

Moscow City Council



Regular Meeting ~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

**Monday
December 18, 2023**

7:00 PM

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

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

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

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Anthony Dahlinger, James Fry, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council President Laflin led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council December 4, 2023 Minutes - Laurie M. Hopkins

B. Disbursement Report November 2023 - Sarah Banks

Staff presented the November 2023 Accounts Payable Report to the Public Works / Finance Committee on December 11th, 2023. The Committee received the report and approved the disbursements as presented.

ACTION: Accept the Disbursements Report for the month of November 2023.

C. Affordable Housing Grant Program Update Resolution - Cody Riddle

The City established the Affordable Housing Grant Program in 2021. Since that time, Staff has identified a few refinements to help streamline and improve the program. Staff is proposing an update to simplify the application requirements, intending to facilitate an increase in affordable home construction. This item was reviewed and recommended for approval by the Public Works/Finance Committee on December 11, 2023.

ACTION: Approve the resolution modifying the requirements of the Affordable Housing Grant Program.

D. 2024 WHITCOM Emergency Dispatch Agreement - Bill Belknap

The City currently contracts with the WHITCOM joint dispatch center for E911 emergency and non-emergency dispatch services. The attached agreement would continue those services through the 2024 calendar year. The proposed fee for the dispatch services is \$26,389 less than the 2023 agreement, with a total annual cost of \$776,874. Staff has prepared the agreement for the Council's review and approval.

ACTION: Approve the Emergency Dispatch Services Agreement.

E. Startouch Wireless Communications Facility Lease Agreement - Bill Belknap

Startouch Microwave Communications is requesting to install two (2) microwave antennas and associated cables on the City Rotary Park Water Tower. The proposed use of the equipment is to provide communication services to T-Mobile, which operates a cellular communications site at the location. Staff has prepared a wireless communications lease agreement to allow the installation of the two antennas in exchange for a lease fee of \$3,600 per year which will increase by 3% annually. The agreement is being presented to the Council for the Council's review and approval.

ACTION: Approve the wireless communications facility lease agreement.

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

REGULAR AGENDA

2. Staff Recognition

Chief Fry recognized Captain Anthony Dahlinger for attending the FBI National Academy. The academy prepares command officers to lead their department, city, and community with professionalism and knowledge. He earned 18 graduate credits from the University of Virginia during the 10 week academy. Fewer than 1% nationally of all officers are able to attend This shows what type of leadership Moscow has. He wanted to continue his education and leadership.

Dahlinger thanked Chief Fry for supporting his endeavor and the Administration for allowing him to be gone for 3 months. He thanked his wife for all she covered while at home.

3. Mayors Appointments (ACTION ITEM)

Mayor Bettge presented to the City Council for consideration the appointment of Drew Davis to the Urban Renewal Agency and re-appointment of a list of commission members. See attached list. Parker moved and Laflin seconded approval of the re-appointments. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

Nick Koenig (Moscow) wanted to keep climate change on the forefront, especially I the warmest year in 125,000 years. He said 1 pound of food waste is the CO2 equivalent of driving to Pullman. Decreasing food waste helps with carbon emissions.

5. Public Hearing: 2216 South Main Street Annexation, Comprehensive Plan Land Use Designation, and Zoning Designation (ACTION ITEM) - Mike Ray

The applicant, Joel Cohen, is proposing 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. The current Comprehensive Plan Land Use Designation is Auto-Urban Commercial and the proposal is to retain that designation. The zoning of the subject property is currently a combination of the Industrial (I) and Agriculture Forestry (AF) Zones and the proposal is the Motor Business (MB) Zone. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designation and Rezone on November 15, 2023 and recommended approval with no conditions.

PROPOSED ACTIONS: Conduct the public hearing on the annexation, Comprehensive Plan land use designation, and zoning designation and upon consideration of any testimony presented:

1. Approve the Annexation Ordinance under suspension of the rule requiring three complete and separate readings and that it be read by title and published by summary; or consider the Annexation Ordinance on first reading; or reject the Annexation Ordinance; or take such other action deemed

appropriate.

2. If the Annexation Ordinance is approved, approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or reject the proposed Comprehensive Plan Land Use Designation Resolution and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

3. If the Annexation Ordinance is approved and the Comprehensive Plan Land Use Designation Resolution is approved, approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or consider the Zoning Ordinance on first reading; or reject the Zoning Ordinance and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

Mayor Bettge opened the public hearing at 7:09 p.m.

Ray introduced the item by describing the surrounding neighborhood, streets and utilities. The subject property is currently on a well and septic system and as part of the annexation, the buildings on the subject property will be required to connect to City water and sewer mains.

Kelly was concerned about the river through the property and opportunity to pollute that section of river as MB. How does it fit into water/sewer plan? Ray said it has to do with stormwater management. Within a 100 year flood plain, it would be exempt from detaining on site. It would need to be filtered with a swale. There is no regulation of uses by a river. In answer to Taruscio's question, Ray said when there is additional development and division of property so close to the city limits, it is preferred by the county and city to annex the property first.

Dave Dail (Moscow) said they worry about pollution as well. The area is already being used as MB. He believes the reason for annexation is it is required if you want to subdivide county property.

Mayor Bettge asked for public testimony in favor of the application.

Shelley Bennett (Moscow), explained county rules don't allow for dividing property in the floodway. The property needs to be annexed for the owner to divide the property.

Mayor Bettge asked for testimony in opposition and in a general nature. Hearing none, he closed the hearing at 7:21 p.m.

Lewis asked about the county subdivision rules. Ray said they have more strict floodplain rules and they do not have a lot division process so when processing a subdivision so close to the City limits, the city and county prefer annexation. Ray also explained there are general facility charges for hooking up to water and sewer. A well is usually vacated but in some circumstances allow the connectivity.

Taruscio moved to approve the Annexation Ordinance under suspension of the rule requiring three complete and separate readings and that it be read by title and published by summary. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2023-10 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING THAT LAND DESCRIBED IN SECTION 2 OF THIS ORDINANCE BE ANNEXED TO THE CITY OF MOSCOW; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL

FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Taruscio moved to approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

Mayor Bettge read Ordinance 2023-11 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF A SEVEN POINT NINE EIGHT (7.98) ACRE PROPERTY, DESCRIBED IN SECTION 2 OF THIS ORDINANCE, FROM AGRICULTURE FORESTRY (AF) AND INDUSTRIAL (I) TO MOTOR BUSINESS (MB); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

6. City Limits Ordinance (ACTION ITEM) - Scott Bontrager

Idaho Code Section 63-215 states that taxing districts that alter their boundaries must prepare and file the legal description and map of the new district boundary within 30 days of the amendment or no later than the tenth day of January of the year following the alteration. The City recently amended the City boundary through the annexation of 2216 S Main Street on December 18th, 2023. Staff has prepared a new City Limits ordinance which includes the updated legal description and boundary map for the Council's approval and transmission to the State Tax Commission and Latah County Recorder and Assessor offices.

PROPOSED ACTIONS: 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.

Riddle introduced the item as written above. The Council had no questions. Lewis moved to approve the Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2023-12 by title:

AN ORDINANCE AMENDING ORDINANCE NO. 2023-01 OF THE CITY OF MOSCOW, IDAHO, ESTABLISHING AND DECLARING IN THIS ORDINANCE THE CORPORATE LIMITS OF THE CITY OF MOSCOW, LATAH COUNTY, IDAHO, IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF IDAHO RELATING TO THE ESTABLISHMENT OF THE BOUNDARIES AND THE ANNEXATION OF ADJACENT AND CONTIGUOUS TERRITORY; PROVIDING FOR REPEAL OF ANY OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SEVERANCE AND SAVINGS CLAUSE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

7. Benefit Consulting Agreement (ACTION ITEM) - Bill Belknap

The City of Moscow has utilized the Murray Group, Inc. for a number of years to provide consulting. The City of Moscow has utilized the Murray Group, Inc for 18 years to provide benefit consulting services to the city. In September 2023, the City of Moscow sought out Statements of Qualifications (SOQs) from qualified consulting firms for Employee Benefits Consulting Services to assist the City of Moscow (City) in the management of its employee medical, dental, vision, and voluntary supplemental benefit programs to be effective January 1, 2024. The Murray Group was provided notice of termination in September to meet required notice period requirements in the event they were not selected as the successful firm. The City received a total of seven bids and brought 3 firms in for formal presentations. Through this open process, the review committee selected Gallagher Benefit Services, Inc as their finalist. The draft contract, pending minor adjustments by Gallagher, was reviewed by the Public Works/Finance Committee on December 11, 2023. The final contract is attached for approval by the Council.

PROPOSED ACTIONS: Approve the Gallagher Benefit Services Consulting agreement, Broker of Record Letter, and Peak One Fee Schedule to include COBRA Administration; or take other action deemed appropriate.

Belknap introduced the item as written above. This agreement is \$10,000 less than what was paid previously. Gallagher made a couple minor changes since Committee review: they are entitled to receive commission on voluntary benefit programs; reflected their current insurance coverage which was in excess of what our requirement is; and limited their liability to employee navigator program which is provided by a third party. There wasn't a long term agreement with Murray but renewed every year with no term specified. It also lacked scope and services provided. It was fixed as a percentage of premiums, this will be a fixed rate agreement. It is styled more similar to the agreements for other professional services. There will be a minor change in that the dependent premium will be a slight reduced as the Murray Group was built into premiums. Belknap said policy or coverage won't change but will most likely take insurance service out for bid the following year since the City has been with Regence for 20 years.

Lewis moved to approve the Gallagher Benefit Services Consulting agreement, Broker of Record Letter, and Peak One Fee Schedule to include COBRA Administration. Laflin seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Sustainable Environment Commission – Laflin said Nick presented this thoughts on issues about the environment; discussed the water summit and future meetings.

Farmers Market Commission – Laflin said they were wrapping up the year.

Moscow Arts Commission – Parker said they did a year in review and changes; the RFP for mural on water building.

Transportation Commission – Parker reported they discussed goals and integrating the transportation plan into long term goals for the city.

Parks and Recreation Commission – Davis said the Commission put together pamphlets.

Council members spoke on other meetings and events they attended.

Mayor

Mayor Bettge said he attended the fire academy graduation; met with the ROTC Admiral; and attended other events. Seattle load factors at the airport is about 75% full and Boise flights are 71% full.

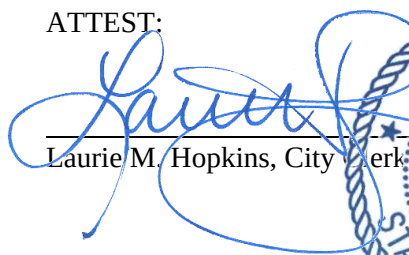
ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 7:50 p.m.

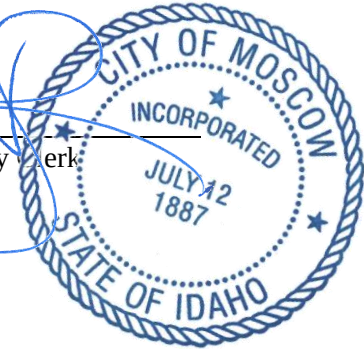


Arthur D. Bettge, Mayor

ATTEST:



Laurie M. Hopkins, City Clerk





City of Moscow
Office of the Mayor

Memo

To: City Council
From: Arthur Bettge, Mayor
Date: December 13, 2023
Re: Commission Appointments

The following is an appointment and re-appointments I intend to propose at the December 4th, 2023 City Council meeting. If you have any questions or concerns, please contact me to discuss them. If I haven't heard from you, I will anticipate that they will be approved.

Appointments

Drew Davis	Urban Renewal Agency	Exp: 12/31/2028 <i>Council Seat</i>
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Re-Appointments

Casey Holcomb-Hawkes	Fair & Affordable Housing Commission	Exp: 12/31/2026
Randy Baukol	Fair & Affordable Housing Commission	Exp: 12/31/2026
Colette DePhelps	Farmers Market Commission	Exp: 12/31/2026 <i>U of I Representative</i>
Joshua Larson	Farmers Market Commission	Exp: 12/31/2026 <i>Member at Large</i>
Renee Magee	Historic Preservation Commission	Exp: 12/31/2026
Ducati Schiff	Human Rights Commission	Exp: 12/31/2024 <i>College Representative</i>
Lilly Hume	Human Rights Commission	Exp: 12/31/2024 <i>High School Seat</i>

Tara Roberts	Human Rights Commission	Exp: 12/31/2026
JacQueline Walker	Moscow Arts Commission	Exp: 12/31/2024 <i>College Seat</i>
Sue Clark	Moscow Arts Commission	Exp: 12/31/2027
Catherine Harner	Parks & Recreation Commission	Exp: 12/31/2026
Gretchen Hayes	Parks & Recreation Commission	Exp: 12/31/2026
Susan Steele	Parks & Recreation Commission	Exp: 12/31/2026
Judy Brown	Pathways Commission	Exp: 12/31/2026
Tanya Denison	Pathways Commission	Exp: 12/31/2026
Cole Mize	Planning & Zoning Commission	Exp: 12/31/2028
Victoria Seever	Planning & Zoning Commission	Exp: 12/31/2028
Ben Calabretta	Transportation Commission	Exp: 12/31/2028
Scott Sumner	Transportation Commission	Exp: 12/31/2028
David Rauk	Tree Commission	Exp: 12/31/2026
Zena Hartung	Tree Commission	Exp: 12/31/2026
Alan Poplawsky	Sustainable Environment Commission	Exp: 12/31/2026
Asaph Cousins	Sustainable Environment Commission	Exp: 12/31/2026
Samuel Gallaher	Sustainable Environment Commission	Exp: 12/31/2026
Nancy Tribble	Urban Renewal Agency	Exp: 12/31/2028

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF A SEVEN POINT NINE EIGHT (7.98) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED AT 2216 SOUTH MAIN STREET.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on October 23, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 15, 2023; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on December 18, 2023; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 7.98-acre property proposed to be annexed into the City of Moscow and located at 2216 South Main Street.
3. The subject property currently contains a portion of Fountains Industrial Park and there are two existing buildings which contain various commercial uses including an automotive repair business. The South Fork of the Palouse River bisects the property.
4. To the west of the subject property is the City's sewer lift station, the Palouse Ice Rink, and various other commercial and residential uses. To the north includes a restaurant, bar, and a church. The remainder of Fountains Industrial Park is located to the east and southeast of the subject property. Agricultural land and a car detailing business are located to the south.

5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Commercial and the proposal is to retain the Auto-Urban Commercial designation.
6. Auto-Urban Commercial (AU-C) designated areas,

“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”
7. The subject property is currently zoned a combination of the Agriculture Forestry (AF) and Industrial (I) Zones.
8. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones.
9. The subject property shares an existing vehicular approach to Highway 95. The adjacent portion of Highway 95 contains four travel lanes and a center turn lane with curb, gutter, and sidewalks on both sides of the street.
10. The subject property is currently on a well and septic system. As part of the annexation, the buildings on the subject property will be required to connect to City water and sewer mains. Water and sewer mains are currently located within the shared access drive to the northwest of the subject property. The property is considered developable in the City’s Comprehensive Water and Sewer System Plans.
11. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 16, 2023 to discuss the proposal.
12. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the City Council concludes that it is appropriate for the property to be designated as AU-C upon annexation into the City of Moscow.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed Auto-Urban Commercial designation for the subject property is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and is consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The City Council finds that the proposed designation of AU-C is logical and harmonious with the surrounding land uses and

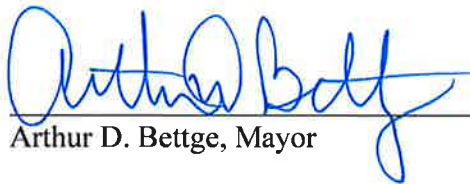
development, and is consistent with the land use designations of the surrounding property to the north, west, and south of the subject property.

3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the AU-C designation exist within the current City Limits boundary to the north, west, and southwest. The adjacent properties to the north, west, and south are primarily commercial.
4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access, via national highway, as well as sufficient and available public utility services to meet the needs of existing and future development.
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The City Council finds that the land use patterns within the immediate vicinity of the subject property have been transitioning into more Auto-Urban Commercial uses. The Auto-Urban Commercial land use designation is consistent with commercial properties adjacent to the north, west, and south.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow City Council approves the proposal to retain the existing Comprehensive Plan Land Use Designation of Auto-Urban Commercial for the 7.98-acre property with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 18th day of December, 2023.


Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A SEVEN POINT NINE EIGHT (7.98) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED AT 2216 SOUTH MAIN STREET FROM THE COMBINATION OF THE AGRICULTURE FORESTRY (AF) AND INDUSTRIAL (I) ZONES TO THE MOTOR BUSINESS (MB) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on October 23, 2023; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on November 15, 2023; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on December 18, 2023; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is an approximately 7.98-acre property proposed to be annexed into the City of Moscow and located at 2216 South Main Street.
3. The subject property currently contains a portion of Fountains Industrial Park and there are two existing buildings which contain various commercial uses including an automotive repair business. The South Fork of the Palouse River bisects the property.
4. To the west of the subject property is the City's sewer lift station, the Palouse Ice Rink, and various other commercial and residential uses. To the north includes a restaurant, bar, and a church. The remainder of Fountains Industrial Park is located to the east and southeast of the subject property. Agricultural land and a car detailing business are located to the south.

5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Commercial and the proposal is to retain the Auto-Urban Commercial designation.
6. Auto-Urban Commercial (AU-C) designated areas,

“Provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”
7. The subject property is currently zoned a combination of the Agriculture Forestry (AF) and Industrial (I) Zones.
8. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones.
9. The proposal is to rezone the subject property from the combination of the Agriculture Forestry (AF) and Industrial (I) Zones to the Motor Business (MB) Zone.
10. According to the City of Moscow Zoning Code, the MB Zone is intended to,

“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”
11. Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.
12. The subject property shares an existing vehicular approach to Highway 95. The adjacent portion of Highway 95 contains four travel lanes and a center turn lane with curb, gutter, and sidewalks on both sides of the street.
13. The subject property is currently on a well and septic system. As part of the annexation, the buildings on the subject property will be required to connect to City water and sewer mains. Water and sewer mains are currently located within the shared access drive to the northwest of the subject property. The property is considered developable in the City’s Comprehensive Water and Sewer System Plans.
14. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 16, 2023 to discuss the proposal.
15. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the City Council concludes that it is appropriate for the property to be designated as AU-C upon annexation into the City of Moscow.

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

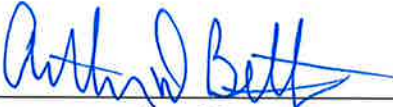
II. RELEVANT CRITERIA AND STANDARDS

- 1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the existing 2019 Comprehensive Plan Land Use Designation of Auto-Urban Commercial.
- 2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed MB Zone is a continuation of the current zoning designation of property adjacent to the north, west, and south. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
- 3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties along the Highway 95 corridor are all primarily commercial except for a few residential properties located within the MB Zone on the west side of the highway.
- 4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
- 5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Highway 95, which can adequately serve any proposed development allowed in the MB Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow City Council approves the rezone request for the 7.98-acre property proposed to be annexed into the City of Moscow and located at 2216 South Main Street from the Agriculture Forestry (AF) Zone and the Industrial (I) Zone to the Motor Business (MB) Zone with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 18th day of December, 2023.



Arthur D. Bettge, Mayor