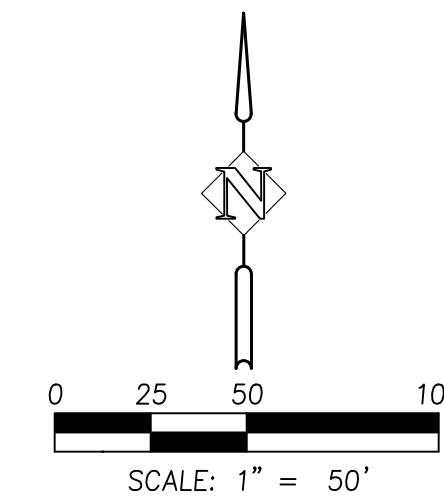
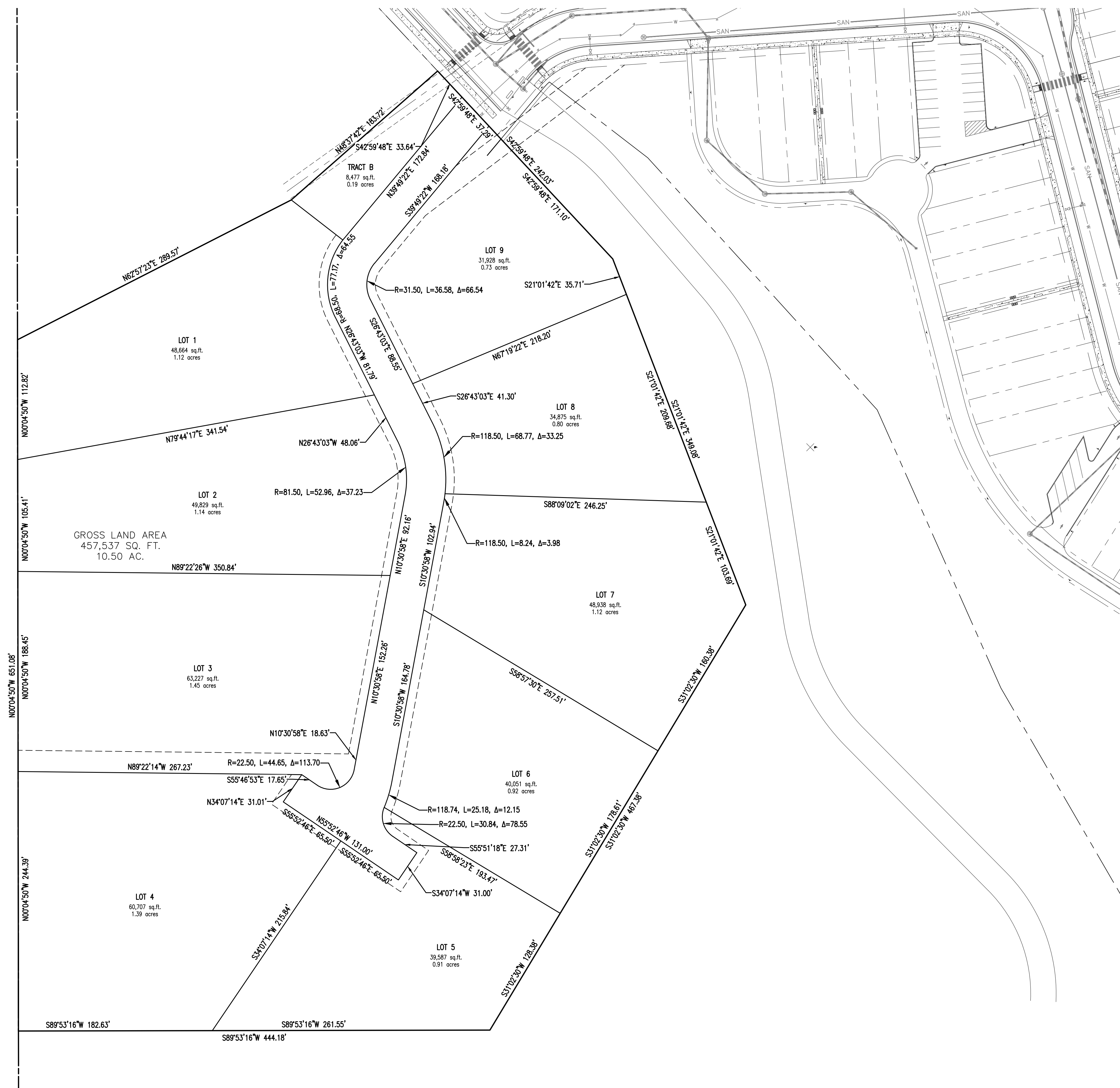
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SHEET NO.

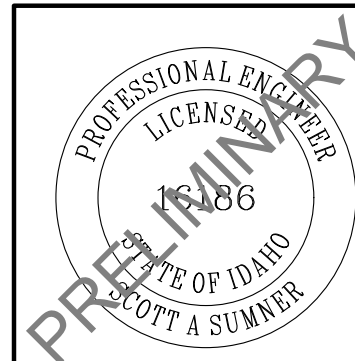
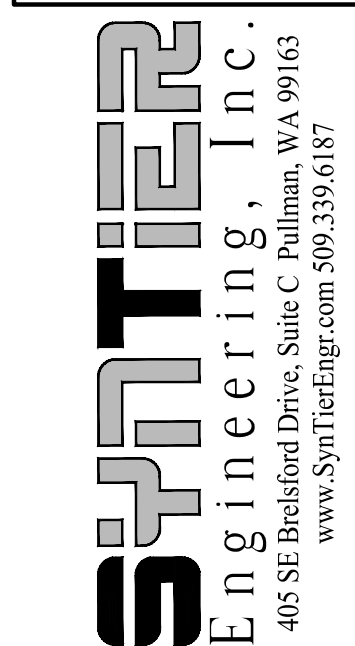
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3 OF 5

JOB NO. BBC-03



PRELIMINARY PLAT
EDINGTON ESTATES PUD
MOSCOW, IDAHO

[illegible]

SHEET NO.

C4.0

4 OF 5

JOB NO. **BBC-03**



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
504 S. Washington Street
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Preliminary or Major Amendment	\$675.00	
CDV	Minor Amendment or Design Review	\$285.00	
	Receipt Number		

APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT OR PUD AMENDMENT

APPLICANT:

Name: Syntier Engineering, Inc. Telephone: 509.339.6187
Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163
E-Mail: Scott@SynTierEngr.com Fax: _____

OWNER: (if other than applicant)

Name: BBC LLC Telephone: 509.330.0623
Complete Address: PO Box 8608, Moscow, ID
E-Mail: _____ Fax: _____

PROPERTY:

1. Proposed PUD Name: Edington Subdivision 1.5
2. Address or Parcel Number: Parcel: RP39N05W193400
3. Legal Description: See Attached _____
(Subdivision) (Block) (Lot)
If described by Metes and Bounds, please attach deed on a separate sheet.

PROJECT DESCRIPTION: Please describe the new (or revised) use, design and construction for the above-described property.

10.5-acre single family home subdivision to include 9 lots, along a private road. One lot will be
utilized for an existing house.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

FOR MINOR AMENDMENTS/DESIGN REVIEW ONLY: SKIP TO SIGNATURE LINES ON PAGE 3

AUTHORIZATION:

1. Section 7-2 (A) of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.

2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

The development is within the projected growth areas shown in the Comprehensive Plan and is consistent with the residential growth that is in the immediate surrounding area.

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

The area surrounding this development is zoned R-3. and will have smaller lot sizes than those that will be included as a part of this PUD.

C. The proposed development is compatible with the character and uses in the surrounding area.

The area surrounding this development is zoned R-3 and this residential development is compatible.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

The public utilities will be serviced through Phase 1 of the Edington Subdivision and have been sized to accommodate this area.

E. The proposed development will not endanger the public health or safety.

The development consists of single family residences and will not cause detriment to the public health and safety.

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

The proposed land use and residential density are consistent with the surrounding area.

The design is consistent with the immediate surroundings and coordinates with the developments being proposed in the area.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)

I understand this information is a public record and may be posted to a public website.

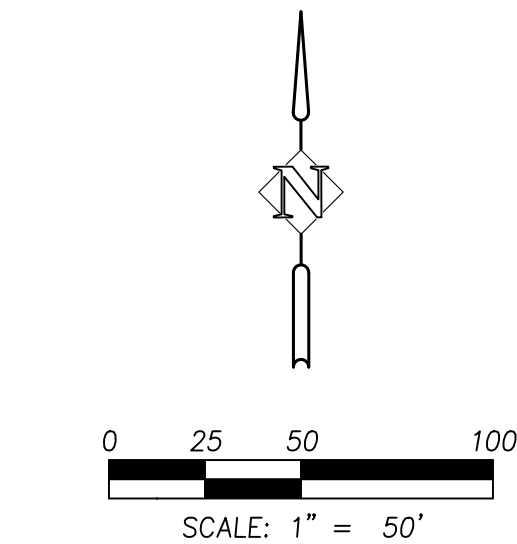
 Applicant's Signature

 Date

 Property Owner's Signature

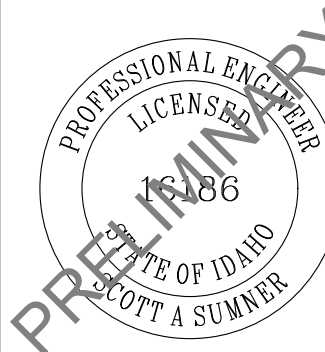
 Date

P:\BBC-03 (MB Regene & Shortall)\BBC03-DWGSSheets\CLYDE PROJECT\PRELIMINARY PLAT\BBC03-C4.1-SITE PLAN.dwg



BUILDING LEGEND
A = ACADIAN HILLHOUSE II
B = PALOUSE FARMHOUSE XVIII
C = NORTHWEST FARMVIEW I

SYNTIER
Engineering, Inc.
405 SE Bresford Drive, Suite C, Moscow, WA 99163
www.SyntierEng.com 509.339.6187



DESIGNED:	SAS/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 22, 2022

R E V I S I O N S			
NO.	DATE	DESCRIPTION	

SHEET NO. **C5.0**
5 OF 5
JOB NO. BBC-03

SITE PLAN
EDINGTON ESTATES PUD
MOSCOW, IDAHO

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

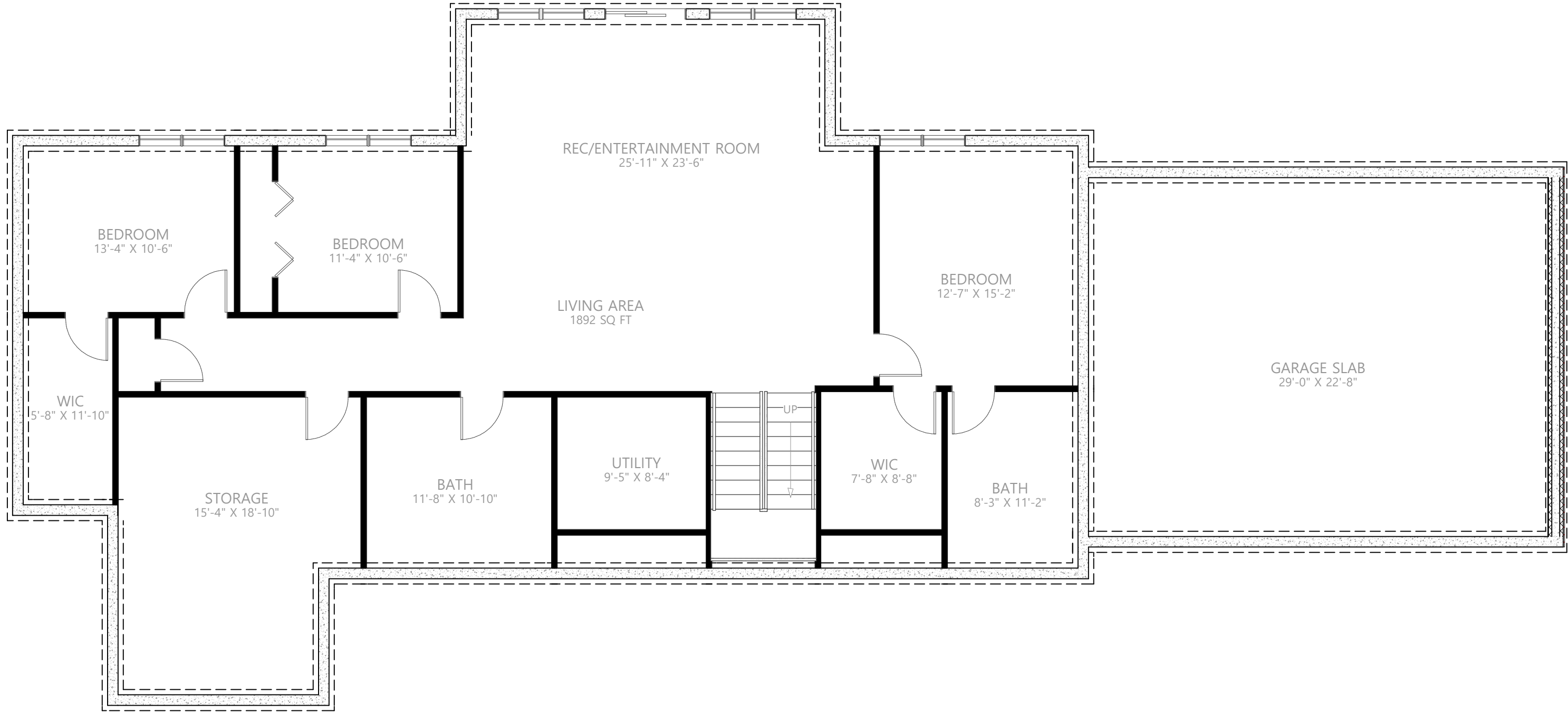
Owner:
Owner
Moscow ID 83843

Project:
NORTHWEST FARMVIEW I
PROJECT ADDRESS
MOSCOW, ID 83843

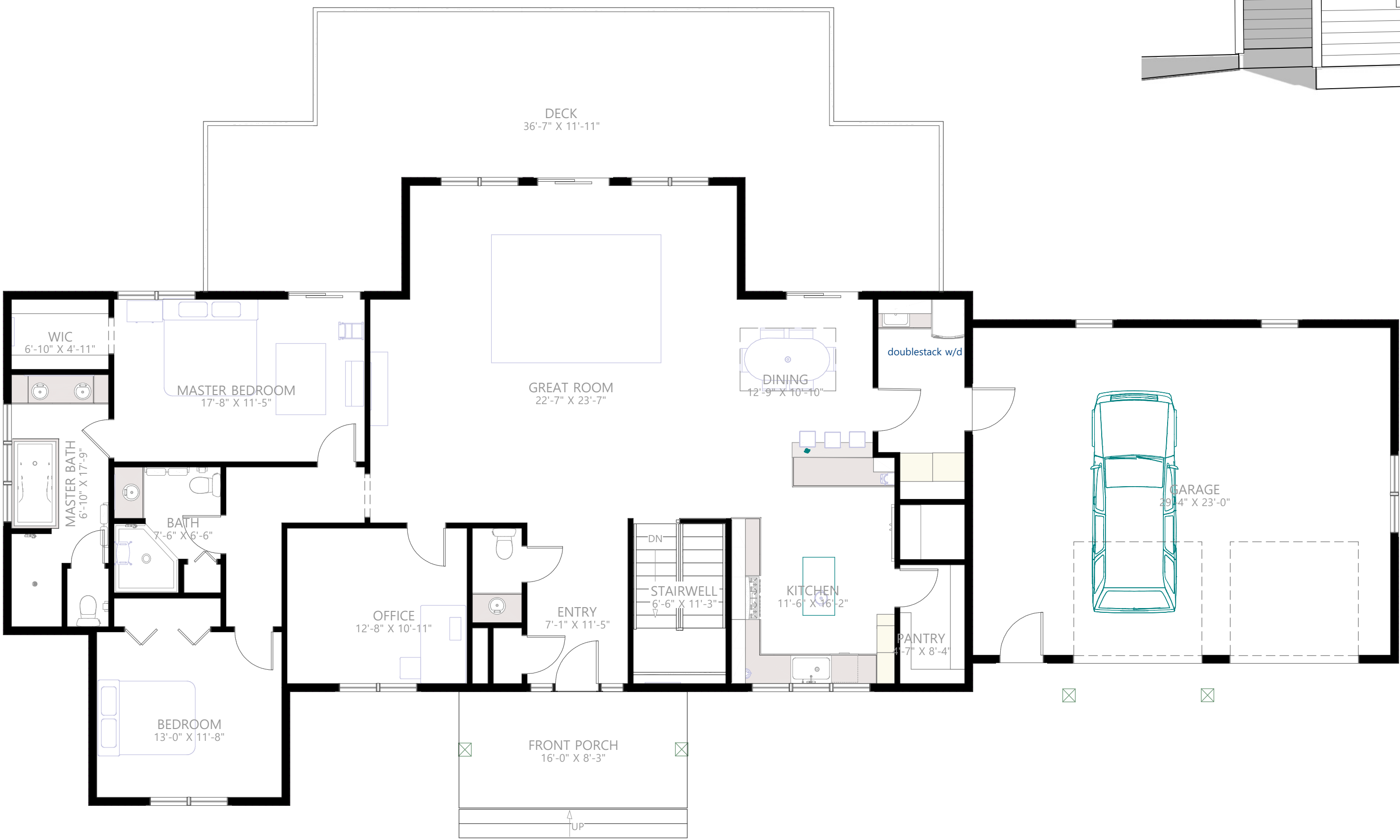
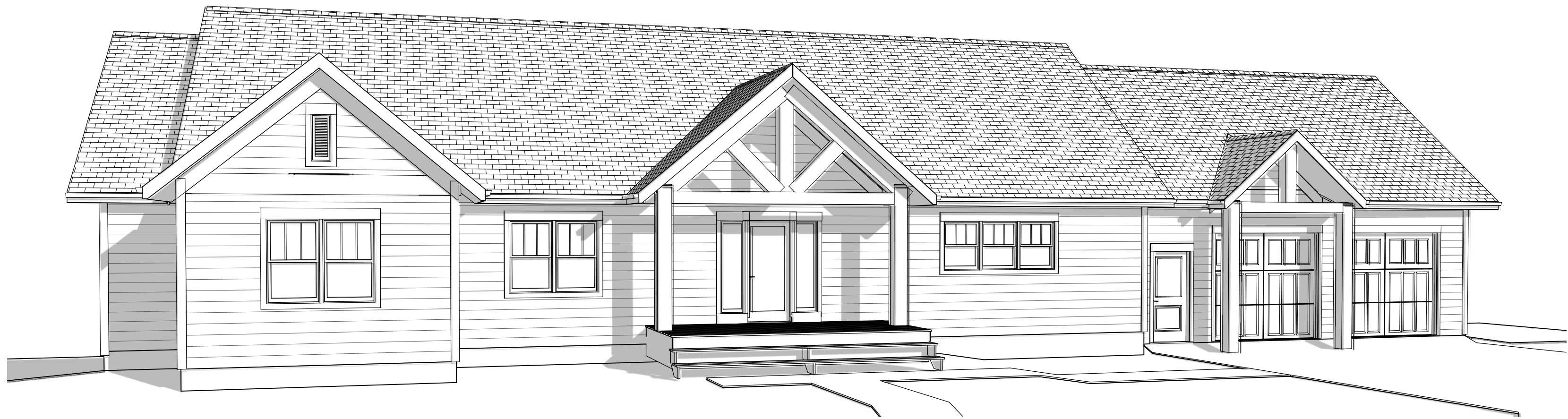
SAMPLE

Date: 6/23/2022
Project No: 021-038

A-1



A1.0 Walk Out Basement



A1.1 Main Floor Plan

SINGLE FAMILY HOME

Main floor at grade with walk out basement
3800 sq ft living space on floors and walkout basement with additional basement storage space
5 bedroom 4 bath with office on main level

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by
Luke Ryan

Revisions	Date

Builder:
Builder:
000 N Main St
Moscow, ID 83843

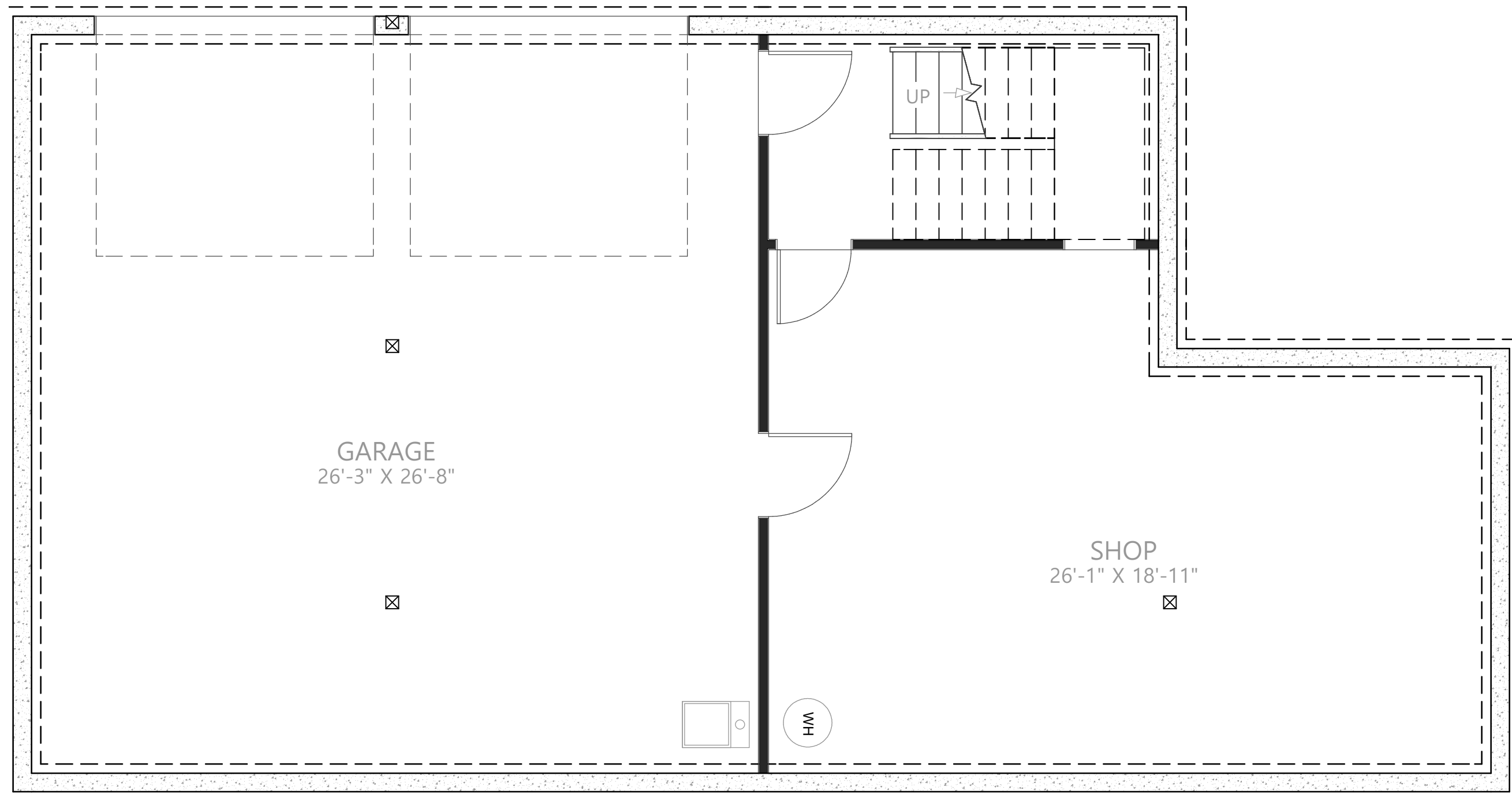
Owner:
Owner:
Moscow ID 83843

Project:
ACADIAN HILLHOUSE II
PROJECT ADDRESS
MOSCOW, ID 83843

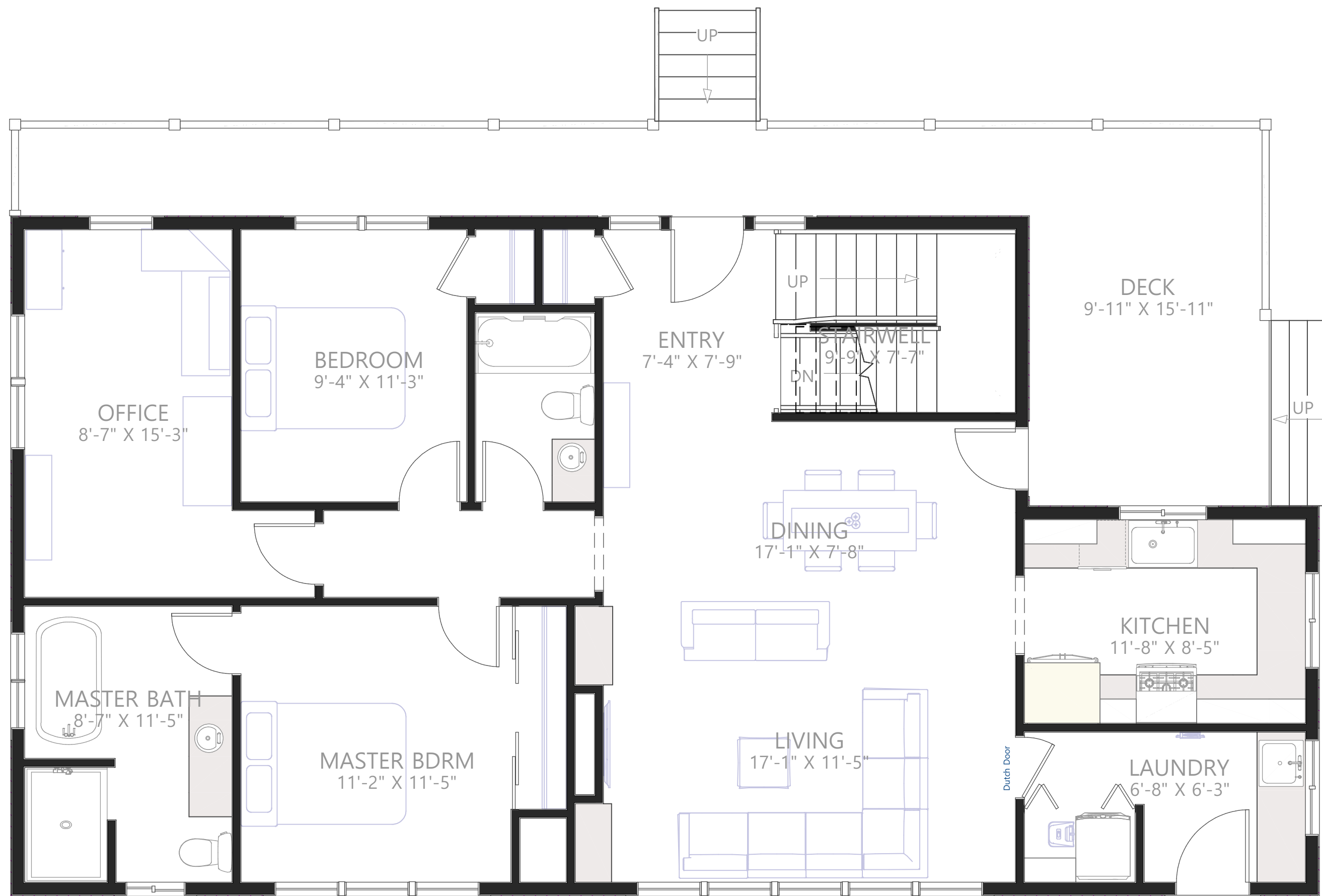
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Date: 6/23/2022
Project No: 021-038

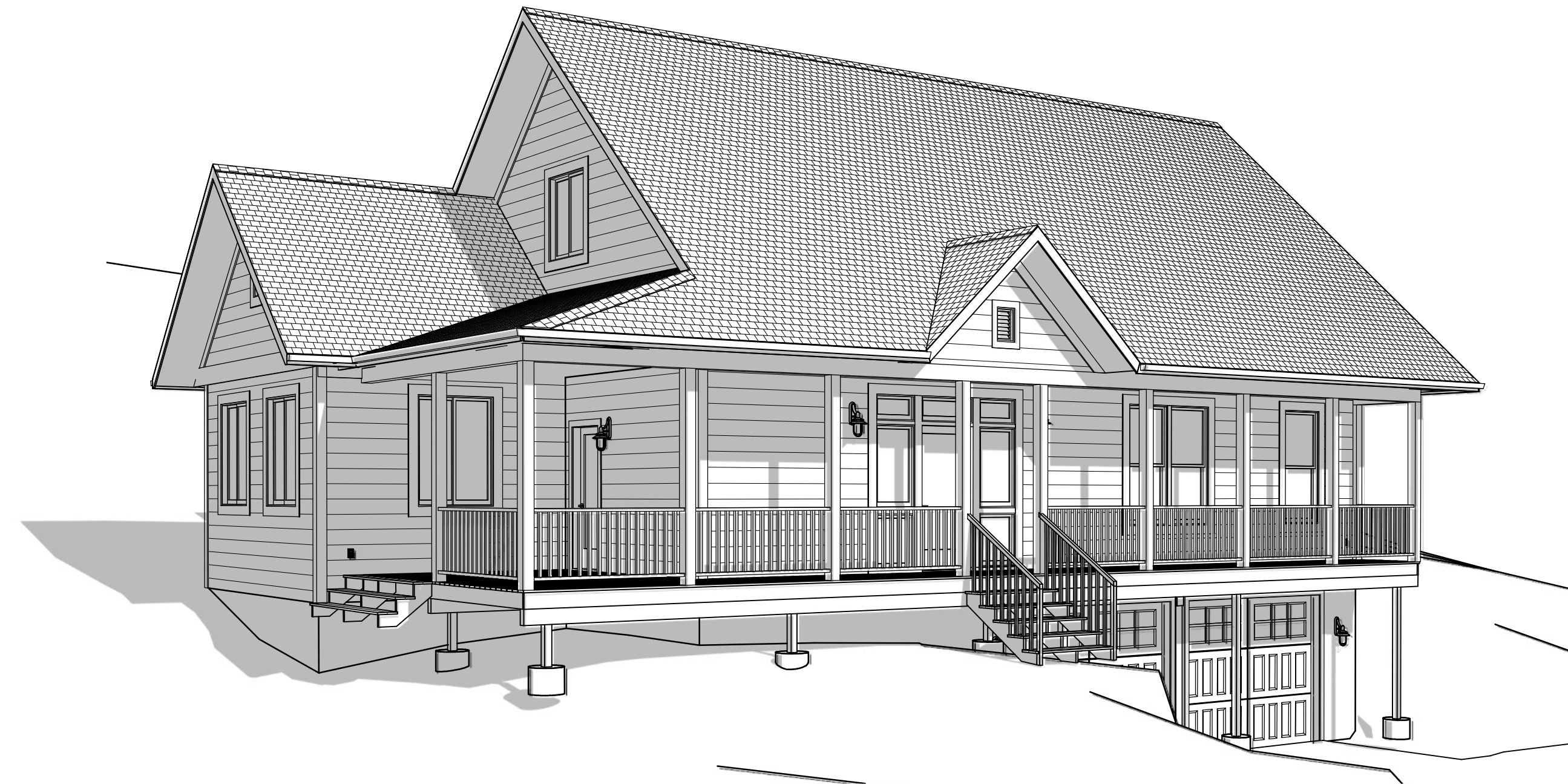
A-1



A1.0 Foundation Plan

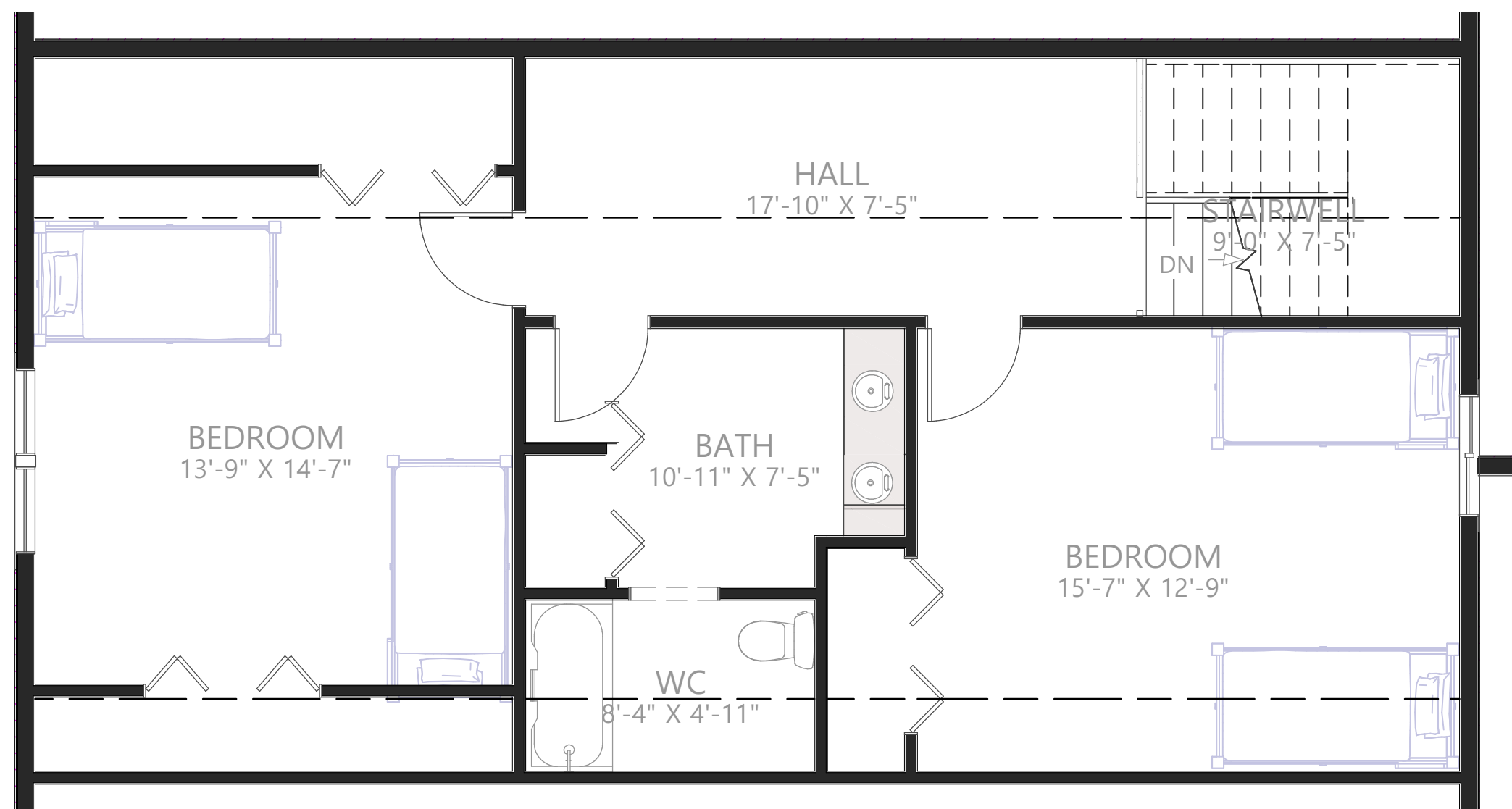


A1.1 Main Floor Plan



SINGLE FAMILY HOME

1.5 story with garage in basement
2100 sq ft living space on primary floors, potential extra finished space in basement
4 bedroom 3 bath with office/guest room on ground floor



A1.2 Second Floor Plan

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by:
Luke Ryan

Revisions	Date

Builder:
Builder:
000 N Main St
Moscow ID 83843

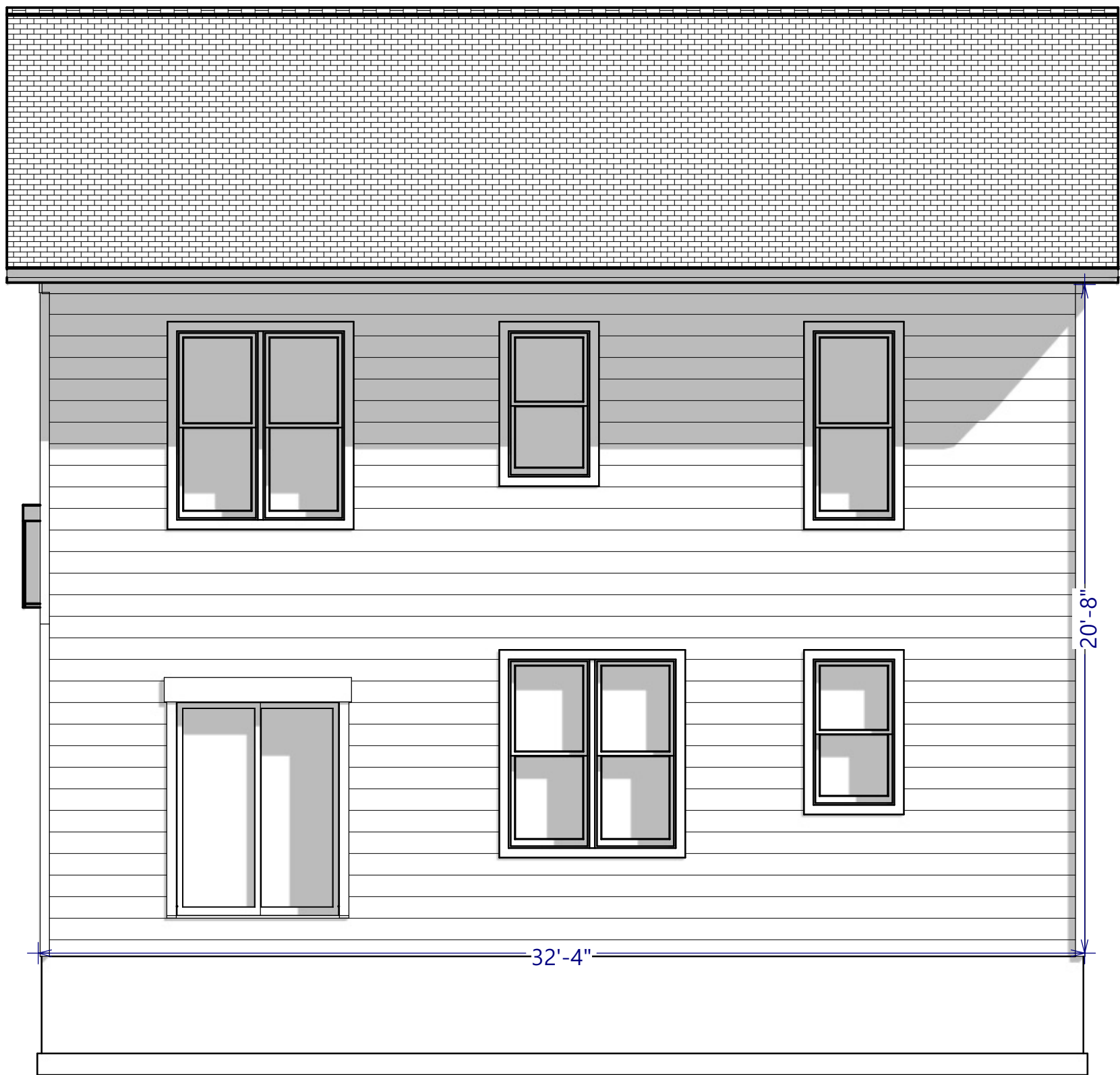
Owner:
Owner:
Moscow ID 83843

Project:
PALOUSE FARMHOUSE XVIII
PROJECT ADDRESS
MOSCOW ID 83843

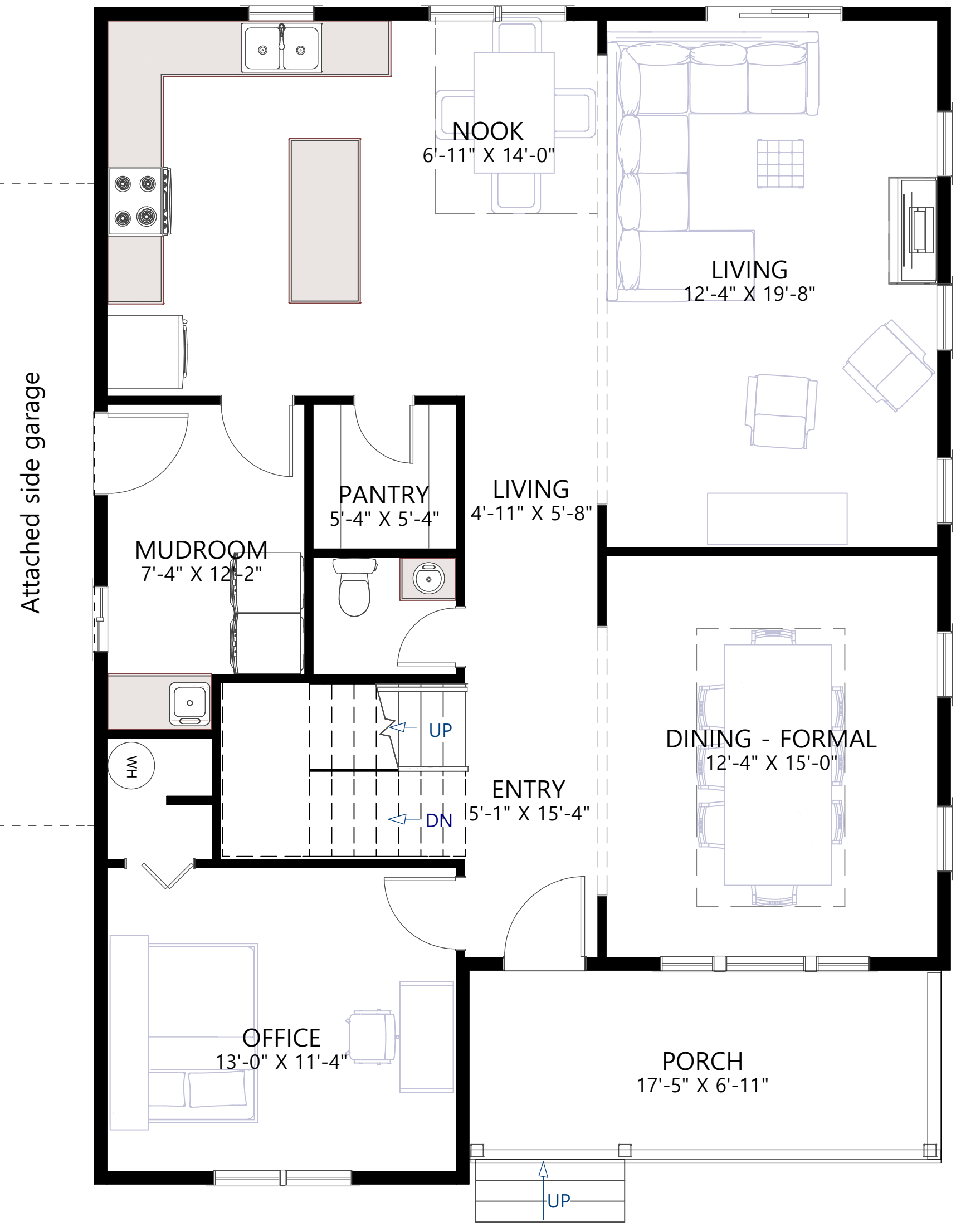
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Date: 6/23/2022
Project No: 021-038

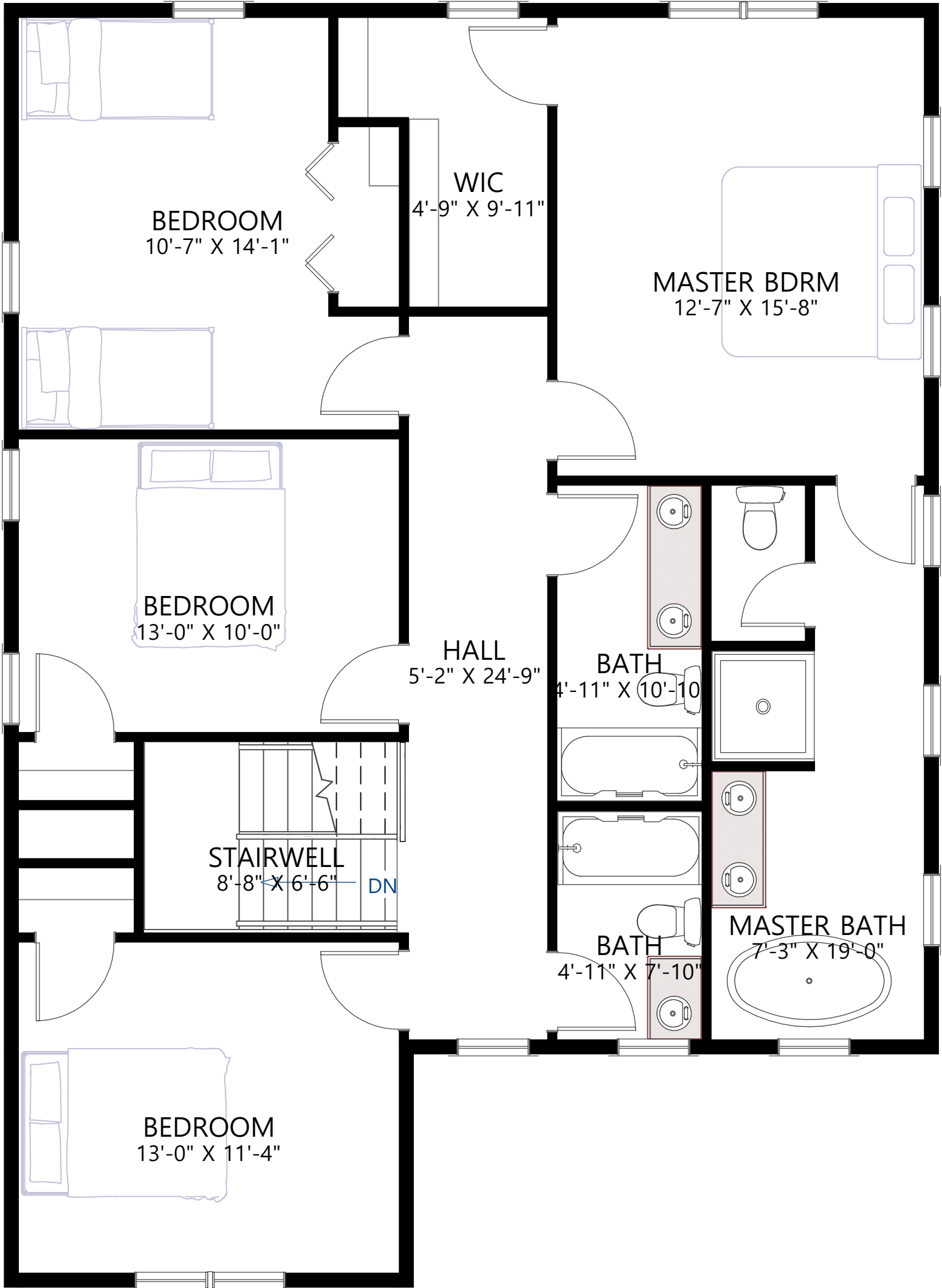
A-1



A1.3 Rear Elevation



A1.1 Main Floor Plan



A1.2 Second Floor Plan

SINGLE FAMILY HOME

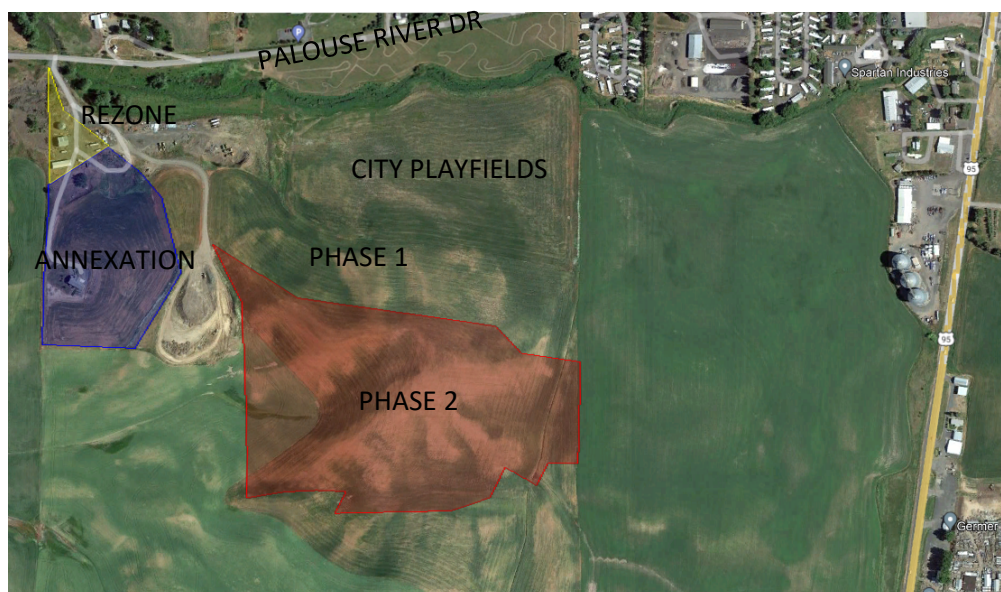
2 story with garage in basement or attached to the side depending on topography
2470 sq ft living space on primary floors, potential extra finished space in basement
4 bedroom 2.5 bath with office/guest room on ground floor



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

Neighborhood Meeting

To: Neighbors and Interested Community Members
RE: Edington Subdivision Phase 2, Edington 1.5 Annexation, and Rezone of Augustine Lots
When: Thursday, May 19, 4:00 pm
Where: 1912 Center
What: A neighborhood meeting to introduce the 3 projects and discuss the proposed developments SW of the intersection of Palouse River Drive and Highway 95. There are three lots west of what will be Augustine Avenue that will be rezoned from AF Agricultural Forestry to RO Residential Office. There will be a 10.5-acre future development that will be annexed into the City of Moscow and will be rezoned from AF Agricultural Forestry to R3 Medium Density Residential. The third project is the second phase of the Edington Subdivision and will consist of preliminary platting 34.5 acres into 123 lots.



See enclosed exhibits for Annexation, Comprehensive Zone changes, and Preliminary Plat information.

Sincerely,

Scott Sumner, PE
Principal
SynTier Engineering

ARDEESER, JOE

2005 WILLOW VIEW PL
MOSCOW ID 83843

BENSEN, ROBERT C

PO BOX 1851
SANDPOINT ID 83864

BLICK, JEFFREY TODD

471 ROSEWOOD DR E
TWIN FALLS ID 83301

BRANNON, ANNA MARIE

975 COLT ROAD
MOSCOW ID 83843

BRIDGE BIBLE FELLOWSHIP INC

960 W PALOUSE RIVER DR
MOSCOW ID 83843

CAMIN, MICHAEL R

2041 WILLOW VIEW PL
MOSCOW ID 83843

CAMP, REID JASON

985 COLT ROAD
MOSCOW ID 83843

CLYDE, TIMOTHY W

1491 SAND ROAD
MOSCOW ID 83843

CRAWFORD, DONALD L

1988 APPALOOSA RD
MOSCOW ID 83843

CRAWFORD, ERIC

1037 COLT RD
MOSCOW ID 83843

DAIL, REBECCA T

1995 PINTO DRIVE
MOSCOW ID 83843

DE ANGELIS, JOSEPH T

721 E 1ST ST
MOSCOW ID 83843

FAZIO, JAMES R

1049 COLT ROAD
MOSCOW ID 83843

FLETCHER REV LIVING TRUST

1003 COLT RD
MOSCOW ID 83843

FULLER, SANDRA L

2075 SUNNYSIDE AVE UNIT 5
MOSCOW ID 83843

GADWA, DOUG

1400 SAND ROAD
MOSCOW ID 83843

GARRISON, MARLENE G

3514 11TH ST
LEWISTON ID 83501

GLENN B OWEN JR FAMILY TRUST

PO BOX 9780
MOSCOW ID 83843

GRIEBLING, MICHAEL JAMES

2061 CONESTOGA ST
MOSCOW ID 83843

GRUSS, DANIEL LEE

14246 SW 133RD AVENUE
TIGARD OR 97254

HEISCH, JOAN M

910 W PALOUSE RIVER DR
MOSCOW ID 83843

HENSON, GERALD

2075 SUNNYSIDE AVE UNIT 10
MOSCOW ID 83843

HOLT, GARY R

2104 CONESTOGA
MOSCOW ID 83843

HOWE, RICHARD K

2075 SUNNYSIDE AVE #9
MOSCOW ID 83843

JONES REVOCABLE LIVING TRUST

2028 CONESTOGA STREET
MOSCOW ID 83843

KINYOUN-WESTON, MIKEL JANE

2075 SUNNYSIDE AVE UNIT 3
MOSCOW ID 83843

KIRKLAND, KATHY SUE

1062 W PALOUSE RIVER DR
MOSCOW ID 83843

KIRKLAND, KIM B

1066 W PALOUSE RIVER DRIVE
MOSCOW ID 83843

LEADORE LAND PARTNERS LIMITED

3219 N RESERVE ST
MISSOULA MT 59808

LEVINE LIVING TRUST

650 SE BRIDGEWAY AVE
CORVALLIS OR 97333

MATSON, RAYMOND L
2101 CONESTOGA STREET
MOSCOW ID 83843

PRATT, DENNIS J
2075 SUNNYSIDE AVE UNIT 11
MOSCOW ID 83843

SCHWEITZER ENGINEERING
ATTN: SUE HILLARD
2350 NE HOPKINS CT
PULLMAN WA 99163
TIMS, NATHAN E
2082 WILLOW VIEW PLACE
MOSCOW ID 83843

WICHMAN, HOLLY A
2075 SUNNYSIDE AVE UNIT 6
MOSCOW ID 83843

ZIMMER, RICHARD W
943 COLT ROAD
MOSCOW ID 83843

MOORE, KATHLEEN ANN
1029 COLT ROAD
MOSCOW ID 83843

PROSPECT PLACE ADD PUD
2075 SUNNYSIDE AVE UNIT 8
MOSCOW ID 83843

SMITH, MARION
2025 CONESTOGA ST
MOSCOW ID 83843

UNIVERSITY OF IDAHO
875 PERIMETER DR
MOSCOW ID 83844

WILLIAMS, KATHLEEN M
2075 SUNNYSIDE AVE UNIT 4
MOSCOW ID 83843

OLSON, BERNARD
1650 SAND ROAD
MOSCOW ID 83843

RENFREW, PEARL TRUST
2845 HIGHWAY 95 S
MOSCOW ID 83843

NORTH CENTRAL IDAHO
DISTRICT 2
2600 FRONTAGE RD
LEWSTON ID 83501
UTHOFF, HERBERT O
1012 W PALOUSE RIVER DRIVE
MOSCOW ID 83843

WILLOW HEMISPHERE LLC
2520 SE CLAY ST
PORTLAND OR 97214

19 May, 2022, 4:00 PM

Page 74



Neighborhood Meeting
19 March, 2021
Presented
By





Table of Contents

- **About SynTier**
- **Project Introduction & Location**
- **Annex Map**
- **Preliminary Plat Map**
- **SynTier contact**



SynTier Engineering, Inc. was formed in late 2018. Our staff of 15 has experience providing efficient, cost-effective civil engineering services for our clients in the Palouse, Clearwater Valley, Spokane Valley and Idaho panhandle. We provide licensed civil services in ID, OR and WA; as well as a survey team that is licensed in both ID and WA to create an all-in-one development solutions team for our clients. A major factor for opening a small firm in Pullman was to remove ourselves from corporate red tape, and provide a high level of local knowledge with professional expertise. SynTier focuses on personal, one-on-one relationships with each of our highly-valued customers. We pledge to be accessible at all times throughout your project and ensure to be an integral part of your team.



SynTier Engineering provides general civil engineering services and surveying to municipal public agencies and institutional entities. We also serve private, commercial and residential developers. We offer pre-development consulting, design PS&E's and construction administration for all potential clients.

Our Mission: To meet the needs of our communities through a client-centric approach to infrastructure and design improvements.

Your Development Solutions Team

405 SE Bishop Blvd, Ste 2
Pullman, WA 99163
509.339.6187 (office)



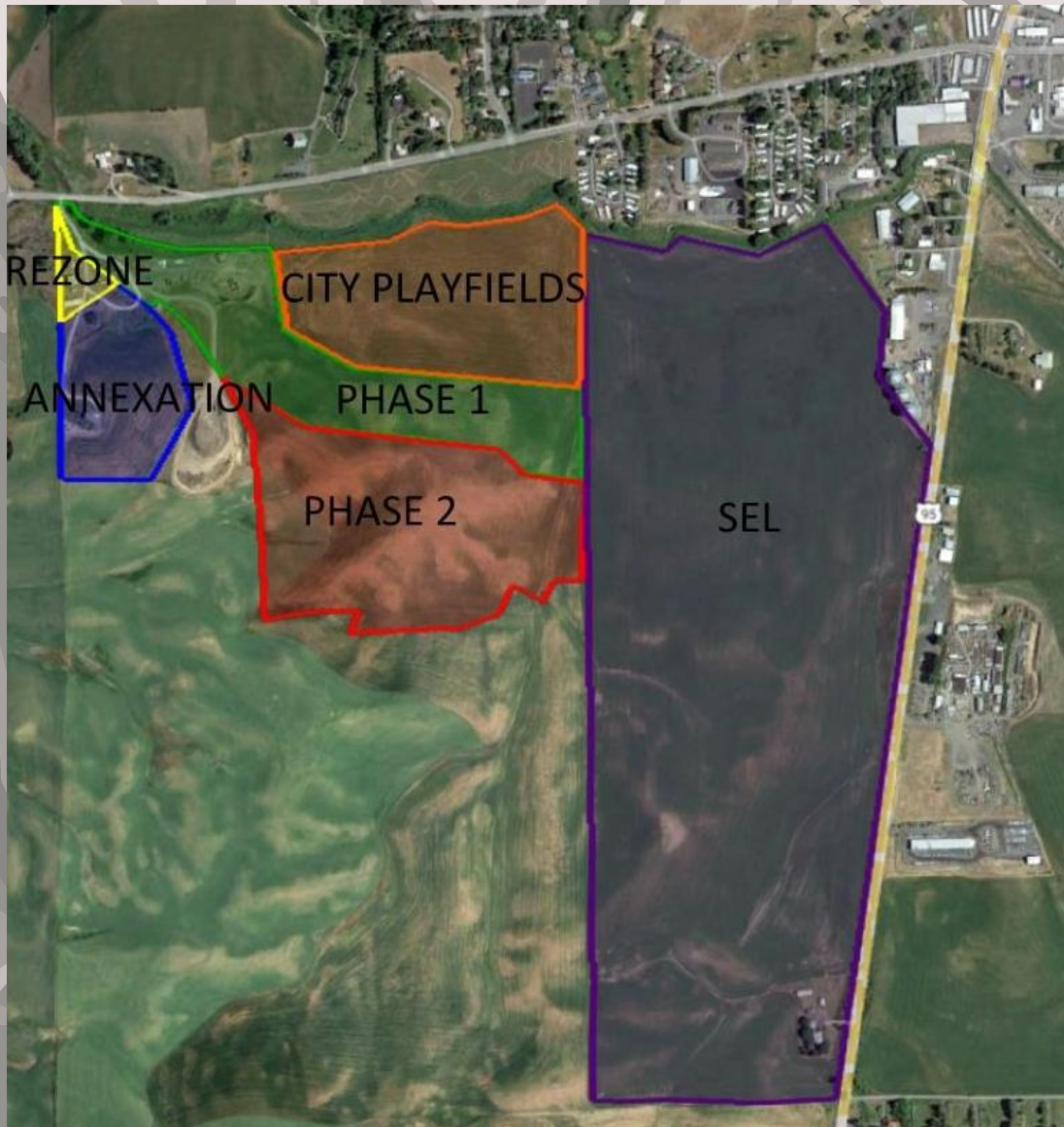
55 E Lincoln Road
Spokane, WA 99208
509.467.1550 (office)

Go to
www.syntierengr.com
or scan below



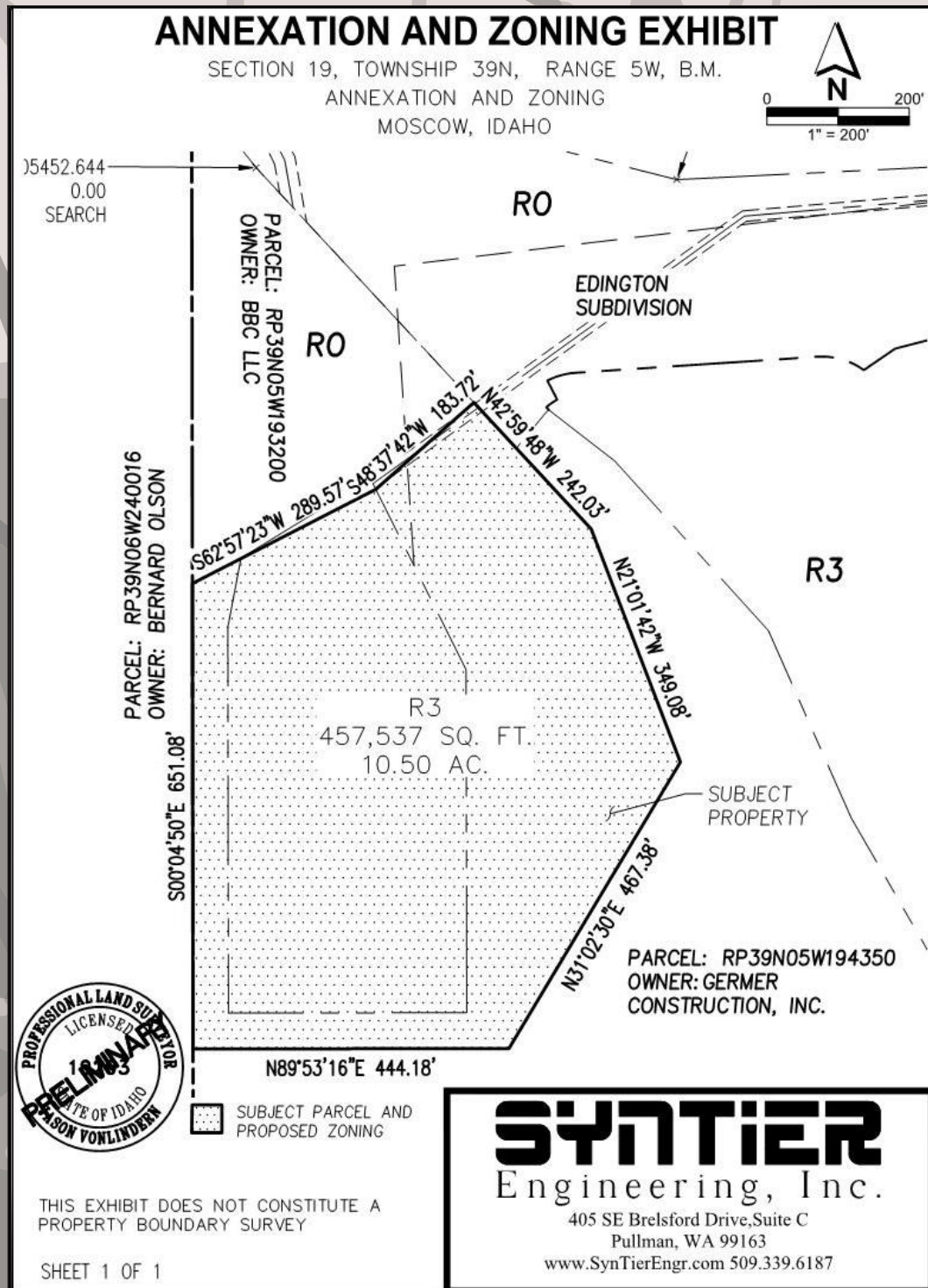
Project Introduction & Location

A neighborhood meeting to introduce and discuss the proposed development SW of the intersection of Palouse River Drive and Highway 95. The proposed project involves annexation of approximately 270 acres, amending the comprehensive plan for the subject parcel from AF Agriculture Forestry to R3 -Medium Density Residential Zoning and RO Residential Office, and preliminary platting of 27.2 acres into 130 lots.



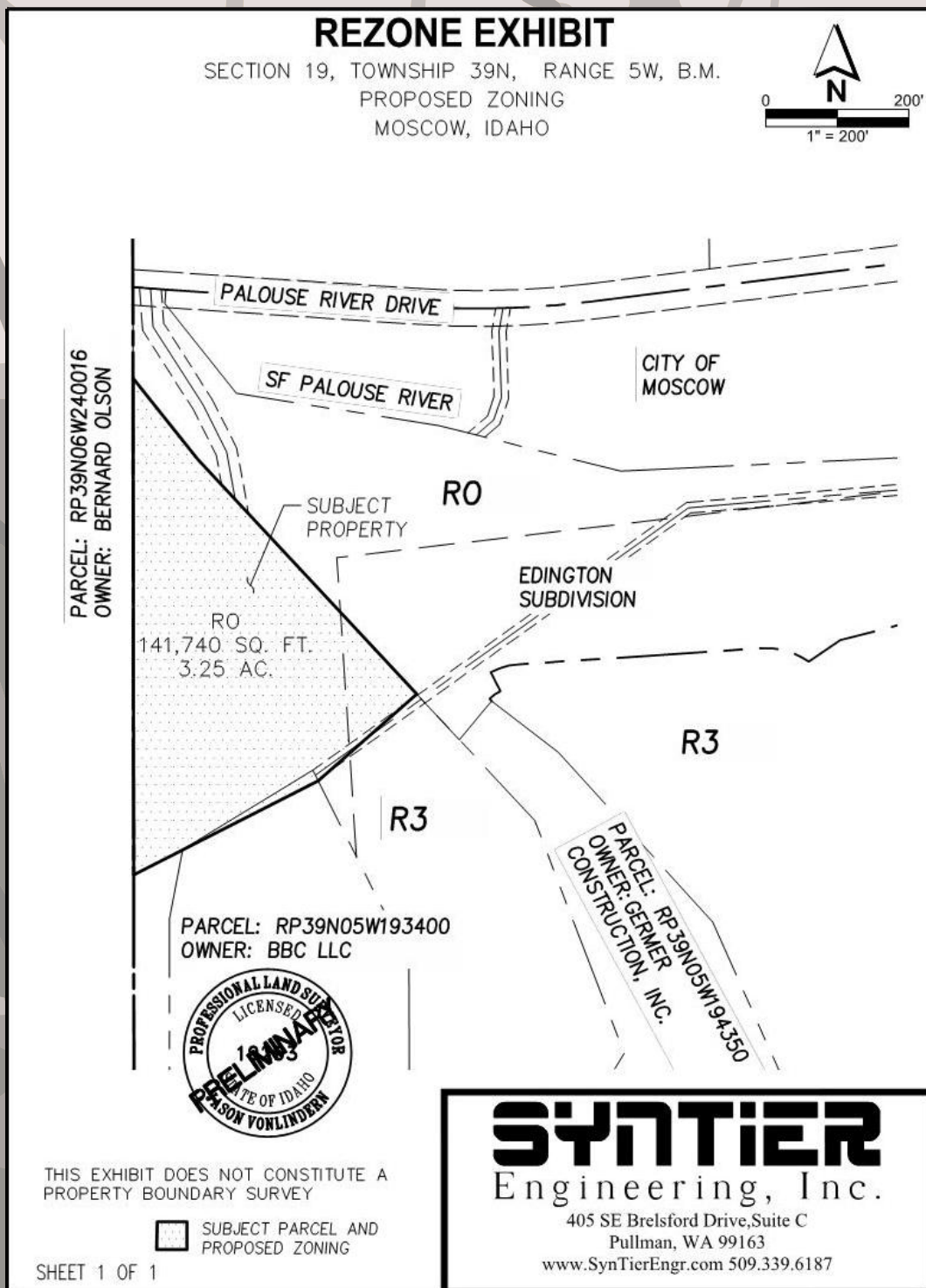


Annex Mapping





Annex Mapping

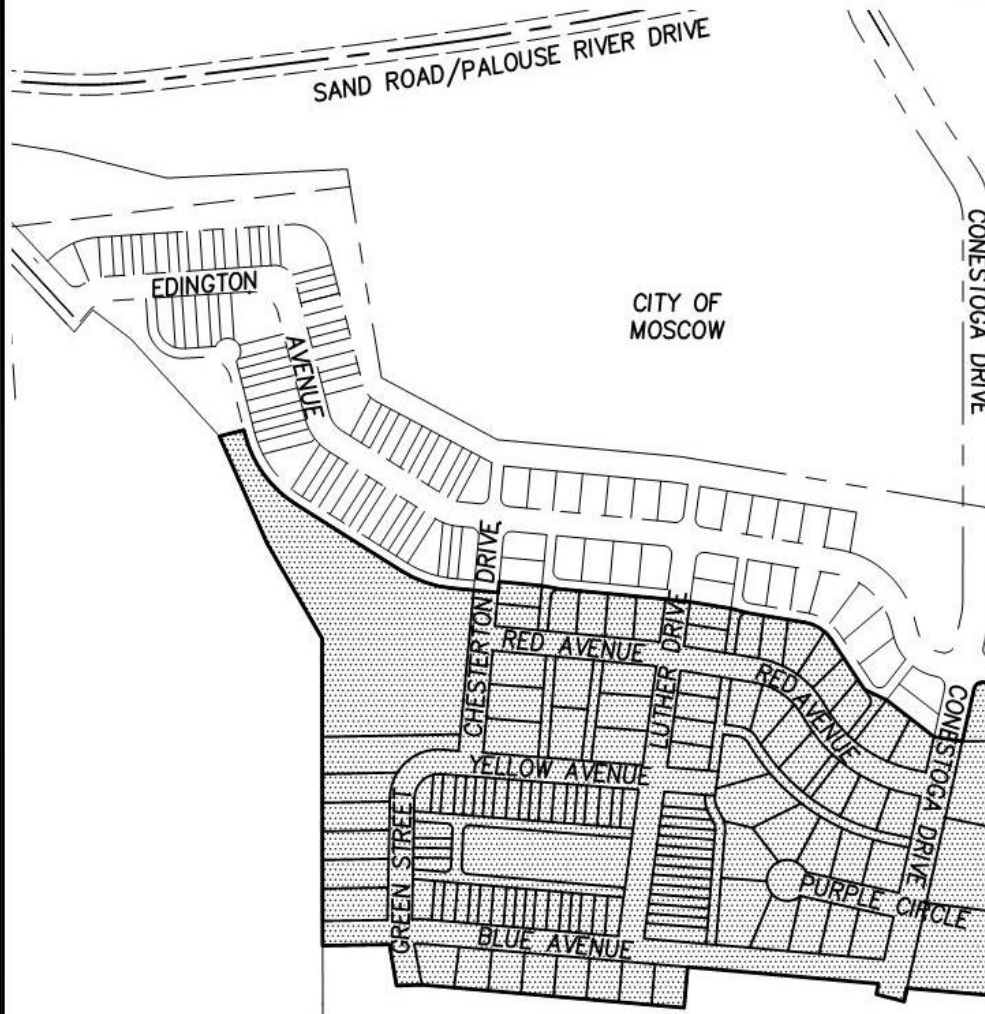
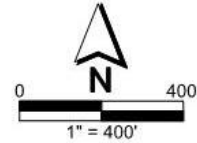




Preliminary Plat

PRELIMINARY PLAT EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
EDINGTON SUBDIVISION PHASE 2
LATAH COUNTY, IDAHO



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187



Project Contact

SCOTT SUMNER, PE



**Role: Principal-in-Charge,
Point-of-Contact**

- 14 years experience
- BSCE, University of Idaho
- CESCL
- Professional Civil Engineer

ID#16186

WA#48109

OR#89052

scott@syntierengr.com

208-596-7912

Edington Subdivision Phase 2, 1.5 Annexation PUD, Commercial Lots

Moscow, ID

Neighborhood Meeting

May 19th, 2022

Minutes

Development property site phase 2, PUD, Rezone

Meeting started: 4:00 PM

>>>Scott Sumner from Syntier Engineering, Inc. starts the meeting:

I think we're going to just get started if that's all right. People come in late we can, there's not too many people that we can fill them in. When it comes through yourself.

My name's Scott Sumner, I'm with Syntier Engineering. This is Lexi Smith and Grant they're both from my office.

Grant was recent graduate last year from Idaho and Lexis from WSU.

A lot of us met before on phase one, if you haven't, we can go over that as well.

But this meeting is for Edington phase two. There's also a plan unit development and a rezone of some property along the entrance of phase one. Okay. If you are not familiar with the project.

Here's the highway Palouse River Drive. So, this is city property in the city play fields that are not developed yet, this is Schweitzer Engineering, and this is phase one. We met about last year and it's under construction right now. We have some properties along this road is Augustine Avenue.

Currently the there's some sheds and equipment stored out there. And we're going to be annexing in the piece of property that the clients owned previously. And this annexation area is going to be planning to development for, I think, nine homes in a private road that feeds them with public utilities. Phase two will be on the south end. It's about 30 to 35 acres of our 3 zone, which is a lot of, most of us mostly is going to be single family housing with some of the row housing, similar to phase one. In phase one, we had a lot denser of a project because of the initial costs. It made sense, you know, with the topography to have more houses, as we're working back, we're kind of going west dense and more single-family housing. And as it goes back, we'll kind of adjust to how the market is right now. Housing is one of the biggest challenges in the area in terms of employment and actually building homes and getting people in home. So a lot of this project is trying to find a way to get more homes on the market and allow people to one, bring the prices down and to have people in homes that were relocate to the area. So.

Yeah, the reason one of the three logs will go from ag farming to retail office.

Currently we'll, we're looking at three lots and that's what was shown on your guys' exhibits.

Are you guys able to sign in just before you leave, make sure you sign in and it won't have to be, we get dinged if it's not. There'll be the rezone portion that we talked about, the 10-acre plan, new development, as well as the second phase.

That has 123 lots. And I think we had 101 in the first phase of Edington. So, this is just a closer map of what would be annexed. Into the city, the rest of this area, the R O, R O and this R3 over here were previously annex. This strip that Dermer owns is Germer's Dumpsite is still going to be located in the county and that's not affiliated with this project. I know that's a lot of contentiousness out there with their dumpsite in their trucks, but that portion is not affiliated with this project or in the same ownership group. So, if the rezone, rezoning this property to RO.

Which will allow professional businesses, I have a list up here of the permitted uses if anyone has questions about RO. I don't know if I can name them all off the top of my head, but that one, and then the preliminary plat, this, this area was already annexed and as part of the comprehensive zone plan that came in with the first phase so this portion of the meeting would just be for the preliminary plat. And I have road names up here. And the worst part of all of this design is thinking of road names. So that if anybody has any suggestions for any road names on any of these projects, I would gladly take them because I just made them colors because. I knew nobody would like those. And so that people would be like, gosh, it drives me crazy. So, they would hopefully come up with something better.

Okay, this portion right here is I think it's about 300 acres and some of his hillside, but it's going to be full. This piece I hasn't been really defined yet because we've had some conversations with different entities about what to do with this piece, whether it be the affordable housing trust or some other entity for this piece. So, if you're thinking, what, why is this piece significantly larger? Because this, you know, this is still kind of undefined, but it's just going to be one parcel for now. And it would go through free future Preliminary planning or other parts to make this either how or some kind of development. There'll be our park within this development, which will account for the park requirements for phase one and phase two. And then the rest is single family housing Conestoga drive. We'll continue to, we stepped out in this migraine street, those ones we stopped for. Future phases throughout the development.

This is just my contact information. I have business cards up here as well. If you guys have any questions, comments, email is probably the best way to get ahold of me. Send me an email. Hey, I have questions about the project or I would like more information I'd gladly get back to you as soon as I can. So, my email, my cell phone number, I do text messages. I try and return phone calls as best I can, but that is also provided enough for the rest of the time. I really just have, you know, any answer, any questions. There are maps that you guys have where you guys can feel free to. It's pretty informal. There's 15 of us here. So whatever you guys want to get out of this, I'm here for any questions, concerns, or do you guys have.

>>>Doug Gadwa asked:

I suggested that you name your edits of addition after the original property owner, and that didn't seem to take, I mean, I'm talking about Anderson, Clarence Anderson that homesteaded the property, instead

of there's an addition. And so now I don't feel like if I made street name suggestions, that those suggestions would be listened to either.

>>>Scott replied:

I personally don't have a choice on either the road names or the name of the subdivision, but I usually take the first swing on a and I get scratched out and I get turned down as well. So, I don't know what the road name plans ours is this. And if it's going to keep, continue to stay Eddington development, but I would, I would take your suggestions and then try and incorporate them. But ultimately, I don't have the road name authority. I could say.

>>> Rich Beebe stated:

Jump in there. I'm happy. The reality Edington is kind of one of those things that had already done by the time we had the neighborhood meeting; we were like way past that point.

>>> Doug Gadwa replied:

You can change the name of a corporation by sending a letter to the.

>>> Rich Beebe replied:

What we have, where we have all sorts of people involved. It's not just a few friends, but as, as far as the streets are concerned about, if anybody has any suggestions, I think that would be the name of the principal, like who has done everything, the Walden established, yes, you can choose the name, but we have lots and lots of documents already made and signed a lot of things and a lot of lawyers involved. So it's not quite as easy as we absolutely want to.

>>> Doug Gadwa replied:

Your name is?

>>> Rich Beebe replied:

Rich Beebe

>>> Doug Gadwa replied:

I thought so.

>>> Rich Beebe replied:

Yeah, absolutely. We weren't having to talk about it.

>>> Doug Gadwa replied:

You look at me like I have lost it.

>>> Scott Sumner replied:

I feel like it's on the tip of your tongue and it's ready to come out. So, and there's only, there's only a few people here. Yeah. And you're right in the center.

>>> Doug Gadwa replied:

One of my concerns is that you have moved into phase two and phase one, the Conestoga has not been a bridge hasn't been put in. I'd like to know some timings. I mean, the way the timing is going right now, you're going to have houses built and everybody's going to be using in the road, across the bridge. What timings are we looking at?

>>>Scott Sumner replied:

So, a couple of things, I will answer that for our, we have to record these and do a transcript. So, before you guys speak, we say my name's so-and-so and so that we can cause we have to type these all up. So, for the development, and I think I mentioned this earlier with someone you cannot have more than 31 homes before you have a secondary access. So as this gets developed and the bridge is one of the pieces for design and construction that the city is requiring and for that secondary access. So, that is one of the big pieces that has to be constructed as well as a lift station for this entire development.

So, the homes as they're doing the roads, utilities and everything, there will not be homes until the lift station has done. And I believe until the bridge is completed. So, the work there that is done right now is a lot of utility work, a lot of grading that needs to take place before the homes leave and come up. But Conestoga will be connected before these homes are occupied.

>>> Doug Gadwa replied:

Can you hear that? And my name is Doug Gadwa. G.A.D.W.A. Thank you.

Speaker 5

As the lift station, the sewer

Lift station.

>>>Lisa Gadwa asked:

I'm Lisa Gadwa. And will there be improvements to the bridge that the equipment is currently using? I have been kidding, kind of, but I feel like going to city council and asking them to set the date the times for a barbecue and experienced at that road.

>>> Scott Sumner replied:

I know that.

>>> Lisa Gadwa replied:

Someone is going to be hurt. I mean, and I think the drivers can see cars a long way off, you know, cause they're at the top coming down. So, I figured, but I've seen some junk. The school bus was involved in like cutting from district was the driver. Guys come out with their, they just get too used to coming out of there.

>>>Scott Sumner replied:

So, there nothing associated with this project. But I know the Latah highway district has been looking at that bridge as well as that road and improvements to their, from the two bridges right next to the one just East of that access. And then, then when that one next of it, I know that the Latah, they're looking at

those in the next few years of replacements or adjustments to those, I don't know the exact item, not familiar with that project. I know it's in the works, but I don't know the exact schedules and timeframes, but that's who is undertaking that.

>>> Doug Gadwa replied:

Whitman county just went public about a month and a half ago that they want to use sand road as a alternate route to the Pullman Moscow highway for trucks. I mean, I don't know how many years out that is, but that is a major impact to the bridge, to, to the signal light. That I'm sure the city is scratching their head on that one too.

>>>Scott Sumner replied:

Yeah. And we don't have control over WashDOT. I mean, WashDOT & Pullman. They can say whatever they want all the way up to the state line. And there's, I mean, We, we don't have a lot to say on that. I know there are the improvements that for phase one, going from Conestoga, our connection to Conestoga back to the light, there'll be improvements made with this project, from that portion on. And I think the city is obligated for Conestoga to that west entrance long because that's all their property. So at some point as this development goes, they're on the hook for the improvements from Conestoga West to that, to that bridge. They can say things, but I know they have a lot of things in the works and those usually take years and years and years for them to incorporate those.

>>> Doug Olson asked:

Could you back up the slide

Go, okay. No back more. So that shows where Clyde's house was. This one's going on?

How many home doubles and how many homes do you plan on putting in that area.

>>>Scott Sumner replied:

Nine.

>>>Doug Olson replied:

Nine.

>>>Scott Sumner replied:

I believe it's 10 and a half acres. So there'll be large, lots the current homesteads going to stay.

>>>Doug Olson asked:

Okay. Well the current residents in there will be annexed into the city. So how soon is that sewer going to be hooked up to city and the city water that that's going to be annexed into the city.

>>>Scott Sumner replied:

They will be hooked up with this with the phase One of the Edington development.

>>>Doug Olson asked:

When?

>>>Scott Sumner replied:

I would love to say sometime this summer that that water will be available to that property and sewer be available to that property when they eventually hook up into it. That is. Depends on how the development continues to go. This is just the first step in getting that going. And then there'll be design plans. And sometime next year, if everything is going well, would be the earliest that that development would take place.

>>>Doug Olson replied:

Okay. Well, I understand the shop and everything. I understand Germer wanted that shop. So that's going to disappear.

>>>Scott Sumner replied:

All those buildings up in the front are going to go away. Those are the areas Right in here, there's the shops and the, the grain elevator and those things are in this RO area. And those would go away.

>>>Doug Gadwa asked:

So, what you're saying is the 10 acres that is being zoned in as R3, is going to stay at 10-acre parcel and the house property is going to do own it.

>>>Scott Sumner replied:

So, what it will do is originally with the planning and developments, you have to have an underlying zone. So, we are going to annex that in and the underlying zone will be in R3. And then the plan your development is on top of that zone. And we would split that into nine individual parcels with a plan you to development. It allows you for the private road and other amended sometimes with planning and development, you could go denser and you could kind of be more flexible with the zoning code, but the intention for this one is to have a private road with nine residences.

>>>Doug Olson asked:

Where about is the road going to be?

>>>Scott Sumner replied:

I think this is going to be the best kind of map to see. So, here's the bridge and then a road coming in, and this has all the equipment you can all kinds of sheds and coming out of here.

>>>Doug Olson asked:

So basically, it's the same road that Germer's using now.

>>>Scott Sumner replied:

So, Gerber's road coming now, is about right here. So, it's going to come on 90 and it'll climb up that hill and wrap around to the top and have a firetruck camera head at the top so that they could turn around,

but this would be a private road. So, these nine, so this is the existing house here is this is the current access of road.

>>>Doug Gadwa replied:

So, what you're saying is the 10 acres will get developed as a, R3 condominiums or apartment buildings or something of that sort. Because I was understanding from you earlier is that 10 acres was going to stay as a parcel with the house. But now you're saying it's a R3 and going to be molded family residence.

>>>Scott Sumner replied:

No. So, well, it is going to be our three, but with our three, you can still have a single-family houses and how we are having them planning, developing, and through our plan right now, there'll be 90 residences on that 10 acres, single family residences.

>>>Doug Gadwa replied:

But you have plotted for annexation pure purposes as a one parcel instead of.

>>> Scott Sumner replied:

Well, this is just the, this is just the piece that's getting annexed here. This is just shows us the one is actually getting annex. This isn't just the one parcel. This is the current ownership piece that's left over that we are going to annex. So that's not necessarily how that is going to be. It's more somewhat that where it's going to have the private road. And then they're almost one-acre parcels that that's going to end up for this piece. So, some on that. Sorry, I didn't mean to be confusing on that. I could probably,

>>>Rich Beebe:

Do you have that to show them?

That just makes it more clear, I guess.

>>> Doug Gadwa asked:

That's your roadway. Similar to that show?

I was in, he was sort of saying this can be one person. Yeah. But it's nice zoning.

>>>Scott Sumner replied:

Okay

>>> Doug Gadwa replied:

Okay. Thank you.

>>> Doug Olson asked:

Is that a water retention pond?

>>> Scott Sumner replied:

It is.

>>> Doug Olson replied:

I hope you're not going to put a chain link fence around it, like do the Steiner or Palouse river drive.

>>>Scott Sumner replied:

So, the city requirements for those, we've just been going through those a lot with the city right now. Cause they really don't have a lot of retention ponds that actually hold water. This one is intended to hold water year-round and be a feature that animals, birds and everything can come and fly by. I don't know if you guys have been by the new Kamiak elementary school, over in Pullman, there's a giant pond there that they built as a retention pond and there's swans, muskrats, owls, birds, all geese through there year-round. And that's kind of the similar thought. I don't like just holes in the ground that are just holes. And 90% of the time, they're just dry, big, old holes that waste space. My thought is on this one.

And this was part of the phase One that we did is provide an amenity and a feature that people want to walk by or put a bench by and sit and enjoy the environment.

>>>Doug Olson replied:

And a lot of communities do that, but like I say, elsewhere in Moscow, they put a chain link fence around it and that's an eyesore We'll use at all and waster spaced.

>>>Scott Sumner replied:

Yeah. And that comes down to just liability with the say they don't want, you know, if there's two steepest slopes or if the water's deep, they just don't want kids Falling in them. Ornaments pond is flat enough out there and that's why that one doesn't have a fence. So as long as we keep our slopes flat enough that you don't slip fall and start rolling down into the water.

Those cannot, those don't have to have fences or they can have a short fence that's a little bit lower down. So, it doesn't really obstruct your view, but you can still enjoy the water without the worry of Kids riding their bike and wrecking. And now they're in four feet of water. So.

>>> Doug Gadwa asked:

Do you mention there was one piece that you weren't sure what you were going to do with yet? So, in those 235 acres that you have here has the city required you to do public use park areas, or are you getting out of doing park development? Because the city has a joining by a what was.

>>>Scott Sumner replied:

Right. And so, we have not gotten out of any of the park requirements, the, in the upper right Image up here, that's a park. So, this is it's over an acre of a park that's part that will serve as Parkland dedication for this entire, this, these two phases. And the city has a requirement for every subdivision. It has, depending on the zoning, you have so much like five or 7% of the area has to be Parkland dedicated land. So that one we'll take we'll count towards that, but we didn't get out, get out of anything with the city parks there, if that does not benefit other than when they finally developed those, there'll be amenity that people around there will enjoy. But there wasn't anything that we benefited from that.

>>>Rich Beebe replied:

I just want to have that we're still doing the path system we still intend to do with house system. We'll clarify, still want that interconnectivity and all the way up to the Palm Sunday, we're still doing that. You can see.

>>>Scott Sumner replied:

Definitely.

>>>Rich Beebe replied:

What we want to do.

If you get a chance to look at some old.

>>>Scott Sumner replied:

There's definitely been some Hills to hike. It's definitely a climb.

>>>Doug Gadwa replied:

Although the Hills are getting lower.

>>>Scott Sumner replied:

They are coming down a little bit and that's comes down to fire safety codes of how steep you can make roads. So, if it was flat, it would've been much easier. Trust me, I preferred it to be a little less, but yeah.

>>>Rich Beebe asked:

So how big is that pond area?

>>>Scott Sumner replied:

I'm going to say it's about a, I want to say it's about a third to half an acre.

>>> Doug Olson asked:

Okay. The other question is, since you were talking about, on the left turns in the summer, big algae sweat pool. So, what kind of irritant stuff you're going to do to keep that from doing the same thing?

>>>Scott Sumner replied:

Really the hope is with the amount of groundwater that currently goes through there, that it can keep cycling of water that comes through there. The one in Pullman that I've worked on is about 50-acre drainage that goes to it. And that one continuously has enough water that comes through that keeps the water from becoming an alga infested pond.

This one has about 250 acres that comes through there. That will be cycling through that. Even in the, I mean, even in the summers, if you go down far enough, there's, there's still water that in moisture, in the ground, that will continue to go through there. But until it comes through, it'll be tough, tough to know exactly what, how much water will actually go through there. I'm hoping it doesn't dry out, but I'm hoping it stays as a water feature and has some coming through it.

>>>Doug Olson replied:

And at any time, it's going to be stagnant, you're going to start having problems. So, you're going to have tests on chronic areas, no matter what.

>>>Scott Sumner replied:

Yeah.

>>>Doug Olson replied:

Point of interest, the Palouse Clearwater revitalization group.

Planted all these trees, right? They took the water that was coming off of our freedom. And instead of what used to be dumping right into the Creek, they dug a pond and they dug an overhaul pond and they dug another overall flow pond. And it leaches into the Creek instead of dumping right into the Creek. We never had any mosquitoes until they pawed that plotter.

And now we've got beavers wiping it out, the trees that they planted along the Creek, which isn't your problem because it's on the city park side, but you know, stagnant at water does breed.

>>>Scott Sumner replied:

Well, I would say that if, if it becomes an issue, the ability to convert it to a regular dry pond is a very simple thing that we could always do in the future. If it became a nuisance and it wasn't a feature and it was bringing, you know, there's always things that we can do with this, that it's, it's actually can hold more water. If we don't retain it, we just have to change the orifices and the outlet structure. And we could convert it to a dry pond and it would look just like all the other ones. And it just be a big hole 90% of the year. But so, if it does become a nuisance, there is always things that we can do to adjust. But on this one, we really wanted to take a shot at providing an amenity instead of something that people just look at and go, jeez that's a great use this space.

It's like a giant hole. So.

>>>Rich Beebe replied:

I mean, the way we look at it, and this is the main entrance talk, the entire property, what we want,

We're going to go by the park. And we don't want to what, when the city's going to do anything with that property, but we really do want it to be a feature Entrance for all of these people.

>>>Scott Sumner replied:

And the pathway will go by it so that you, a loop, a big loop had pathway that people can, you know, are going to walk by in.

>>>Doug Gadwa asked:

And did the city work with you guys then to deposit some of your hill to get the, their park out of the flood zone?

>>>Scott Sumner replied:

Yeah, so they allowed us to a lot of the top soil on the site to be deposited on their park site. And for them it was a benefit because they would have to bring a lot of top soil in to lift that up, to make it a usable part, similar to what they did on Joseph Street. That one used to be a big wet, muddy mess until they came and cleaned it up. And they lifted it up a little bit to get it out of there. So, it was a benefit for them that they could save money in the long run when they would have to develop it. So that was part of the plan with them.

Cause we could have dumped it on other parts of this site or spread it out over the other 230 acres and kind of raised it up all about two inches, you know, dumping it. But we found it working with the city. It came out to be a win-win for both people to have to do to do that and he'll flatten it out and then we'll seed it with some era erosion control, some grass native grass blend until they're ready to develop into parks, some low use, meaning they don't have to irrigate it. And once it's grown and.

>>>Doug Gadwa replied:

That wasn't, I noticed it, it was getting used and that was never mentioned in the neighborhood meeting or the planning zoning meetings that that range movement had been made. So.

>>>Scott Sumner replied:

I think it was discussed during the planning and zoning meetings, as well as what we discussed it with the city and notice. But I don't know if at the time we had our neighborhood meeting, if that had been finalized or if that had that discussion had been flushed out because they, a lot of the times I do, oh, well we might, we would like to, but they weren't really sure on the mechanism of how that would go through. So, yeah.

>>>Dalton Olson asked:

What is your postdate on that bridge that's supposed to come in off Conestoga?

>>>Scott Sumner replied:

Off Conestoga? The design is almost completed. I believe there'll be ordering it soon. I would say that the installation date is probably September, October.

Everyone thinks September, but I'm going to say October, I would say September, October is before they they're going to start paving, plant shut down in November. So, they're going to want to get everything paved up to it and around it before November. So, it'll be soon, which it's already May. So that's kind of blown me away.

>>>Doug Gadwa asked:

At the meetings a year ago. I mentioned that I didn't see any designed bus stops that didn't block traffic.

Have you guys' incorporated bus stops into your plans so that they've actually got a pull off so they don't have to throw out the stop sign and stop traffic.

>>>Scott Sumner replied:

We haven't located any bus stops. That's something we'll have talked between the city and it was also the school districts. But my intention is.

>>>Doug Gadwa replied:

As far as I know, he has not been communicated with on the submission. And I would like to see I drive school bus and it's a great retirement job. So, if anybody wants a good retirement job, it gives you a reason to get up way early in the morning, which isn't retirement.

The other concern I had on I mentioned is the powerful at the bottom of Conestoga. If Conestoga is going to line up with Conestoga, there is a major power pole that is right in the way. And I saw some of you guys and the Avista meeting on that, is that going to get relocated?

>>>Scott Sumner replied:

The pole is not, will not be relocated, but the, the location of the stop cause the Conestoga on north is not perpendicular to police overdrive as the plotted right away in the road comes in. So, our road and how we've discussed the suit at the city is slightly offset left. It actually lines up with the right of way of Palouse river drive. But the drive areas, it's about a four-foot shift to the left and we've talked to the city about it and worked through that design. This is having trouble with those poles because they don't have any crews that can move any of those poles for over a year. So, with those as well as the improvements going towards the highway.

But as far as that pole, that pole is going to stay and be incorporated through the driveway that access and, and across the street.

>>>Doug Gadwa asked:

So did so basically you're redesigned how you're coming into Conestoga and it'll be offset you say by.

>>>Scott Sumner replied:

Yeah. It's like it's less, I think it was less just under three feet, but the standards are anything less than six. And when you shift to the left, it's a lot more Shifting if you're offset to the left a lot more. Yeah. It's a lot drier, a lot more. They allow it more often because when you have your offset to the left, when you take your left turn, you're actually farther away from somebody else taking a left turn. But if you're offset to the other way and you both take less people head on and hit, so this one, shifting it to the left, with the stop signs going through, you're really not going to notice it.

And when you take a left, it'll actually allow cars more separation when they go through. But cities generally like them to, you know, perpendicular roads and have them. But when you're dealing with things that were already built years and years and years ago, we just try and, you know, safety comes up first and then drivability and then down the list comes up cost and viability of how we can do it. So yeah, that poll Of Avista just said, we think about, unless, you know, somebody else, we just can't, they can't move it. And I know they're having a lot more trouble going down towards the highway with those polls.

>>>Doug Olson replied:

It looks like it is going to be a little steep Coming up Palouse river drive.

>>>Scott Sumner replied:

Yep. So that road's going to have to give, it's going to get built up. So, the bridge where we're at the river, and then we'll have a, it'll have a hill they'll come up in a place for cars to set while they're stopped

and then they can turn. But yeah, I think it's about 10 feet between the, the, the river and the Palouse river drive.

>>>Doug Olson replied:

The park had planned on using the field as a parking lot that still be possible.

>>>Scott Sumner replied:

So, I know that I I've seen and the conceptual designs is this was the main market area and that the parking lot was going to be right here.

>>>Doug Olson asked:

On the other side of the creek?

>>Scott Sumner replied:

So here of the conceptual plans that I've seen, I haven't seen any plans for this other than over here. Yeah. I haven't seen any plans that had the parking up here except for the one that had here in the pan of soccer and baseball fields over here. But like his actual plan was from 2005 or 2008, a long time ago. I think initially purchased this property, but.

>>>Doug Gadwa asked:

Where is the sewer pumping station going to be located?

>>>Scott Sumner replied:

It's going to be located right here. So, the property continues right up here. There'll be located cause with a little station, this all gravity flows to the low point. And then we're going to pop that up, depletes your drive up into a van wall up there and then be analyzed or the lift station people analyzed from the manhole that we gravity flow into down to the next booster pump station to verify that this development one of the impacts, the rest of the sewer line city sewer system.

>>>Doug Gadwa replied:

Well, this was mentioned that in your other meetings, but they basically said it didn't make sense that your Conestoga didn't. We suggested that it be offset closer to the trailer court and to avoid people deciding to go up and over the hill and through the subdivision to get to Walmart. And I said, oh no, we really can't do that. It's all over the town of Moscow, the same street offsets, and then just named the same street, but it's offset right by AC park on first street. There's one of the prime, you know, jumps out at me as an example. So, you would do away with your power pole issue.

If you would move Conestoga, over to the East.

>>>Scott Sumner replied:

Right. And that is what their guidance or what the state prefers is to roadmap items as close as they can. If we straighten this out, I know there is, if we know it's the pump house property, that's still in there. So, there's a corner. So, you couldn't come straight up that you could jog. And then you'd get in a situation again, where you have to, if someone was coming south on Conestoga and north here, and

they're taking left turns, it's that distance that you don't want people taking those left turns and then turning into each other. They prefer them to be lined up. And this is argument that we always get from the city.

When we look at those kinds of things and have those arguments, it's like, well, they're trying not to create the same issues and problems that they've created that have been created in the past and try and not create those situations going forward, even though they haven't done that in the past. Because I live on that corner on first and kids walking across the streets, always dangerous cars trying to turn left when schools get out that back corner. And I would not replicate that anywhere else because kids, you know, trying to cross the street and with the high school, middle school, Lena Whitmore. That situation is and offset that way.

So, when people take lefts, there are left hidden into each other. So.

>>>Doug Gadwa asked:

Is there any potential plan of Conestoga being a four way stop?

>>>Scott Sumner replied:

That would be not that I'm aware of on that stuff that not has been discussed. The interest in that does not come from the city and for us that there was a four way stop. That's a matter of adding the signs that really want to impact anything we're doing. But if that's something that could be brought to the city, even if they would like to do that, I don't think they want to be any lights or warrants four-way lighted street, street lights, but that'd be something.

>>>Doug Olson asked:

Did you incorporate any city bus stops in there?

>>>Scott Sumner replied:

We haven't incorporated any city bus stops a lot of our roads. There's two-way traffic on a lot of these, but there's no driveways on here if you think.

>>>Doug Olson:

Yeah. Well, cause the city buses are gonna start coming out there's so you should be incorporated into there.

>>>Scott Sumner replied:

So, without any driveways that allows so much more room that we can block off for bus stops or other things through this whole area and that conversation we just have to have, or, or areas for the post office to drop off mail and do those. But if you think about most normal streets, if you look at this there would be driveway, driveway, driveway, driveway all of them down littered through here. And the parking would be pretty limited and buses would be pulled in people, driveway or field blocking people in and doing those. But with this, it allows a significant amount of flexibility to incorporate buses, school buses, as well as online for post office mail delivery.

>>>Doug Gadwa asked:

So, for all those houses that are along, that it's going to be street parking.

>>>Scott Sumner replied:

It will be rear the rear loaded. So, we have alleys through here alleys. So, they're all alley fed, almost all of this is alley fed garages in the back so that you can do here. You can access your home to the alley. So, a lot of the parking on the streets, there.

>>>Doug Gadwa asked:

Will be street parking?

>>>Scott Sumner replied:

There will be street parking.

>>>Doug Gadwa asked:

On both sides?

>>>Scott Sumner replied:

I believe. So. I would have thought one it's only one city, only one, one side because they like, because they want on one side for snow removal, snow, or be able to let you have.

>>>Doug Gadwa replied:

Glad to hear that this is both sides, light first street, when the snow is getting encroached and people are parking with encroached snow, you're lucky to get a school bus through.

>>>Scott Sumner replied:

Yeah. That must be partying around. Isn't it right by Russell school?

>>>Doug Gadwa replied:

Russell And yeah. It's it's like, nerve-wracking, it's like, Will I fit through there?

>>>Scott Sumner replied:

Yeah.

>>>Doug Gadwa replied:

So, w glad to hear it's one side.

>>>Scott Sumner replied:

I think that's side. And then also, you know, you're not plowing people's driveways because I have to shovel mine out every year because on hazing, but snow all up in there and I can't drive through three feet of snow berm. So that also make it easier that you push that into the landscape area. You push that off the road to allow that road to be open.

>>>Doug Gadwa asked:

One more. There was a rumor about relocating the Crick to do away with two bridges. Where does that stand?

>>>Scott Sumner replied:

I have heard that rumor, but I, I think that's a Latah County highway district discussion. I, I that's all I've heard is rumors as same as you, but I haven't heard, I know they were talking about replacing those two bridges that maybe that the south fork of the river.

>>>Doug Olson replied:

No, it's still going to have to build two bridges because they'll have to build a bridge to our property.

So, you might have statistically been both there and just, just rebuild them to make the carry the heavy weight.

>>>Scott Sumner replied:

So that's, I know this corner right around here is one that everybody always worries about what that blind corner. That's something that they're looking Now. One in the one, I know the ones that, I mean, this is the one where you're coming out here trying to turn.

>>>Doug Olson replied:

Been there for years.

>>>Scott Sumner replied:

So.

>>>Doug Gadwa replied:

Nobody's died yet When Roscoe dollars was rescuers and the drinking age was younger. Yeah. The joke was if they made it around that corner, they went in the ditch on the next corner.

And tech got took out fence.

They had many, many cars in their yard.

>>>Doug Olson replied:

Yes.

>>>Doug Olson replied:

What is your plan with Streetlights?

>>>Scott Sumner replied:

Most likely to be spit the major intersections and all of a sudden, most of likes to have the physical.

>>>Doug Olson asked:

[Inaudible] plans for trying to control the light pollution.

>>>Scott Sumner replied:

I believe, I mean, with the city of Moscow, we just kind of worked with them on what they're looking for in lights. And I know that they have, they have a darker, they like less lights stuff. I think it's called like the star, something with the stars. You see them. Cause without the lights, you can actually see the sky and the stars.

>>>Doug Olson replied:

Their responsibility.

>>>Scott Sumner replied:

Or we work with them in locating them. We've worked with the city in locating street funds. So if the developer wants to be put in work with city to put in, when the developer wants to put in more, I don't know if I've had a developer who has willingly put in more streetlights sending work required, but it comes down to the city standard for city standard street lights, unless the developer wants to come up with something different.

At the intersections, especially along Conestoga, will be lit.

Have you guys to get the city to not install street lights. We could do that. But.

>>>Lisa Gadwa replied:

It was a concern when the ball fields in to were going in to Folks out there. Yeah.

>>>Scott Sumner replied:

Yeah. And I think most of the, most of the lights that they have now, even the street lights and the one on first nations in my bedroom window and they can come hunting numbers on the direct, down on intersections.

I don't because I like my house lit up so I don't have people walking around.

They do have flexibility.

>>>Doug Olson asked:

Total population be when everything is built?

>>>Scott Sumner replied:

So, we usually ever developed two and a half people per home with 101 homes. I think we had 123. So, 224. So, 480, about 600.

>>>Doug Olson replied:

You've been with the apartments or whatever.

>>>Scott Sumner replied:

The nine other additional homes. So, between the, this.

>>>Doug Olson replied:

Looks like an apartment.

>>>Scott Sumner replied:

Building these ones up here, these are row houses. And that also there'll be similar to these ones. Yeah. And they're Yeah, including those and they're, they're single-family houses. They're just attached row houses. And part of the reason they go into that is just bringing down costs.

You can't build a house right now for single family on a single house I'd sell for under \$450,000.

That just doesn't seem like it's sustainable.

>>>Doug Gadwa asked:

So, the road construction etc. For phase two, we'll just sort of slip in there right after phase one road construction. Or is it going to go into a joint project?

>>>Scott Sumner replied:

I wouldn't, depending on this, looking at how the schedules go, usually with road construction with payment plans closed in November because it gets too cold. So usually with subdivision development, you're being in the summer is grading and you have utilities. And then there's the hardscapes, which is concrete asphalt by the end of the year. And then you have to have all the utilities and all those things built before you start building homes. Cause you have to find your hydrants. Something catches on fire. You do construction. So, with the number of homes is 101 homes.

It'll take a significant amount of time to start to build all those. I think the city of Moscow averages between 20 and 40 building permits a year. So, we're only building 20 to 40 homes a year right now.

So, 101 homes.

It could be next summer. It's starting to start on phase two or it could be two, three years down the road. It all comes down to the absorption of the homes and the ability to build homes. Could be, if there were a hundred homes for sale, they would be sold because of the demand for Moscow and demand for housing, but the ability to build them into something that's always limited in Moscow. So, do I anticipate it being construction next year? No, but it'll just depend on how this is the economy and how everything else goes through, but I don't see the grading with it. It made sense to start grading everything together.

When you started dealing with those quantities, it's a lot cheaper to move a lot of dirt than it is to move a little bit of dirt. So, the grading was taking place and trying to prep for this, but it really just depends on the ability to build homes and people buying homes. Depends on when this will actually be constructed.

>>>Doug Gadwa asked:

Question for Rich, are all those lots solar ready? Or.

>>>Rich Beebe replied:

We have reservation agreements on the majority of, yes, most of them are builders planning on building.

You know, even though, even if they do buy the property, it's still, like Scott says, it's going to take a while.

So.

>>>Scott Sumner replied:

It would be great if it happened, but it's really the mercy of.

>>>Doug Gadwa replied:

Mountain view in the subdivision along mountain view. And it's like starting here and working up the property with matching houses. So, we'll stand back and watch.

>>>Doug Olson asked:

So, who's going to be the general contractor building these homes?

>>>Scott Sumner replied:

Each, each unit, or, I mean, if someone buys a block of homes, I mean, they're, they're their own general. It won't be a situation where somebody is in charge of every home construction through there. But depending on which developer, if they buy a block of four or three or five or some single four or five single abandoned homes, they'll be their own developer on each of those properties.

Usually, developments like this have CCRs and public, either covenant, covenants I've been in restrictions.

Usually they have something to allow, you know, whereas in pink houses and other things, but there's always some kind of agreement to the developments that they have for the style of homes, the shingles, the siding and all those kinds of things. So that it's a congruent.

>>>Rich Beebe replied:

It was an architectural committee. So, every client has to basically be approved. So.

>>>Doug Olson replied:

It looks like there's quite a bank steep bank between the first row of houses, buildings on the Parkway.

At least if I'm thinking of the right place, looking out now, and then the two eroding away, maybe it's up higher, but there are some steep bags that are eroding whose responsibility will control that person to pause a lot or.

>>>Scott Sumner replied:

So, the trouble with what's going on right now, there is during construction as the worst time for rubbish because you have no soil, you have no nothing holding area. Collections of water defines the weakest link. And once it finds the weakest link, it just keeps going there and then washes away. So, all those ravines and things that have been cut into those hillsides, will be fixed and they'll be seated and

stabilized prior to, And they will be worked on until they are stabilized. And then it will be a part of this development's requirement to take care of those. But a lot of that is just because there's so much water coming off that hillside, it just finds a weak link and then starts washing it away and washing away.

Once we get it stabilized compacted. And then we with the storm drainage systems collect a lot about water and then we fall into our pond and slow it down and then release it at the pre-development rate. So that doesn't go down and erode, the south fork and do damage downstream. So, a lot of during construction is where you're going to see that.

If you look a lot of the developments afterwards, once they're established for a year or two, you're not going to see the storm water issues that you've had or construction.

>>>Doug Gadwa replied:

Seems how you're talking about your rosary. I called your office to tell him that the silt fence blew out at the high water. And I took damn near three months for it get repaired.

I wasn't as a, as a property owner. And part of the south fork of the blues river is my property.

I wasn't very pleased with the turnaround time on repairing the silt fence, I understand that it was a high-water event, but taking three months to fix the silt fence with lots of mud coming towards that spot, kind of irritated me.

>>>Scott Sumner replied:

I understand that. I understand you're frustrated. So, for our, our role in construction with erosion control, our role is to observe and provide guidance for the contractor. So, your information that you did, we provided contractor and said, hey, we need you to go out there and fix this. And there was their response time is I can't, I can't force the contractor to go out there and when the waters.

>>>Doug Gadwa asked:

But what ends up paying the fines? If the water state of Idaho department of ecology would have been knocking on your door, it wouldn't have been, you guys, it wouldn't have been, you, it would have been whoever put in the silt fence that should have jumped on the repair a lot faster.

>>>Scott Sumner replied:

Right. And I know.

>>>Doug Gadwa replied:

I did not call department of ecology, but it went through my mind.

>>>Scott Sumner replied:

Yeah.

>>>Doug Gadwa replied:

But I didn't.

>>>Scott Sumner replied:

Yeah. You're in for the information. Then when you called, was provided the contractor and I had to discuss that with them. I believe. I don't know if you discussed that with them as well, but I know I discussed that with them, but in the winter.

Yeah. I I'll have to go back and look because I know there some correspondence between us and the contractor on that one.

>>>Doug Godwa replied:

I see a beautiful row of trees in your photo they're of the plan, is that going to be Part of your project improvements and you're going to plant trees along there? Or is that just pretty on your display?

>>>Scott Sumner replied:

Some of both. City requirements for street trees, there's always the requirements for street frontage on a lot of the rest is just kind of what we anticipate and through a neighborhood instruction, a lot of people are planting trees, but as far as these are mostly, I mean, we're not going to plan in 30-to-45-foot trees.

>>>Doug Gadwa replied:

All along your walk path. That is next to the city park in your photo shows tree. So, are those going to happen?

>>>Scott Sumner replied:

I don't think there is a plan for those to happen right now, but I'm, that is not one of the aspects that I typically handle.

>>>Rich Beebe replied:

We, we definitely, I mean, there's definitely going to be a bunch of pointing whether it's going to look just like that or not. I mean, we want it to be beautiful too. We want this to be a place people want to live. On the walking paths like all of it is part of a ongoing discussion that we have with the city and with everyone.

How long will it take it for it to look like that it's probably not going to happen right away. Right? Like, it's not like we are going to plant a bunch of 30ft trees cause half the time, but I would definitely say there would probably be a bunch of stuff planted.

>>>Doug Godwa asked:

The property on those lots will let go, like clear to the park property line. Or is there actually the pathway is who will be the ownership of that pathway next to the park.

The one is behind all your building. Well, let's look at your lower drawing down here.

>>>Scott Sumner replied:

And this is an alleyway that back feeds all these driveways. So, this is the alley and these are garages. So as if you're the drivable surface factor.

>>>Rich Beebe replied:

The other one is the path on the city property. I don't want this to.

>>>Scott Sumner replied:

Show. This is a path.

>>>Rich Beebe replied:

Right. And then across crosses at that. Yeah.

>>>Doug Gadwa replied:

But so, your alleyway, it will actually be a city alleyway. They plow it?

>>>Rich BeeBe replied:

Individually.

>>>Scott Sumner replied:

Yeah.

>>>Doug Godwa replied:

Okay. So, so basically from that alleyway to what is your current property line will be more city property. Then?

>>>Scott Sumner replied:

This is an alleyway here. And you're talking about in here.

>>>Doug Godwa replied:

Yeah. Or it's easier to see down here on your bending this space or know where your trees are, the trees aren't, these are, that's your alleyway.

>>>Scott Sumner replied:

In here, which is this area right here. That is part of the phase one just at all Right. The city property falls the bottom of the slope around here. And then it comes right up into here and ties in it's about.

>>>Doug Godwa asked:

But what I'm talking about is the alleyway will belong to the city for maintaining. And the north side of your alleyway falls down and meets the city park, right?

>>>Scott Sumner replied:

There is private property between there is public road and public up here. The rest of this is what we is part of that phase one.

>>>Rich Beebe replied:

There were some tracks of land through there that will be maintained by the association.

>>>Scott Sumner replied:

Yeah. There are some, there's a track here and this whole hillside because they track.

>>>Doug Godwa replied:

Which will be association. Not city. The city will have the alleyway, but not the part that falls off the hill down to this ballpark.

>>>Rich Beebe replied:

Yeah. There there's. The exact line is up to discuss this. At this scale.

>>>Scott Sumner replied:

This will be dedicated to the pod will be dedicated to the city.

>>>Rich Beebe replied

And the pathways of Medicaid as well.

>>>Scott Sumner replied:

And this kind of shows the path that comes up around here. That'll wrap up. I'm going to have to have a switch back going up this hill and then I'll fall the backside of this property and keep going down the west side of the development. Eventually go up to the top and then it loops back around and follows this side. It comes across as here either go there, or all the way out to Conestoga.

>>>Doug Godwa replied:

So, when you go into phase three, will Conestoga. How will you get to phase three to?

>>>Scott Sumner replied:

Depending on how it gets developed, there is access up here and this is higher than down here. Or Conestoga can follow the ditch line. Continuing down south, the development and swing kind of like this through the development, and eventually ties into that road. But.

>>>Rich Beebe replied:

A lot.

>>>Scott Sumner replied:

Of phase three could be four houses right here, or it could be 10 out.

>>>Doug Godwa replied:

Space, three?

>>>Scott Sumner replied:

It's phase three. And let's.

>>>Doug Godwa replied:

Not thinking about it.

>>>Scott Sumner replied:

We have a, we have a master plan that at least it's been conceptually thought of, but how pieces get broken out and developed? You know, we don't want to have a plan as you know, just to stick to him fighting. We're going to go as the market and the community goes as well. So, we have, it has been thought out in terms of an overall master plan, but phasing, we have broad phasing, but really is dependent on the community and the markets and housing and the needs of the community. So, there is, there's not, it's not like it's not a plan, but it's just how that implemented may be different than what we initially thought.

>>>Lisa Gadwa asked:

Is Schweitzer on the other side of Conestoga.

>>>Scott Sumner replied:

Schweitzer is right here. Here, we have a stem out to them, but I think Schweitzer's made it very clear that they don't want anything going to their property. So, this is Schweitzer. The city wanted us to step out just in case they ever wanting to play nice. But I don't know if that will ever happen Because this was intended. This road right here was intended to be a salad bypass. At one point there's even plans on the highway in our master transportation plan to come through here and continue out that way and eventually head up to the highway, but it kind of got mixed with this not happening.

>>>Doug Godwa replied:

Well, it's beautiful on the wall.

>>>Scott Sumner replied:

I appreciate that. Thank you.

>>>Doug Godwa replied:

Let's leave it.

>>>Scott Sumner replied:

I mean the hardest part with all these communities, when they first get developed, everybody looks out and then there, I mean, we don't have trees like we do here. You know, trees like in the Fort Russell neighborhood and the community, without some of that, the landscaping that takes years and years and years developer, we see in the ugliest thing that you can think of. And it takes 20 to 30 years till your life. Now it actually looks and feels like Moscow. I mean, there's areas in Moscow that when they built them, I'm sure were saying the exact same things. I grew up on Cleveland right by Lena Whitmore, had pictures of my parents built that house.

None of that stuff behind us to the Southeast was built. All the stuff on sixth street, all that area was completely barren. You look like no trees, no nothing. And now you drive through that Cleveland area,

even sixth streets in those areas, it's developed there's trees and it feels like Moscow. And it just takes a while for things as these trees don't happen overnight and they don't neither do the community. So it'll just take some time for, I think it just kind of feels like the rest of Moscow in our community.

>>>Doug Godwa replied:

Can't stop progress. When you guys are proceeding, we won't stop you.

>>>Rich Beebe replied:

We don't want it to be a problem. We would really would like to be a nice part of Moscow

>>>Doug Godwa replied:

Then don't take out any more trees.

>>>Scott Sumner replied:

Yeah.

>>>Rich Beebe replied:

We will plant plenty.

>>>Doug Godwa replied:

Oh yeah. We hated to see the 150-year-old trees come down there two weeks ago.

>>>Rich Beebe replied:

Prefer they didn't have to leave.

>>>Scott Sumner replied:

Okay. Well, I have business cards up here, Doug. I don't actually have your phone number.

>>>Doug Godwa replied:

I don't know whether I want you to have it.

>>>Scott Sumner replied:

I get messages. They're like Doug is calling you. It's calling back. I'm like, that's great. I did somebody get a number? Nope. So, but I have a business card.

I think my contact information was on your hands as mailer. If you guys would need it. But I would say email is probably the best method to get ahold of me. But.

>>>Doug Godwa replied:

This is just a small request to renter. Yes. Could you come turn off his floodlights at night? They shine right in our bedroom window.

>>>Doug Olson asked:

The other question is what other developments are you involved in this town.

>>>Scott Sumner replied:

In this town?

>>>Doug Olson replied:

Yeah. Other subdivisions everything's being built.

>>>Scott Sumner replied:

I'm part of the Woodbury subdivision on the north end of town. And then I have some private commercial developments that are in the works. Right.

I have some in Pullman as well over by the Kamiak elementary school.

So mostly housing because that's the biggest demand in here. There's probably, we just finished up with about 25 acres over in Pullman in about 14 acres that they're looking to develop. And then as well as over kind of by Kamiak elementary school, we have another area that we're looking at. That's about 20 acres.

Speaker 16

You're not going to fit roundabouts and the, this right.

>>>Scott Sumner replied:

There are no roundabouts, but I'm a big fan of them. So, I know there's, you're either on one side of the other, I'm a big fan around the balance because every time I stop at a street light and there's not a single car and I'm sitting there for about four minutes, I want to pull my hair out. So.

>>>Doug Olson replied:

You've got time to sit on your phone.

>>>Scott Sumner replied:

Some people do. I'm a big fan round abouts just in terms of the, the number of cars that can get through them. There they are new, they're different. And it just takes out adjustment period that some people have never adjusted to your one to two, but in terms of the functionality, they are a lot safer and they get a lot more traffic through them than conventional streetlights. And as well as when the power goes out in emergencies, you never have to worry about that aspect of them. So even though I know there are people on both sides of, I'm a big fan of them. I designed, I think three or four of them in Vancouver.

>>>Emily Olson replied:

They put two in Pullman right now. One of them is on the Albion Road.

>>>Scott Sumner replied:

27 and Albion.

>>>Emily Olson replied:

Where farm trucks come in.

>>>Scott Sumner replied:

Yeah. And the other one that Terre View and North Fairway

>>>Doug Olson replied:

Fairly other ones out south grand out to the highway, that's bypass Heinrichs.

>>>Doug Gadwa replied:

Was supposed to go in there.

>>>Scott Sumner replied:

I don't know about that one. I know the one on Terre View and North Fairway that one's coming in this summer, as soon as our 27th and Albion both coming in the summer and the Sixth and Mountain View, the summers get down to.

>>>Doug Gadwa asked:

Sixth and Mountain view and what.

>>>Scott Sumner replied:

Sixth. Right by the Nazarene church, they're reading the bridge as well as that roundabout, the summer sidewalks that people can actually get cross those with all the kids that go through there. Yeah, that'd be huge.

>>>Emily Olson replied:

Okay. I was just curious, is it that unspoken turn into like an HOA?

>>>Scott Sumner replied:

I'm not sure on how.

>>>Emily Olson replied:

There will be.

>>>Scott Sumner replied:

Homeowners associations.

Okay. You guys, I mean, I'm welcome to answer questions and you guys, if you come up with something later, when you're, you know, feel free to email me out.

>>>Doug Gadwa replied:

We'll work on road names.

>>> Scott Sumner replied:

Okay. Sounds good. Yeah.

>>>Doug Gadwa replied:

I guess I would, I would suggest a couple of other names that would honor the original homesteader of that property.

>>>Doug Gadwa replied:

Clear the top 30 years out. Huh?

>>>Scott Sumner replied:

Super cool.

>>>Doug Olson replied:

That's why.

>>>Doug Gadwa replied:

Clarences house is the house that we live in.



City of Moscow Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Parks and Facilities Manager

Date: August 1, 2022

Re: Parkland Dedication Requirements for the Proposed Edington Estates

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

In July of 2022, BBC LLC submitted a preliminary plat for Edington Estates. This includes an additional nine lots of R-3 Medium Density Residential (7%) comprising of 426,283 sf (9.79 acres) of net developable area for Edington Estates. The total parkland dedication requirement for the additional area is 29,840 sf (0.69 acres).

The Parks and Recreation Commission recommended deferring the additional 0.69 acres in Edington Estates of parkland dedication to a later phase of the Edington Subdivision on July 28, 2022.

It is my recommendation to defer the 0.69 acres based on the net developable area of Edington Estates of parkland dedication to a later phase of the entire subdivision.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
August 10, 2022

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 7:00 PM

MEMBERS PRESENT: Robb Parish, Chair; Drew Davis, Scott Gropp, Joel Hamilton, Cole Mize, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Rich Beebe, Nels Reese
OTHERS: Hailey Lewis
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of July 27, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Davis. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

None.

3. Public Hearing: Proposed Rezone of a 10-acre Property Located Directly North of the Current Terminus of War Bonnet Drive: LUP2022-0021 (ACTION ITEM)

Proposed rezoning of the subject property from the Motor Business (MB) Zone to the Multiple Family Residential (R-4) Zone.

Ray presented the rezone request for the property as described above, and recommended the Commission approve with the one condition to enter into a Development Agreement with the City of Moscow. The conservation easement on the land to the north of the subject property does not impact the City of Moscow's Thoroughfare Plan. There continued to be some more discussion about the conservation easement and how it impacts the rezone request.

Public Hearing opened at 7:11 PM

Cody Moore (applicant's representative), Moscow, spoke briefly on the project and disclosed that the property is under contract for sale. The property to the north is retained by a different owner and the conservation easement is listed as perpetual. He expressed a preference to not build a road nor extend utilities to connect with the northern property line, but understood the need for following any previous conditions placed on the subject property.

Shelley Bennett (applicant's representative), Moscow, talked about attempts to sell the subject property since it was last rezoned in 2017. Commercial real estate is contingent upon traffic and the property does not have high volume. She discussed the proposed road development to the conservation easement property.

Public Hearing closed at 7:15 PM

The singular condition recommended by Staff could be renegotiated or waived by City Council if it was apparent that there would not be a need for War Bonnet to connect with the northern property. It was mentioned that a road would need to be built anyways to facilitate access to the proposed apartment buildings, which is required to have two (2) points of egress for fire code. The Commissioners mentioned that more housing options are needed in Moscow.

Davis moved to recommend approval of the Rezone request to City Council, with the one condition as recommended by Staff. The motion was seconded by Gropp. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to approve the Relevant Criteria and Standards as written, seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

4. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum: LUP2022-0017, LUP2022-0018, and LUP2022-0019 (ACTION ITEM)

1. Comprehensive Plan Land Use Designation amendment from the Auto-Urban Residential designation to the High-Density Residential and Auto-Urban Residential designations.

2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.

3. Proposed Preliminary Plat and Planned Unit Development (PUD) of a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates.

Ray presented the proposed annexation, preliminary plat, and preliminary PUD as described above, and recommended approval with no conditions. The Engineering memo requested some corrections that would be required before the requests could go before City Council, but does not prevent approval by the Commission. The map has a dotted line that represents an existing parcel boundary.

Public Hearing opened at 7:39 PM

Scott Sumner (applicant's representative), Moscow, talked about the next phase of the Edington subdivision and the desire to provide different types and sizes of residential homes. He also spoke about the Germer property, to the south of Edington Estates, that the developers are working in conjunction with to build upon. He discussed how roads will stub to each side of the all the properties so that the parcels would be accessible to each other. The house currently located on the subject property is going to stay there and would be built around.

Public Hearing closed at 7:45 PM

Seever moved to recommend approval of the Comprehensive Land Use Designation, Rezone, Preliminary Plat, and Preliminary PUD requests to City Council, with no conditions as recommended by Staff. The motion was seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to prepare the Relevant Criteria and Standards, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

5. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Proposal to eliminate a condition of approval of the Anderson 7th Addition Subdivision 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.

Wilson moved to approve the Written Decision for Anderson 7th Addition as presented, seconded by Seever. Vote by Acclamation; Ayes: Davis, Gropp, Hamilton, Mize, Seever, Wilson (6). Nays: None. Abstentions: Parish (1). Motion carried.

REPORTS

1. Transportation Commission meeting report.

The next regular Transportation Commission meeting is scheduled for August 11th, 2022, and the agenda includes discussion items regarding Sand Creek Road, as well as the Downtown Streetscape Design.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for August 24, 2022.

The August 24th meeting will be cancelled and two Public Hearings are scheduled for the first meeting in September.

Parish declared the meeting adjourned at 7:50 PM



Dennis Wilson, Vice Chair

**BEFORE THE PLANNING AND ZONING COMMISSION
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 THIRTEEN POINT SEVEN FIVE (13.75) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED SOUTHWEST OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND SOUTHWEST OF THE UNIVERSITY OF IDAHO ARBORETUM.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on July 8, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 10, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum.
3. Under Idaho Code, prior to the annexation of property within the City, the Planning and Zoning Commission must conduct a public hearing and make a recommendation to the City Council as to the appropriate land use designation and zoning designation to be applied to the property upon annexation.
4. The subject property currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision and the West Palouse River Drive ball fields property to the northeast. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
6. 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.”

7. 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).”
8. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
9. Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. 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.
10. The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to 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 will also be constructed on both sides of the street.
11. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 19, 2022 to discuss the proposal.
12. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Commission 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 PLANNING AND ZONING COMMISSION 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 Commission 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 High Density Residential and Auto-Urban Residential designations 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 Augustine Ave which is a collector street, 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 Commission 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 to the east is 150 acres in size and was annexed into the City two years ago. 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, as well as the existing Edington Subdivision.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of the proposed Comprehensive Plan Land Use Designation request for the 13.75-acre property from the combination of the Auto-Urban Residential to the combination of the High-Density Residential and Auto-Urban Residential designations with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
28th day of September, 2022.



Dennis Wilson, Vice Chair
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
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 A THIRTEEN POINT SEVEN FIVE (13.75) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED SOUTHWEST OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND SOUTHWEST OF THE UNIVERSITY OF IDAHO ARBORETUM 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 July 8, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 10, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision and the West Palouse River Drive ball fields property to the northeast. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.

6. 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.”
7. 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).”
8. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
9. Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. 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.
10. The applicant is 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.
11. 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.
12. 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.
13. 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.

14. 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.
15. 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.
16. The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to 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 will also be constructed on both sides of the street.
17. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 19, 2022 to discuss the proposed rezone.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION 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 and Augustine Avenue, 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 Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the thirteen point seven five 13.75-acre property generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum 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 PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
28th day of September, 2022.



Dennis Wilson, Vice Chair
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
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 TEN POINT FIVE (10.5) ACRE AREA OF LAND GENERALLY LOCATED SOUTHWEST OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND SOUTHWEST OF THE UNIVERSITY OF IDAHO ARBORETUM, KNOWN AS EDINGTON ESTATES ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on July 8, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 10, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 ten-point five (10.5) acre area of land generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum.
3. The subject property currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision and the West Palouse River Drive ball fields property to the northeast. 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 which is proposed to be retained for this subdivision.

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. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
7. Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. 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.
8. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.
9. 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.
10. 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.
11. The applicant is proposing to subdivide the 10.5-acre area into 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates Subdivision.
12. All of the proposed lots are within the Medium Density Residential (R-3) Zone and meet the minimum lot size and width requirements.
13. 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.
14. The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to 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 will also be constructed on both sides of the street.
15. A private street is proposed to connect to Augustine Avenue and serve the nine lots. The applicant has concurrently applied for a Planned Unit Development in order to accommodate the private street through the subdivision. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.
16. Water mains will be extended throughout the subdivision from the mains within the intersection of Augustine Avenue and Edington Avenue. 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.

17. Sanitary sewer is proposed to be extended throughout the subdivision along the private street alignment and eventually connect to a main within Edington Avenue.
18. Storm sewer will be piped and directed to a stormwater detention pond located near the intersection of Augustine Avenue and Edington Avenue. 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.
19. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 9.79 acres of net developable area of platted R-3 Zoned property, which requires a 7% dedication. The total parkland dedication for the proposed subdivision is 0.69 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. The Commission recommended approval of deferring the parkland dedication during their July 28, 2022 regular meeting.
20. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on May 19, 2022 to discuss the proposal.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION 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 Medium Density Residential (R-3) Zoning District, 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 proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of Auto-Urban 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 Augustine Avenue which is a collector street. Water and Sewer connections are readily available in the area and are proposed to be extended through 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 Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the ten-point five (10.5) acre area of land generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
28th day of September, 2022.



Dennis Wilson, Vice Chair
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
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 PLANNED UNIT DEVELOPMENT (PUD) OF A TEN POINT FIVE (10.5) ACRE AREA OF LAND GENERALLY LOCATED SOUTHWEST OF THE WEST PALOUSE RIVER DRIVE BALL FIELDS PROPERTY AND SOUTHWEST OF THE UNIVERSITY OF IDAHO ARBORETUM, KNOWN AS EDINGTON ESTATES ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, Planned Unit Development (PUD), and preliminary plat on July 8, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 10, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 ten-point five (10.5) acre area of land generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum.
3. The subject property currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision and the West Palouse River Drive ball fields property to the northeast. 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 which is proposed to be retained for this subdivision.
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. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
7. Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. 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.
8. The applicant is concurrently proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.
9. 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.
10. 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.
11. The applicant is proposing a Planned Unit Development (PUD) and preliminary plat to subdivide the 10.5-acre area into 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates Subdivision.
12. The applicant is proposing to constructing a total of nine single-family dwellings that will be on separately platted lots and will be accessed via a private street. One of the dwellings already exists upon the property. The primary reason for the PUD request is to allow a private street which serves the proposed lots.
13. The proposed single-family dwellings are of similar design to homes that are constructed in the residential neighborhoods to the north. There are three example building plans that the applicant has submitted, which serve as examples of the type of houses that will be constructed on the lots. The houses range between one and two stories with the square footages ranging between 2,100 to 3,800 square feet.
14. The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The proposed building footprints meet all of the setback requirements for the R-3 Zone.
15. All of the proposed lots are within the Medium Density Residential (R-3) Zone and meet the minimum lot size and width requirements.
16. 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.

17. The base density requirement of the R-3 Zone is 9.5 dwelling units per acre. With 9 dwelling units being proposed on 9.78 acres, the proposed density is 0.92 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.
18. The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to 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 will also be constructed on both sides of the street.
19. A private street is proposed to connect to Augustine Avenue and serve the nine lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.
20. Water mains will be extended throughout the subdivision from the mains within the intersection of Augustine Avenue and Edington Avenue. 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.
21. Sanitary sewer is proposed to be extended throughout the subdivision along the private street alignment and eventually connect to a main within Edington Avenue.
22. Storm sewer will be piped and directed to a stormwater detention pond located near the intersection of Augustine Avenue and Edington Avenue. 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.
23. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 9.79 acres of net developable area of platted R-3 Zoned property, which requires a 7% dedication. The total parkland dedication for the proposed subdivision is 0.69 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. The Commission recommended approval of deferring the parkland dedication during their July 28, 2022 regular meeting.
24. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on May 19, 2022 to discuss the proposal.

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

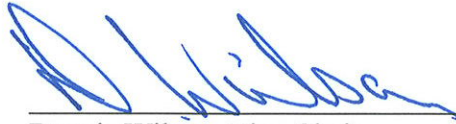
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Auto-Urban Residential (AU-R) designation provides low- to moderate-density residential uses at densities between three to six units per acre, which the proposed PUD meets. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD utilizes a natural hillside and an existing single-family dwelling within the design and is accessed by a private street which allows for less of an impact to the existing property.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides for larger lot sizes which are intended to provide a smooth transition from the denser development planned for the Edington Subdivision to the northeast and east.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** The Engineering Department has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed PUD. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing additional single-family homes to meet the needs of a diverse population.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The proposed PUD utilizes a natural hillside and an existing single-family dwelling within the design and is accessed by a private street which allows for less of an impact to the existing property.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the Planned Unit Development (PUD) request for the ten-point five (10.5) acre area of land generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
28th day of September, 2022.



Dennis Wilson, Vice Chair
Planning and Zoning Commission

ORDINANCE NO. 2022 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF AN APPROXIMATELY THREE POINT TWO FIVE (3.25) ACRE PROPERTY, DESCRIBED IN SECTION 2, PROPERTY #1 FROM AGRICULTURE/FOREST (AF) TO RESIDENTIAL OFFICE (RO); PROVIDING FOR THE REZONING OF AN APPROXIMATELY TEN POINT FIVE ZERO (10.50) ACRE PROPERTY, DESCRIBED IN SECTION 2, PROPERTY #2 FROM AF TO 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.

WHEREAS, the lands described in Section 2 are all located within the City of Moscow Area of City Impact; and

WHEREAS, the lands described in Section 2, Property #1 and Property #2 of this Ordinance are currently zoned Agriculture/Forestry (AF); and

WHEREAS, the proposed change for Property #1 is to adopt the Residential Office (RO) designation; and

WHEREAS, the proposed change for Property #2 is to adopt the Medium Density Residential (R-3) designation; and

WHEREAS, the proposed changes for all the Properties described are consistent with the proposed 2019 Comprehensive Plan Land Use Designations of High-Density Residential and Auto-Urban Residential; and

WHEREAS, the proposed uses that would be allowed by the proposed zoning are consistent and compatible with the surrounding land uses, provide for the logical, orderly and efficient development of the subject property, and are consistent with the City of Moscow Comprehensive Plan; and

WHEREAS, on August 10, 2022, Moscow Planning and Zoning Commission held a duly noticed public hearing and recommended approval of zoning Property #1 as RO and Property #2 as R-3; and

WHEREAS, the Moscow City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on November 7, 2022;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: LEGAL DESCRIPTION.

This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

PROPERTY #1

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 448.87 FEET;

THENCE SOUTH 48°37'42" WEST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 62°57'23" WEST A DISTANCE OF 289.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 695.12 FEET TO THE POINT OF BEGINNING.

CONTAINING: 141,736 SQUARE FEET OR 3.25 ACRES, MORE OR LESS.

PROPERTY #2

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET;

THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET;

THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;

THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.

SECTION 3: ZONING. That the property described in Section 2, Property #1, be and the same hereby is zoned Residential Office (RO); and, that the property described in Section 2, Property #2, be and the same hereby is zoned Medium Density Residential (R-3); and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 504 South Washington Street, Moscow, Idaho.

SECTION 4: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 5: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of City of Moscow, Idaho Municipal Code, the definition contained within those portions of the Moscow Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Hailey Lewis	_____	_____	_____	_____
Gina Taruscio	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Maureen Laflin	_____	_____	_____	_____
Anne Zabala	_____	_____	_____	_____
Julia Parker	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this ____ day of November, 2022.

Arthur D. Bettge, Mayor

CERTIFICATION and ATTESTATION. I hereby certify that the above is a true copy of a Resolution passed at a regular meeting of the City Council, City of Moscow, held on _____, 2022 and attest to the Mayor's signature.

Laurie M. Hopkins, City Clerk

EXHIBIT "A"

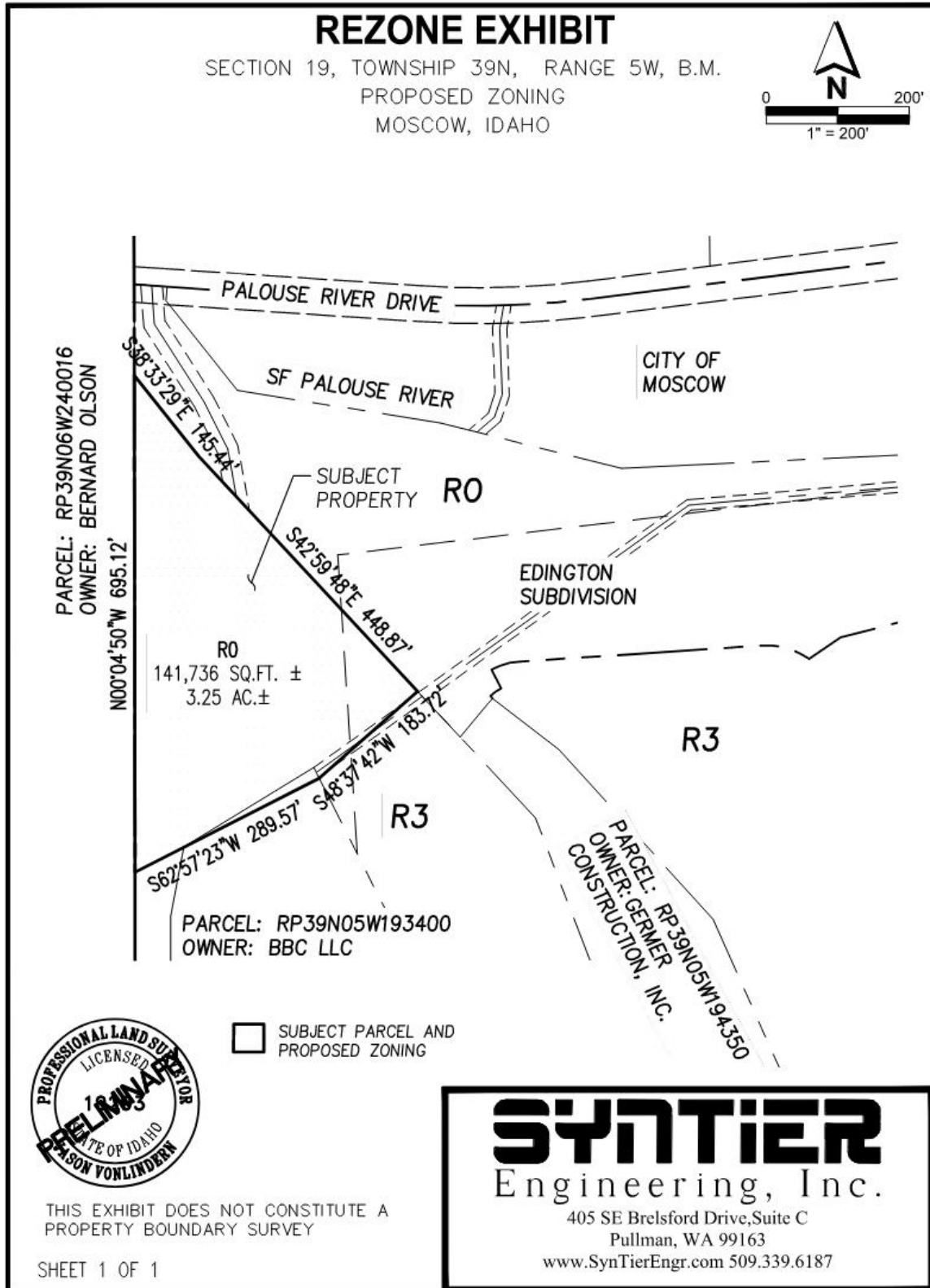
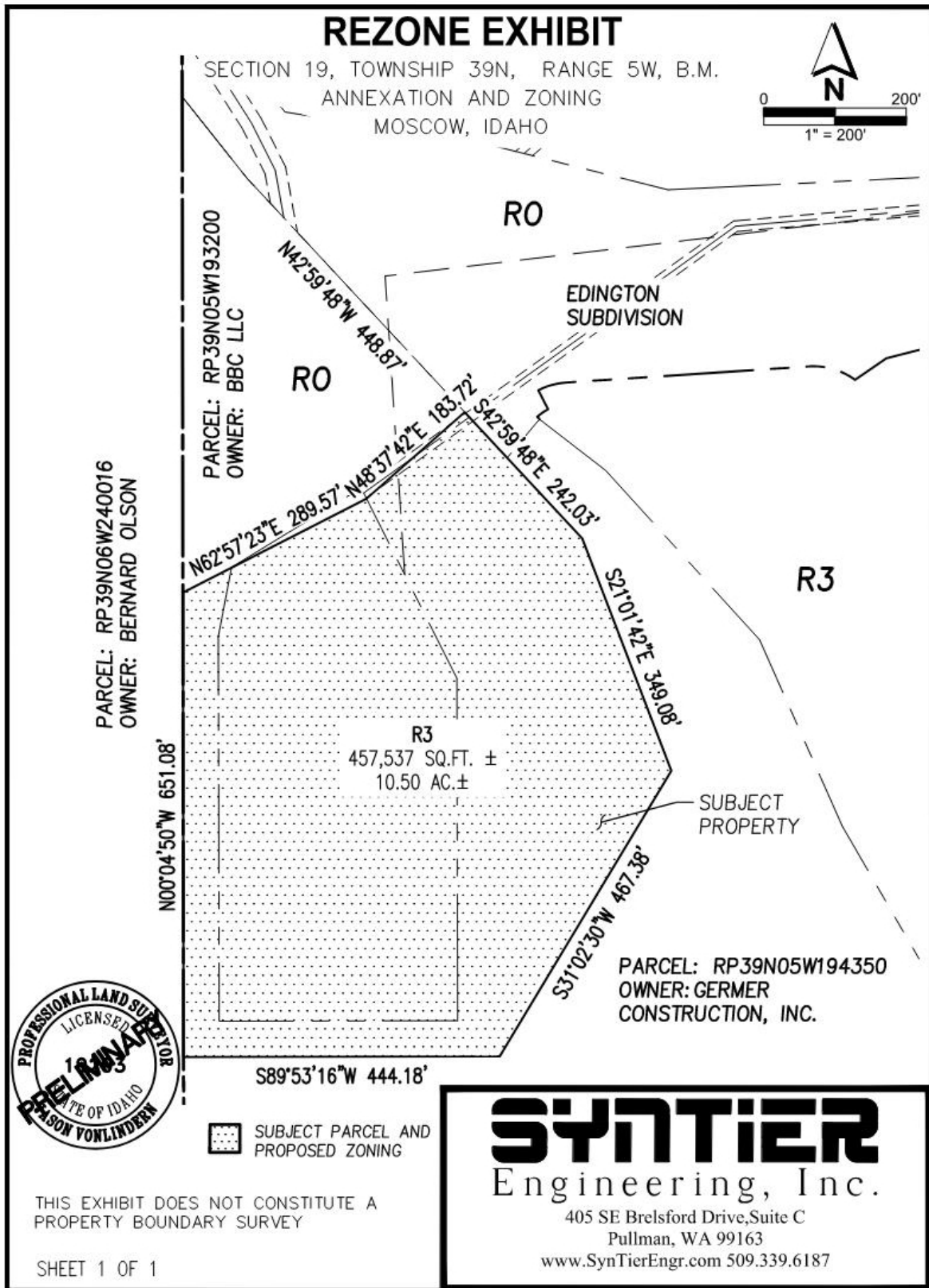


EXHIBIT "B"



ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING THAT LAND DESCRIBED IN SECTION 2 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.

WHEREAS, land described in Section 2 of this Ordinance is adjacent to City limits on one (1) side; and

WHEREAS, the owner of the approximately thirteen point seven five (13.75) acre parcel, BBC LLC, has requested to be annexed into the City of Moscow; and

WHEREAS, Idaho Code Section 50-222 authorizes City annexation of tracts of land adjacent to the City; and

WHEREAS, the Moscow Planning and Zoning Commission held a public hearing regarding this matter on August 10, 2022; and

WHEREAS, the Moscow Mayor and City Council held a public hearing regarding this matter on November 7, 2022;

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Moscow as follows:

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: LEGAL DESCRIPTION. This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET;
 THENCE SOUTH 42°59'48" EAST A DISTANCE OF 690.90 FEET;
 THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;
 THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;
 THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;
 THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 1346.19 FEET TO THE POINT OF BEGINNING.

CONTAINING: 599,273 SQUARE FEET OR 13.75 ACRES, MORE OR LESS.

SECTION 3: ANNEXATION. The land described in Section 2 of this Ordinance be and the same hereby is annexed to the City of Moscow, Idaho and declared a part of the City of Moscow, Idaho; and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 504 South Washington Street, Moscow, Idaho.

SECTION 4: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Hailey Lewis	_____	_____	_____	_____
Gina Taruscio	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Maureen Laflin	_____	_____	_____	_____
Anne Zabala	_____	_____	_____	_____
Julia Parker	_____	_____	_____	_____

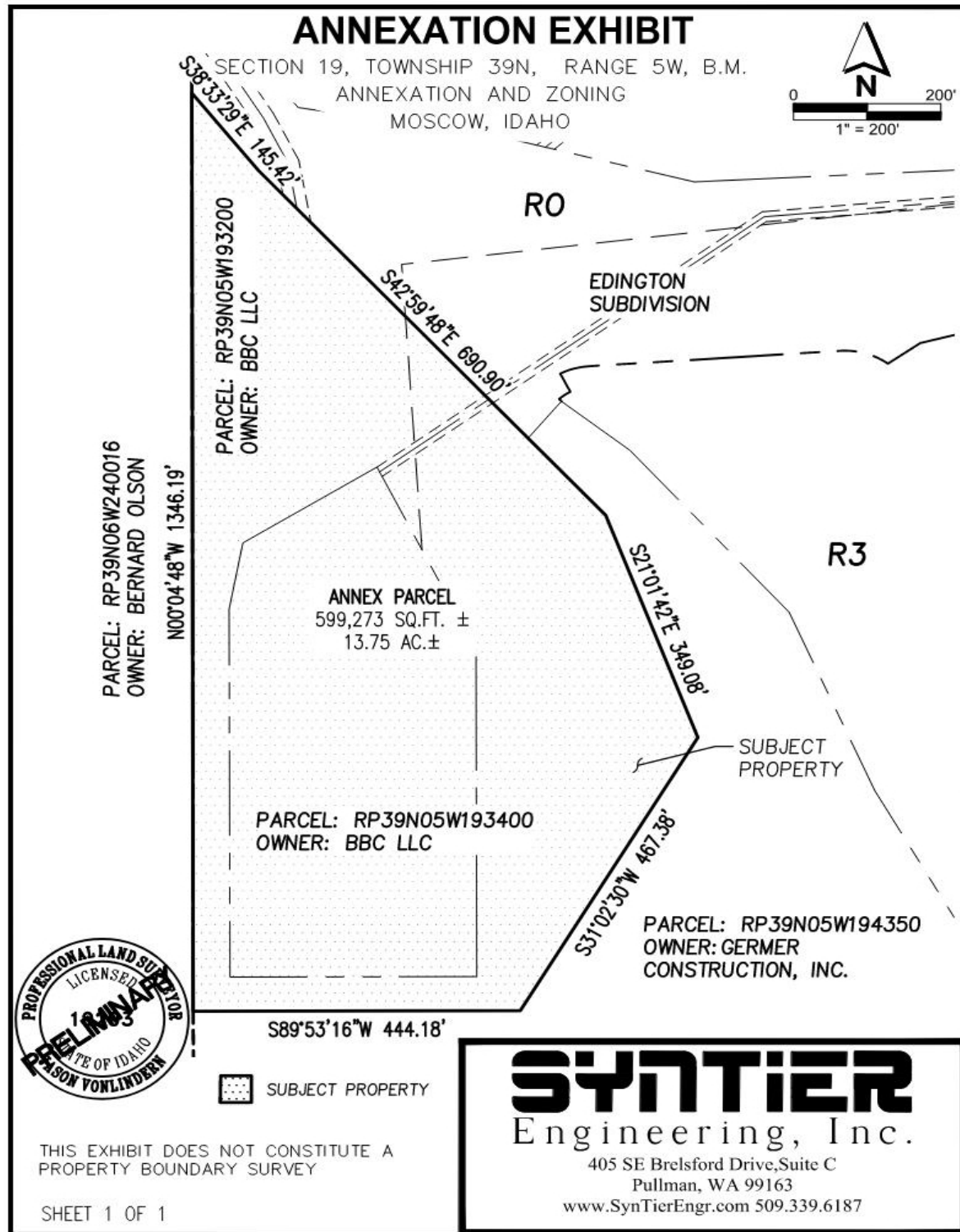
ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this ____ day of November, 2022.

 Arthur D. Bettge, Mayor

CERTIFICATION and ATTESTATION. I hereby certify that the above is a true copy of a Resolution passed at a regular meeting of the City Council, City of Moscow, held on _____, 2022 and attest to the Mayor's signature.

Laurie M. Hopkins, City Clerk

EXHIBIT "A"



RESOLUTION 2022 -

A RESOLUTION OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AUTHORIZING THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF AN APPROXIMATELY THREE POINT TWO FIVE (3.25) ACRE PROPERTY, DESCRIBED AS PROPERTY #1 AND INCORPORATED HEREIN BY THIS REFERENCE, AS HIGH-DENSITY RESIDENTIAL; AUTHORIZING THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF AN APPROXIMATELY TEN POINT FIVE ZERO (10.50) ACRE PROPERTY, DESCRIBED AS PROPERTY #2 AND INCORPORATED HEREIN BY THIS REFERENCE, AS AUTO-URBAN RESIDENTIAL; PROVIDING THAT THIS RESOLUTION SHALL BE IN EFFECT UPON ITS PASSAGE AND APPROVAL.

WHEREAS, BBC LLC, the owner of an approximately thirteen point seven five (13.75) acre parcel, has requested to be annexed into the City of Moscow; and

WHEREAS, in accordance with Idaho Code Section 50-222 and Idaho Code Chapter 65, Title 67, the City must determine the appropriate Comprehensive Plan Land Use Designation for the subject property upon annexation; and

WHEREAS, the subject property is currently located within the City of Moscow Area of City Impact and is designated as Auto-Urban Residential upon the City of Moscow Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission, after conducting a duly noticed public hearing on August 10, 2022, recommended that the Comprehensive Plan Land Use Designation of Property #1 be High-Density Residential and Property #2 be Auto-Urban Residential upon annexation into the City of Moscow; and

WHEREAS, the Moscow City Council conducted a public hearing on November 7, 2022 and passed a motion to approve the designation of Property #1 as High-Density Residential and Property #2 as Auto-Urban Residential upon Annexation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Moscow that all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following:

That the Comprehensive Plan Land Use Designation of the approximately three point two five (3.25) acre property legally described below as Property #1, be designated as High-Density Residential upon annexation into the City of Moscow, Idaho.

PROPERTY #1

LEGAL DESCRIPTION: AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN

GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 448.87 FEET;

THENCE SOUTH 48°37'42" WEST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 62°57'23" WEST A DISTANCE OF 289.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 695.12 FEET TO THE POINT OF BEGINNING.

CONTAINING: 141,736 SQUARE FEET OR 3.25 ACRES, MORE OR LESS.

That the Comprehensive Plan Land Use Designation of the approximately ten point five zero (10.50) acre property legally described below as Property #2, be designated as Auto-Urban Residential upon annexation into the City of Moscow, Idaho.

PROPERTY #2

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET;

THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET;

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THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.

SEVERABILITY. Provisions of this Resolution shall be deemed severable and the invalidity of any provision of this Resolution shall not affect the validity of the remaining provisions.

EFFECTIVE DATE. This Resolution shall be effective upon its passage and approval.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Hailey Lewis	_____	_____	_____	_____
Gina Taruscio	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Maureen Laflin	_____	_____	_____	_____
Anne Zabala	_____	_____	_____	_____
Julia Parker	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this ____ day of November, 2022.

Arthur D. Bettge, Mayor

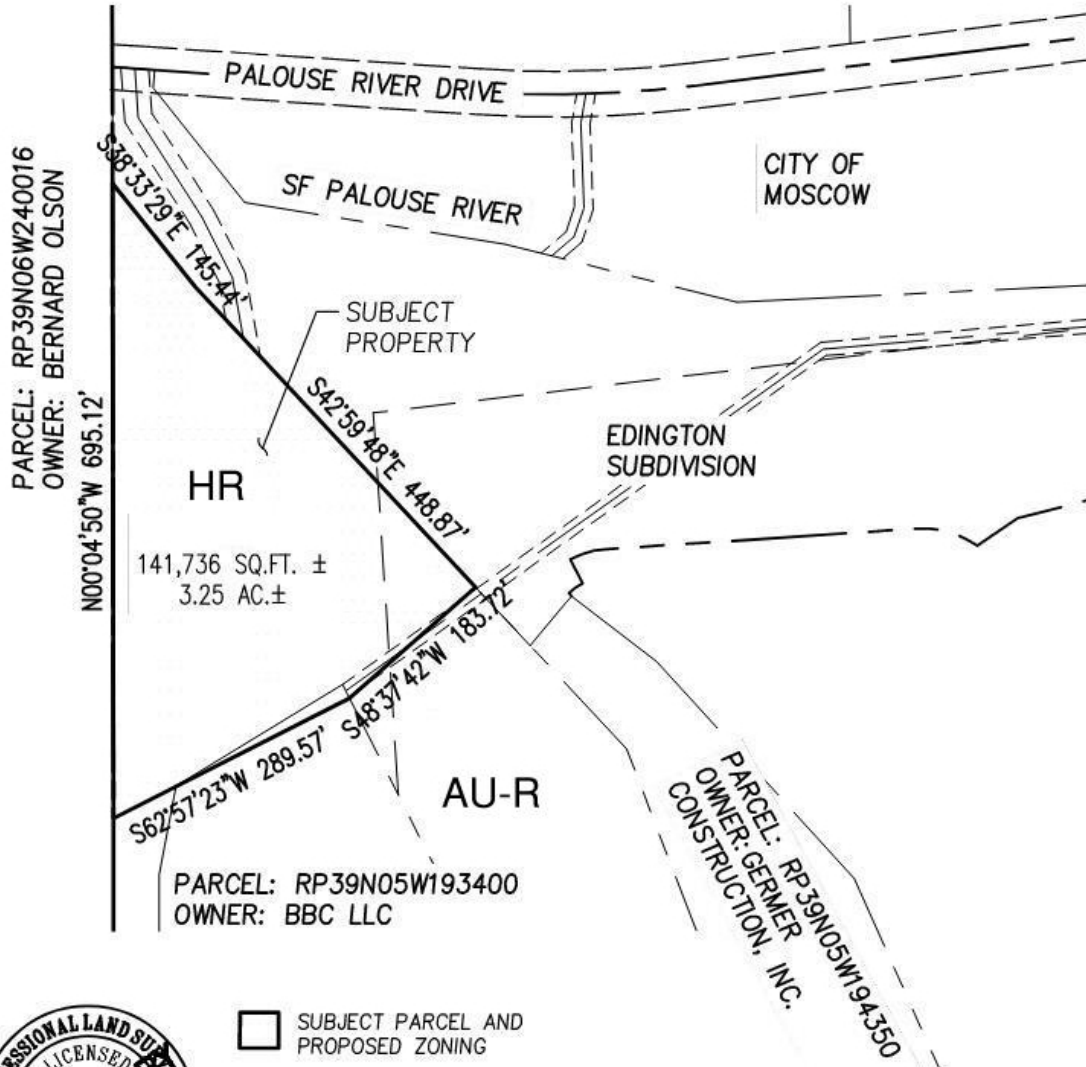
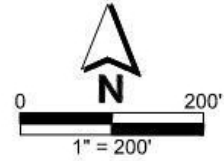
CERTIFICATION and ATTESTATION. I hereby certify that the above is a true copy of a Resolution passed at a regular meeting of the City Council, City of Moscow, held on _____, 2022 and attest to the Mayor's signature.

Laurie M. Hopkins, City Clerk

EXHIBIT "A"

Comprehensive Plan Exhibit

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
PROPOSED ZONING
MOSCOW, IDAHO



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

EXHIBIT "B"

