

Moscow City Council



Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
August 7, 2023

7:00 PM

Council Chambers
206 E. Third St.

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

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

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Sarah Banks, Kyle Steele, Mike Ray

PLEDGE OF ALLEGIANCE

Council Member Parker led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council July 17, 2023 Minutes - Laurie M. Hopkins

B. Milton Arthur Park Playground Installation Agreement - David Schott

Last year, the City selected and procured the playground equipment for Milton Arthur Park and hired a contractor to install the concrete pad for the playground equipment. In the past, Parks Department staff have installed playground equipment and safety surfacing in-house. However, due to labor constraints and technical knowledge lost due to staff turnover, City staff currently do not have the capacity to complete the playground installation. City staff contacted two playground installers in June requesting quotes to install the playground equipment and rubber tile safety surfacing over the existing concrete slab. McKinney Construction, LLC submitted the low quote in the amount of forty-seven thousand seventy-four dollars and fifty cents (\$47,074.50). Because the installation was originally planned to be completed by City staff, funding was not appropriated in the FY2023 budget. However, due to vacant full-time parks positions throughout the year, staff anticipate savings of \$102,030.87 that can be allocated to fund the playground installation. Staff recommends acceptance of the low quote provided by McKinney Construction, LLC in the amount of forty-seven thousand seventy-four dollars and fifty cents (\$47,074.50) to install the playground equipment and rubber tile safety surfacing at Milton Arthur Park. This was reviewed by the Administrative Committee on July 24, 2023 and recommended for approval.

ACTION: Accept the low quote provided by McKinney Construction, LLC in the amount of forty-seven thousand seventy-four dollars and fifty cents (\$47,074.50) to install the playground equipment and rubber tile safety surfacing at Milton Arthur Park.

C. Lot Line Adjustment at 190 and 197 Wheatland Court - Aimee Hennrich/Mike Ray

The applicant, Phil Rheingans, is requesting a lot line adjustment between two properties located at 190 and 197 Wheatland Court. The proposed lot line adjustment would reduce the lot addressed as 190 Wheatland Ct from 5,657 sf to 5,522 sf and expand the lot addressed as 197 Wheatland Ct from 3,838 sf to 3,975 sf. The applicant is requesting the lot line adjustment in order to accommodate a proposed building design. The subject properties are located within the Neighborhood Business Zoning District (NB) and are part of an approved Planned Unit Development referred to as the Harvest Hills PUD. Within the Harvest Hills PUD, twinhome lots require a minimum lot area of

2,250 sf, minimum lot width of 25 ft, and the required side yard setback is a minimum of 7 feet. The proposed lot line adjustment meets all zoning requirements. This item was reviewed by the Administrative Committee on July 24, 2023 and recommended for approval.

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

D. Lot Line Adjustment for 826 and 836 Orchard Ave - Aimee Hennrich/Mike Ray

The applicants, Scott and Heidi Gropp, are requesting a lot line adjustment between two properties located at 826 and 836 Orchard Ave. The proposed lot line adjustment would reduce the lot addressed as 826 Orchard Ave from 14,061 sf to 13,191 sf and expand the lot addressed 836 Orchard Ave from 15,844 sf to 16,714 sf. The applicant is requesting the lot line adjustment to accommodate an existing retaining wall placed upon 826 Orchard Ave. Both properties contain single-family homes and 826 Orchard Ave is located within the Medium Density Residential Zoning District (R-3), while 836 Orchard Ave is located within the Moderate Density, Single-Family Residential Zoning District (R-2). Within the R-3 Zoning District, lots with single family dwellings require a minimum lot area of 6,000 sf and a minimum lot width of 60 feet. Within the R-2 Zoning District, the minimum lot area is 7,000 sf and the minimum lot width is 60 feet. The proposed lot line adjustment meets all zoning code requirements including building setbacks. This item was reviewed by the Administrative Committee on July 24, 2023 and recommended for approval.

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

E. Replacement of Resolution 2019-01 Regarding Sale and Consumption of Beer and Wine in City Facilities and Buildings - Bill Belknap

Since 2010, the City has allowed the sale and consumption of beer and wine in City Hall during Third Street Gallery art opening events at the discretion of the City Supervisor. This was initially authorized under Resolution 2010-04 and then the use was further expanded through Resolution 2019-01. City Administration has received requests from the Moscow Volunteer Fire Department to allow a similar sale and consumption of beer and wine in conjunction with member appreciation and social events that occur twice a year within the City's Fire Stations #2 and #3 which is currently prohibited under City Code unless approved by the Council by Resolution. Staff has prepared a new Resolution for the Council's consideration that would replace Resolution 2019-01 which would expand the ability of the City Supervisor to approve the sale and consumption of beer and wine in all City buildings and facilities (excluding public parks) in association with certain City events and activities such as the Moscow Volunteer Fire Department events. This was reviewed by the Administrative Committee on July 24, 2023 and recommended for approval.

ACTION: Approve the proposed Resolution.

F. Logos Property Right-of-Way Dedication - Todd Drage

On June 6, 2016, Faith Ministries Inc. (DBA Logos School) filed an application for a Conditional Use Permit (CUP) to construct a school and church on a 30-acre property located at 1515 N. Mountain View Road. The Moscow Board of Adjustment approved the CUP in August of 2016. The CUP detailed that the project would include the construction of public improvements to support the development. The associated public improvements include the construction of a public street adjacent to the development, and a roundabout in Mountain View Road. In order to facilitate the construction of the roundabout, additional right-of-way (ROW) along Mountain View Road is needed and Faith Ministries Inc. has purchased the necessary property. Both the additional property for the Mountain View Rd. roundabout and the property containing the new public street are currently owned by Faith Ministries Inc. As these roadway improvements near completion, it is necessary for them to be dedicated to the City for public use. The Deed of Dedication to do so, which includes a draft record of the survey, has been included in this packet. This was reviewed by the Administrative Committee on July 24, 2023 and recommended for approval.

ACTION: Approve the Deed of Dedication.

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

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

Mayor Bettge presented to the City Council for consideration the appointment of Jennifer Wallace to the Fair and Affordable Housing Commission. Kelly moved and Laflin seconded approval of the appointment. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

None offered.

4. Citizen Commission Report – Sustainable Environment Commission – Kyle Steele / Steve McGeehan

Steele introduced Tina Hilding. Hilding said the climate action plan was a big part of the last year for the Commission. They also tabled at the Farmers Market, discussed pesticides and herbicides used by the city, water issues, and began a bee city subcommittee. There were 14 Mayor's Earth Day Awards presented.

5. PUBLIC HEARING: Proposed Comprehensive Plan Amendment and Rezone of a 12.26-acre Property Located at the Northwest Corner of the Palouse River Drive and Mountain View Road Intersection (ACTION ITEM) - Mike Ray

The applicant, Blum Enterprises - 4, LLC, is proposing a Comprehensive Plan land use designation amendment and rezone of a 12.26-acre property located at the northwest corner of the Palouse River Drive and Mountain View Road intersection. The proposed Comprehensive Plan land use designation amendment is from the Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation. The proposed rezone is from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone. The Planning and Zoning Commission conducted a public hearing on June 28, 2023 and recommended approval of the Comprehensive Plan land use designation amendment and rezone request with no conditions.

PROPOSED ACTIONS: Conduct the public hearing upon the Comprehensive Plan land use designation amendment and rezone and upon consideration of any testimony presented:

1. 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.
2. If the 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.

Mayor Bettge opened the public hearing at 7:16 p.m.

Ray described the as written above. Palouse River Drive and Mountain View Road are minor arterial streets and currently do not have curb, gutters, or sidewalks on either side of the street. Indian Hills Drive is a local neighborhood street paved with curb, gutter, tree lawns, and sidewalks on both sides of the street. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property. When developed,

the curb, gutters and sidewalks will be required to be completed. Majority of traffic is anticipated to use Palouse River Drive and Mountain View Road, which are meant to accommodate large amounts of traffic.

Parker asked if traffic calming has been considered along Indian Hills and Blaine. Ray responded not that he was aware of. She disclosed she lives at Blaine and Alturas. She feels the intersection of Highway 8 and the trail seems dangerous and asked about the potential for a traffic light. Ray said he believes the Idaho Transportation Department (ITD) plans a signalized intersection at some point in the future. He continued that a rezone is the first step for development. A proposal would then be submitted which would define the use of the property and determine mitigation of the impacts of that use. In response to Council concerns regarding fair housing, Staff explained property is not regulated at the land use development stage. Once the development is completed all relevant city regulations must be complied with. If the City receives a violation complaint, Staff would take appropriate action at that time. The City can't prospectively anticipate there may be a violation in the future. Council should look at the development and the permitted uses in the district. A specific use should not be considered, only the appropriate use, location, services and facilities that serve the property to make sure it is appropriate for the zoning designation irrespective of what the future tenants may be. Lewis commented she thought ITD has a traffic study funding for 2024 for the highway from Moscow to Troy. She is concerned about traffic at Palouse River Drive and Mountain View, and asked what the long term plans are for the intersection. Ray responded that as the property develops in the area improvements will occur.

Mayor Bettge asked for testimony in favor of the application.

Dan Schoenberg (owner of Palouse Properties) spoke in favor. He hasn't seen a housing shortage like there has been this year. He feels it is part of the growth of the community and it needs to be approved to support adequate housing for individuals in the community. He manages many properties and some are advertised as no undergraduate students. From a fair housing perspective, the undergraduate student is not a protected class and believes that it is legal. A family unit would be protected. It creates a community of like living habits so you don't have an infant next door to a student party. As the community grows, the management philosophy changes.

Tina Hilding (Moscow) asked when is a decision is made in terms of traffic calming for multimodal transportation. Ray responded the street standards for minor arterials include bike lanes on both lanes, no parking and widened sidewalks. As the property is developed and improvements are made it becomes multimodal.

Mayor Bettge invited testimony in opposition of the application. Hearing none, he asked for general testimony. With none offered, he closed the hearing at 7:39 p.m.

Kelly in favor of growth but concerned about Palouse River Drive and Mountain View Road. As it becomes a living area, she wants to be sure the city isn't behind on keeping up on the infrastructure, especially lights, for creating a safe road. In response to a question from Laflin, Ray explained the typical standard is a street light at every intersection. Davis said he feels growth is good but comes with challenges like housing. At this time the discussion is not what the housing may be, but Council needs to provide opportunities for it.

Taruscio moved, Davis seconded to approve the Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Five (5). Nays: One (Parker). Abstentions: None. Motion carried.

Taruscio moved, 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: Five (5). Nays: One (Parker). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2023-06 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF AN APPROXIMATELY THIRTEEN POINT EIGHT FIVE (13.85) ACRE PROPERTY, DESCRIBED IN SECTION 2, FROM FARM RANCH (FR) AND MOTOR BUSINESS (MB) TO MULTIPLE FAMILY RESIDENTIAL (R-4); 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.

6. PUBLIC HEARING: City of Moscow's FY2024 Annual Budget (ACTION ITEM) - Bill Belknap / Sarah L. Banks

Staff will present the proposed City of Moscow FY2024 balanced budget in the amount of \$120,747,285, which was considered by the City Council at a workshop held on July 18, 2023. The proposed budget includes the statutory allowed 3% inflationary increase, an additional 1% foregone tax recovery, as well as 90% of new construction and annexations which are \$86,006 and \$2,438 respectively. According to the Latah County Assessor's office, the assessed taxable valuation within the City increased by 17.96% this year, which resulted in a reduction in the City's levy rate from \$4.05 to \$3.61 per \$1,000 in taxable valuation. Included for City Council consideration is the FY2024 Annual Appropriation Ordinance, and the L-2 property tax certification in the aggregate amount of \$8,214,483.

PROPOSED ACTIONS: Conduct the public hearing upon the FY2024 City of Moscow Annual Appropriation Ordinance and upon consideration of testimony presented:

1. Approve the foregone tax recovery Resolution, or take other action as deemed appropriate;
2. Approve the ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take other action deemed appropriate.
3. Authorize the Mayor's execution of the L-2 property tax certification in the aggregate amount of \$8,214,483; or take such other action deemed appropriate.

Mayor Bettge opened the public hearing at 7:46 p.m.

Belknap detailed the strategic plan challenge areas and property tax details as noted above. Current inflation has not been seen in nearly 50 years has continued to impact the cost of operations. The City's liability insurance premium increased this year due to insurance market turbulence and the City's health insurance costs increased by 8.8%. Utility expenses are increasing due to Avista requesting a 15.4% increase in electricity rates and 3.5% increase in natural gas rates. Last year was the largest residential assessed valuation increase in recent history with many properties increasing by over 40% in one year. At the same time, many commercial properties saw a tax reduction. With the increase in assessed valuation, the proposed City levy increase would cost the owner of a home with an assessed valuation of \$400,000 approximately \$120 less per year or \$10.00 per month. Belknap continued detailing specific department budget changes.

Mayor Bettge asked for testimony in favor of the budget.

Victoria Sever (Moscow) said she attended the Council budget workshop. She didn't feel anything stood out beyond the normal. Inflation affects everyone including the City. If it wasn't for the staff and partnerships and ARPA funds Moscow wouldn't have much. She doesn't feel the 3% increase is a surprise.

Mayor Bettge invited testimony in opposition of the application. Hearing none, he asked for general testimony. With none offered, he closed the hearing at 8:26 p.m.

Lewis explained the budget workshop provided the Council time to ask questions and deliberate in regards to the budget. Parker said she doesn't like raising taxes but has seen the City at work and feels spending is controlled. The City provides a lot of community services and this year is seeing a high rate of inflation. For that, she will support the budget with the 3% increase and foregone amount. Lewis added it is important to her to compensate City staff for their time as without them there are no services. Taruscio said while increases will hurt, she feels the City does a lot with very little. Kelly agreed and is impressed with everything the City does with the budget. She doesn't like the increase but finds it amazing it is only the amount it is. Laflin is also amazed at how little property taxes Moscow receives and how much Moscow offers. Davis agrees with other council members. He doesn't like raising taxes, but sees why they are necessary.

Taruscio moved, Kelly seconded to approve the foregone tax recovery Resolution. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Parker moved and Taruscio seconded to approve the ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary.

Mayor Bettge read Ordinance 2023-07 by title:

AN ORDINANCE ENTITLED "ANNUAL APPROPRIATION ORDINANCE" APPROPRIATING ONE HUNDRED TWENTY MILLION SEVEN HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED EIGHTY-FIVE DOLLARS (\$120,747,285) FOR THE PURPOSE OF DEFRAYING ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF MOSCOW, LATAH COUNTY, STATE OF IDAHO, FOR THE 2024 FISCAL YEAR BEGINNING THE FIRST DAY OF OCTOBER, 2023, AND ENDING THE THIRTIETH DAY OF SEPTEMBER, 2024, AND ALLOTING RESOURCES BY FUND FOR SAID APPROPRIATION FOR THE OBJECTS AND PURPOSES SET FORTH IN THIS ORDINANCE; 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, Laflin seconded to authorize the Mayor's execution of the L-2 property tax certification in the aggregate amount of \$8,214,483. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. PUBLIC HEARING: Proposed FY2024 Fee Resolution (ACTION ITEM) - Bill Belknap

Any fee increase being proposed by more than 5% or any new fees require a public hearing pursuant to Idaho Code 63-1311A. Additionally, as required by Idaho Code 63-1311, the City's fees collected shall be reasonably related to the actual cost of the service provided. Staff will discuss proposed fee increases for the FY2024 budget year, which support the FY2024 budget proposal. The fee increases are due to the additional costs associated with the delivery of services, including administration, operations and maintenance.

PROPOSED ACTIONS: Conduct the public hearing and after considering testimony, approve the FY2024 Fee Resolution as proposed; or take other action deemed appropriate.

Mayor Bettge opened the public hearing at 8:39 p.m.

Bill introduced the item by going over the utility rate increases which are based on the rate studies. Some building fees were increased by approximately 15% to account for increased construction costs and many recreation programs were increased by approximately 15% to account for increased program costs. Recreation facility rentals were increased by 18-35% to reflect true costs after no increases for several years. Sewer tapping fees, bacterial testing services, and larger water meter installation costs increased substantially due to actual costs of service. Most other fees are being adjusted from 3-5% to adjust for inflationary cost increases. In response to a question by Lewis, Belknap said some business license fees are set by the State.

After asking for testimony in favor, against and general, and hearing none, Mayor Bettge closed the public hearing at 8:45 p.m.

Lewis moved and Laflin seconded to approve the FY2024 Fee Resolution as proposed. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS – Delayed until next meeting.

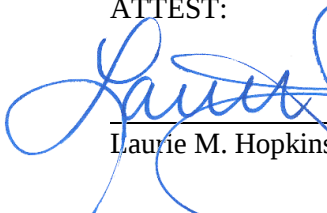
City Council

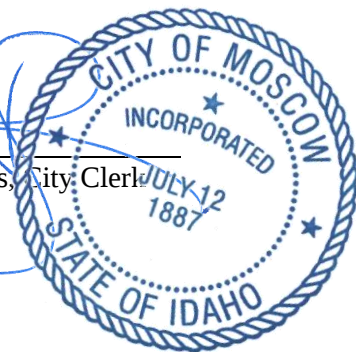
Mayor

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

Laflin moved, Taruscio seconded to adjourn at 8:47 p.m. to executive session per Idaho Code 74-206 (1)(F). Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

ATTEST:


Laurie M. Hopkins, City Clerk




Arthur D. Bettge, Mayor

**CITY OF MOSCOW
MINUTES OF CITY COUNCIL EXECUTIVE SESSION
August 7, 2023**

Present: Mayor Bettge, Drew Davis, Sandra Kelly, Maureen Laflin, Hailey Lewis, Julia Parker,
Gina Taruscio

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

The executive session was called to order at 8:52 p.m.

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

The executive session was adjourned at 10:10 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 THE REQUEST FOR COMPREHENSIVE PLAN LAND USE AMENDMENT OF A TWELVE POINT TWO SIX (12.26) ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE PALOUSE RIVER DRIVE AND MOUNTAIN VIEW ROAD INTERSECTION.

WHEREAS, the applicant filed an application for Comprehensive Plan land use designation amendment on May 31, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 28, 2023; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on August 7, 2023; 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 12.26-acre property currently used for agricultural production.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated a combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial.
4. The Comprehensive Plan land use designation is proposed to be amended to the High-Density Residential designation.
5. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“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)."

6. The Indian Hills 6th Subdivision to the north is currently designated as a combination of Auto-Urban Residential, High-Density Residential, and Auto-Urban Commercial. The property to the east of the subject property is currently designated as Auto-Urban Commercial and property to the south is designated as Auto-Urban Residential.
7. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property.
8. The subject property is located adjacent to Palouse River Drive and Mountain View Road which are designated as minor arterial streets. Indian Hills Drive is also located to the north of the subject property and is designated as a local neighborhood street. Indian Hills Drive is paved with curb, gutter, tree lawns, and sidewalks on both sides of the street. Palouse River Drive and Mountain View Road adjacent to the subject property currently do not have curb, gutters, or sidewalks on either side of the street.
9. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 30, 2023 to discuss the proposed Comprehensive Plan land use designation amendment. All neighborhood meeting materials are attached.

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 High-Density Residential designation for the subject property is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and is 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 is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding properties.
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 designation exist within the Indian Hills 6th Subdivision to the north and northwest. The adjacent properties to the east and south are currently agricultural.
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 to three public streets, two of which are designated as minor arterials. There is 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 more High-Density Residential uses. The High-Density Residential land use designation is consistent with the properties directly to the north of the subject property, which are also within the High-Density Residential designation. The proposed designation would also provide a transition from the less intensive designations to the west to the commercial designations to the east.

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 change request for the twelve point two six (12.26) acre property from the combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial designations to the High-Density Residential designation with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of August, 2023.



Maureen Laflin, Acting 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 TWELVE POINT TWO SIX (12.26) ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE PALOUSE RIVER DRIVE AND MOUNTAIN VIEW ROAD INTERSECTION FROM THE FARM RANCH (FR) ZONE TO THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONE.

WHEREAS, the applicant filed an application for Rezone on May 31, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on June 28, 2023; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on August 7, 2023; 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 12.26-acre property currently used for agricultural production.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated a combination of Auto-Urban Residential, Auto-Urban Commercial, and Suburban Commercial.
4. The Comprehensive Plan land use designation is proposed to be amended to the High-Density Residential designation.
5. According to the 2019 Comprehensive Plan, High-Density Residential designated areas,
“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)."

6. The Indian Hills 6th Subdivision to the north is currently designated as a combination of Auto-Urban Residential, High-Density Residential, and Auto-Urban Commercial. The property to the east of the subject property is currently designated as Auto-Urban Commercial and property to the south is designated as Auto-Urban Residential.
7. The subject property is currently designated as a combination of the Farm Ranch (FR) and Motor Business (MB) Zones and the proposal is to rezone to the Multiple Family Residential (R-4) Zone.
8. Property to the east of the subject property is currently zoned Motor Business (MB) and property to the south is within the Agriculture/Forestry (AF) Zone. Properties within Indian Hills 6th Subdivision to the north are within the Residential Office (RO) and General Business (GB) Zones.
9. According to the Zoning Code the R-4 Zoning District,

"Provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts."
12. Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.
13. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property.
14. The subject property is located adjacent to Palouse River Drive and Mountain View Road which are designated as minor arterial streets. Indian Hills Drive is also located to the north of the subject property and is designated as a local neighborhood street. Indian Hills Drive is paved with curb, gutter, tree lawns, and sidewalks on both sides of the street. Palouse River Drive and Mountain View Road adjacent to the subject property currently do not have curb, gutters, or sidewalks on either side of the street.
15. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 30, 2023 to discuss the proposed rezone. All neighborhood meeting materials are attached.

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

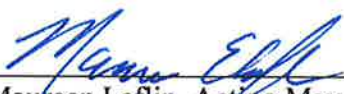
1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designation of High-Density Residential.

2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-4 Zone provides for a transition between the existing Motor Business (MB) Zone to the east and the Farm Ranch (FR) and Moderate Density Residential (R-2) properties to the west and northwest. The proposed rezone is compatible with the Residential Office (RO) Zone to the north. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
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 subject property will provide a logical transition from the more intensive commercial properties to the east.
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 Mountain View Road which are both minor arterial streets which can adequately serve any proposed development allowed in the R-4 Zone. City water, sanitary sewer, and storm sewer mains currently exist in the area.

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 twelve point two six (12.26) acre property from the Farm Ranch (FR) and Motor Business (MB) Zones to the Multiple Family Residential (R-4) Zone with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 7th day of August, 2023.


Maureen Laflin, Acting Mayor