

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

**Monday
March 4, 2024**

7:00 PM

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

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

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

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Mike Ray, David Schott, Cody Riddle, Calvin Macy, Patty Anderton, Tyler Palmer

PLEDGE OF ALLEGIANCE

Council Member Davis led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council February 20, 2024 Minutes - Laurie M. Hopkins

B. 2024 Moscow Farmers Market Handbook - Amanda Argona

In 2018, the Farmers Market Commission and Community Events Division implemented the first iteration of the Moscow Farmers Market Handbook. The Handbook is an expanded policy document meant to provide clarity and serve as a resource for anyone seeking information on the Market, as well as hold Market participants accountable for operating procedures. At the end of each season, the policies that make up the Handbook are considered in depth by staff and the Farmers Market Commission. The Commission reviewed the proposed changes to the Handbook on February 6, 2024, and unanimously accepted all changes for approval and adoption by the Council for the 2024 Market Season. This was reviewed by the Administrative Committee on February 26, 2024 and recommended for approval.

ACTION: Approve the 2024 Moscow Farmers Market Handbook.

C. Assistance to Firefighters – Grant Application - Alisa Anderson / Brian Nickerson

The Moscow Volunteer Fire Department (Department) is requesting to submit a funding request to the Assistance to Firefighters Grant (AFG) under the Operations and Safety (O&S) program which funds fire safety projects and equipment for first responders. The primary goal of the AFG is to meet the firefighting and emergency response needs of fire departments and non-affiliated emergency medical service organizations. The proposed grant request is to purchase communications equipment to include 50 portable and 22 mobile all-band radio systems to include chargers, audio accessories, extended warranty and service agreement. The total estimated cost for the proposed radios is \$460,000 and the required match for jurisdictions of more than 20,000 residents is 10% of the grant award. The grant application is due March 8, 2024. This was reviewed by the Administrative Committee on February 26, 2024, and recommended for approval.

ACTION: Approve the Moscow Volunteer Fire Department to submit a grant application to the FY2023 Assistance to Firefighters Grant program for an amount not to exceed \$460,000 for

portable and mobile radio equipment.

D. Task Order No. 22 Moscow Water Reclamation Facility – Intermediate Pump Station (IPS) Upgrade - Evan Timar

Task Order No.22, pursuant to the Master Agreement for Professional Services between City of Moscow and J-U-B Engineers, consists of design phase and bidding services for the replacement of the existing three Archimedes screw pumps, which are original to the 2002 Phase III facility upgrade. The IPS system is relied upon to maintain a seamless and consistent operation by moving all of Moscow's wastewater to the peak of the Reclamation Facilities hydraulic grade line further distributing it to downstream treatment processes. On average, the IPS system pumps 650 million gallons of wastewater per year into the facility. This was reviewed by the Administrative Committee on February 26, 2024 and recommended for approval.

ACTION: Approve Task order No. 22 with J-U-B Engineers in the amount of \$157,000.

Taruscio moved and Parker 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 James Petersen to the Moscow Pathways Commission; Emily Mowrer and Greg Meyer to the Human Rights Commission. Lewis moved and Davis 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)

Mariam Kent (Moscow) would like the Non-profit Wall at the Farmers Market to return to being called the Free Speech wall and add a portable sign so it can be acknowledged as something that is important and makes Moscow unique. She also encourages the City Council to support the Inland North Waste, the Recycling Center and sustainability projects. She spoke with the Charter School and they are not taking the TREX plastic donations anymore and she feels the recycling center should accept it. Also, the signage at the recycling center is bad and it's chaos on weekends. She suggested volunteers on Saturdays to show people the in's and out's of recycling. She also would like free days at the dump be reinstated. Belknap clarified the collection of TREX plastic is being accepted one day a month, rather than more, because of the inability to store on-site.

Palmer presented the peer nominated public works and services employee of the year to Patty Anderton. Patty is part of the Parks Division and has a passion for the flower beds. She has been with the City for a total of 7 years.

4. 1912 Center Annual Report - David Schott / Jenny Kostroff

Schott introduced Jenny Kostroff, Executive Director of the Heart of the Arts. Kostroff began her report with a history of the building. See attached presentation. The time frame for the third floor construction is on hold. They have \$500,000 but need \$1 million prior to sending out the construction bid. Every aspect of construction is needed on the third floor. Most of last year was building stamina for bookings. Bookings are staggered so noise from one room isn't intruding on another room. There is capacity to grow. Mid-week during summers are light on bookings. Hiring for event staffing tends to be high school students, most likely based on starting pay. Last year there were 15 wedding rentals but reunions and birthday parties are more common.

5. Public Hearing: Ordinance Amending Moscow City Code Title 4, Chapter 3 Regarding Self-Storage Facilities (ACTION ITEM) - Mike Ray

Self-storage facilities are currently only permitted within certain commercial zoning districts in the City. The City continues to allow and encourage a range of different housing types to be developed, some of which are constructed on smaller lots which have limited storage space. In order to accommodate developments that allow for more efficient and innovative housing types, it will become increasingly imperative that an adequate number of storage options are available within the City. Therefore, the Planning and Zoning Commission (P&Z) has prepared an ordinance which would allow self-storage facilities within more residential and commercial zoning districts, subject to development standards to ensure compatibility with surrounding areas and minimize their impact on adjacent uses. The Planning and Zoning Commission conducted a public hearing on the proposed ordinance on January 11, 2023 and recommended approval to City Council. The Administrative Committee reviewed this item at their February 26, 2024 meeting.

PROPOSED ACTIONS: After considering public testimony, 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 such other action deemed appropriate.

Mayor Bettge opened the hearing at 7:46 p.m. Ray described zoning where self-storage is allowed adding that 80-90% of the storage units are adjacent to residential neighborhoods. While reviewing the City Code, P&Z also reviewed other jurisdictions ordinances as well as data from the National Association of Realtors. The proposed ordinance will allow self-storage units in four additional zones: R-3, R-4, RO and NB. Ray went through the applicability and purpose. Highlights include property setbacks, building orientation and height, landscaping, outdoor storage of RV's, lighting and fencing. See attached presentation.

Evan Holmes (Moscow) is in favor of the ordinance and complimented P&Z in their effort to make sure this wasn't a visual nuisance. He said the standards assume the units are built on a flat lot versus sloped area. He believes there is a need for design standards for undeveloped property but sees a difficulty when it comes to R-3 and R-4 zones where land is re-developed. He recommends approval through the conditional use permit process versus as a permitted use. This would allow affected neighbors a chance to speak to it. The ordinance does help people live in smaller spaces which is less expensive. He doesn't like a rear yard setback at 10 feet because it affects another property.

Mariam Kent (Moscow) said she has a storage unit and it is very noisy. Perhaps the doors could be made of something other than metal.

Mayor Bettge closed the hearing at 8:03 p.m.

Parker said her concerns are noise and pavement, but likes that this promotes living in smaller housing. Lewis asked about a multifamily storage area and Ray explained this amendment is for stand-alone storage units. Lewis shares Holmes concerns regarding redevelopment. Davis said he was on P&Z when they were discussing. Items that stick out for him is it is only allowed to be one story; there are standards included that protect long term; the CUP process merits discussion; provides living on a smaller footprint while still having access to store outdoor equipment and such.

In response to a question from Blankenship regarding infill, Ray explains lots in the core of Moscow would most likely be below the minimum lot size. The more logical place for redevelopment would be newer subdivisions with large lots.

Taruscio said she doesn't want to create another hoop to go through like a CUP. She likes the minimum lot size and agrees with Holmes the rear setback needs to be larger. Kelly said there is a storage issue in

Moscow which will only get worse with the promotion of lower density housing.

Ray said the CUP process is a public hearing where anyone within 600 feet of the property are notified, notice is published in the paper and one board hears the proposal and makes the decision. The P&Z did discuss design standards versus the CUP process and they decided on design standards.

Taruscio moved to amend the side and rear yard setbacks to a minimum of 20 feet. Parker seconded. The ten feet minimum was chosen because a type A buffer is 10 feet. Davis said he is apprehensive about that large of a setback as it makes it hard to utilize the property. Taruscio said her main concern is lessening the impact in a residential area. Her other concerns are sight distance, esthetics, and safety. Davis doesn't feel 20 feet of gravel or asphalt at the rear of the property fixes any safety concerns. Taruscio responded it will be site specific and this rear yard is adjacent to another residential property. Ray provided an illustration and explained the setbacks. Taruscio added the larger setback also lessens the noise. Bettge asked for a vote. Roll Call Vote: Ayes: Three (Taruscio, Parker, Blankenship). Nays: Three (Lewis, Davis, Kelly). Abstentions: None. The Mayor broke the tie voting no. Motion failed. Taruscio moved to table the issue due to no consensus, having more questions and needing more discussion. Belknap said tabling effectively kills the matter. The motion died. Lewis commented she is still struggling with the CUP issue. Taruscio said P&Z did go through a lot of discussion and it worries her but it is what they set out to do and supports what the community needs. Kelly moved to approve the ordinance under suspension of the rules. Taruscio seconded. Roll Call Vote: Ayes: Five (5). Nays: One (Lewis). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2024-04 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 3, SECTION 3-4. AND ADDING SECTION 3-5. K.; PROVIDING FOR THE ALLOWANCE OF SELF-STORAGE FACILITIES IN RESIDENTIAL ZONES; PROVIDING FOR THE INSERTION OF SELF-STORAGE FACILITIES WITHIN THE SPECIFIC USE STANDARDS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

6. City Council Resolution Supporting the Latah County Library District (ACTION ITEM) - Bill Belknap

In response to recently proposed legislation, the cities of Blackfoot, Shelley, Firth and Aberdeen and the Bingham County Commissioners recently passed a resolution expressing their confidence in the ability of the Board of Trustees and Library Directors of the public libraries in Bingham County to exercise their statutory duties to establish policies and practices to provide appropriate access to print and electronic materials to their patrons. Moscow City Council leadership requested staff to prepare a similar resolution expressing the Moscow City Council's support of the Latah County Library District. Staff has prepared a draft resolution for the Council's consideration.

PROPOSED ACTIONS: Approve the proposed Resolution or take other action as deemed appropriate.

Belknap introduced the item as written above.

Kelly said she wanted this brought forward as it is important to support the Moscow library. Libraries have been under attack and this is a way to truly show they aren't alone.

Parker said she supports the library which is a great asset to the community and it is unfortunate that they have been attacked. She feels this is odd for the City to do as the Council has stuck with non-partisan items in running the city. Kelly responded that our librarians have been longing for support and need to

know the City stands with them. She feels this is a different situation than other issues.

Lewis said the resolution is well written but part of her feels passing this will trigger retribution from the legislature.

Blankenship said passing this resolution may inspire other cities to pass similar resolutions.

Davis said he will continue to support libraries and the right of librarians to choose content according to their community. He feels the City needs to work with the legislature and have a conversation prior to a resolution. The legislature will then know what the concerns are. A resolution doesn't resolve something and feels this is where the issue will stop. Kelly replied that the resolution tells the legislature loud and clear how Moscow feels. Davis also feels this sets a precedent and Kelly said she feels this is a case by case basis, that there is always a chance to do it one time. Davis feels this is something that can be ignored by the legislature and doesn't want to be ignored about this.

Taruscio completely agrees with Parker regarding the non-partisan nature of this. She also agrees there should be a conversation prior to a resolution and that passing a resolution one time is a precedent.

Lewis said there have been a few bills introduced in regards to legislating libraries and the AIC Board has discussed them. The makeup of the AIC is standing united as elected city officials to protect and defend libraries. While she is not concerned with the verbiage of the resolution, she is comfortable that this is the proper role of government and there has been public support.

Belknap mentioned the City does financially support the library by operating within a City building and providing maintenance and repairs to ensure the library can operate there.

Parker moved to approve the resolution. Blankenship seconded. Roll Call Vote: Ayes: Five (5). Nays: One (Davis). Abstentions: None. Motion carried.

REPORTS

City Council

Parks and Recreation Commission – Davis said the Commission discussed a pathway in a new subdivision.

Planning and Zoning Commission – Blankenship reported the Commission approved a rezone and voted on the Commission leadership.

SMART Transit – Lewis said the group is still planning a fall launch for the live tracking app.

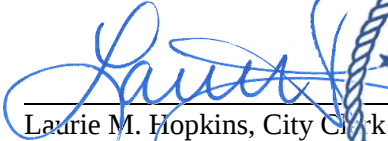
Mayor

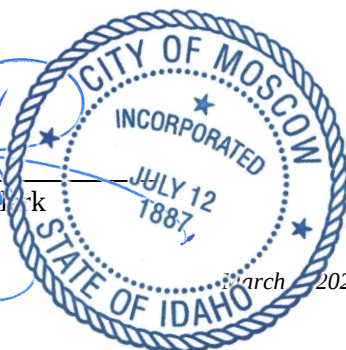
Mayor Bettge said he presented the State of the City; he presented to the cub scouts about government attended legislative meetings.

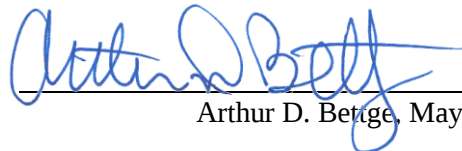
ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 8:57 p.m.

ATTEST:


Laurie M. Hopkins, City Clerk




Arthur D. Bettge, Mayor

1912 Center

Presentation by Heart of the Arts, Inc.

For Moscow City Council

March 4, 2024

In the Beginning

“Bond Election for New High School” –August 3, 1911

“Board Desires to Build Best Type of School”
–August 31, 1911

“Big Majority for New \$65,000 High School”
–Sept. 14, 1911

“Cornerstone to be Laid”
–July 5, 1912

“New High School to be Dedicated” –Jan.16, 1913



The School Years



Moscow High School January 1913 to 1939

The School Years



Moscow Junior High School 1940 to 1959

The School Years



High School Annex 1960 to 1979

District Administrative Offices 1980 to 1999

The Purchase

City of Moscow signed agreement to purchase from the Moscow School District on August 28, 1998 for \$150,000.

Janet Lecompte committed \$2 Million to the project and use committee was formed.

Renovation work to be done in phases, no tax payer money to be used.



Phases One and Two

Phase One:

Great Room

Plaza

Kitchen

Elevator

Two Bathrooms

Safety Upgrades

Done in 2001

Phase Two:

Friendship Hall

Senior Center

Done June 1, 2002



Heart of the Arts, Inc.



Managed by ♥ HEART OF THE ARTS, INC.
for the community of Moscow

Founded in 2002 by
Linda Pall as an
artistic non-profit.

Began connecting with
the community
hosting 1912
Center events.

Applied to the RFP
and was awarded
management in
September 2006.

Hired ED position in
February 2007.

Took over operations
May 1, 2007.

HAI' s Board of Directors

Officers:

Staci Sproull, President

Daryle Faircloth, VP

Marie Duncan,
Treasurer

Kate McCetich,
Secretary

Directors:

GayLynn Clyde

Alys Lease

Cole Mize

Sheri Mosley

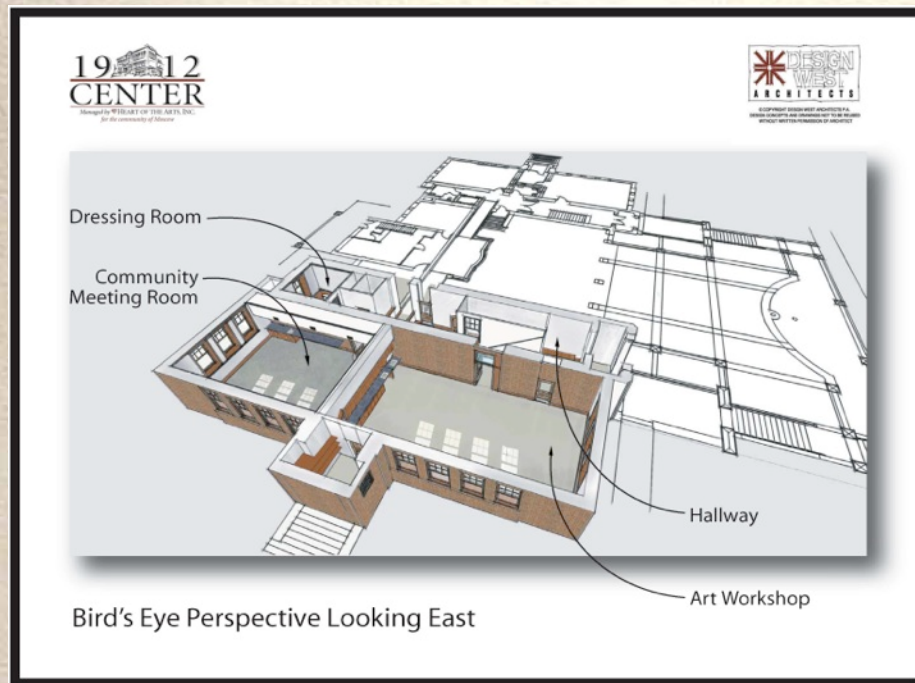
Amanda Nelson

Nichole Pope

Wendy Taylor

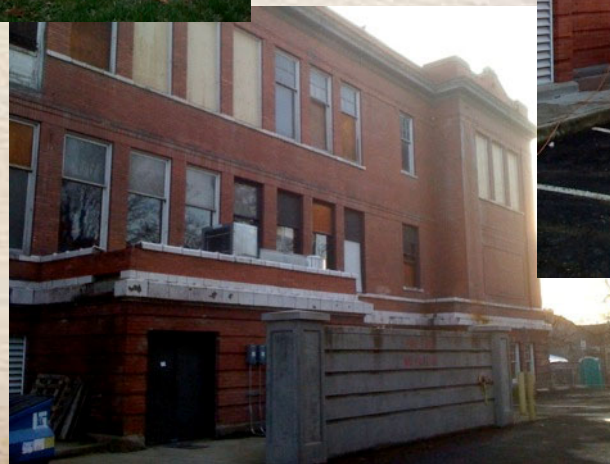
Lynn Youngblood

HAI's First Renovations



- The West Wing completed December 2008
- Adds the Fiske Community Room & Arts Workshop for the public
- Added \$315K value to the 1912 Center facility

2009 & 2010 Construction



Parking Lot



Windows & Brick Repair



2016 South Side Exterior



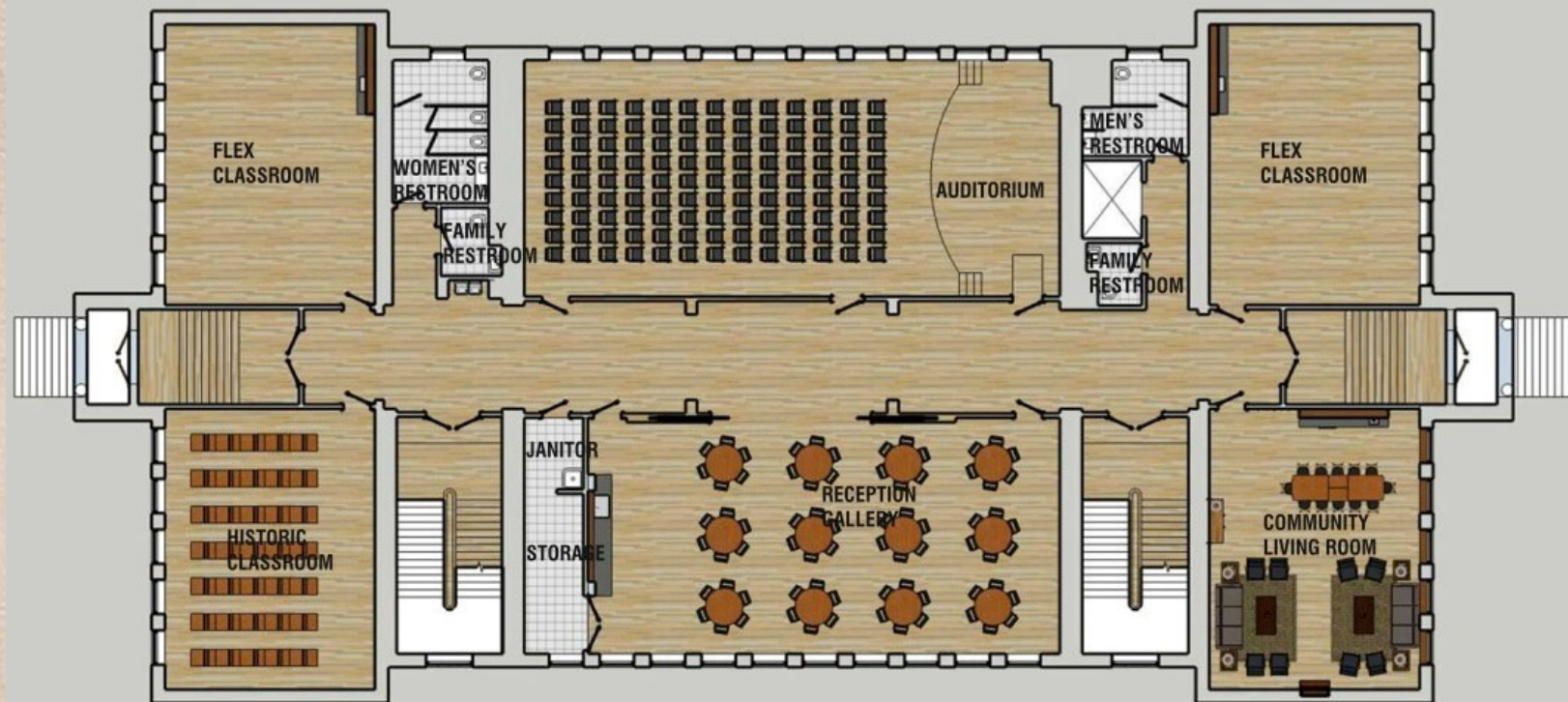
2018 Roof & Skylights



2020 to 2022 Second Floor



The Floor Plan



Lecompte Auditorium



Reception Gallery



Chin Lew Green Dragon Game Room



Living Room



Book Room



Barr Family Historic Classroom



Welcome Table is Back!

**Chefs from the
community**



Volunteer servers too!



1912 Center Makes!



Looking Glass Authentic Media



Renovation Work

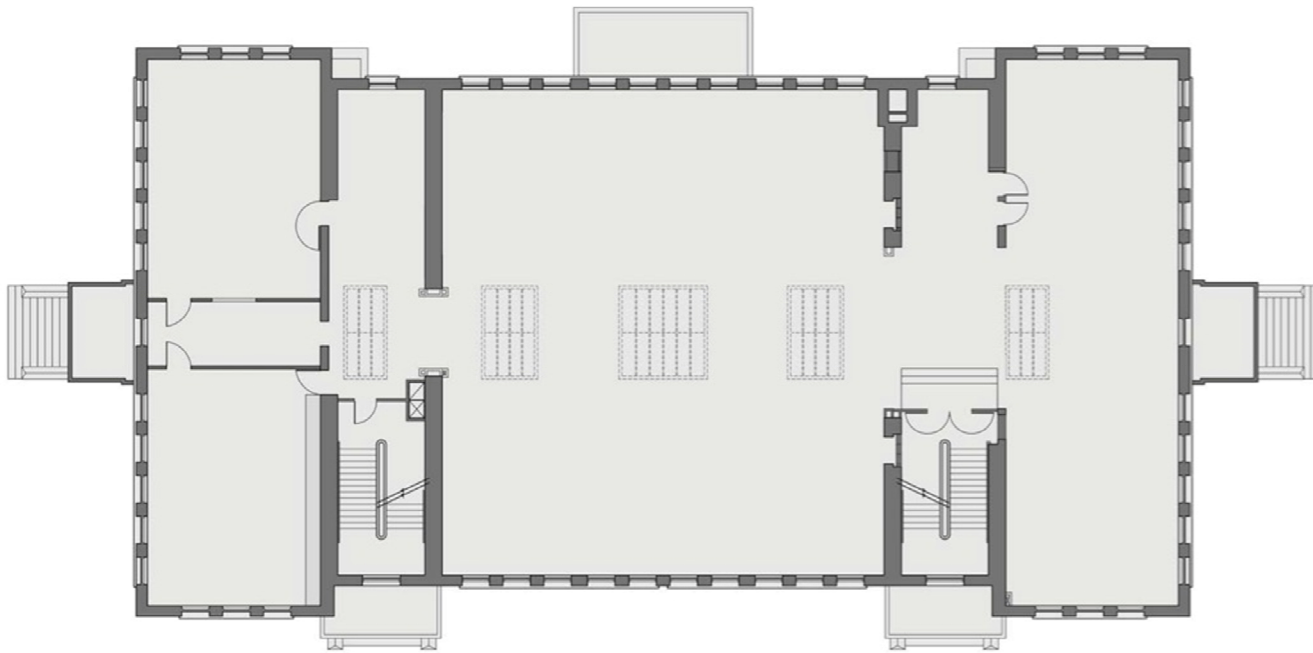


Hiring Knit Studios



Third Floor Next!

-



Contact Us!



Jenny Kostroff
Executive Director
(208) 669-2249

1912center@gmail

Visit!

1912 Center
412 E Third Street
Welcome Room

Any questions?



Public Hearing: Ordinance Amending Moscow City Code Title 4, Chapter 3 Regarding Self-Storage Facilities

City Council

March 4, 2024



Self-Storage Facilities

- Zoning Code and NAICS Definition
 - Establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.
- Permitted use in Motor Business and Industrial Zones
- Conditional use in Ag/Forest and Farm Ranch Zones







Self-Storage Facilities

- The City continues to allow and encourage a range of different housing types to be developed within the City, some of which are constructed on smaller lots which have limited storage space
- In order to accommodate developments that allow for more efficient and innovative housing types, it will become increasingly imperative that an adequate number of storage options are available within the City
- Currently limited areas within the City which would accommodate self-storage facilities
- Self-storage facilities tend to be a low-impact use with minimal traffic and parking requirements, limited hours of operation, and no water or sewer demand

Research

- The Commission reviewed ordinances from the following jurisdictions: Vancouver, WA; Bonner County, ID; Nampa, ID; Pasco County, FL; Grants Pass, OR; Arvada, CO; Centennial, CO; Ada County, ID; and Meridian, ID
- Data from National Association of Realtors
 - About 42% of residents of homes sized from 1,500 to 3,500 square feet use self-storage
 - Idaho has the highest percentage of the population that uses self-storage, at 59%; next is Utah at 54%, then New Mexico at 53%, New Hampshire at 49%, and Wisconsin at 48%
 - Downsizing is the main reason Americans rent a storage unit, followed by moving and not enough space at home

NON-RESIDENTIAL USES	NAICS 2012 Code No.	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Storage Services																	
Self-Storage Facilities	531130	C	C				P ¹	P ¹	P ¹	P ¹				P	P		
Warehousing and Storage	493										PA ¹²			C	P		
Wholesale Uses	423										PA ¹²			C	P		

NOTES

¹ Subject to Specific Use Standards within Section 4-3-4 of this Zoning Code

² Only one principal dwelling permitted per building lot in AF, FR, SR, R-1, and R-2 Zones

³ Residential dwellings located on ground floor on secondary street frontages require a Conditional Use Permit in CB and UMC Zone

⁴ One dwelling unit per lot is allowed where accessory to a permitted principal use

⁵ Feedlots must be on at least 20 acres of land and associated buildings must be set back at least 500 ft from the nearest property line

⁶ Use shall not exceed 2,000 sq ft of office space

⁷ Including all public facilities operated by local government (including but not limited to parks, recreational facilities, and recycling centers)

⁸ Excluding Outpatient Care Centers, Home Health Care Services, and Other Ambulatory Health Care Services (NAICS 6214, 6216, and 6219)

⁹ Restaurants shall not exceed 1,500 sq ft in the RO Zone

¹⁰ Indoor kennels only

¹¹ Excluding Veterinary Services

¹² Indoor storage only

¹³ Drive-up windows permitted for financial institutions only, Conditional Use Permit is required for drive-up windows associated with all other uses in the CB Zone

¹⁴ Antenna shall not extend more than 18 ft above, and shall not project more than 8 ft horizontally away from the existing tower or support structure

¹⁵ Or 600 sq ft per dwelling unit in R-3 and R-4 Zones

¹⁶ Business Schools and Computer and Management Training, and Technical and Trade Schools only, as defined by NAICS code number 6114 and 6115, and excluding aviation and flight training instruction schools, modeling schools, nursing schools, cosmetology schools, and truck driving schools

¹⁷ Residential or commercial uses may obtain a Conditional Use Permit for exceedance of the maximum building height in the UMC Zone

¹⁸ Feedlots with up to 20 animals are permitted by right. Feedlots between 20 and 200 animals require a Conditional Use Permit



H. Self-Storage Facilities

1. Applicability and Purpose. The following standards are intended to ensure that the design and operation of self-storage facilities that are located in certain zoning districts are compatible with the surrounding area and minimize their impacts on adjacent uses.

- a. Minimum Property Size. The minimum parcel size of a self-storage facility development shall be one-half (1/2) acre.
- b. Property Setbacks. Front and street side setbacks shall be twenty (20) feet. Rear and side yard setbacks shall be ten (10) feet. These setback requirements shall supersede the corresponding requirements of the zoning district which the property is located within.
- c. Building Orientation. The access doors of individual storage units shall face the interior of the site. This shall not apply to storage units that are accessed within an enclosed structure.
- d. Building Height. The height of self-storage buildings shall be limited to fourteen (14) feet at the eaves.
- e. Hours of Access. The hours of operation shall be limited to 7:00am to 10:00pm.

- f. Landscaping. A Type A Landscape Buffer shall be installed and maintained around the perimeter of the entire site.
- g. Interior Access. Vehicular travel aisles that are used for internal circulation within a self-storage facility development shall not be less than twenty (20) feet in width and shall meet the paving standards of City Code Section 4-6-2.
- h. Indoor Storage. The storage of personal property within the enclosed individual storage bays of a self-storage facility. For the purposes of this Section, personal property shall be defined as goods, wares, merchandise, motor vehicles, watercrafts and household items and furnishings.
- i. Outdoor Storage. The storage of personal property outside of the enclosed individual storage bays of a self-storage facility shall not be permitted with the exception of Recreational Vehicle (RV), as defined by Idaho Code Section 39-4201(2), and boat storage. RV and boat storage must be located at the interior of the site and shall not be visible from any adjacent streets or properties. In order to achieve proper screening of outdoor storage areas, self-storage facility buildings at the exterior of the site shall include a shed roof design that slopes to the exterior of the site. The building walls that face the interior of the site shall be fourteen (14) feet in height and the building walls that face the exterior of the site shall be ten (10) feet in height.

- 
- j. Architectural Standards. The use of reflective, bright, or metallic colors on buildings or structures associated with a self-storage facility development is prohibited.
 - k. Lighting. All outdoor lighting shall meet the requirements contained in City Code Section 4-6-9 and shall be subject to full cut-off as defined in City Code Section 4-6-9. Freestanding lights shall not exceed fourteen (14) feet in height.
 - l. Proximity to Residential Zones. No property boundary of any self-storage facility shall be located within three hundred (300) feet of any property within the SR, R-1, or R-2 Zones.
 - m. Fencing. The perimeter of the self-storage facilities shall be fenced, walled, or enclosed and screened from public view and shall meet the standards of City Code Section 4-6-8.



Recommendation

- After considering public testimony, 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