

PLANNING & ZONING COMMISSION



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

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
January 24, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of November 15, 2023 Minutes (ACTION ITEM)**

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Public Comment**

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

3. **Election of Officers for 2024 (ACTION ITEM)**

The Commission will need to nominate officers for 2024.

PROPOSED ACTIONS: Nominate and elect a Chair, Vice Chair, and Second Vice Chair for 2024.

4. **Fiscal Year 2025 Commission Budget (ACTION ITEM)**

The City is currently preparing the 2025 fiscal year budget and the Commission will need to submit their request by the end of February.

PROPOSED ACTION: Discuss and approve the proposed FY2025 budget; or provide Staff further direction as deemed necessary.

5. **Proposed Final Subdivision Plat for Rolling Hills 10th Addition (ACTION ITEM)**

Proposed final subdivision plat for a 6.0-acre area of land to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.

PROPOSED ACTIONS: Review the Rolling Hills 10th Addition final plat and recommend approval to City Council; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for February 14, 2024.

ADJOURN

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

PLANNING & ZONING COMMISSION



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

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

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

**Wednesday
November 15, 2023**

7:00 PM

**Council Chambers
206 E Third Street**

Parish called the meeting to order at 7:00 PM

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

REGULAR AGENDA

1. Approval of October 18, 2023 Minutes (ACTION ITEM)

Hamilton moved for approval of the minutes as written, seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 7.98-Acre Property Proposed to be Annexed into the City of Moscow and Located at 2216 South Main Street. Permit Application LUP2023-0020 (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Commercial.
2. Rezoning of the subject property from the combination of the Agriculture Forestry (AF) Zone and the Industrial (I) Zone to the Motor Business (MB) Zone.

Ray presented the proposed annexation as described above, recommending approval of the rezone and comprehensive plan land use designation with no conditions.

Public Hearing opened at 7:07 PM

Joel Cohen (applicant), Moscow, described his proposed intentions for the property, with the ultimate goal of developing a truck dock.

Shelley Bennett, Moscow, explained that a desired lot division would not be approved within the County, but it meets City standards so that is why an annexation is being pursued.

Public Hearing closed at 7:10 PM

Wilson moved for approval of the Comp Plan Designation and Rezone as recommended, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Seever moved for approval of the draft Relevant Criteria and Standards for the Comp Plan Designation and Rezone, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The Transportation Commission meeting regularly scheduled for last week was cancelled because of the gas outage in the region.

Ray updated the Commissioners on the Palouse Basic Aquifer Committee topic, which might have Tyler Palmer doing a presentation for the Commission sometime in the Spring.

A future joint meeting with City Council is unlikely to happen before the New year, but is still tentatively scheduled to occur.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The Planning & Zoning Commission meeting regularly scheduled for November 22, 2023 has been cancelled.

The next meeting is scheduled to occur December 13, 2023.

The regular meeting scheduled for December 27th may also be cancelled.

Parish declared the meeting adjourned at 7:19 PM

Robb Parish, Chair

Date

**CITY OF MOSCOW
PLANNING & ZONING COMMISSION
FY2025 BUDGET REQUEST**

The Planning & Zoning Commission, despite being required to exist by Idaho Code and absolutely necessary for the legal functioning of the City Council, has no money dedicated to its operations or training. This budget proposal is for the benefit of the Planning & Zoning Commission and all of its constituents, including the Mayor, City Council and Moscow residents. It is to aid them in making decisions and recommendations in all of the work that they are charged to do by Idaho Code and Moscow City Code, relative planning policies, especially the Comprehensive Plan, and Zoning Code and Subdivision Code matters.

These monies are to ensure that the Commission is well informed regarding local, regional and national planning and zoning matters, including related legal and procedural issues. The Planning & Zoning Commission is the land use specialist citizens group upon which the Council relies for land use recommendations.

- Commission Professional Development Funding (this is proposed to be used to fund costs for attendance to local planning training opportunities, subscriptions to professional publications and journals, guest speakers and other professional development and training activities) (\$1,500)

Total Request

\$1,500

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: January 18, 2024
Re: Rolling Hills 10th Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on October 26, 2022 to consider the request of Ryan Itani for a Preliminary Plat of a 6.0-acre area of land to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with no conditions.

City Council then conducted a public hearing on December 5, 2022 and approved the Rolling Hills 10th Addition preliminary plat with no conditions.

On December 5, 2023, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements and found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Rolling Hills 10th Addition to City Council with no conditions.



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

For City Use Only			
Date Received		12/5/23	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$474.00 plus \$28.50/lot	12/5/23
Receipt Number		LUP2023-0024	

APPLICATION FOR FINAL SUBDIVISION PLAT

(Please type or print plainly with blue ink.)



APPLICANT:

Name: Itani Development IV, LLC Phone: 509-338-5147
Address: 1515 SW Wadleigh Dr Email: ryanitani@hotmail.com

OWNER: (if other than applicant)

Name: _____ Phone: _____
Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: Ryan Itani Phone: 509-338-5147
Address: 1515 SW Wadleigh Dr, Pullman, WA 99163 Email: ryanitani@hotmail.com

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

PROPERTY:

- Proposed Subdivision Name: Rolling Hills 10th Addition
- Address(es) or Parcel Number(s): TBD
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 6.00 acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
4.2 acres, and/or _____ square feet.
- Total number of lots: 20 Average lot size: 9155 SF

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:

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

FINAL PLAT CHECKLIST:

All final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the city engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- _____ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- _____ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- _____ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- _____ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- _____ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- _____ 8. Basis of bearing used to determine bearings shown on plat.
- _____ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- _____ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow standard specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- _____ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all

public rights-of-way, easements, and parkland. The owners' signatures upon the certificate shall be notarized upon the plat by an officer duly authorized to take acknowledgements. If the property being mortgaged, the signature of the mortgagee's representative is also required.

- ____ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by him/her or under his/her direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- ____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- ____ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- ____ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, Idaho Code, and with the requirements of this chapter.
- ____ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- ____ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13, Idaho Code.
- ____ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- ____ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- ____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

The following items must be submitted with this application before it will be processed:

1. Application fees
2. One full-sized Final Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.



Signature of Applicant

12-04-23

Date

Signature of Property Owner (if different)

Date



T 39 N, R 5 W, S 9

ROLLING HILLS 10th ADDITION

LOCATED IN THE SW1/4 OF SECTION 9,
T39N, R5W, BOISE MERIDIAN
CITY OF MOSCOW, LATAH COUNTY, IDAHO

LEGAL DESCRIPTION

A parcel of land located in the southwest quarter of the southeast quarter of Section 9, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho, described as follows:

COMMENCING at the northwest corner of the southwest quarter of the southeast quarter of Section 9; Thence S 00°19'30" W, 443.61 feet to southeast corner of Lot 4, Block 1, Rolling Hills 9th Addition to the City of Moscow, per the recorded plat Inst. No. 622673, Latah County records; said corner being the POINT OF BEGINNING:

Thence leaving said west line, S 89°35'15" E, 26.52 feet;
Thence through a non-tangent curve to the left with an arc length of 116.52 feet, a radius of 220.00 feet, a chord which bears N 75°15'12" E, 115.17 feet to a point on the south line of Moser Park, per Deed of Dedication Inst. No. 412761, Latah County records;
Thence along said deed the following three (3) courses:
N 60°04'56" E, 401.74 feet;
Thence N 29°55'04" W, 110.00 feet;
Thence N 60°05'22" E, 108.73 feet to a point on the south line of the parcel described in Quit Claim Deed Inst. No. 538776, Latah County records;
Thence leaving Moser Park and along the south line of said deed, S 89°31'46" E, 396.26 feet to the north corner of Lot 12, Block 4 of the Rolling Hills 7th Addition to the City of Moscow, per the recorded plat thereof;
Thence leaving said deed line and along the west line of said Lot, S 44°42'13" W, 58.47 feet to the northwest corner of said Lot;
Thence S 44°43'38" W, 104.49 feet to the northwest corner of Lot 11, Block 4 of the Rolling Hills 7th Addition to the City of Moscow;
Thence S 44°53'49" W, 362.39 feet to the northwest corner of Lot 7 of said subdivision;
Thence S 19°14'00" W, 37.66 feet to the west corner of Lot 7;
Thence S 19°27'29" W, 90.03 feet to the southwest corner of Lot 6 of said subdivision;
Thence S 19°01'07" W, 94.31 feet to the north corner of Lot 4 of said subdivision;
Thence S 29°54'40" W, 169.91 feet to the north corner of Lot 2 of said subdivision;
Thence along the northwesterly line of Lot 1, N 60°00'13" W, 110.00 feet to the northwest corner of Lot 1 and the easterly right of way line of Ryan Ln;
Thence N 33°44'18" W, 55.91 feet to the northeasterly corner of Lot 1, Block 1 of said subdivision;
Thence along the north line of Lot 1, N 59°56'33" W, 123.86 feet to the northeast corner of Lot 2;
Thence along the north line of Lot 2, N 88°38'18" W, 92.58 feet to the northeast corner of Lot 3;
Thence along the north line of Lot 3, S 89°09'29" W, 32.82 feet to the southeast corner of Lot 6, Block 2 of the Rolling Hills 9th Addition to the City of Moscow according to the recorded plat thereof;
Thence leaving said north line and along the east line of the Rolling Hills 9th Addition to the City of Moscow, N 04°08'16" W, 118.47 feet to the northeast corner of said Lot;
Thence N 00°24'45" E, 34.97 feet;
Thence S 60°13'45" W, 30.54 feet;
Thence N 00°19'30" E, 50.39 feet to the POINT OF BEGINNING.

Containing 6.05 acres more or less.

LATAH COUNTY SURVEYOR

This plat has been checked and meets the requirements of Title 50, Chapter 13, Idaho Code. Examined and approved by the Latah County Surveyor this _____ day of _____, 2024.

Latah County Surveyor

LATAH COUNTY TREASURER

I hereby certify that taxes and assessments on property shown hereon have been paid for 2024 and preceding years as of this _____ day of _____, 2024.

Latah County Treasurer

NORTH CENTRAL HEALTH DISTRICT

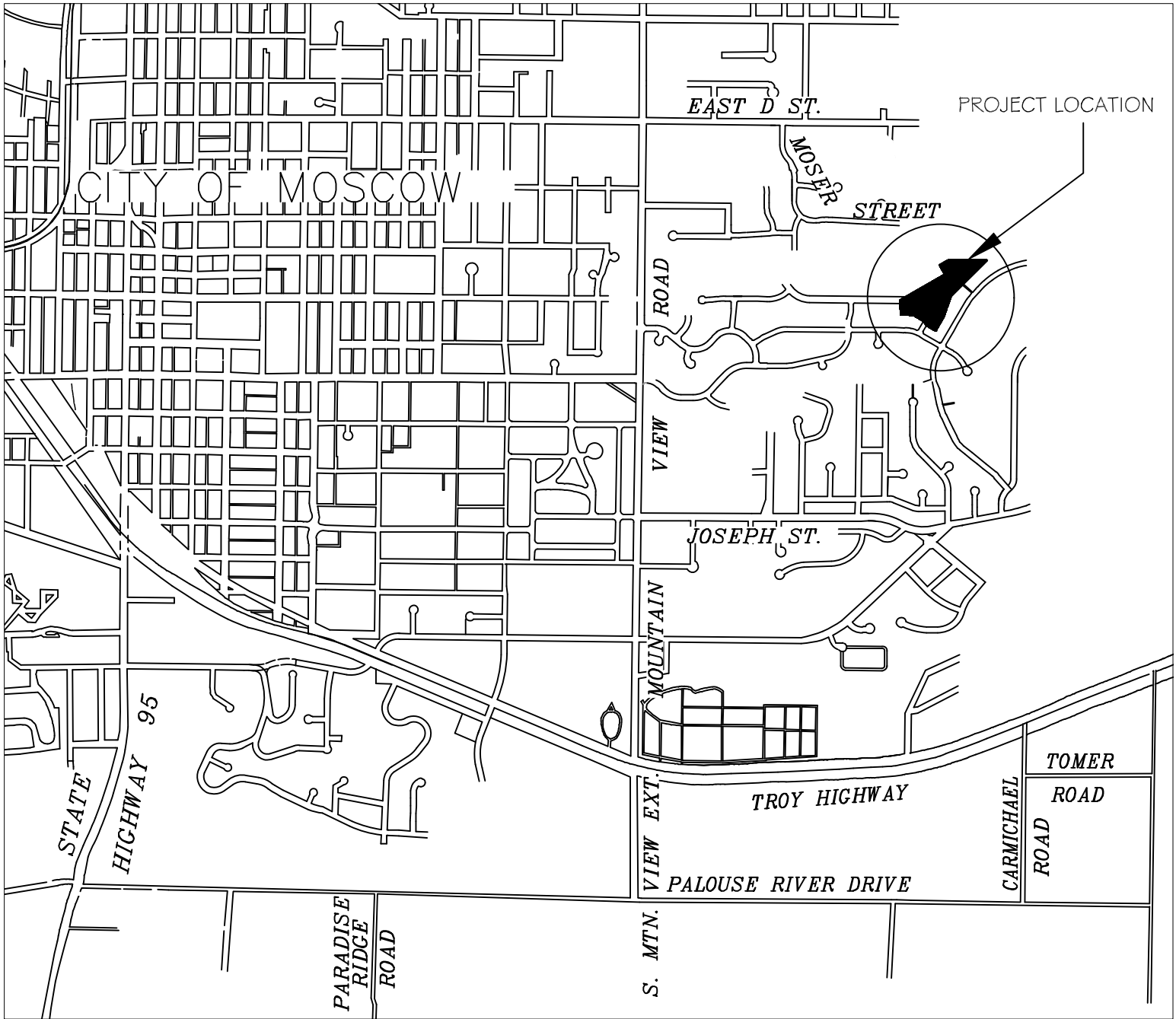
Sanitary Restriction satisfied, Title 50, Chapter 13, Idaho Code, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

North Central Health District

CITY OF MOSCOW ENGINEER

Examined and approved by the City of Moscow Engineer this _____ day of _____, 2024.

City Engineer, City of Moscow



VICINITY MAP
Not to Scale

CITY OF MOSCOW PLANNING & ZONING

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2024.

Chairperson, Planning & Zoning Commission

CITY OF MOSCOW COUNCIL

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2024. Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Mayor, City of Moscow

City Clerk, City of Moscow

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ THIS ____ DAY OF _____,
RECORDER _____
DEPUTY _____

DEDICATION

Know all persons by these presents, that Itani Land Company LLC, an Idaho Corporation, Owners of the land and premises included in the accompanying plat, and the City of Moscow, Owner of Moser Park, have caused said land to be subdivided and platted as shown on said plat as an addition to the City of Moscow, Idaho, to be known as ROLLING HILLS 10TH ADDITION. The undersigned do herewith declare their intention to dedicate for public use the rights-of-way, the public utility, and easements as shown hereon. Itani Land Company LLC certifies that all the lots shown hereon will be eligible to receive water service from the City of Moscow's municipal water system, per Chapter 50-1334(2), Idaho Code.

In witness thereof, the undersigned have set their hand,

Rafik Itani, President, Itani Land Company LLC

Date

Arthur Bettge, Mayor, City of Moscow

Date

ACKNOWLEDGMENT

STATE of IDAHO
COUNTY of LATAH

On this _____ day of _____, 2024, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared _____

known by me to be the person whose name is subscribed to the foregoing, and acknowledged to me that he executed the same.

Notary Public

Residing in _____

My commission expires _____

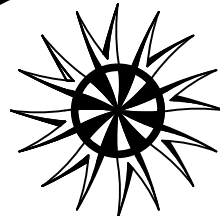
SURVEYOR NOTES

- Single and Two Family Dwellings
As required by MCC 5-8-8-9.C.D, prior to issuance of this permit, the applicant shall install street tree(s) in the adjacent public right of way. As an alternative, the applicant can enter into an agreement to install the required tree(s) prior to issuance of the final occupancy permit, or provide financial security for the installation of the required street tree(s) within twenty-four (24) months from the date of the Certificate of Occupancy. Contact David Schott at (208)883-7098 or dschott@ci.moscow.id.us for additional information.
- The 15 foot easement is shown hereon per Rolling Hills 7th Addition Plat, Inst. No. 500355 and per Permanent Public Utility Easement Inst. No. 499922. An additional Permanent Public Utility Easement is shown here on that adds an additional 6 feet on the northwest and 2 feet on the southeast per Inst. No. 509545.
- The eastern most corner of Rolling Hills 9th Addition will be reset in a Centerline Monument Case.

SURVEYOR CERTIFICATION

I, Tamara L. Wardle, FLS #22509, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon. The interior monuments will be set in accordance with Idaho Code 50-1303, on or before March 1, 2025 as referenced on the plat and approved by the City of Moscow. Witness my hand and seal this _____ day of January, 2024.

Tamara L. Wardle, Idaho Professional Land Surveyor



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

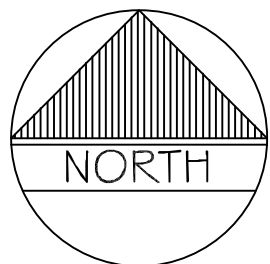
129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET
1
OF
2

T 39 N, R 5 W, S 9

ROLLING HILLS 10th ADDITION

LOCATED IN THE SE 1/4 OF SECTION 9,
T39N, R5W, BOISE MERIDIAN,
CITY OF MOSCOW, LATAH COUNTY,
IDAHO



ORIGINAL SCALE : 1" = 60 FEET
CADD FILE : Rolling Hills No 10 Plat.dwg

LEGEND

- Set 5/8" X 30" long rebar w/ aluminum cap LS 22509
- Centerline Monuments
- Found 5/8" rebar w/ cap LS 3003 or as Described
- Found 5/8" rebar w/ cap LS 17534
- Calculated Position - Nothing Found or Set
- Found Section or 1/4 Section Corner
- Found Sectional Subdivision Corner
- (M) Measured
- (R) Record Per Survey References
- 1 Block Number
- 3 Lot Number
- P.O.B. Point of Beginning
- Subject Property Boundary Line
- Section Line
- Section Subdivision Line
- City Street Centerline
- City Street Right of Way Line
- Easement Line
- Adjacent Subdivision Lot Lines
- Adjacent Parcel Lines
- Existing Easement Line

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found center south sixteen corner and the south quarter corner of Section 9, said bearing being S 00°19'30" W.

SURVEY REFERENCES

- Quitclaim Deed Inst. No. 513742
- Deed of Dedication Inst. No. 412761
- Warranty Deed Inst. No. 540586
- Warranty Deed Inst. No. 600361
- Rolling Hills 8th Addition, Inst. No. 546541
- Rolling Hills 7th Addition, Inst. No. 500351
- Record of Survey Inst. No. 410232, 1/5 3003, Jan., 1995
- Record of Survey Inst. No. 410233, 1/5 3003, Jan., 1995
- Rolling Hills 9th Addition, Inst. No. 622673

PRELIMINARY
NOT FOR RECORDING



COUNTY RECORDER CERTIFICATE

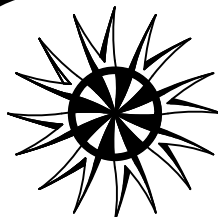
STATE OF IDAHO, COUNTY OF LATAH

RECORDED AT THE REQUEST OF _____

AT _____ THIS _____ DAY OF _____

RECORDER _____

DEPUTY _____



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET

2
OF
2

CS 1/16 Corner
Fd. 3" dia. brass cap per
CPF Inst. No. 369097

S 89°30'22" E 361.50'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	220.00'	116.52'	N 75°15'12" E	115.17'
C2	255.00'	135.04'	N 75°15'20" E	133.47'
C3	290.00'	153.62'	N 75°15'21" E	151.83'
C4	290.00'	63.35'	N 84°10'25" E	63.22'
C5	290.00'	61.95'	N 71°47'45" E	61.83'
C6	290.00'	28.32'	N 62°52'41" E	28.31'
C7	15.00'	23.18'	S 72°50'47" E	20.94'
C8	220.00'	225.51'	N 00°37'49" E	215.76'
C9	250.00'	272.17'	N 01°11'40" W	258.93'
C10	280.00'	288.79'	N 00°26'43" E	276.16'
C11	220.00'	93.92'	S 16°30'17" E	93.21'
C12	220.00'	116.83'	S 10°56'20" W	115.46'
C13	220.00'	14.75'	S 28°04'26" W	14.75'
C14	280.00'	62.76'	N 23°34'18" E	62.63'
C15	280.00'	72.47'	N 09°44'09" E	72.27'
C16	280.00'	74.29'	N 05°16'47" W	74.07'
C17	280.00'	79.27'	N 20°59'30" W	79.01'
C18	15.00'	23.14'	N 15°06'58" E	20.91'
C19	350.00'	156.97'	N 47°15'19" E	155.66'
C20	385.00'	195.76'	N 45°32'10" E	193.66'
C21	420.00'	228.86'	N 43°48'22" E	226.04'
C22	420.00'	69.03'	N 54°42'29" E	68.95'
C23	420.00'	62.55'	N 45°43'58" E	62.49'
C24	420.00'	58.81'	N 37°27'17" E	58.76'
C25	420.00'	38.46'	N 30°49'10" E	38.45'

N 89°31'46" W
161.60'

PERSOON-JUSCEN, PAMELA, &
JUSCEN III, JOSEPH
QCD #538776

Fd. 5/8" rebar under 24" of fill,
corner is N 44°42'13" E, 0.61
feet from record position.

PEARSON WASHINGTON
RENTALS LLC
QCD #613160

FREY, RODNEY &
ROBY, KRISTINE
WD #622997

PIEPER, REX & AMY
WD #574364

PICKARD, MICHAEL &
KENDRA
WD #586515

HICKE, JEFFERY
QCD #579315

HERMANN, DIANE
WD #517534

CRIST, ZACKERY & MELISSA
WD #623763

HALL, SARAH &
CHRISTOPHER
WD #630135

HOANG, YEN NHI
QCD #630442

COLDIRON, LUKE
& CHARLI
WD #526866

FUGATE, PHILIP &
HAINES, PAVIELLE
WD #629321

BOYDSTON,
MONTY & SUSAN
WD #553505

FLOWERS, JESSE
WD #603026

WRIGHT, JOHN &
CANDIS
WD #609478

WESSELS, DUANE &
McARTHUR, ANNE
WD #506526

City of Moscow
Dedication

FUTURE MOSER PARK
CITY OF MOSCOW
DoD #412761

ROLLING HILLS
9TH ADDITION

BASIS OF BEARINGS
S 00°19'30" W 1315.99' (M&R5)

City of Moscow
Dedication

(See Note 3)

ROLLING HILLS 7TH ADDITION

ITANI DR

5 1/4 Corner
Fd. 3-1/4" dia. Latah County brass
cap per CPF Inst. No. 288897

DATE	STATE	COUNTY	PROJECT	DRAWN BY
JANUARY 2024	ID	LATAH	ROLLING HILLS 10TH	TLW

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

**Monday
December 5, 2022**

7:00 PM

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

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

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

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Parker led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council November 7, 2022 Minutes - Laurie M. Hopkins

B. Disbursement Report October 2022 - Sarah Banks

Staff presented the October 2022 Accounts Payable Report to the Public Works / Finance Committee on November 28, 2022. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of October 2022.

C. Amendment to Memorandum of Agreement Between BBC, LLC and the City of Moscow - Cody Riddle

Rich Beebe, representing BBC LLC has requested a modification to an existing Memorandum of Agreement between his organization and the City of Moscow. The only change proposed is to extend the deadline for completion of public improvements by six months, or to July 1, 2023. This was reviewed by the Public Works/Finance Committee on November 28, 2022 and recommended for approval.

ACTION: Approve Amendment to Memorandum of Agreement with BBC, LLC

D. Almon Asbury Alley Sanitary Sewer and Paving Project Bid Award - Bob Buvel

This project consists of the replacement of approximately 1,200 linear feet of existing sanitary sewer main, the installation of stormwater collection and conveyance, and the paving of the alley between Almon Street and Asbury Street from Sixth Street north to the existing pavement at Third Street. Bids were opened on Thursday, November 15, 2022. Three bids were received, ranging from \$656,011.00 to \$692,706.75. Motley - Motley, Inc was found to be the lowest responsive bid with a bid total of \$656,011.00. The full bid tabulation is attached to the Committee packet. This was reviewed by the Public Works/Finance Committee on November 28, 2022, and recommended for approval.

ACTION: Accept the low bid from Motley - Motley, Inc., award the contract for the bid amount of \$656,011.00, and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount.

E. Finley Buttes Fuel Relief - Tim Davis

The City of Moscow has received a request from Finley-Buttes Limited Partnership for fuel relief due to unanticipated and significant increases in diesel fuel costs. The City of Moscow and Finley-Buttes Limited Partnership entered into an agreement for Transportation and Disposal of Moscow's municipal solid waste in November of 2019. The agreement allows for such amendments at the City's discretion. Upon review of this request, staff determined that the request for fuel relief is reasonable and has developed a fuel model that provides a fair and predictable method of accounting for fuel cost volatility that provides both reimbursement of excessive fuel expenses to Finley-Buttes and provides a credit to the City of Moscow when there is a reduction to fuel prices. This was reviewed by the Public Works/Finance Committee on November 28, 2022 and recommended for approval.

ACTION: Approve the fuel adjustment amendment to the Agreement for Solid Waste Transportation and Disposal with Finley-Buttes Limited Partnership.

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

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

Taruscio moved to approve the appointments. Kelly seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried. Sam Gallaher (SEC), Kassie Smith (FMC), Nick Koenig (MTC) and Gretchen Hayes (PRC) extended their thanks for the appointment and are exciting to be on their respective commissions.

Kelly moved and Taruscio seconded to approve the proposed reappointments. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

Stevie Steele Johnson (Inland North Waste) said they have been negotiating with staff on costs for fuel, metal, totes and payroll. The contract is long-term and INW doesn't have the authority to raise prices. They need support from city staff and swift action that will help a difficult situation.

Brandon Johnson (Inland North Waste), committed to serve the company. Spoke regarding his family history in the sanitation business. Asking for relief well within the bounds of the contract. He urged the Council to look at the data, ride along on waste pickup, and ask questions.

Shirley Greene (Moscow) said when she was a county commissioner, she worked on the original plans of the recycling center. She is proud of the Latah Sanitation has done and has seen great things from Brandon and Stevie. She hopes the Council will be supportive of the business.

Tom Sokoloski (Moscow) said he lives on Tamarack Street and the cul-de-sac has flooded twice in the last four years. Subdivisions have been constructed north of his neighborhood. One of the neighbors has been working with staff and had good response. He is attending the Council meeting so that the concerns are on the record since there is another development going in on Trail Rd.

4. Public Hearing: Rolling Hills 10th Addition Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Ryan Itani, is proposing to subdivide a 6-acre area of land generally located east of the intersection of Third Street and Sixth Street into 20 lots ranging from 7,017 sf to 12,376 sf in size, referred to as Rolling Hills 10th Addition. The proposed subdivision includes the extension of Third Street along

the Moser Park frontage. The Planning and Zoning Commission conducted a public hearing for this matter on October 26, 2022 and recommended approval of the proposed preliminary plat with no conditions.

PROPOSED ACTIONS:

1. After conducting the public hearing and upon consideration of testimony received, approve the preliminary plat with no conditions; or approve the preliminary plat with conditions; or reject the preliminary plat; or take other such action deemed appropriate.
2. In accordance with the decision upon the preliminary plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria; or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Mayor Bettge opened the public hearing at 7:21 p.m.

Ray introduced the item by reviewing the comprehensive plan designation, zoning designation, plat layout and utilities. The stormwater detention pond in Rolling Hills 8th Addition is adequately sized to accommodate stormwater runoff for Rolling Hills 9th and 10th Additions and was verified by an engineer. Once the subdivision is built out, the proper stormwater system will be in place and the flooding will diminish. Belknap added the Tamarack area has some downstream segments that are undersized. Any new development has to go through an engineering stormwater design to ensure once the project is complete, it won't discharge at a greater rate than the predevelopment conditions. For this Rolling Hills area, the conveyance system is all new so won't have a condition of constraint.

Ryan Itani (applicant) said staff summarized well and he is available to answer questions if necessary.

Mayor Bettge asked for public testimony in favor of the application; in opposition; and any neutral testimony. Hearing none, Mayor Bettge closed the hearing at 7:33 p.m.

Lewis appreciates developers that can take on infill development and has no concerns. Taruscio said she has no issues and appreciates the information on stormwater. Taruscio moved to approve the plat with no conditions. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried. Taruscio moved to approve the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Update to the 2016 Bike Route and Facilities Plan (ACTION ITEM) - Cody Riddle

The City's Bike Route and Facilities Plan was adopted by resolution in June of 2016. The plan identifies specific routes and treatments for bike lanes. Since adoption, City staff have been working to implement the plan, and to date a significant number of the improvements have been completed. Experience gained from the installation process and ongoing use and maintenance of the facilities has illustrated the need for an update to the plan.

Staff presented 14 recommended changes to City Council on September 19, 2022. The changes were based on recommendations from the Transportation Commission and the Public Works and Finance Committee. At the conclusion of the meeting, Council remanded the item for additional consideration by the Transportation Commission, asking for further evaluation of three specific roadways. This included Almon Street (north of A), Polk Street (north of Public), and Blaine Street (between White and Howard). The Transportation Commission evaluated these roadways along with the segment of 3rd Street (between Polk and Hayes) at their November 10, 2022 meeting.

Staff will provide a summary of the Transportation Commission's discussion on the remaining roadways in question, and seek Council approval of the update to the Bike Route and Facilities Plan.

PROPOSED ACTIONS: Approve the resolution to adopt changes to the Bike Route and Facilities Plan; or take other action deemed appropriate.

Riddle introduced the item as written above. The Transportation Commission reviewed the streets as directed by Council. They recognized Blaine Street is constrained and recommended sharrows on both sides. Sharrows would allow on-street parking on both sides which naturally reduces speeds. Staff added another area to review which is 3rd Street between Polk and Hayes which can accommodate bike lanes on both sides.

In addition to the changes approved/supported on September 19, 2022, staff recommended the following updates to the Bike Facilities Plan:

- Almon Street: Bike lanes between A and E Street. Sharrows north of E Street.
- Polk Street: Bike lanes north of Morton, excluding the frontage abutting the existing duplexes.
- Blaine Street: Sharrows between White and Harold.
- Third Street: Bike Lanes between Polk and Hayes with a transition into downhill lane of traffic near Van Buren.

Lewis felt with upgrades to Mountain View Rd, bikes may use Blaine Street more. She prefers sharrows on all of Almon Street due to impact of those of the houses, especially the quad units. She is also worried about no parking on Third Street with East City Park and the negative impact to events in the park. Riddle responded an option for events is closing the bike lanes for parking during the events.

Parker felt they were good changes and liked the compromise on Almon. She wished there was a better solution on Blaine. Belknap replied that there are alternate parallel routes.

Kelly thanked the Transportation Commission for their review. She feels there is too much confidence in sharrows but grateful for the changes as they are better.

Laflin said she is the liaison for the Transportation Commission and said it was a long and very engaged conversation and also thanked both the Commission and staff for the work they did.

Taruscio heard the concerns expressed by Lewis but prefers bike lanes on all of Almon.

Parker moved to approve the resolution adopting the changes recommended by staff to the Bike Route and Facilities Plan. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: One (Lewis). Abstentions: None. Motion carried.

6. Updated Personnel Policies Adoption (ACTION ITEM) - Bill Belknap

Over the last year, the City has been working to update and modernize the City's Personnel Policies to reflect current employment laws and regulations and benefit programs. The Council has reviewed and approved all of the substantive changes to the policies on a section-by-section basis. Staff has compiled the changes into a single document for the Council's review and approval by Resolution. This was reviewed by the Public Works/Finance Committee on November 28, 2022 and forwarded to the full Council for discussion.

PROPOSED ACTIONS: Approve the proposed Personnel Policies and the associated Resolution, or take other action deemed appropriate.

Belknap provided a brief background and explained significant updates which included updates to the employer/employee code of conduct; added language to reflect current employment law and best practices and references to the relevant state or federal laws or statutes; eliminated property damage threshold when operating a vehicle on public or private roadways or property; addition of Juneteenth as a paid holiday; updated City's On-Call and Call-Back policies for all essential operations; and addition of paid parental leave. Since October 2020 the option of health insurance benefits added and revised. The current policy states "City shall provide full coverage for the elected official and 50% of dependent coverage paid by the City of Moscow."

The monetary value of the proposed benefits would meet or exceed the value of the Council's current compensation which is set by ordinance every two years at least six months prior to the effective date of such adjustments per state and city codes. Staff is recommending that the Council amend that section to state that "Elected officials are not eligible to receive health benefits." The Council could then review this matter during the upcoming Council compensation adjustments that will occur in 2023, to be effective on January 1, 2024.

In answer to Laflin's question, sick, compensation and/or vacation can be used to extend parental leave. The employee would also be eligible for FMLA status but the employee would have to pay for benefits.

Lewis said there is state law that requires paid parental leave of 4 weeks. She doesn't feel four weeks is very long, especially with the shortage of newborn daycare providers. She would prefer six weeks paid parental leave. Belknap said there is no direct cost to the budget unless someone needs to be brought in to cover the work. More likely the burden falls to co-workers to pick up the load. Lewis feels it is the right thing to do despite the intangible cost.

Taruscio said Lewis makes a compelling argument but it could be an employee retention effort. She agrees with the six weeks parental leave and two more weeks with a newborn is worth the investment.

Kelly said that puts a lot of work on the coworkers but agrees it does go fast. She believes it is a work in progress and needs to be sure those employees are compensated for covering the shifts. She doesn't think it should be taken lightly.

Parker felt it is good way to work on employee retention.

Lewis said a job should not be so important when having a child that someone can't cover. She doesn't feel sick leave should be used for parental leave.

Lewis moved to approve the resolution adopting the proposed personnel policies with 6 weeks of parental leave and the change that elected officials are not eligible to receive benefits. Lewis rescinded her motion to provide more discussion.

Parker said being an elected official is a lot of work and it is not easy to maintain a full time job. If under 65, you either have to work or pay for health benefits yourself. She doesn't think offering health benefits to elected officials is a bad thing. Belknap said in May 2023 benefits could be included in the broader conversation regarding council salary. If Council then chooses to offer benefits, that language could be included in the ordinance that adopts the amount of council salary.

Lewis moved to approve the proposed personnel policies and associated resolution with the amendment to say elected official are not eligible and amend parental leave from 4 weeks to 6 weeks. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Moscow Urban Renewal Agency – Kelly reported the 6th and Jackson property will return to an RFP process.

Moscow Volunteer Fire Department – Laflin said the Department had their awards ceremony.

Fair and Affordable Housing Commission – Parker said the Commission is working on updating the impediments to fair housing.

SMART Transit – Lewis reported the organization hired an executive director and they have board member openings coming up.

Council members shared their support for the families of the homicide incident from November.

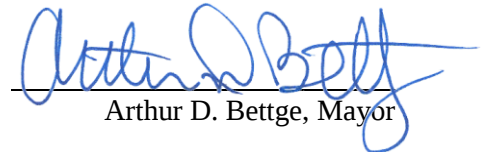
Mayor

Mayor Bettge said he attend an event at the recovery center and the airport board meeting. The load factor is at 73% for both the Boise and Seattle flights. The terminal is moving along and on track for the scheduled completion date. He also attended an AIC meeting where they discussed what the municipalities will work on with the legislature.

Belknap said there will most likely be one committee meeting on the 12th. Registration is open for the AIC City Officials Day at the Capitol. Contact staff if interested in attending.

ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 8:36 p.m.


Arthur D. Bettge, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

**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 SIX (6) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF THIRD STREET AND SIXTH STREET, KNOWN AS ROLLING HILLS 10TH ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on August 1, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on October 26, 2022; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on December 5, 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 six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street.
3. The subject property is currently undeveloped and is directly to the east of Rolling Hills 9th Addition. To the north of the subject property is Moser Park which is currently undeveloped, as well as undeveloped land located within the Area of City Impact. Property that was recently approved as Harvest Hills 2nd Addition is located to the northwest, and Rolling Hills 7th Addition is located to the south and east. All of the surrounding property that is currently developed is single family residential structures, with the exception of Good Samaritan Village located on Fairview Drive.
4. The subject property contains areas of moderate sloping topography as the land slopes to the northwest. There are no drainage ways or natural features that have been identified upon the subject property.
5. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“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. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks in the area which are designated as Parks and Open Space.
7. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. All surrounding properties are also located within the R-2 Zone.
8. The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
9. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
10. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
11. The applicant is proposing to subdivide the 6-acre area of land to create 20 lots ranging from 7,017 sf to 12,376 sf in size, referred to as Rolling Hills 10th Addition. The proposed subdivision includes the extension of Third Street to Moser Park. All of the lots within the proposed subdivision meet the minimum lot size and lot width for the R-2 zone.
12. Water services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. The property is considered developable in the City’s Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
13. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 1.87 million gallons of water per year (20 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.87 M gallons/year).
14. Sanitary sewer is proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. Engineering has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
15. The storm sewer for the subdivision is proposed to be extended in a similar fashion to the sanitary sewer system by following the Third Street alignment and connecting to the existing main within

Rolling Hills 9th Addition. The area encompassing both the Rolling Hills 9th and Rolling Hills 10th Additions were included in the stormwater drainage report and design of the Rolling Hills 9th civil design plans. As a result, the stormwater detention requirements for Rolling Hills 10th have already been accounted for and constructed.

16. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
17. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
18. The Parks and Recreation Department has requested that the street be widened by 9 feet on approximately half of the Moser Park street frontage in order to accommodate on-street parking adjacent to the park. The length of the widening will be about 240 feet which could accommodate 10 on-street parking spaces. It's anticipated that this on-street parking will serve as parking for users of Moser Park, since it's unlikely to be able to develop a parking lot upon the park property given the challenging topography.
19. Ryan Lane is constructed to the local residential street standard which includes a 28-foot-wide roadway with two travel lanes and curbing, gutters, tree lawns, and sidewalks on both sides of the street and parking is permitted on one side of the street.
20. The parkland dedication requirements for the proposed subdivision were previously met with Moser Park to the northeast, so no further dedication is required.
21. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 25, 2021 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) 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 extension of Third Street is consistent with the general alignment within the Thoroughfare Plan.

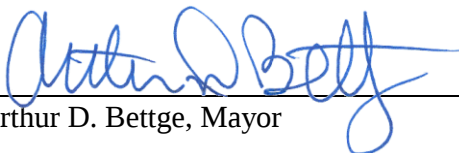
The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.

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 Third Street which is designated as a collector street. Water and sewer services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. 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 six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 5th day of December, 2022.



Arthur D. Bettge, Mayor