

Moscow City Council



Regular Meeting ~Agenda~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, May 20, 2024

7:00 PM

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

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

PLEDGE OF ALLEGIANCE

PROCLAMATION

EMS Week

Memorial Day

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 6, 2024 Minutes - Laurie M. Hopkins

B. Disbursement Report April 2024 - Sarah Decker

Staff presented the April 2024 Accounts Payable Report to the Public Works / Finance Committee on May 13th, 2024. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of April 2024.

C. Proposed Lot Line Adjustment of Lots 1-4, Block 3, of Paradise View Addition – Aimee Hennrich

The applicant, Moscow Affordable Housing Trust, is requesting a lot line adjustment between four properties legally described as Lots 1-4, Block 3, of Paradise View Addition. The proposed lot line adjustment would increase Lot 1 from 2,934 sf to 2,999 sf, increase Lot 2 from 2,065 sf to 2,257 sf, increase Lot 3 from 2,054 sf to 2,277 sf and decrease Lot 4 from 2,793 to 2,313. The subject lots are currently vacant land and were previously platted within the Paradise View Subdivision. The applicant is requesting the lot line adjustment in order to meet the minimum lot requirements to construct twin homes. The subject lots are currently zoned Multiple Family Residential (R-4) where the minimum lot size for twinhomes is 2,250 sf and the minimum lot width is 20 feet. All proposed lots meet the minimum lot size and width requirements of the R-4 Zone. This was reviewed and

recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot line adjustment with no conditions.

D. Proposed Lot Line Adjustment for Lots 1 and 2, Block 10, of Edington 1st Addition Subdivision – Aimee Hennrich

The applicant is requesting a lot line adjustment between two properties legally described as Lots 1 and 2, Block 10, of Edington 1st Addition Subdivision. Lot 1 is currently 63,105 square feet (1.45 acres) in size and parcel two is 35,040 square feet (0.80 acres). As a result of the lot line adjustment, Lot 1 would decrease in size to 39,560 square feet (.91 acres) and Lot 2 would increase to 58,585 square feet (1.34 acres). Both parcels are currently vacant and are located within the Residential Office (RO) Zoning District. The minimum lot size for the RO Zone is 5,000 square feet and the minimum lot width is 50 feet. Both of the proposed lots meet all of the requirements of the RO Zone. This item was reviewed and recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot line adjustment request with the condition that the 20-foot wide utility easement be extended to provide sewer service to Lot 1 and be recorded with Latah County.

E. Proposed Lot Division located at 824 Logan Street – Aimee Hennrich

The applicants, Ransom and Jessica Mallery and Raymond and Rhonda Mallery, are requesting a lot division to create two lots of approximately 8,341 sf and sf, 6,488 sf in size from one existing parcel of 14,829 sf in size. The intention of the lot division is to separate the existing house at 824 Logan Street and create a new lot for the construction of a single-family home with separate ownership. The subject property is located within the Medium Density (R-3) Zoning District, which requires a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet for single-family dwellings. Both proposed lots meet the minimum lot area and width requirements of the R-3 Zone, and structures will meet all setback requirements. Property owners within 600 feet of the property have been notified of the proposed division and a sign was posted seven (7) days prior to the public meeting date. This item was reviewed and recommended for approval by the Public Works and Finance Committee on May 13, 2024.

ACTION: Approve the lot division request with the condition that the accessory structure located on the new lot be removed in order to meet zoning requirements.

F. Moscow Home Depot Development Agreement - Todd Drage

Home Depot U.S.A., Inc. has been approved to construct an approximately 137,000 square foot home improvement store along with an associated surface parking lot. The development is proposed to be located on a portion of property owned by the University of Idaho behind the Palouse Empire Mall at the southwest corner of the City's A Street and Farm Road Intersection. In addition to the construction of the retail store and parking lot, the project will extend A Street and City utilities from their current terminus at Farm Road to the west along the development's property boundary. For the project, a development agreement is necessary to address construction of public improvements, project warranty, securities, and as-constructed drawings. The agreement included in the packet covers these items. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Development Agreement with Home Depot U.S.A., Inc.

G. Memorandum of Agreement for Rolling Hills 10th Addition - Todd Drage

In July of 1993, the City entered into an agreement to pay one-half the cost of public improvements for any streets contiguous to Moser Park. With the approval of the Rolling Hills 10th Addition, and the resulting extension of 3rd Street, the southern property boundary of Moser Park will be developed. As a result, the City is obligated to fund half of the improvements. The attached memorandum of agreement (MOA) provides a mechanism to formalize this funding through the

reimbursement of costs upon completion of the improvements. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Memorandum of Agreement with Itani Land Development IV, Inc.

H. Rolling Hills 10th Addition Development and Monumentation Agreements - Todd Drage

Ryan Itani, on behalf of Itani Development IV, LLC., has submitted to the City a final plat for the development of a property east of the intersection of 3rd St. and 6th St and just south of Moser Park. On December 05, 2023, the City Council approved the preliminary plat for this property. The final plat is titled Rolling Hills 10th Addition and will be presented for City Council approval on May 20th. If Council approves the final plat, development and monumentation agreements will be required. The development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The monumentation agreement is required as the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. Staff has prepared both agreements for the Council's approval. This item was reviewed by the Public Works/Finance Committee on May 13, 2024 and was recommended for approval.

ACTION: Approve the Development and Monumentation Agreements for the Rolling Hills 10th Addition.

I. Rolling Hills 10th Addition Final Plat - Mike Ray

On December 5, 2022 Moscow City Council 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. The Planning and Zoning Commission reviewed the final subdivision plat at their meeting on January 24, 2024 and recommended approval to City Council. The Public Works/Finance Committee reviewed this item on May 13, 2024 and recommended for approval.

ACTION: Approve the Rolling Hills 10th Addition Final Plat.

J. Proposed Amendment to Solid Waste Franchise Agreement to add 200 and 300 Gallon Containers - Tim Davis

Staff has received a proposal from Inland North Waste regarding the implementation of 200 and 300 gallon poly containers for both waste and recycling services. The 200/300-gallon containers can be serviced with the automated side loading trucks currently used to service the 35, 65 and 95 gallon roll carts. The 200-gallon waste containers are virtually the same size as a one-yard metal dumpster, and we have many outlying one-yard dumpsters located in residential areas that could be replaced with 200-gallon poly containers. Currently, the one-yard dumpsters require a front-loading truck to travel out of the way of the business district to service the dumpster. Replacing the one-yard dumpsters with a 200-gallon poly container will allow them to be serviced by the automated side loading truck when it is already in the vicinity and would also provide a cost savings for customers who currently have one-yard dumpsters. The 200/300-gallon poly containers were also a topic of discussion with the multi-family recycling work group, as the containers would add another option for apartment recycling. Staff has reviewed the proposal and believes it is a fair and equitable cost for the provision and servicing of the proposed 200/300 gallon containers. Staff has prepared an amendment to Exhibit G of the Sanitation Franchise Agreement to include a servicing and container replacement cost from the City to the Franchisee and the customer service rate for the new containers will be included in the FY2025 Fee Resolution in advance of the launch of the new containers this fall.

ACTION: Approve the proposed Agreement providing for the Amendment to Exhibit "G" of the

Solid Waste Franchise Agreement to include 200 and 300-gallon containers for waste and recycling services.

K. Camp Moscowanna Alcohol Use Request in Entertainment District - Amanda Argona

The Moscow Chamber of Commerce + Visitor Center is hosting Camp Moscowanna on Saturday, June 15th, from 4 pm to 8 pm on Main Street between 3rd and 6th Streets. This summer camp-themed event is designed to evoke the nostalgia of family-friendly gatherings and will feature: up to eight retail and/or street game vendors, up to eight food vendors, and up to ten beer/wine vendors. The event has been reviewed and approved by staff as of March 18, 2024. Following standard operating procedures for events with alcohol that are within the Entertainment District boundaries, Camp Moscowanna is requesting a temporary suspension of the open container law by resolution. Per Moscow City Code, Section 10-1-12, a draft resolution has been prepared for the Council's consideration. This was reviewed by the Public Works/Finance Committee on May 13, 2024 and recommended for approval.

ACTION: Approve the resolution allowing for the temporary suspension of the open container law within the event footprint of Camp Moscowanna for the duration of the event.

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

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

4. West Palouse River Drive Property Study Memorandum of Understanding (ACTION ITEM) - Bill Belknap

The Moscow School District anticipates the need to construct a new elementary school in the future and is currently considering where it may be located. The District would like better distribution of elementary school locations in the community to serve surrounding neighborhoods. The City and District have discussed the potential of locating a future elementary school on the City's West Palouse River Drive Property in conjunction with the potential development of a City park and additional athletic fields. Staff has prepared a Memorandum of Understanding for the City and District to jointly fund a planning study to assess the feasibility of developing the property for a future elementary school, park, and athletic playfields. It is anticipated the study will assess pedestrian access, vehicular access and circulation, site grading, building, parking, park, and athletic facility development to determine the suitability of the site for the proposed uses and help inform future decisions regarding the property. The study would be exploratory and would not bind the City or District to any further obligations or actions. It is anticipated that the study would cost under \$50,000, which would be shared equally by the City and the District. This matter is before the Council for consideration and direction.

PROPOSED ACTIONS: Approve the proposed Memorandum of Understanding with the Moscow School District; or take other action deemed appropriate.

5. Discussion Regarding Proposed Latah County Housing Authority (ACTION ITEM) - Bill Belknap

Latah County Commissioner Kathie LaFortune recently contacted the City Council with a request to address the Council regarding the potential creation of a Latah County Housing Authority to address county-wide affordable housing concerns. Housing Authorities are separate governmental entities created generally for the purpose of acquiring, constructing, and operating housing developments within their service area. Commissioner LaFortune will provide the Council with an overview of the proposal for the Council's consideration.

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

REPORTS

City Council

Mayor

ADJOURN

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