

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

**Monday
November 7, 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, Julia Parker, Gina Taruscio, Anne Zabala

ABSENT: Hailey Lewis

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Mike Ray, Amanda Argona, David Schott, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council President Laflin led the Pledge of Allegiance.

PROCLAMATION

Veterans Day

Mayor Bettge read the Veterans Proclamation.

REGULAR AGENDA

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

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

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

Kent Salisbury (Moscow) wanted to remind citizens to the importance of public cleanliness and to be sure to put trash in bins.

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

Argona said the contest started in 2020 to bring some liveliness to the end of the market. One dog and 107 people participated this year with 5 categories and 8 selected for trophies.

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

Schott introduced Ellis Eifert, Chair of the Moscow Tree Commission. Eifert spoke on the benefits of a green infrastructure; Arbor Day 2022 at Milton Arthur Park; a utility newsletter regarding mature tree supplemental watering; the Moscow Heritage Tree Program; recommended approval of the Harvest Park Management Plan; recommended approval of the City of Moscow becoming a Bee City USA affiliate; and provided input to the Downtown Streetscape Study. David Rauk said he wishes David Schott could be cloned as he is outstanding as a staff liaison.

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.

Schott provided a background of the item including the information above. Garson Group references were called with no irregularities thus were selected as they were the low bidder. Belknap said in-house janitorial services has not been discussed in the 20 years he has been at the city but a cost comparison was done in October prior to the rebid and the cost for in-house services would be three times the contract amount. Staff thinks the failure to perform was due to inability to obtain staff. Zabala moved to accept the bid from EVCAR, Inc. dba Service Master Building Maintenance in the amount of \$126,508.17 for Module #2 and Module #6. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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.

Mayor Bettge opened the public hearing at 7:35 p.m.

Ray introduced the item as written above and detailed definitions and uses of zoning and comprehensive plan designations. The Transportation Commission recommended a condition of a pathway from the private street to the south of the PUD.

Scott Sumner, speaking on behalf of the applicant, said this subdivision is proposed to bring more housing to residents. They felt the RO zone would blend with Edington first addition. The public meeting mentioned street parking but it is not included in the design because the lots are large. Private streets are included in the development because of the topography so that there is a reduction of the roadway to provide enough space for lots. An HOA would be responsible for street care on the private roads. The development could meet R-2 zoning but R-3 was chosen to provide continuity with the previous subdivision.

Mayor Bettge asked for public testimony in favor of the application. Hearing none, he asked for testimony in opposition.

David Hall (rural Moscow) said he has nothing against this particular proposal but opposes all annexations until a deeper look at water and a water budget can take place.

Mayor Bettge asked for general testimony. Hearing none and no rebuttal, he closed the public hearing at 7:56 p.m.

Parker wants to see Moscow grow and supports the annexation. She is in favor of growing housing stock and affordable housing. She doesn't think this plan fits with affordable as the lots are so large and no lawn

requirements. Bettge commented the topography is challenging and to try to put more density would limit the usable land for housing. In answer to Laflin's question about irrigation, Sumner said the HOA can add regulations in the HOA bylaws and the homeowners can use more conservation on their lawns as well. Taruscio chooses to believe the owner will have smaller affordable housing in another addition. She still thinks this is a good solid use of the property. Kelly said as frustrating as it is, she agrees. This seems like the only option limited by topography. Taruscio moved to approve the Annexation Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Seconded by Kelly. Roll Call Vote: Ayes: Four (4). Nays: One (Parker). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2022-14:

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.

Kelly moved to approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Taruscio seconded. Roll Call Vote: Ayes: Four (4). Nays: One (Parker). Abstentions: None. Motion carried.

Taruscio moved and Kelly seconded to approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Four (4). Nays: One (Parker). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2022-15:

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.

Taruscio moved to approve the PUD for Edington Estates with no conditions. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: One (Parker). Abstentions: None. Motion carried.

Taruscio moved to adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: None. Abstentions: One (Parker). Motion carried.

Kelly moved to 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. Taruscio seconded. Roll Call Vote: Ayes: Four (4). Nays: One (Parker). Abstentions: None. Motion carried.

Laflin commented there is some reluctance with respect to this development even though she voted yes. The topography really does make a difference on that but wants to make it clear to developers that she is concerned about water use and density.

REPORTS

City Council

Historic Preservation Commission – Kelly said the commission held their orchid awards.

Moscow Urban Renewal Agency – Kelly reported the Sixth and Jackson property is still in limbo.

1912 Center Development Committee – Kelly said the historic classroom is open and already being used. The Committee is looking at contractors to fix the slope on the third floor.

Moscow Arts Commission – Laflin said the Commission celebrated the 44th anniversary of the commission. Artwalk has begun.

Moscow Volunteer Fire Department – Zabala said Council was invited to the December 3 celebration. There was discussion about the role of the board and CEO.

Moscow Pathways Commission – Zabala reported the Commission discussed the preliminary plat for Edington and how the path may be too steep.

Moscow Tree Commission – Taruscio said there is an opening on the Commission

SMART Transit – Taruscio said the group is discussing routes from the dorms. They are hiring drivers and the Executive Director.

Council members spoke on other meetings and events including a PBAC roundtable, AIC Fall District workshop and Town and Gown.

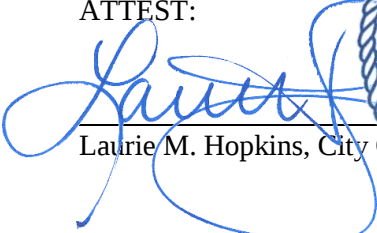
Mayor

Mayor Bettge said he attended multiple events including the Pink Tea, the ice rink gala, he met with graduate and international studies students, read a civic involvement book to the 3rd grade students at Russell school, taught a leadership class at MHS, met with Senator Crapo, and attended the AIC legislative committee.

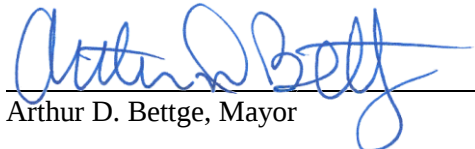
ADJOURN TO EXECUTIVE SESSION PER IDAHO CODE 74-206 (1)(B) AND (F) - THE MEETING WILL NOT RECONVENE.

Kelly moved, Taruscio seconded to adjourn to executive session at 8:29 p.m. per Idaho Code 74-206 (1)(B) and (F).

ATTEST:


Laurie M. Hopkins, City Clerk




Arthur D. Bettge, Mayor

**CITY OF MOSCOW
MINUTES OF CITY COUNCIL EXECUTIVE SESSION
November 7, 2022**

Present: Mayor Bettge, Sandra Kelly, Maureen Laflin, Julia Parker, Gina Taruscio, Anne Zabala

Also Present: Bill Belknap, City Supervisor; Mia Bautista, City Attorney,

The executive session was called to order at 8:35 p.m. Item discussed pursuant to I.C. 74-206(1)(B) completed at 9:00 p.m. Item discussed pursuant to I.C. 74-206(1)(F) ended at 9:10 p.m.

The executive session was adjourned at 9:10 p.m.

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING 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, this matter came before the Moscow City Council during a duly noticed public hearing on November 7, 2022; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 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 CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

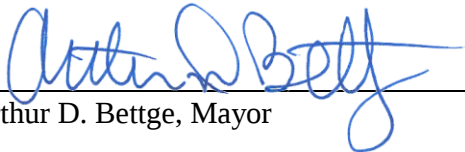
II. RELEVANT CRITERIA AND STANDARDS

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 Council 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 City Council of the City of Moscow approves 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 CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of November, 2022.



Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING 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, this matter came before the Moscow City Council during a duly noticed public hearing on November 7, 2022; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 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. 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 and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
5. Auto-Urban Residential (AU-R) designated areas,
“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally

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

6. High-Density Residential designated areas are intended to,
“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”
7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. 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.
9. 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.
10. 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.
11. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Council concludes that it is appropriate for the property to be designated as High-Density Residential and Auto-Urban Residential upon annexation into the City of Moscow.

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

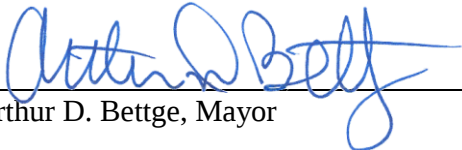
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed designations for the subject property of High-Density Residential and Auto-Urban Residential are consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Council finds that the proposed designation of High-Density Residential and Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the north, northeast, and east of the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the 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 Council finds that the land use patterns within the immediate vicinity of the subject property have been transitioning into higher intensity commercial and residential uses. The Schweitzer Engineering Laboratories property 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 City Council approves 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 CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of November, 2022.



Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF 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, this matter came before the Moscow City Council during a duly noticed public hearing on November 7, 2022; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 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. 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 and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations.
5. Auto-Urban Residential (AU-R) designated areas,

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

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

“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”
7. The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF).
8. 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.
9. 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.
10. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
11. The RO Zoning District is appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
12. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities,

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

13. The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.
14. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.
15. The 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.
16. 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 CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

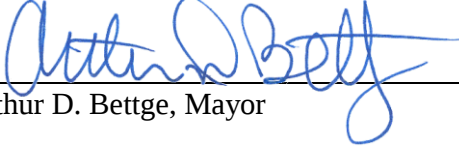
1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential and High-Density Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed combination of the Residential Office (RO) Medium Density Residential (R-3) Zones provide for the transition of higher density residential in close proximity to Palouse River Drive and the City's Ball Fields property, to lower density towards the south of the property where there is more challenging topography. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties along Palouse River Drive are a combination of residential uses of varying densities, as well as commercial uses.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Palouse River Drive 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 City Council of the City of Moscow approves 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 CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of November, 2022.



Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A 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, this matter came before the Moscow City Council during a duly noticed public hearing on November 7, 2022; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 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 CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

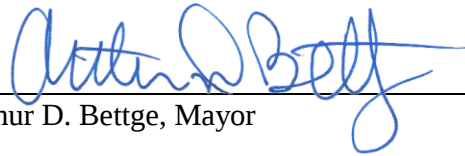
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the 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 City Council of the City of Moscow approves 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 CITY COUNCIL OF THE CITY OF MOSCOW this 7th day November, 2022.



Arthur D. Bettge, Mayor