

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, July 21, 2025

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, Sandra Kelly, Hailey Lewis, Julia Parker, Gina Taruscio

ABSENT: Drew Davis

STAFF: Bill Belknap, Mia Bautista, Bob Buvel, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council President Parker led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council July 7, 2025 Minutes - Laurie M. Hopkins

B. Approval of Payment of Claims - Sarah Decker

C. Disbursement Report June 2025 - Sarah Decker

Staff presented the June 2025 Accounts Payable Report to the Public Works / Finance Committee on July 14th, 2025. The Committee received the report and recommended approval of the disbursement report.

ACTION: Accept the Disbursements Report for the month of June 2025.

D. Third Quarter Financial Report April 1, 2025 to June 30, 2025 for FY2025 - Sarah Decker

Staff presented the financial report for the third quarter of Fiscal Year 2025 (April 1, 2025 to June 30, 2025) to the Public Works/Finance Committee on July 14th, 2025. The Committee received the financial report and recommended approval as presented.

ACTION: Accept the FY2025 Third Quarter Financial Report.

E. Lola Clyde Park Development Grant Award Agreement - Alisa Anderson / Luke Hajda

In January 2023, staff submitted a grant application to the Idaho Department of Parks and Recreation (IDPR) under the Land and Water Conservation Program requesting assistance with the continued development of Lola Clyde Park. The proposed project includes frontage improvements, accessible paths/sidewalks, parking, lighting, and an internal pathway around the lower perimeter of the park property. In May 2023, staff were invited to present the request to the Land and Water Conservation Evaluation Committee in Boise. Shortly after, staff received notification that the request was approved to be submitted to the National Park Service (NPS) for approval of a grant request. On June 25, 2025, staff received the attached Letter of Award and State and Local Project Agreement from IDPR. The details of the funding and project elements are shown in Attachment F of the Agreement. The City will provide \$170,000 of in-kind match, including surveying, engineering/design, and

construction inspection, in addition to \$414,000 in cash for a total match of \$584,000 (50% match requirement) with a grant award of \$584,000 for construction with total project costs of \$1,168,000. It is anticipated that engineering staff will complete the design of the project and advertise it for bidding in 2026, with construction anticipated for possibly as soon as next summer. This item was reviewed by the Public Works/Finance Committee on July 14, 2025, and recommended for approval.

ACTION: Accept the grant award and authorize execution of the required documents, including the State and Local Agreement for the Land and Water Conservation Fund from the Idaho Department of Parks and Recreation.

Kelly 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 Ashlyn Werner to the Sustainable Environment Commission. Kelly moved and Blankenship seconded approval of the appointment. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

3. Public Comment (limit 15 minutes)

Nathan Tupper thanked the Mayor and council for the appointment to the FAHC back in May. He was deployed and wanted to come thank them in person.

4. PUBLIC HEARING: Woodbury 1st Addition Major Planned Unit Development Amendment and Replat (ACTION ITEM) - Mike Ray

The Woodbury 1st Addition is a 21.73-acre subdivision and Planned Unit Development (PUD) that received final approval from the City Council on October 17, 2022. The development includes 79 lots ranging from 3,823 to 16,321 square feet in size and is the first phase of a master-planned subdivision that has a new urbanist design. Slonaker Drive has been extended into the subdivision, and the infrastructure for the first phase of the subdivision has been constructed, which includes Woodbury Drive and Picotee Circle. There are currently approximately 15 single-family homes that are under various stages of construction. The applicant, Wintz Company, LLC, is now proposing a Major Planned Unit Development (PUD) Amendment and to replat a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots. The proposed lots range from 715 square feet to 8,339 square feet in size. The proposed replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 78 to 107, resulting in an addition of 29 lots. A prior minor PUD amendment approved on April 9, 2025, reduced the total number of lots from 79 to 78. As a result, the proposed amendment would result in an addition of 28 lots compared to the original development approval. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Major Planned Unit Development Amendment and Preliminary Replat on June 25, 2025 and recommended approval with one condition.

PROPOSED ACTIONS: Conduct the public hearing upon the Major PUD Amendment and Preliminary Replat and upon consideration of any testimony presented:

1. Approve the Major PUD Amendment for Woodbury 1st Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the Major PUD Amendment with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the Major PUD Amendment and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

2. If the Major PUD Amendment is approved, approve the Preliminary Replat for Woodbury 1st Addition with one condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the Preliminary Replat with no conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the Preliminary Replat and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

Mayor Bettge explained the procedure of a public hearing and opened it at 7:03 p.m. Ray introduced the item by providing a background of the property, conditions from the preliminary plat, and proposal. See attached presentation for details.

Parker asked about the 41 temporary parking stalls. Ray explained they are intended to be removed as future phases add permanent parking. Each residential lot is still required to provide two parking spaces. Parker expressed concern about reduced parking and potential water flow issues during fire events, particularly in the commercial zone. Ray said the building official would require fire suppression depending on the individual buildings proposed during the building permit process.

Taruscio supported smaller homes for affordability and felt the stormwater condition is a good approach. She shared concerns about parking and monitoring of the 41 stalls, especially near the neighborhood business area. Ray said monitoring could be addressed through reporting by the applicant as development progresses.

In response to Lewis, Belknap explained private stormwater retention is standard for commercial and multifamily development, while public systems serve public streets. The system was required to be private due to noncompliant gravel parking strips.

Blankenship also voiced parking concerns but felt water service impacts were minimal, noting that P&Z had significant discussion on the topic.

Ray noted that parkland dedication is proposed as a linear pathway on the southwest side of Phase II.

Mark Wintz (rural Moscow) is the applicant and spoke on his developments in California. He is concerned regarding parking as well so will keep an eye on it. There has been a radical jump in housing prices and he wants to provide affordable housing, however he doesn't want to compromise the quality of the home so instead reduced the size of houses. Wintz said his conversations with other similar developments around the country shows parking in residential does ok. It's the commercial section that could have the issues. As they get closer to development they will be able to find areas for little parking lots in areas where there are issues. They do have a potential concern regarding short term rentals but like the diversity it can bring.

Levi Wintz (Moscow, applicant) said short term rentals are allowed with the requirement of the owner must live on property, whether it be the main house or the accessory dwelling unit. They want to maximize every portion of the 80 acres and anticipate the growth then match each need as they develop each section. There are two off-street parking spots for every unit besides the smaller units. For 80 residential lots, there is 130 on-street parking spots in addition to the off-street parking.

Mayor Bettge asked for testimony in favor of the application.

Roger Martenson (Moscow) said he lives in this neighborhood and hasn't regretted it. He looks forward to the commercial phase. He walks the neighborhood and for the most part doesn't see speeding cars.

Mayor Bettge asked for testimony in opposition to the application.

Dave Lehmitz (Moscow) spoke on the Ponderosa water booster station and additional housing hooked to it; ongoing stormwater issues and lack of a DEQ permit; fire ladder trucks cannot make the corners in the neighborhood due to the radius and on-street parking will also cause issues; the agreement for infrastructure on Mountain View and how the invoices were not showing a 50/50 split; he didn't feel the bid process for capital projects was being followed.

Mayor Bettge asked for testimony of a general nature. Hearing none, he asked for rebuttal by the applicant. The applicant declined rebuttal. Mayor Bettge closed the public hearing at 8:18 p.m.

Blankenship asked staff to address fire access concerns raised by Mr. Lehmitz. Ray stated the Fire Marshal reviewed the plans and had no concerns. Ladder access is not required for buildings up to 30 feet to the eaves. Belknap noted existing conditions guide what can be built, and all fire code requirements will be reviewed at the permit stage. Design elements like radius and fire flow must comply with adopted codes based on the project layout.

Regarding stormwater, Ray said Mr. Lehmitz's photos were taken before infrastructure was in place, and grading can temporarily impact runoff. Buvel added the City acts as the state's representative for DEQ permitting and, once aware of the issue, required the appropriate permits.

Lewis asked about the bid process. Belknap explained it is common to reimburse developers for upsizing infrastructure beyond their project needs. This is addressed in development agreements and conditions of approval. The booster station was identified in 2012 as needing upgrades. Two low-interest state loans funded improvements. The upgraded station enables service to additional development phases. Staff has no concerns about service capacity; the booster was not specific to this project but benefits the larger area.

Lewis suggested reviewing the bid and reimbursement process for compliance. Belknap said staff is confident but can have the City Attorney review if needed.

Parker moved to approve the major PUD Amendment for Woodbury 1st Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Kelly moved to approve the Preliminary Replat for Woodbury 1st Addition with one condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Four (4). Nays: One (Lewis). Abstentions: None. Motion carried.

5. PUBLIC HEARING: Woodbury Addition Right-of-Way Vacation Request - Bob Buvel

On June 6, 2025, the City received an application requesting the re-plat of a portion of the Woodbury Addition to the City. The request was made by Wintz Company, LLC, who is the owner of the Woodbury Addition. Wintz Company, LLC is proposing to re-plat the area which requires the vacation of a portion of Woodbury Drive and all of Ashton Lane which are located within the re-plat area. According to Wintz Company, LLC, the proposed vacation of Ashton is to convert Ashton Lane from a one-way public street to a private two-way street. The vacation of the portion of Woodbury Drive would reduce the street to a fifty-four-foot (54') right-of-way to allow Woodbury Drive north of Midsummer (to be re-platted as Cottage Lane) to have a road section with larger curbside sidewalks and furniture zones more fitting to the neighborhood business zoning adjacent to the right-of-way. A vicinity map of the proposed vacation area is shown on the Notice of Public Hearing attached herein.

The notice of the hearing was advertised in the newspaper of record and mailed to properties within 300 feet of the subject ROW and all franchise and other utility providers were also provided notice.

PROPOSED ACTIONS: Conduct the public hearing and upon consideration of any testimony received, approve the vacation request by adoption of the Ordinance under suspension of the rules requiring three complete and separate readings and that the ordinance be read by title and published by summary; or consider the Ordinance on first reading; or deny the vacation request; or take such other action deemed appropriate.

Mayor explained the public hearing process and opened the hearing at 8:34 p.m.

Buvel introduced the item by going over the state statute requirements. There is a clause that the vacation does not eliminate any easements for utilities. Buvel detailed the information above.

Mark Wintz (Moscow) is the applicant and explained Ashton will have low traffic and low parking with sidewalks on one side. The Woodbury vacation is the town center area. He is trying to bring narrow streets which can be enchanting and a unique feel like streets in Europe.

Mayor Bettge asked for testimony in favor, opposition, and general. Hearing none, he closed the hearing at 8:42 p.m.

In response to Blankenship's question, Buvel said vacations don't come before the Council often but thinks it was Southgate 3rd Addition in 2021 where they were reworking their plat.

Parker moved to approve the vacation request by adoption of the Ordinance under suspension of the rules requiring three complete and separate readings and that the ordinance be read by title and published by summary. Taruscio seconded. Taruscio emphasized the importance of thoughtful design, flexibility, and a strong commitment to creating a high-quality place, and expressed hope that this approach continues through all phases of the development. Roll Call Vote: Ayes: Four (4). Nays: One (Lewis). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2025-07 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE VACATION OF CERTAIN PUBLIC STREET RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS LOCATED WITHIN THE WOODBURY FIRST ADDITION AND LOCATED WITHIN THE CITY OF MOSCOW AND LEGALLY DESCRIBED IN SECTION 2 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED PUBLIC STREET RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS SHALL VEST WITH THE OWNERS OF THE PROPERTY AS SPECIFIED IN SECTION 4 OF THIS ORDINANCE; 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.

REPORTS

City Council

Moscow Volunteer Fire Department – Kelly said the department is moving along.

SMART Transit – Lewis said they are close to having the old service in a format they can use for historical statistics.

Moscow Arts Commission – Blankenship reported the Commission is working on upcoming projects and discussing the future mural at the City shop.

Planning & Zoning Commission – Blankenship reported they had a hearing for a future development.

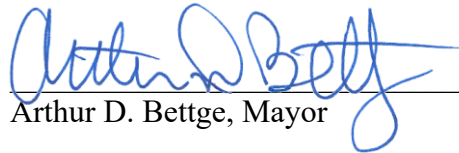
Council members spoke on other meetings and events they attended including the Council budget workshop.

Mayor

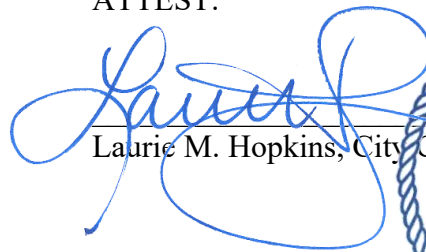
Mayor Bettge said

ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 8:55 p.m.


Arthur D. Bettge, Mayor

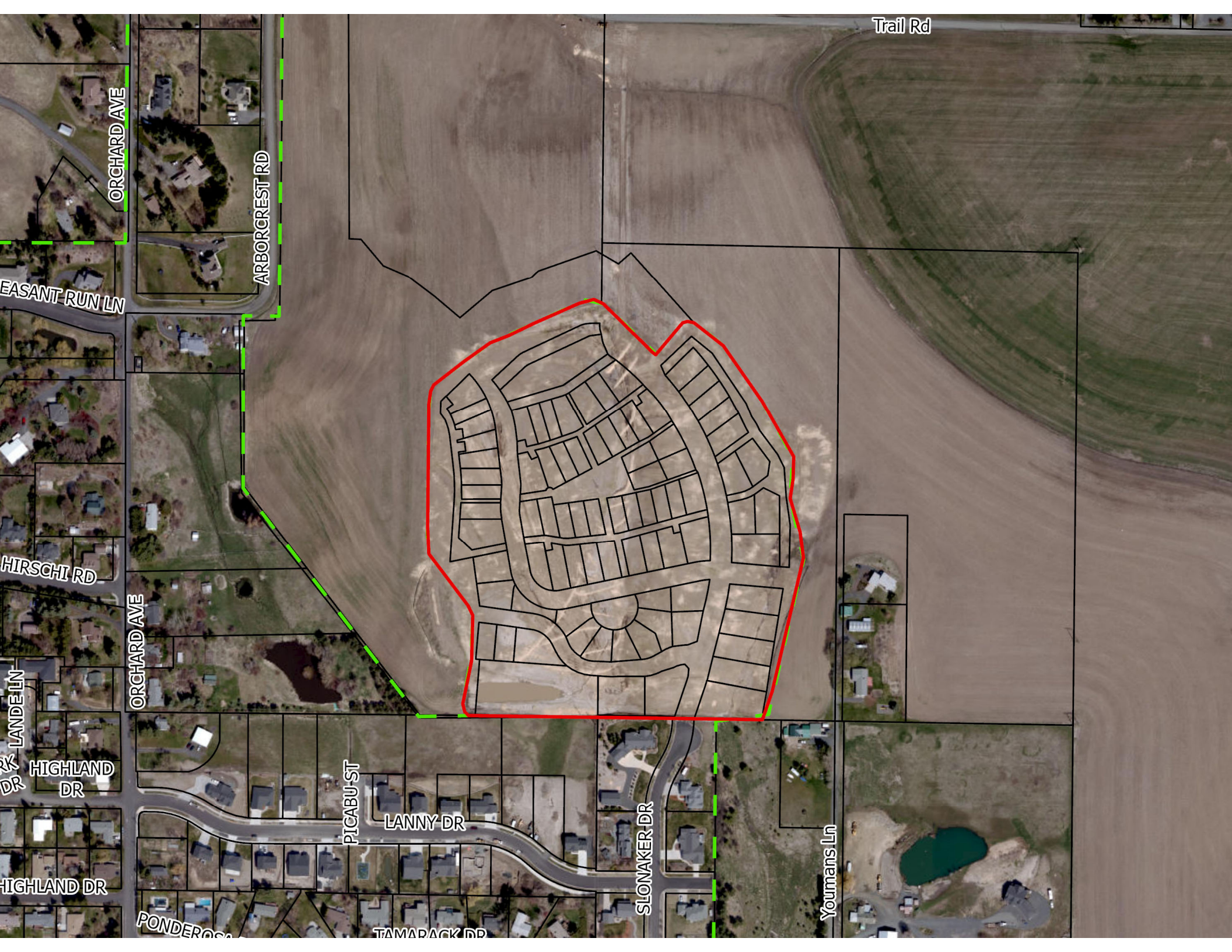
ATTEST:


Laurie M. Hopkins, City Clerk



Public Hearing: Woodbury 1st Addition Major Planned Unit Development (PUD) and Preliminary Replat

City Council
July 21, 2025



Trail Rd

ORCHARD AVE

ARBORCREST RD

EASANT RUN LN

HIRSCHI RD

ORCHARD AVE

LANDE LN

DR

HIGHLAND DR

HIGHLAND DR

PONDEROSA

PICABU ST

LANNY DR

TAMARACK DR

SLONAKER DR

Youmans Ln

Proposal

- The applicant, Wintz Company, LLC, is proposing a Major Planned Unit Development (PUD) Amendment of the existing 21.73-acre Woodbury 1st Addition Subdivision to increase the number of lots from 78 to 107, ranging from 715 square feet to 22,215 square feet in size
- Also included in the proposal is the proposed Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots
 - The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat
 - The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 78 to 107

Background

- On September 20, 2021, the Moscow City Council approved the annexation, Comprehensive Plan land use designation, zoning designation, and PUD for the Woodbury 1st Addition with no conditions. The Council approved the preliminary plat for the Woodbury 1st Addition with the following three conditions recommended by the Planning and Zoning Commission:
 1. A left turn lane from eastbound Mountain View onto Slonaker Drive shall be evaluated by the applicant to determine whether a turn lane is warranted and if so, the applicant shall be responsible for the construction of said turn lane
 2. In order to mitigate the increases in vehicular and pedestrian traffic on Mountain View Road as detailed in the applicant's Traffic Impact Study (TIS), the applicant shall be responsible for fifty percent (50%) of the construction costs associated with the installation of curbing, sidewalk and roadway widening in order to connect the existing pedestrian/bicycle facilities near the intersection of Slonaker Drive and Mountain View Road with the pedestrian/bicycle facilities on Mountain View Road near the Hamilton-Lowe Aquatics Center. The proposed roadway improvements shall only occur on one side of the roadway, which shall be determined by the City of Moscow Engineering Department

Background cont.

3. Access shall be restricted to the subject property from Slonaker Drive to emergency services access only until all required public infrastructure is completed in accordance with the approved development agreement
- October 17, 2022 - Woodbury 1st Addition received final plat and final PUD approval from the City Council with one condition:
 1. The City has identified that additional water and sewer infrastructure will be required to serve certain portions of the subdivision. The developer shall design and construct all necessary infrastructure and will not proceed until said infrastructure is completed, installed, and accepted by the City for each phase of the subdivision in accordance with the approved development agreement

Background cont.

- Slonaker Drive has been extended into the subdivision and the infrastructure for the first phase of the subdivision has been constructed which includes Woodbury Drive and Picotee Circle
- There are currently approximately 15 single-family homes that are under various stages of construction
- Per the conditions of approval, improvements to Mountain View Road including road widening, curb, gutter, tree lawns, sidewalks, and a left turn lane onto Slonaker Drive were constructed in 2024

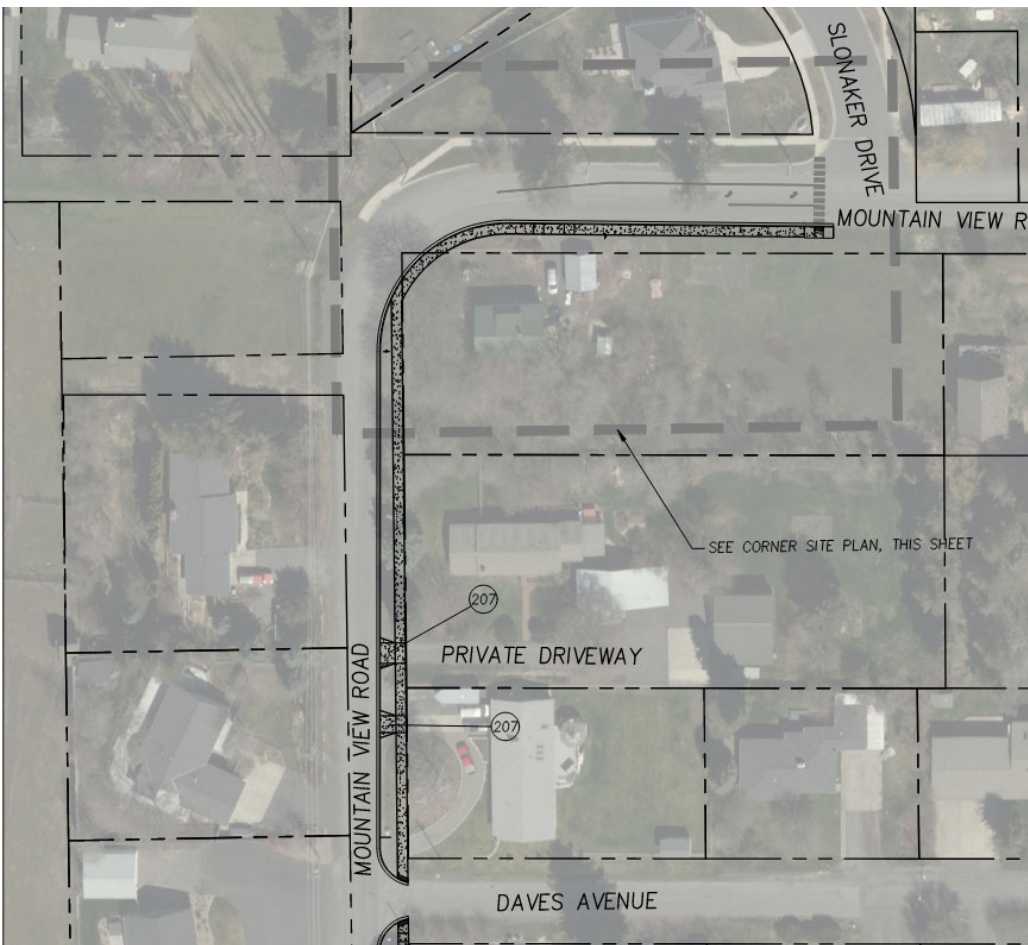






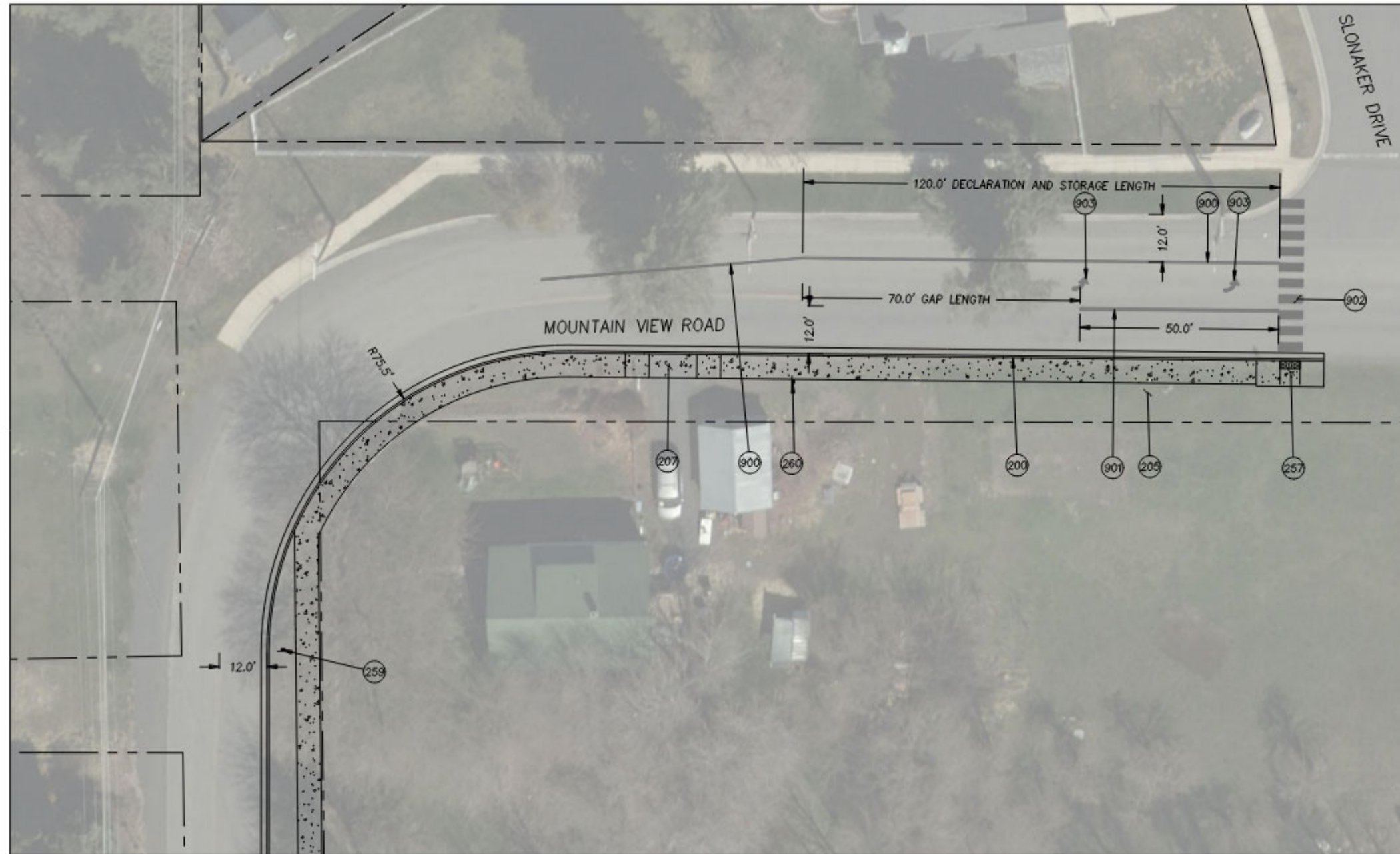






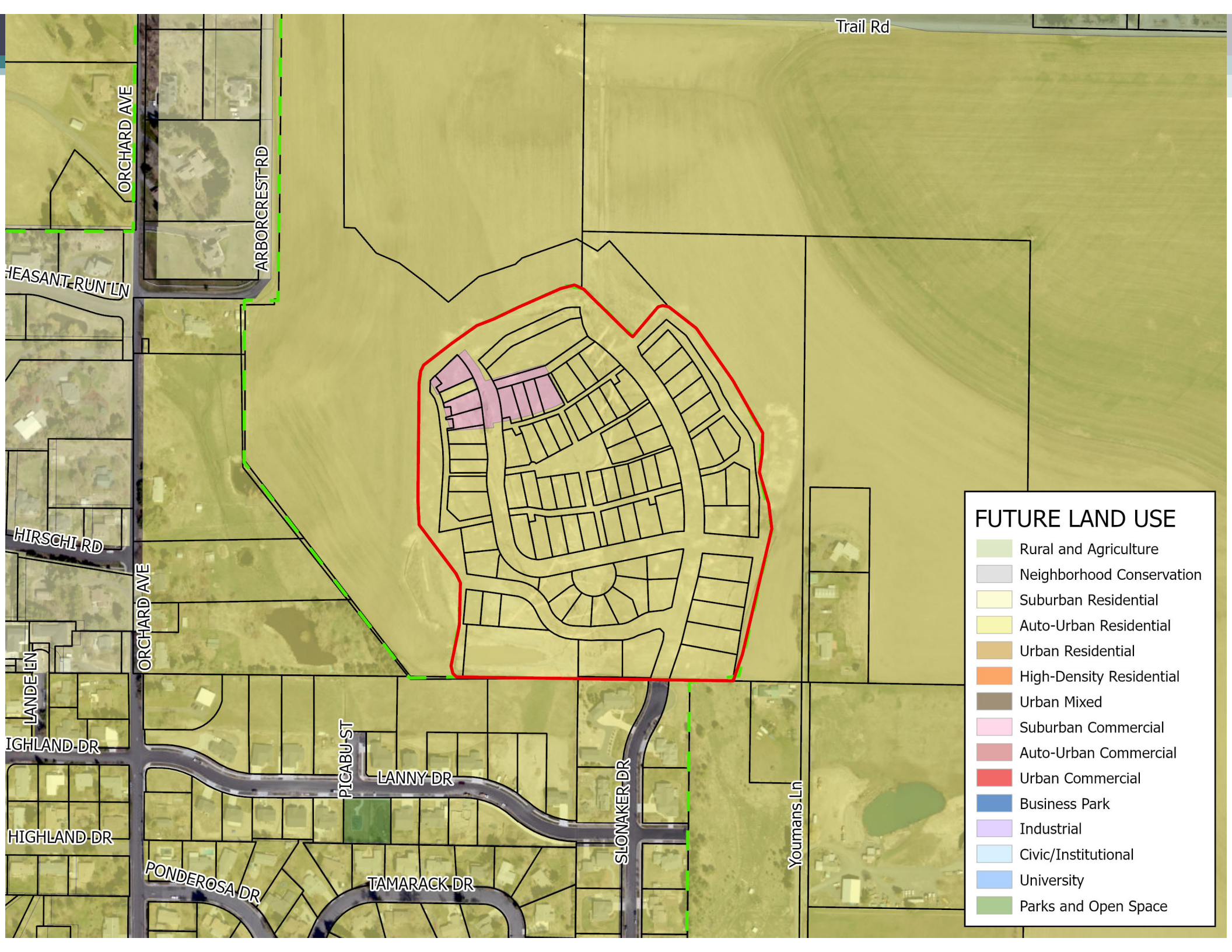
OVERALL IMPROVEMENTS PLAN

SCALE: 1" = 60'



CORNER SITE PLAN

SCALE: 1" = 20'

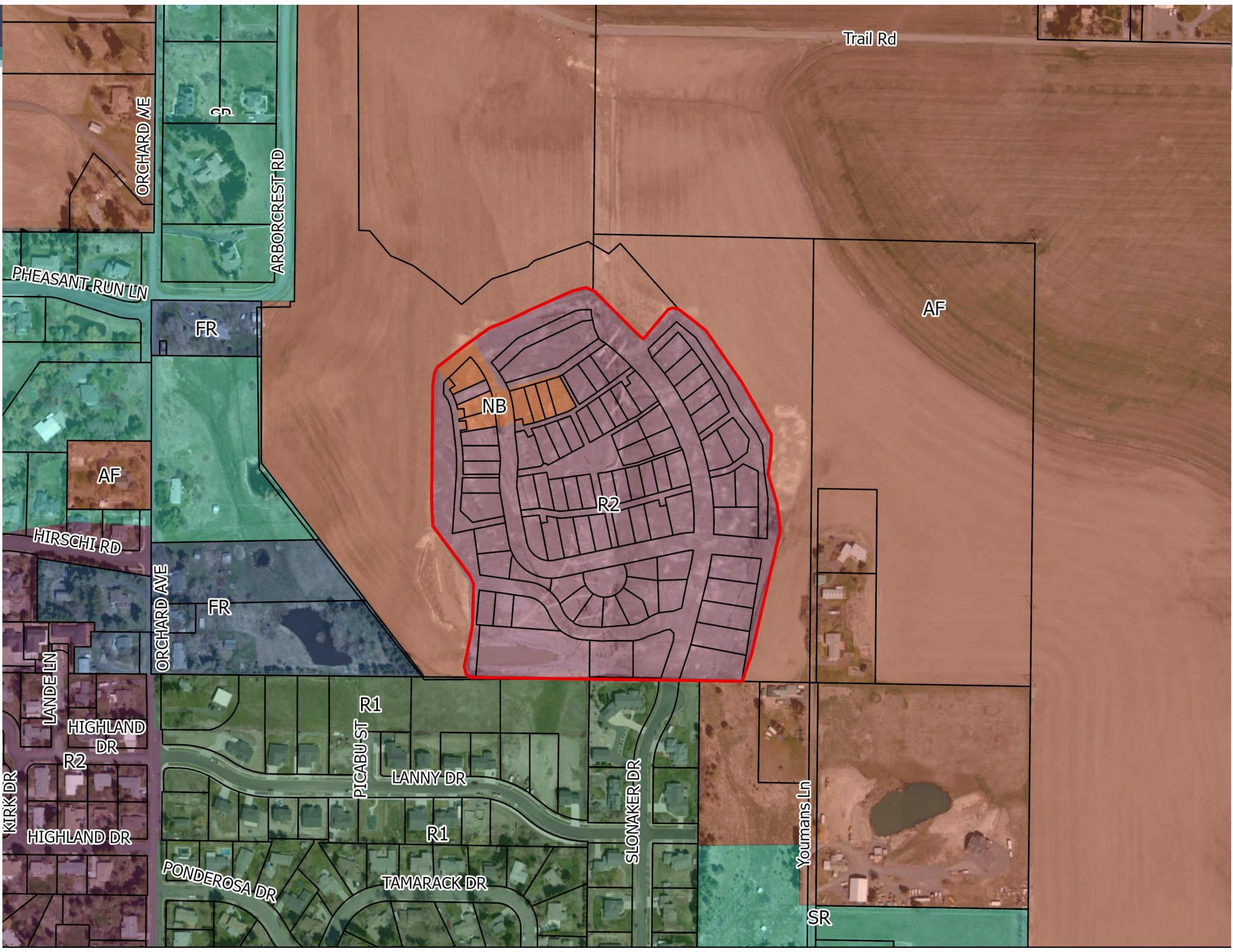


Comprehensive Plan

- The subject property is currently designated as Auto-Urban Residential and the proposal is a combination of the Auto-Urban Residential and Suburban Commercial designations
- According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,
 - 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

Comprehensive Plan

- Suburban Commercial
 - Intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment
 - Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development
 - Developments within these designated areas should include additional building scale and design standards
 - Most appropriately zoned Neighborhood Business (NB)



R-2 Zone

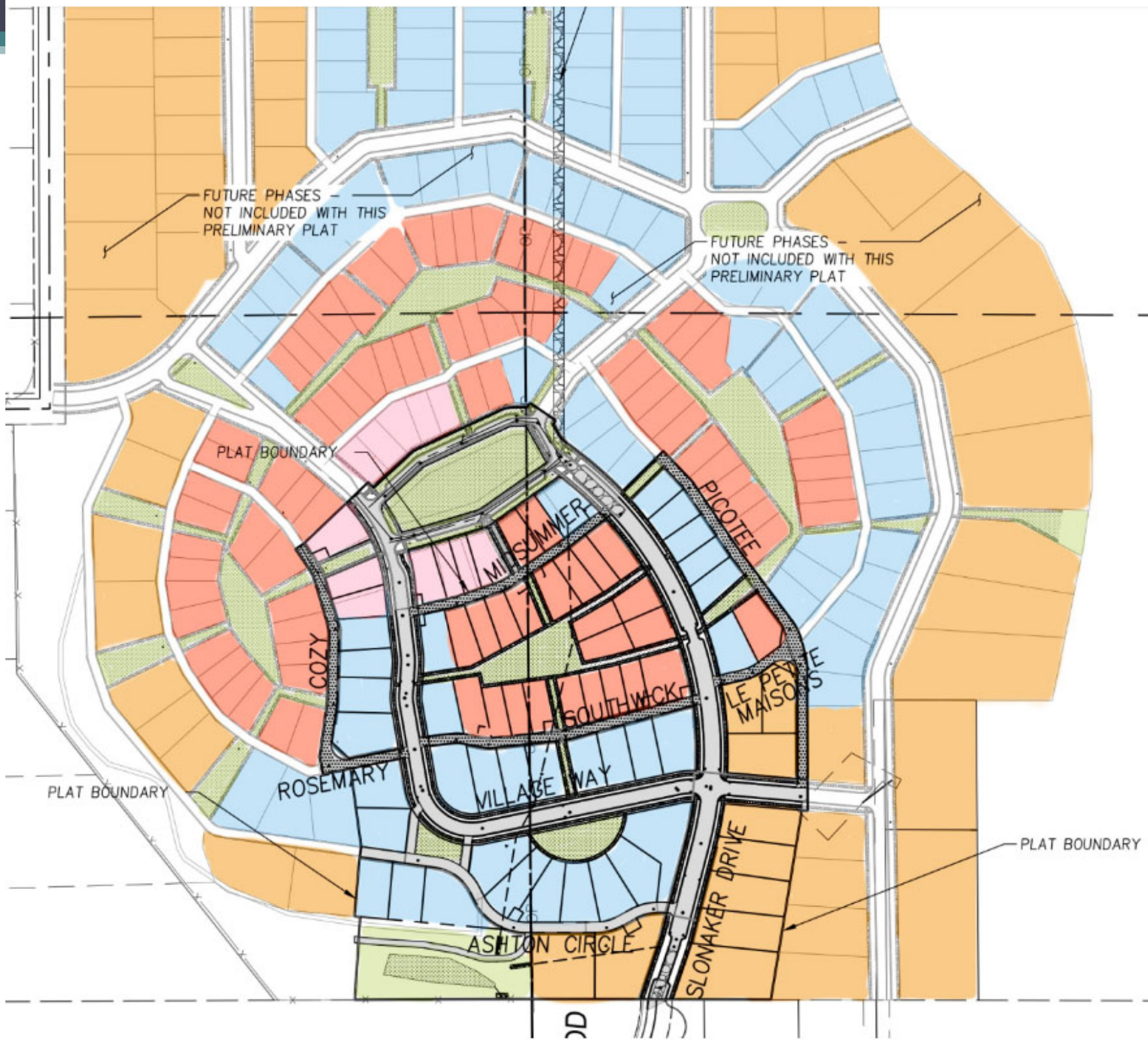
- Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
- Minimum lot size - 7,000 sf
- Minimum lot width - 60 feet (50 feet for lots with alley access)

Neighborhood Business (NB) Zone

- Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns
- Minimum lot size
 - Single-family, two-family, and multi-family dwellings
 - 5,000 sf or 800 sf per dwelling unit, whichever is greater
 - Townhouse dwellings
 - 1,800 sf
 - Twinhome dwellings
 - 2,250 sf

Woodbury 1st Addition PUD and Plat

- Existing Woodbury 1st Addition subdivision and PUD
 - 21.73-acre area
 - 78 lots ranging from 3,823 to 16,321 square feet in size
 - First phase of a master-planned subdivision that has a new urbanist design
- The entire property that the owner wishes to develop is approximately 82 acres in size and extends from Slonaker Drive to the south, Arborcrest Road to the west, Trail Road to the north, and slightly to the east of Youmans Lane to the east
- The entire concept is a community that includes a number of small neighborhoods that are linked by a combination of City and private streets
- The community includes rear loaded garages, front porches, tree-lined streets, and a walkway system that will connect a number of small linear parks. Each home in the neighborhood is proposed to be unique, but also be of the same architectural style





-  Neighborhood Business
-  Cottage
-  Garden Lots
-  Estate Lots



Example Plans - Cottage



1400 SQFT



Example Plans - Garden Lots

WOODBURY DEVELOPMENT



2700 SQFT



Example Plans - Estate Lots



3400 SQFT

Proposal

- The applicant has indicated that they wish to make some changes to the existing subdivision and PUD in order to construct houses which are more affordable
- One way of doing that without affecting quality is to decrease the size of the lots, decrease the size of the dwellings which are constructed upon the lots, and allow for a variety of housing types
- The applicant is therefore proposing a major PUD amendment to increase the number of lots from 78 to 107
- As part of the major PUD amendment, the applicant is proposing to replat a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision which currently contains 52 lots
- The replat proposal will increase the number of lots within the replat area to 81 lots, for a total of 107 in the entire subdivision



CENTRAL PARK TOWNHOMES
8 large townhomes and 6 small townhomes

CENTRAL PARK

TOWN CENTER

WILLOWS
4 cottages

WOODBURY DRIVE

SOUTHWICK PARK

SOUTHWICK CT
9 detached cottages

Southwick Court



Southwick Court

- Proposal is to divide the existing four lots into nine lots which each contain one detached single-family dwelling
 - Three dwellings which are 1,100 sf in size and contain one bedroom
 - Six dwellings which are 1,200 sf in size and contain three bedrooms
- All of the dwellings in Southwick are proposed to be two stories in height and will surround a common parking area
- 13 parking spaces proposed
 - 1 parking space per dwelling and 4 additional spaces to be assigned
 - 1.5 parking spaces per dwelling unit, which would be a deviation from the current code requirements of 2 parking spaces per single family dwelling

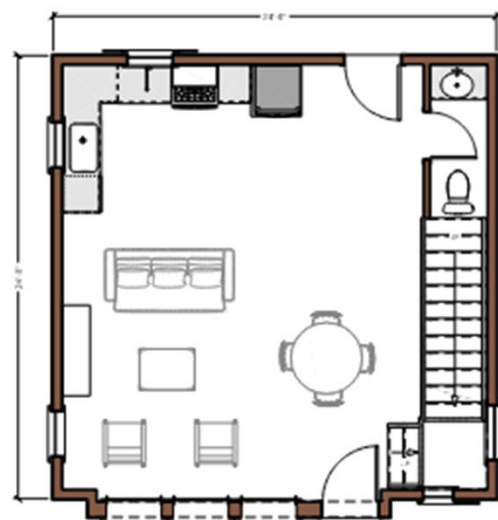
SOUTHWICK COURT RENDER



SOUTHWICK COURT TYP. FLOOR PLANS

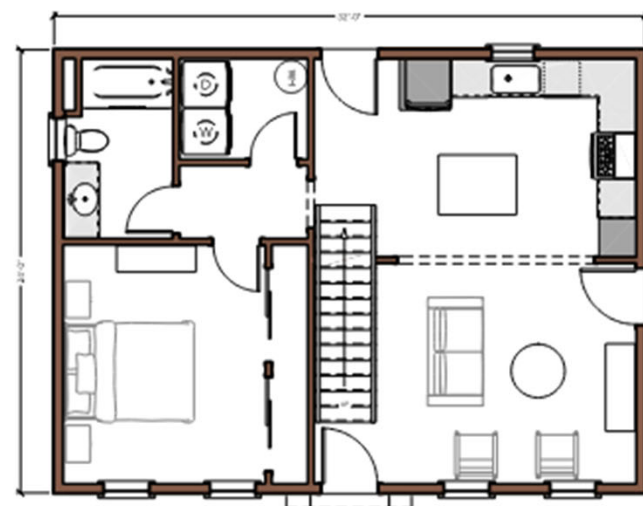
3) 24X24 UNITS

1ST FLOOR

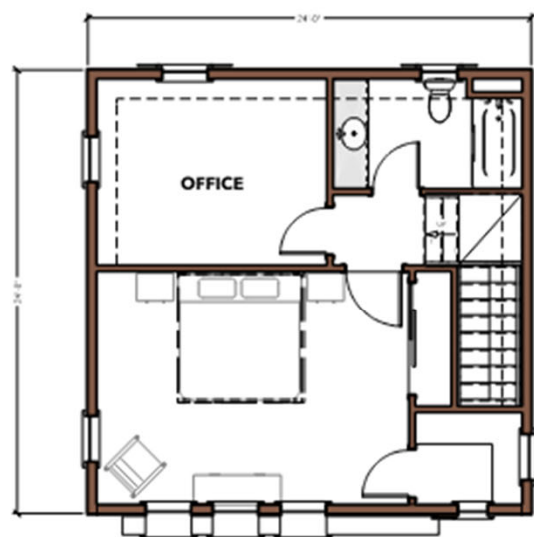


6) 24X32 UNITS

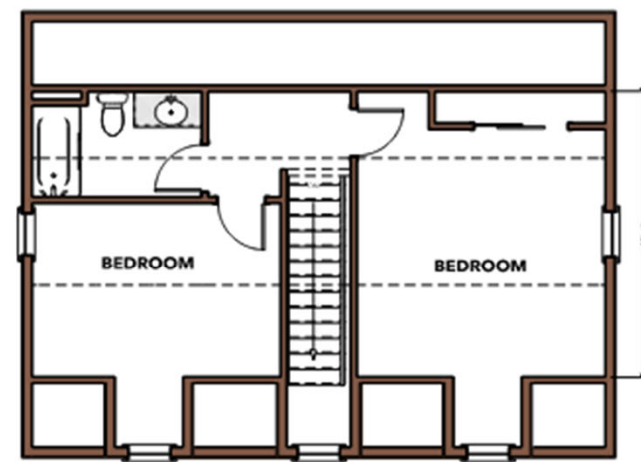
1ST FLOOR



2ND FLOOR



2ND FLOOR





CENTRAL PARK TOWNHOMES
8 large townhomes and 6 small townhomes

CENTRAL PARK

TOWN CENTER

WILLOWS
4 cottages

WOODBURY DRIVE

SOUTHWICK PARK

SOUTHWICK CT
9 detached cottages

The Willows



The Willows

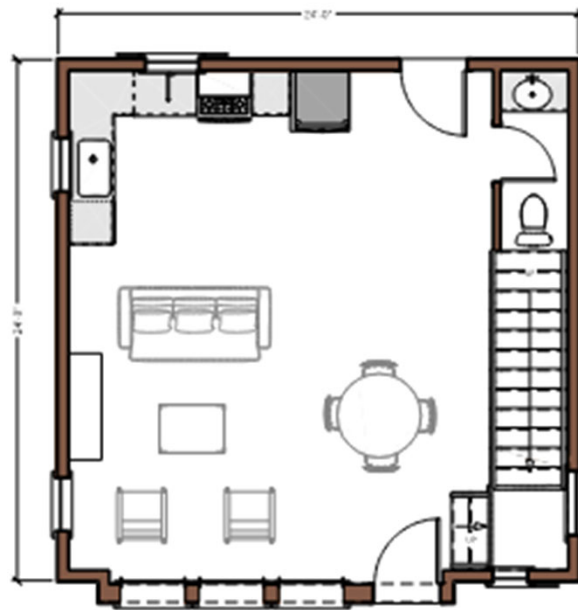
- Proposal is to divide two existing lots into four lots
 - Detached two-story dwelling of 1,152 sf in size containing one bedroom on each of the four lots
- 8 parking spaces which are accessed via Cottage Lane
 - 2 parking spaces per dwelling unit

The Willows Floor Plan

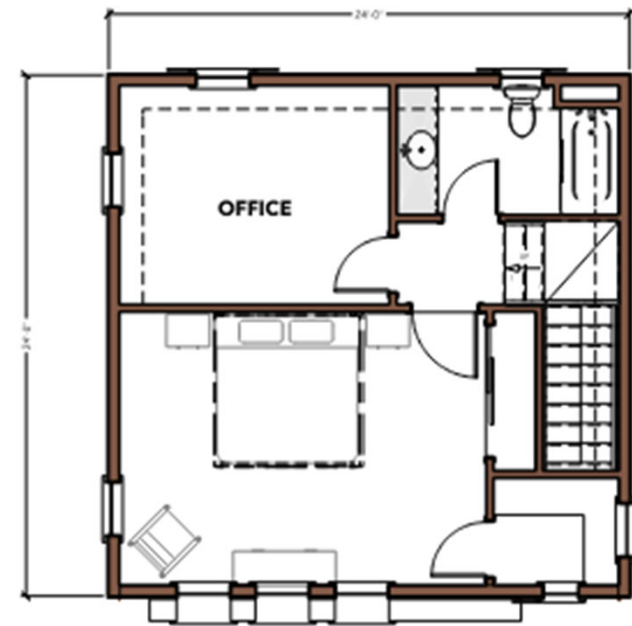
spaces: 9'x20'

3) 24X24 UNITS

1ST FLOOR



2ND FLOOR



THE WILLOWS ELEVATIONS - FOUR COTTAGES



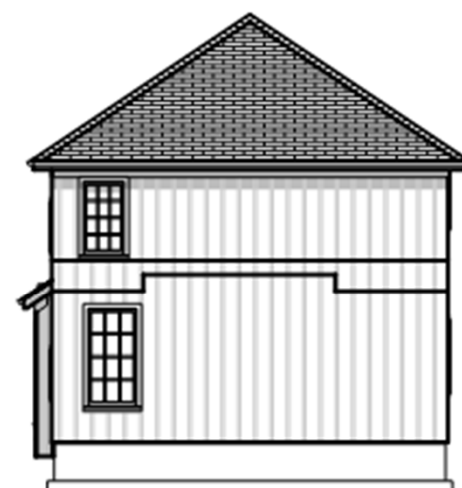
EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION LEFT



EXTERIOR ELEVATION BACK



EXTERIOR ELEVATION RIGHT



CENTRAL PARK TOWNHOMES
8 large townhomes and 6 small townhomes

CENTRAL PARK

TOWN CENTER

WILLOWS
4 cottages

WOODBURY DRIVE

SOUTHWICK PARK

SOUTHWICK CT
9 detached cottages

Central Park Townhomes

CENTRAL PARK

Larger two and three story townhomes facing park



Mews* facing alley and walkway

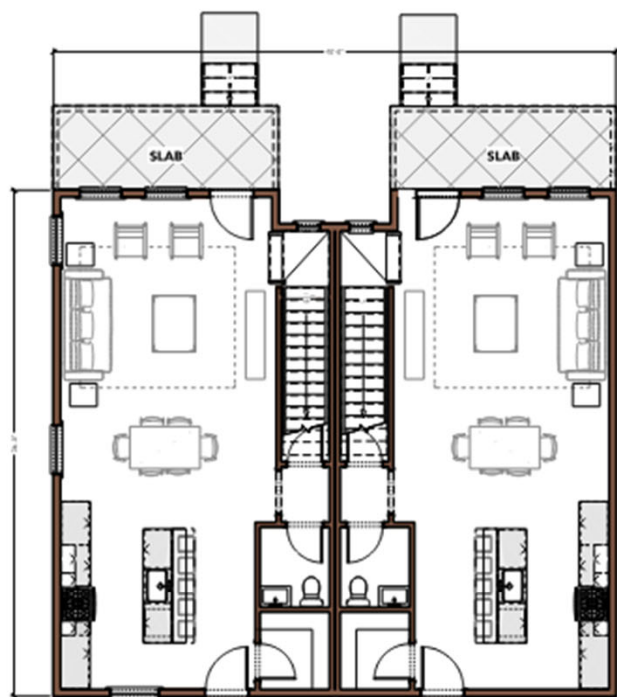
Central Park Townhomes

- Proposal is to divide approximately 7 lots into 14 lots
 - 8 larger townhouse units which each share a common wall with another dwelling unit
 - Each townhouse unit contains two to three bedrooms and will range from 2-3 stories in height
 - Approximately 2,160 sf in size
 - 4 townhomes on the west side of the walkway have 4 small homes or what the applicant is referring to as “mews” which will face Cottage Lane
 - “Mews” are approximately 1,000 sf in size

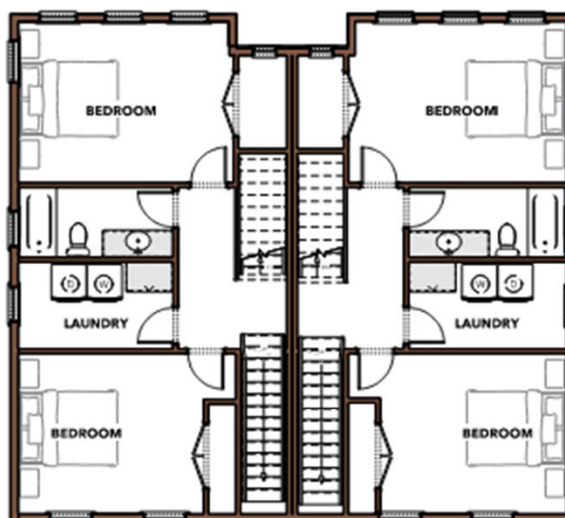
Central Park Townhomes

- The 4 townhomes and 4 “mews” on the west side of the walkway
 - Located within the Neighborhood Business (NB) Zone
 - 1 off-street parking space per dwelling proposed
- The 4 townhomes on the east side of the walking path have backyards with two car garages
- Two additional “mews” are located along the walkway running from Cottage Lane to Park Place
 - 1 off-street parking space per dwelling proposed

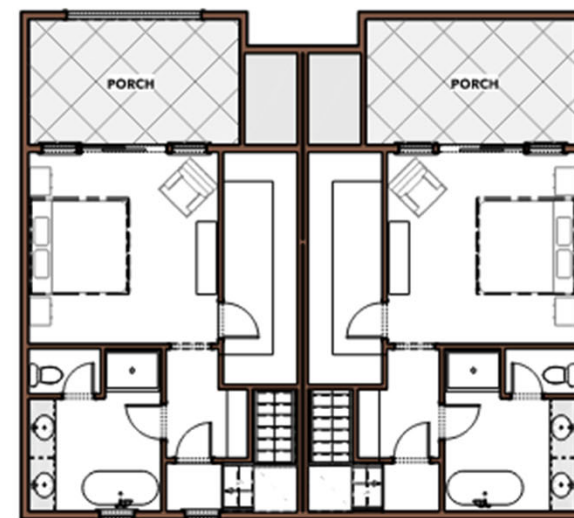
TOWNHOMES - TYPICAL FLOOR PLANS



1ST FLOOR

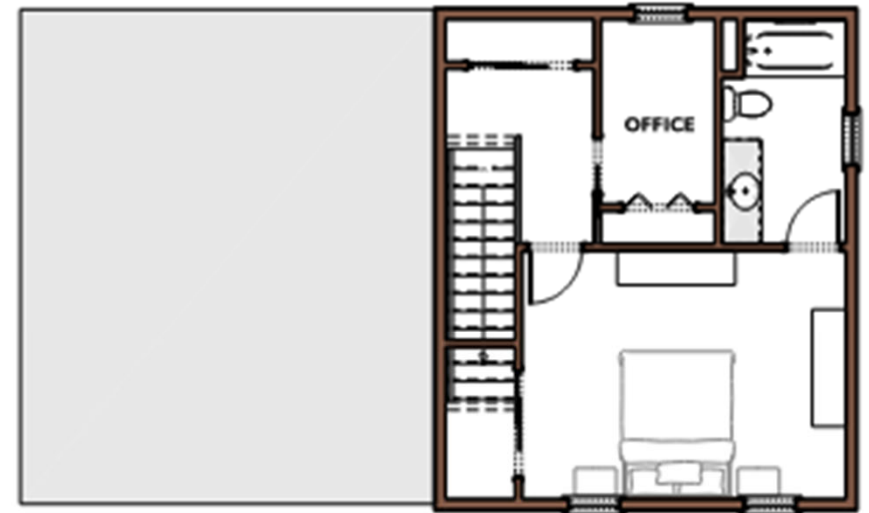
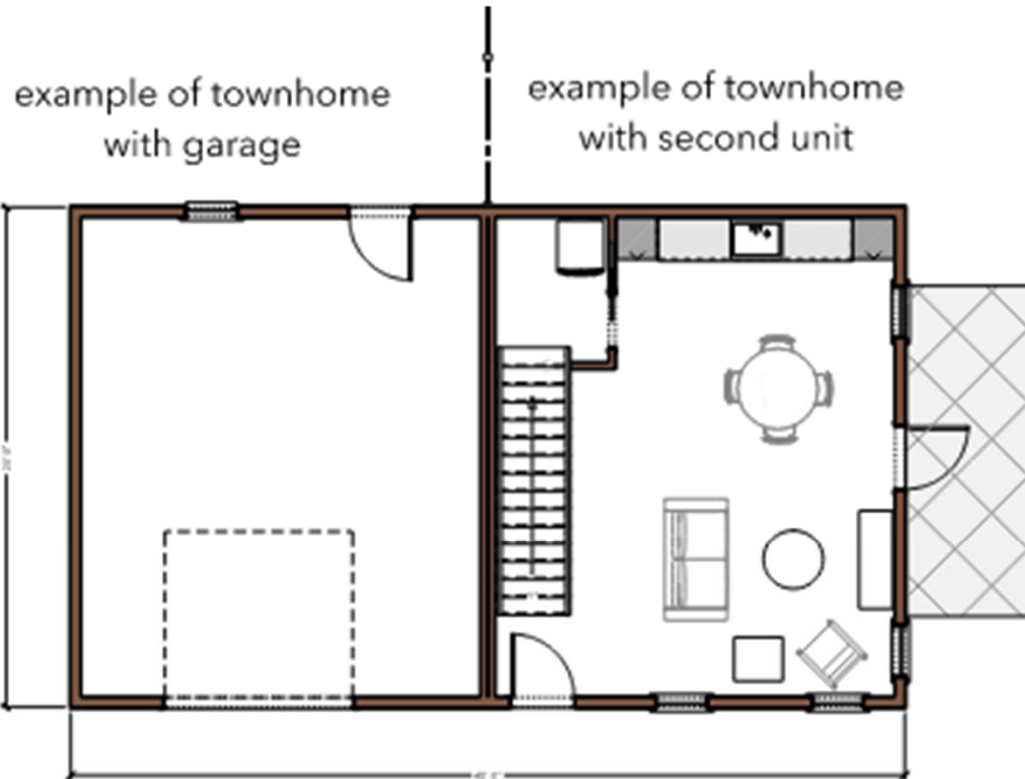


2ND FLOOR



3RD FLOOR

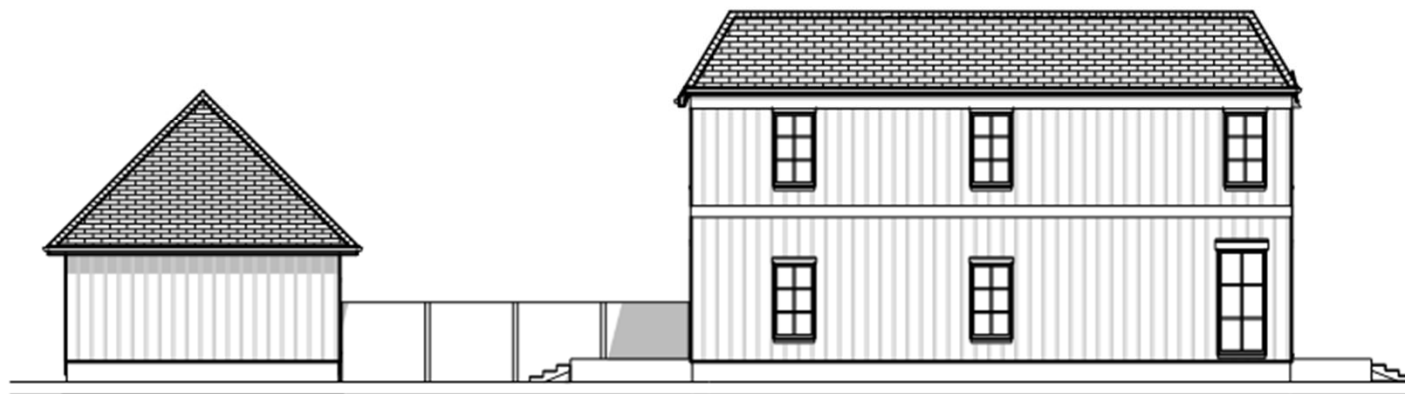
Garage/“Mew” Floor Plan



TOWNHOMES - EXAMPLE ELEVATIONS



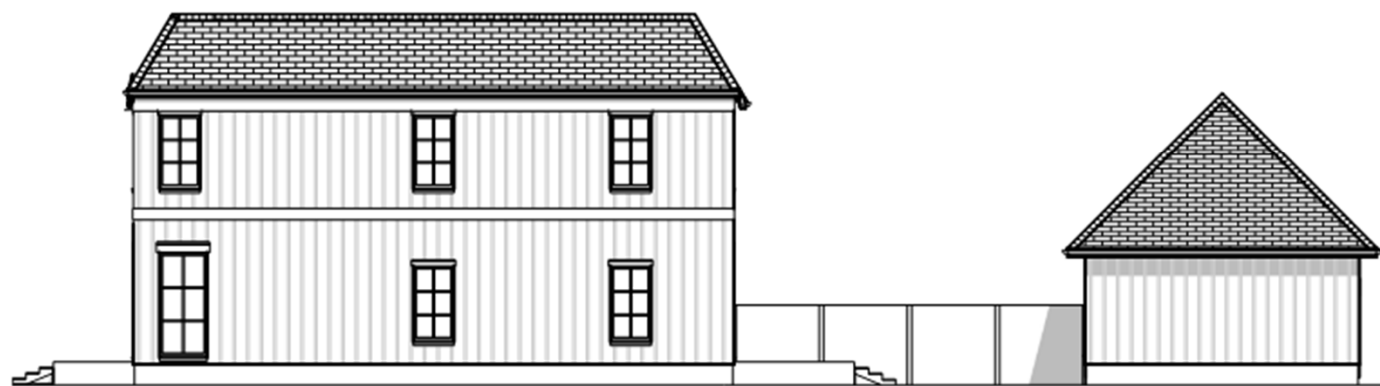
FRONT



RIGHT



BACK



LEFT



CENTRAL PARK TOWNHOMES
8 large townhomes and 6 small townhomes

CENTRAL PARK

TOWN CENTER

WILLOWS
4 cottages

WOODBURY DRIVE

SOUTHWICK PARK

SOUTHWICK CT
9 detached cottages

Town Center



Town Center

- Remaining Neighborhood Business (NB) zoned lots adjacent to Woodbury Drive are also proposed to be further divided from approximately 6 lots to 14 lots
 - Referred to as the Town Center
 - Redesigned these wider lots into narrower storefront lots intended to resemble 1890's downtown facades with two to three story buildings which share common walls
- The existing lots were approved to allow any use that the NB Zone would permit and whatever structure would fit within the parameters of the PUD and NB Zone
- Applicant has now provided more detail on the type of structure that will be built and what uses will be targeted for the Town Center lots, which would consist of retail or offices on the ground floor with offices or dwelling units above
 - The number of dwellings units would need to comply with the base density requirements of the PUD

Town Center

- Currently 18 off-street parking spaces shown on the Town Center lots
 - The applicant is proposing that each dwelling unit that is constructed have one dedicated off-street parking space in these locations
 - 41 temporary parking spaces are proposed to be constructed directly adjacent to Rosemary Lane to gauge the need for off-street parking for the buildings and uses constructed within the Town Center

Town Center Facades



Awnings



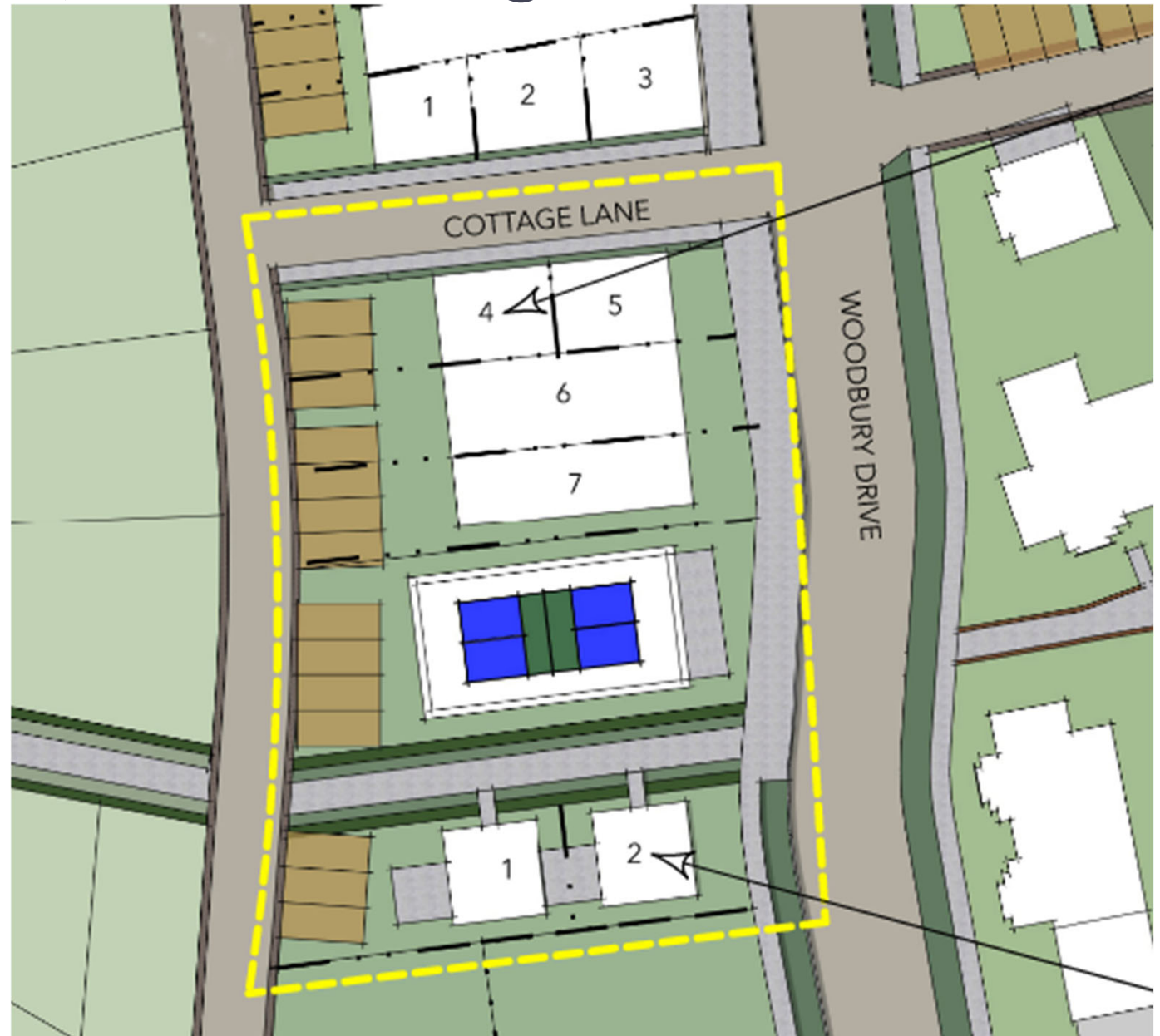
Narrow Storefronts



Local retailers



Woodbury Drive Townhomes, Recreation, and Cottages



Woodbury Drive Townhomes, Recreation, and Cottages

- Cottage Lane will now be extended across Woodbury Drive to connect to Rosemary Lane
 - Separates the Town Center lots from the Woodbury Drive Townhomes, Recreation, and Cottages area
- 4 lots in this area are proposed to be divided into 4 attached townhomes
 - Similar to the Central Park townhouse units which contain two to three bedrooms and will range from 2-3 stories in height
- Indoor pickleball court
- 2 attached cottages
 - Similar to the 24 ft by 24 ft cottages which are being proposed in Southwick Court
- Off-street parking
 - 7 off-street parking spaces proposed to serve the 4 townhouses
 - 3 off-street parking spaces provided for the 2 cottages
 - The indoor pickleball court property has provided 4 public off-street parking spaces

PUD Base Density

- PUD Base Density
 - R-2 Zone base density - 4.8 dwelling units per acre
 - 4.13 du/a proposed
 - NB Zone base density - 24 dwelling units per acre
 - 1.18 acres of NB Zoned land
 - Base density of 28 dwelling units
 - Applicant has proposed 21 lots in NB Zone, which would be limited to a total of 28 dwelling units

Existing Setbacks

Lot Type	Uses	Minimum Setbacks (from back of sidewalk)		
		Front	Sides	Rear
Center Park - Neighborhood Business	SF Detached, Neighborhood Business, three lots or less attached	5'	0'	5'
Cottage Lots	Single Family Detached	5'	5'	5'
Garden Lots	Single Family Detached	5'	5'	5'
Estate Lots - front loaded	Single Family Detached	10'	5'	10'
Carriage Houses - ADUs	Accessory Units	varies		

Revised Setbacks

Lot Type	Uses	Average Lot Size	Minimum Setbacks			Off Street Parking
			Front	Sides	Rear	
Village - Neighborhood Business	SF Attached, SF Detached, Neighborhood Business	400+	0'	0'	0'	Minimum of 1 unassigned off-street space
Small Lots outside NB zone - Adjoining or across a street from NB	SF attached and detached	400+	0'	0'	0'	Minimum of 1 assigned off-street space provided by parking pad, carport or garage
Cottage Lots	Single Family Detached	4,800 +	5'	5'	5'	Minimum 2 off-street spaces provided by parking pad, carport or garage.
Garden Lots	Single Family Detached	6,600 +	5'	5'	5'	Minimum 1 enclosed and 1 additional off-street space provided by parking pad, carport or garage.
Estate Lots	Single Family Detached	16,000 +	5'	5'	5'	Minimum 2 enclosed and off-street spaces
Carriage Houses - ADUs	Accessory Units	Above or attached to a garage or house or standing alone.	Same as zone in which it is located			1 additional off-street space required for ADU's over 600 sf

Note: Eaves are permitted to encroach into setbacks and required open space subject to building code requirements.

Accessory Dwelling Units (ADU's)

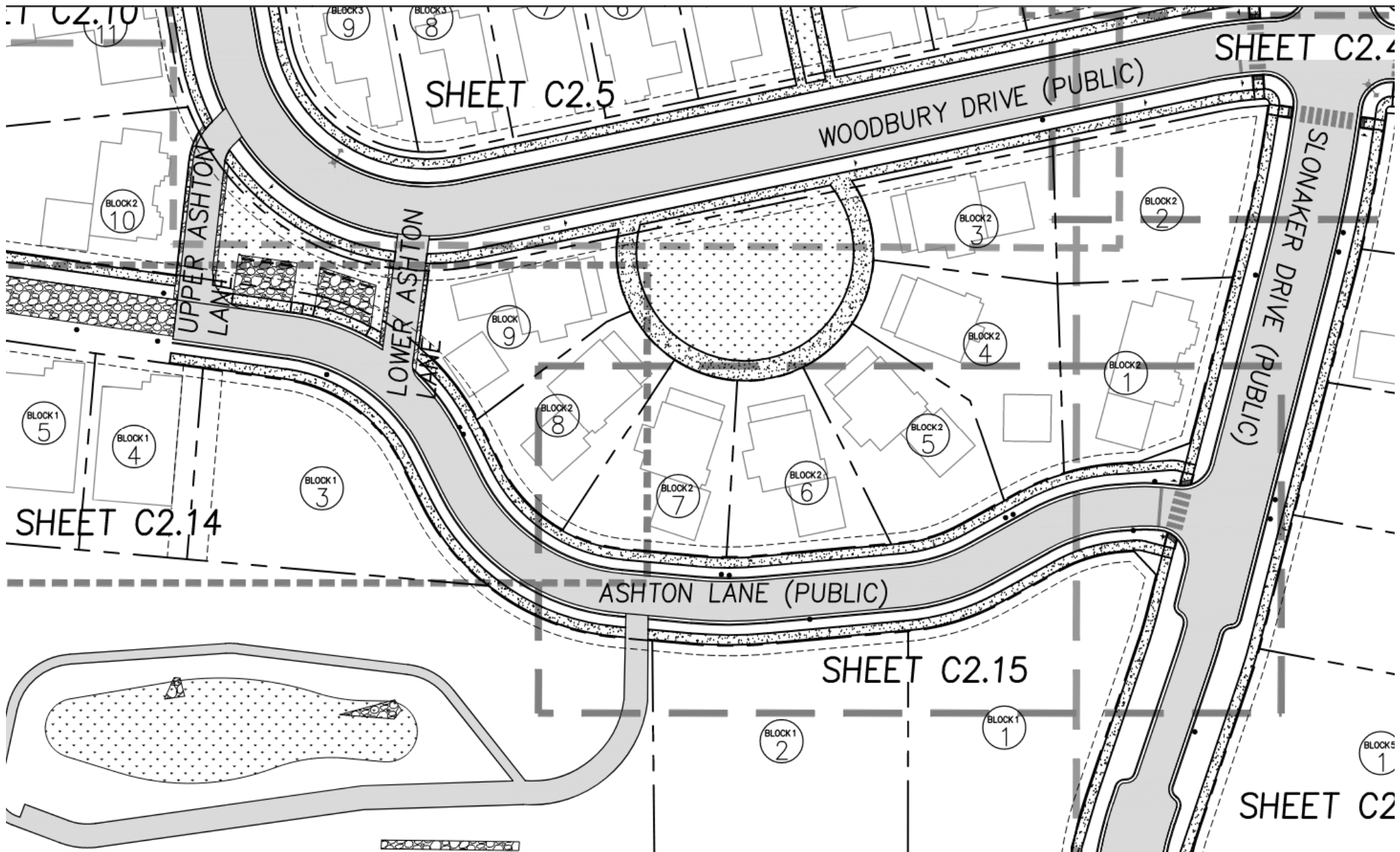
- Permitted so long as setbacks can be met
 - Village, Cottage, and Garden lots
 - Maximum floor area of 750 square feet
 - Estates lots
 - Maximum floor area of 1,200 square feet
- Currently require 1 additional parking space
 - Applicant is proposing that only ADUs over 600 square feet be required to provide 1 additional space

Public Parking

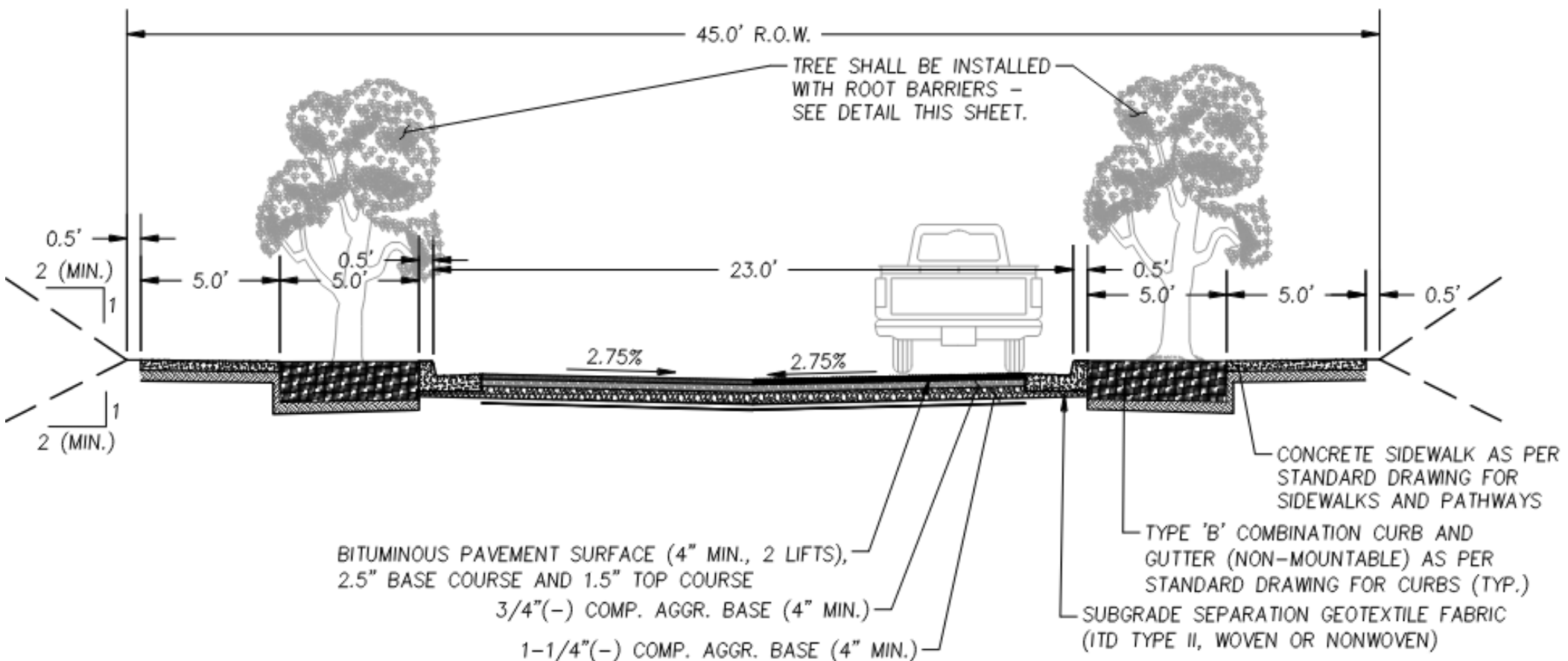
- The applicant has provided an on-street and off-street parking plan
 - On-street parking is provided on both sides of the Slonaker Drive and on one side of Woodbury Drive, Park Place, and Ashton Lane
 - The applicant has estimated the number of on-street parking spaces at 130 in this first phase
- The public off-street parking spaces are proposed to be reduced to 17 from the 25 that were approved in the existing PUD
 - 41 temporary parking spaces to be constructed adjacent to Rosemary Lane in order to provide public parking for the Town Center lots
 - Monitored for usage with the goal of increasing, sustaining, or reducing off-street parking in future phases
 - Staff is comfortable with this approach, as it will provide a gauge of the actual parking demand in the area and more off-street parking facilities could be recommended to be constructed in future phases of the development

WOODBURY PHASE 1 PARKING PLAN





Ashton Lane Public Street

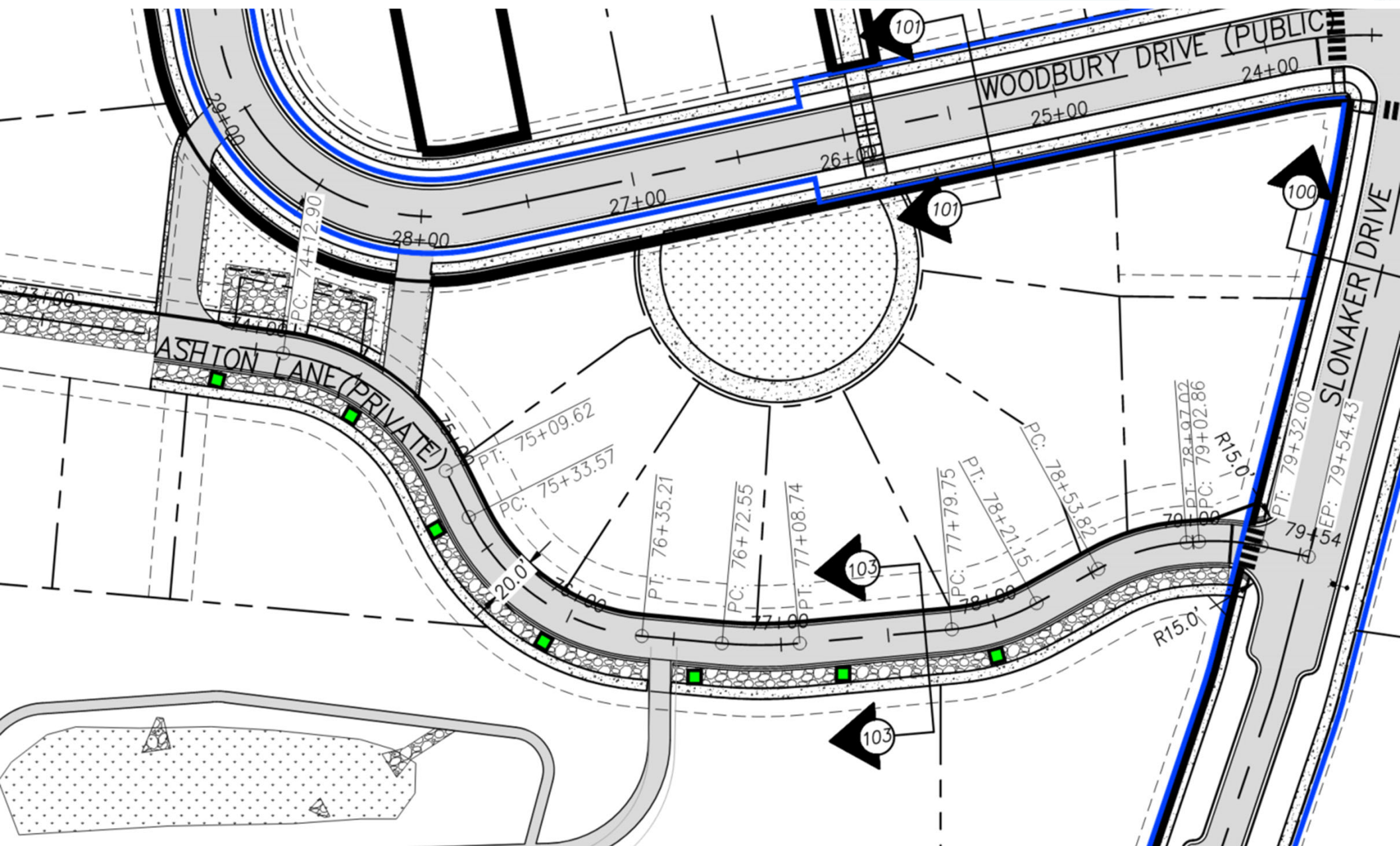


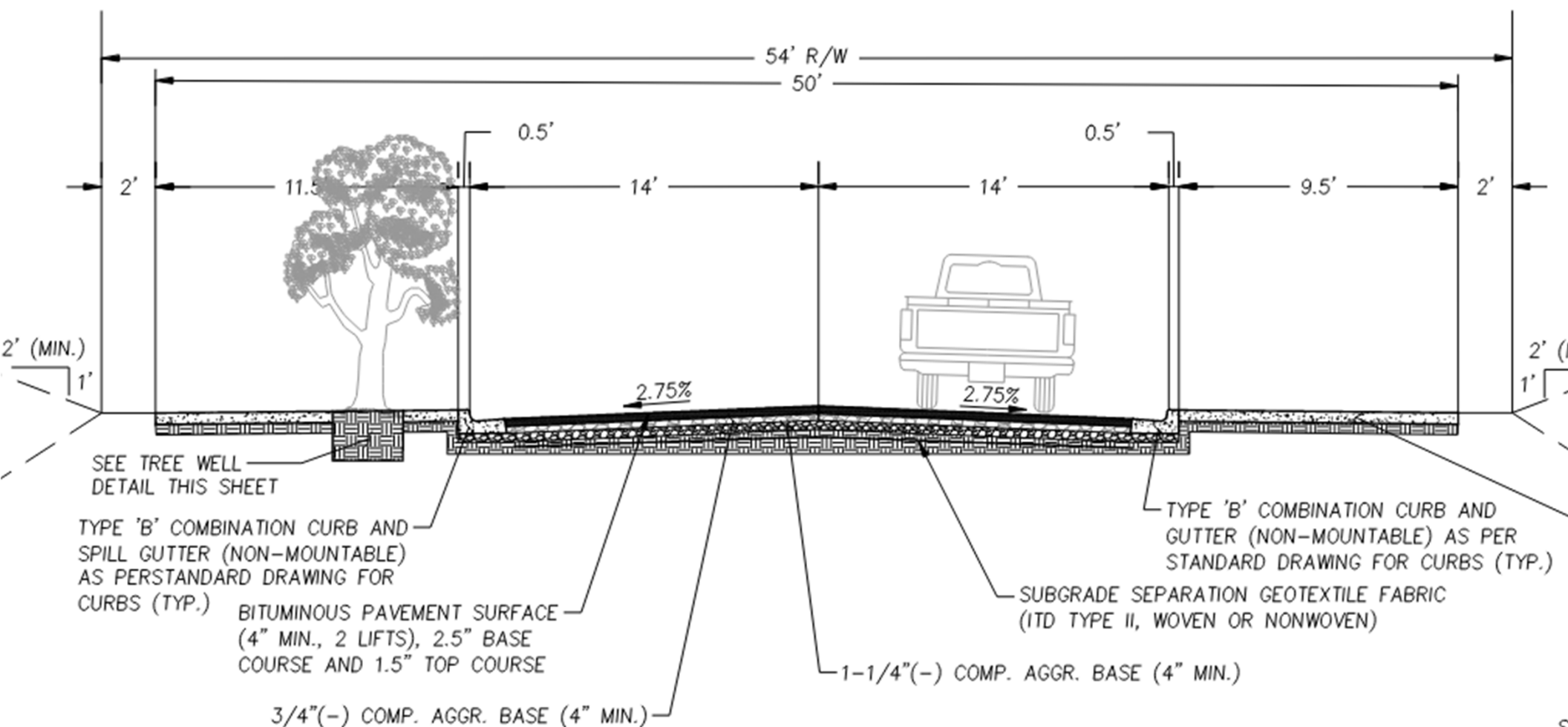
ASHTON LANE ROAD SECTION

SCALE: 1"=5'



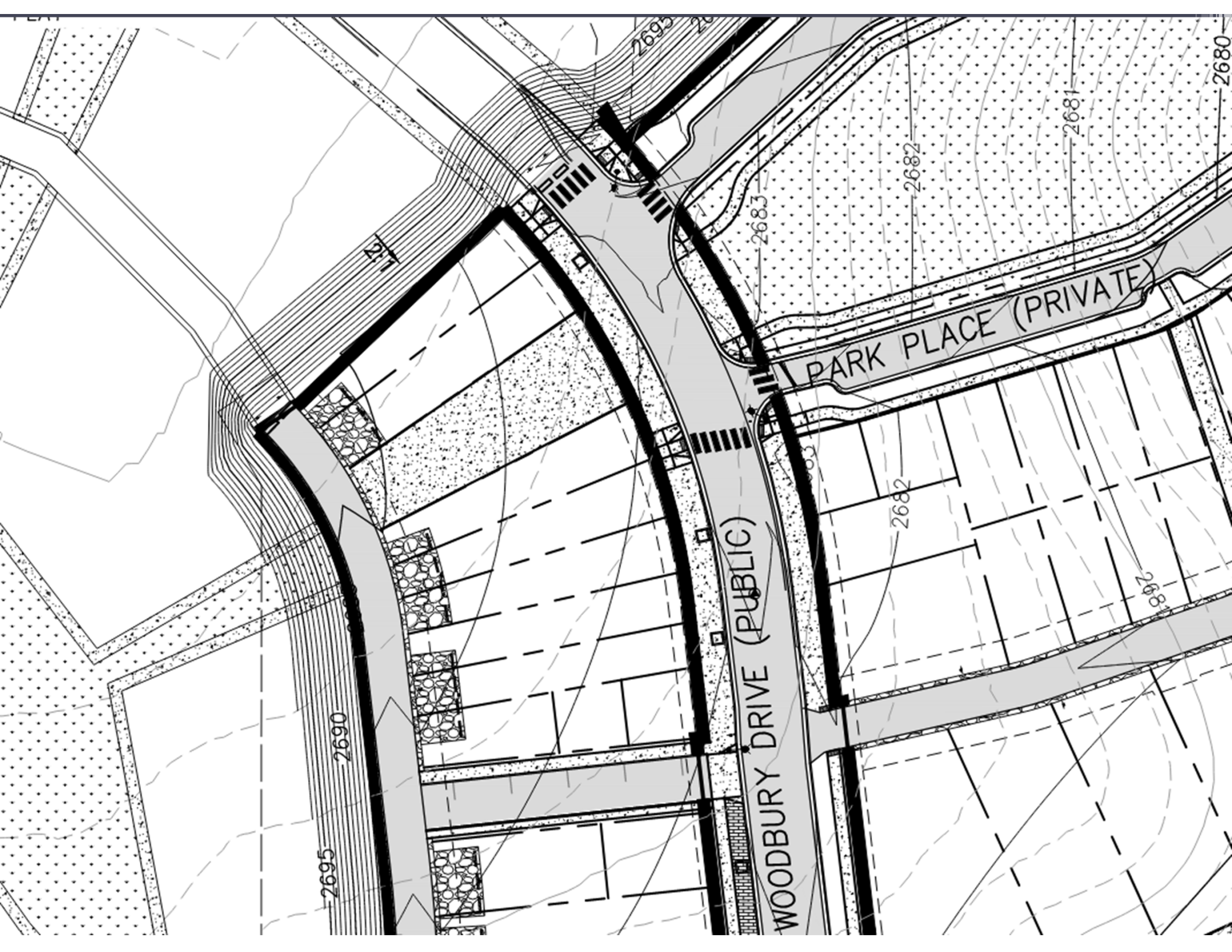
SCALE: 1"=5'





NORTHERN WOODBURY DRIVE ROAD SECTION

N.T.S.



Preliminary Replat of Woodbury 1st Addition

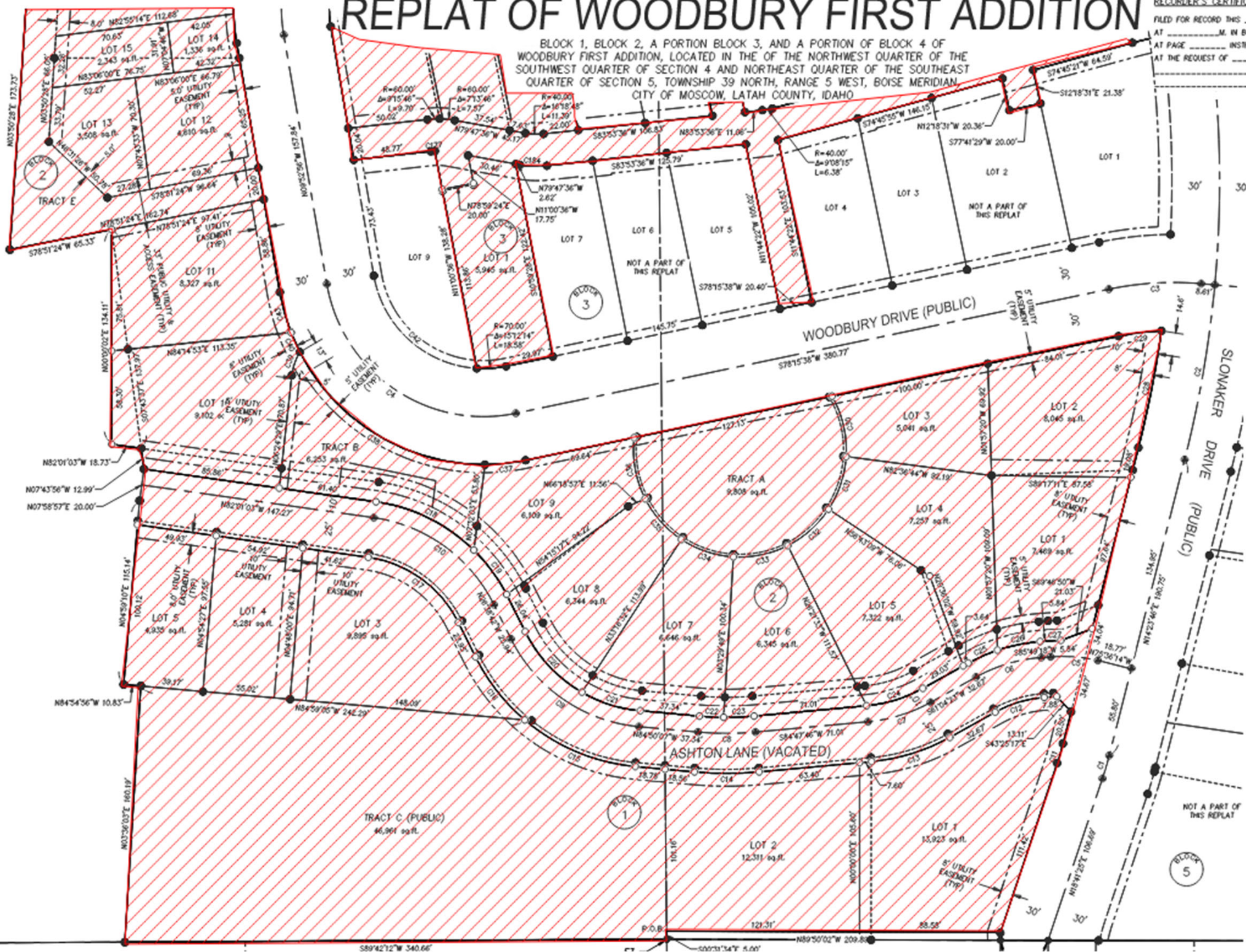
- Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots
 - The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat
 - The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 79 to 107

REPLAT OF WOODBURY FIRST ADDITION

BLOCK 1, BLOCK 2, A PORTION BLOCK 3, AND A PORTION OF BLOCK 4 OF WOODBURY FIRST ADDITION, LOCATED IN THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN CITY OF MOSCOW, LATAH COUNTY, IDAHO

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____ M. IN BOOK _____
AT PAGE _____ INSTRUMENT N _____
AT THE REQUEST OF _____

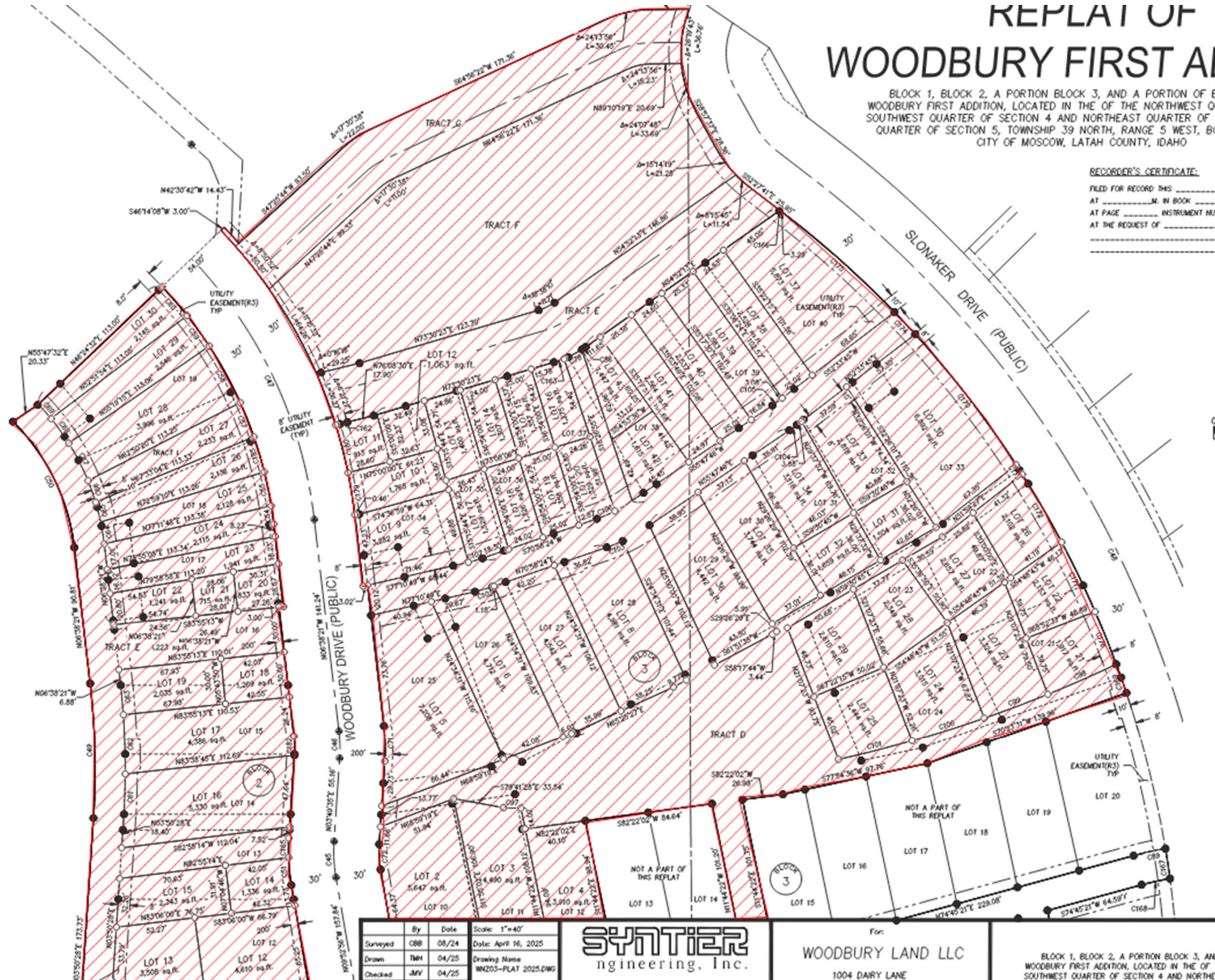


REPLAT OF WOODBURY FIRST ADDITION

BLOCK 1, BLOCK 2, A PORTION BLOCK 3, AND A PORTION OF E
WOODBURY FIRST ADDITION, LOCATED IN THE OF THE NORTHWEST QUARTER OF SECTION 4 AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 5 WEST, B1
CITY OF MOSCOW, LATAH COUNTY, IDAHO

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____
AT _____ M. IN BOOK _____
AT PAGE _____ INSTRUMENT NO. _____
AT THE REQUEST OF _____

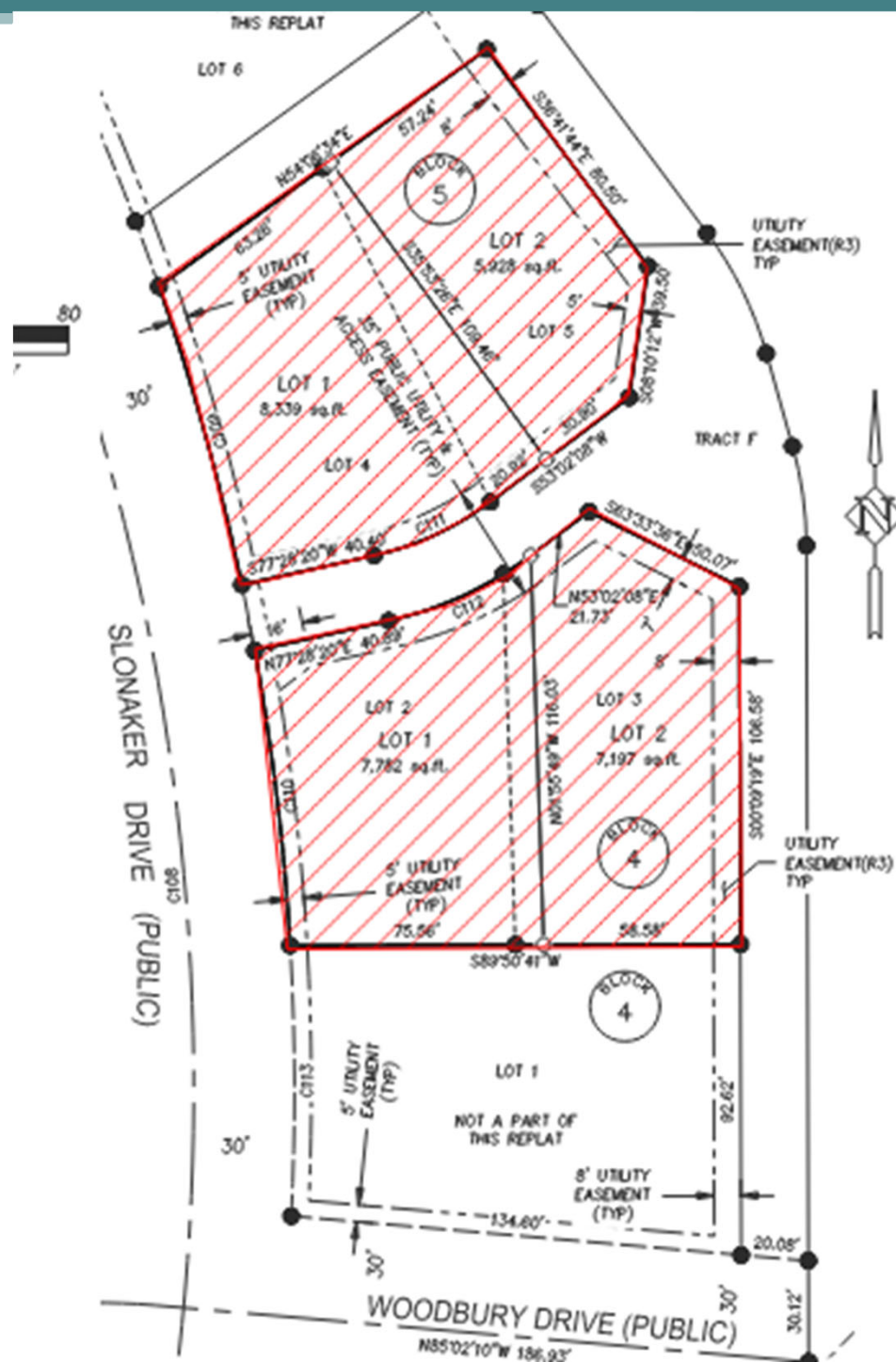


By	Date	Scale: 1"=40'
Surveyed	08/24	Date: April 16, 2025
Drawn	RMH	Drawing Name
Checked	JMV	RM203-PLAT 2025.DWG

SYNTIER
engineering, Inc.

For
WOODBURY LAND LLC
1004 DAIRY LANE

BLOCK 1, BLOCK 2, A PORTION BLOCK 3, AND
WOODBURY FIRST ADDITION, LOCATED IN THE OF
SOUTHWEST QUARTER OF SECTION 4 AND NORTHEAST

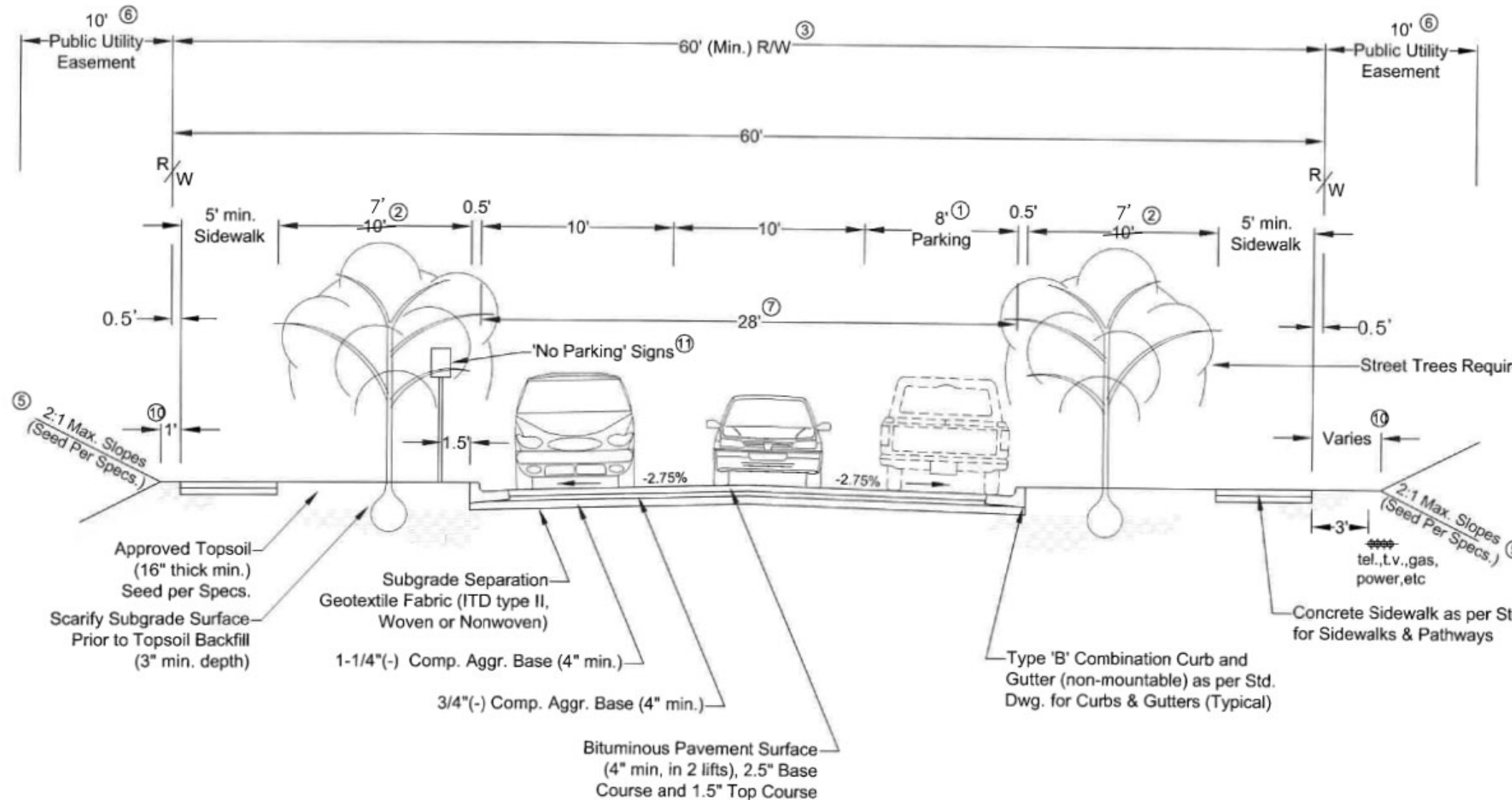




Street Network

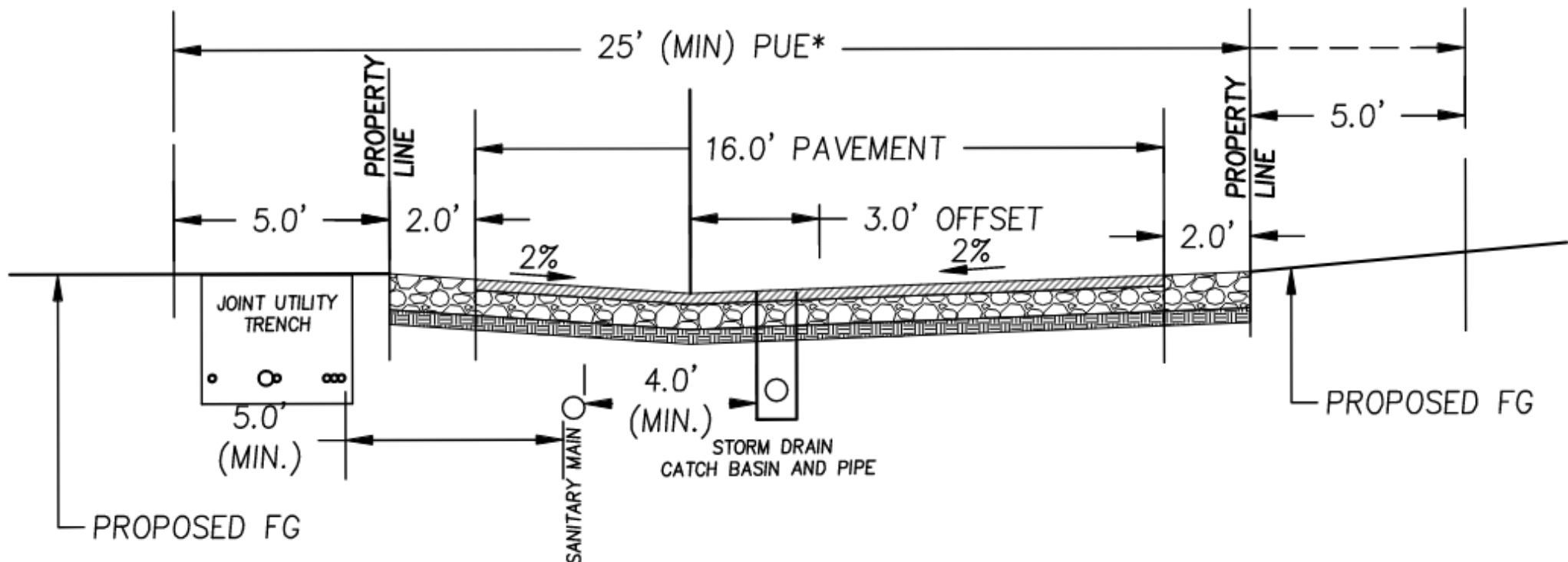
- Slonaker Drive
 - Constructed to a prior street standard
 - 34-foot-wide paved section
 - Two 10-foot travel lanes, curb, gutter, tree lawns, sidewalks and on-street parking on both sides of the street
- An emergency secondary access and construction entrance has been extended to the proposed subdivision from Trail Road to the north
- Future phases of the entire development are planned to provide connections to Arborcrest Road, Trail Road, and Youmans Lane

Woodbury Drive



Private Streets

- Maintained by a homeowner association
- Fire Marshall has reviewed the private streets for sufficient access and the applicant has modeled the private street intersections for sufficient fire truck turning radiuses

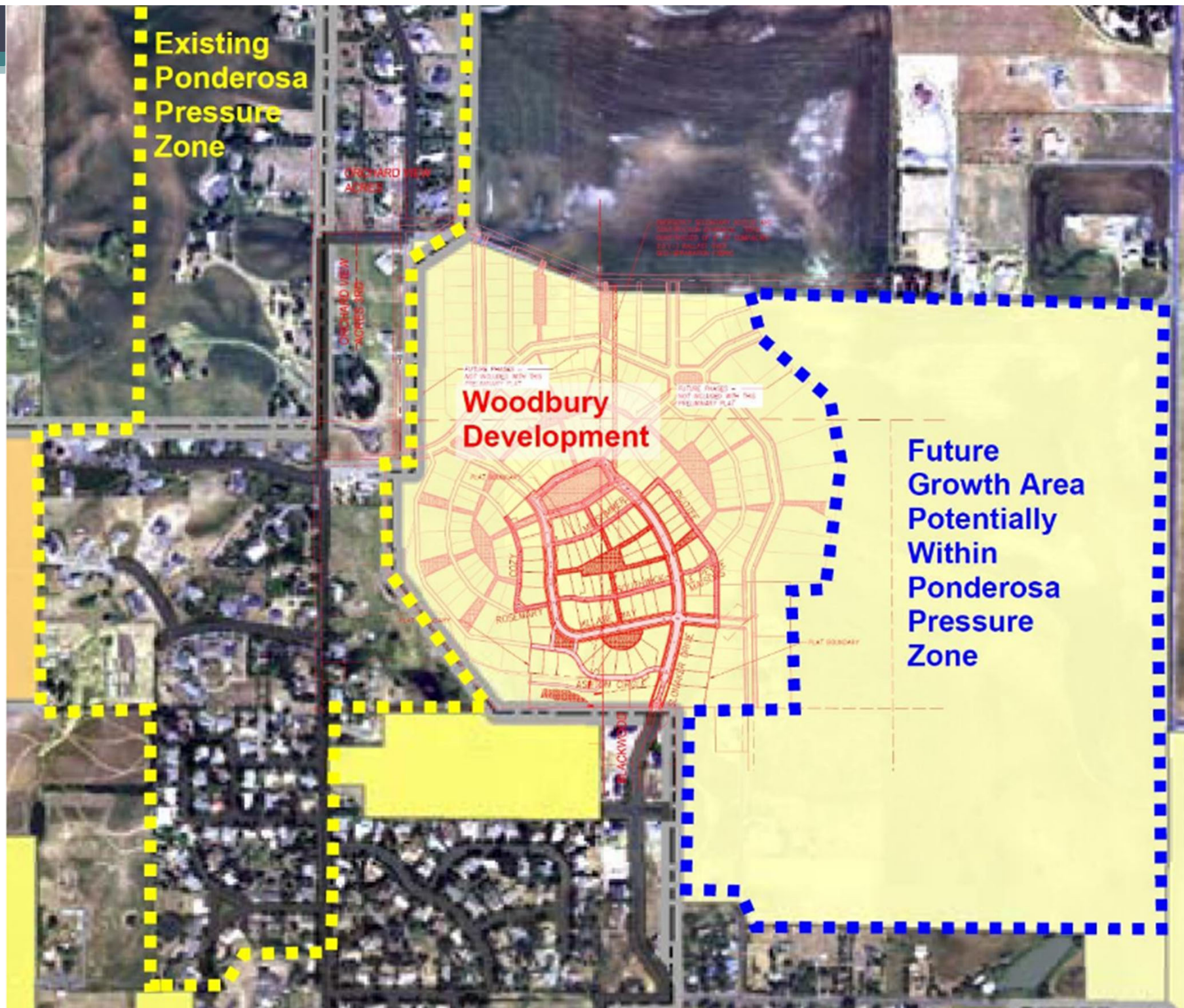


Traffic Impact Study

- The applicant previously conducted a traffic study of the impact of the proposed subdivision on existing roadways and primary intersections within the area
 - The intersections that were analyzed were the Mountain View Road/D Street intersection and the Mountain View Road/F Street intersection
 - The traffic impact study was conducted for the full buildout of the subdivision at an estimated 270 dwelling units
 - The traffic impact study concluded that the proposed subdivision is expected to result in minimal impacts to vehicle traffic conditions at the study intersections and meet City operating standards under all development scenarios
 - The study also concluded that no mitigations are needed to address potential project impacts to traffic conditions
 - Engineering Department has reviewed the TIS and determined that the additional lots won't have a significant impact on the LOS at the intersections that were analyzed
 - The improvements on Mountain View to mitigate the impact of the Woodbury Subdivision have already been constructed
 - Another TIS will be required in the next phase when the connection to Arborcrest/Orchard Ave is proposed

Water Service

- Engineering has determined that the additional lots will have a negligible impact on domestic water demand in the area
- The NB zoned lots with potential commercial uses may increase the fire flow demand in the subdivision
 - The water modeling report for the original plat was done prior to upgrades to the Ponderosa pump station and it recommended connecting to the main pressure zone in Slonaker as the Ponderosa station was insufficient to serve the development
 - After that water model analysis was completed, the City constructed a new pump station serving the Orchard Ave pressure zone and the Woodbury Addition was included in the potential service area of that pump station design
 - The developer has also constructed a connection to that pressure zone and installed a PRV near the connection to the main pressure zone in Slonaker, expanding the Orchard Pressure Zone as intended in the new pump station design
 - Flow tests of the system near the new commercial lots indicate an available fire flow of 3800 gpm which should be sufficient to serve the majority of uses in the NB Zone
 - Any supply deficiencies for other uses can be mitigated by installing fire suppression systems in the building and/or constructing a building with a more fire-resistant building construction type



Note: Highlighted areas indicate future growth areas by the City.

Sewer Infrastructure

- Storm Sewer
 - Storm sewer is piped and conveyed to an existing stormwater detention pond located at the southwest corner of the subdivision
 - Because of the increased density and subsequent increase in overall impervious area of the development, the existing Woodbury stormwater report will need to be revised and any necessary modifications to the existing detention pond will need to be completed with the next phase of the development
 - The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate

Sewer Infrastructure

- Sanitary Sewer
 - No changes are needed to the existing sanitary sewer system
 - Engineering Department has indicated that the planned Lanny Drive connection will need to be made in the next phase of the subdivision

Parkland Dedication

- 10.98 acres of net developable land
 - R-2 Zone requires 5% dedication
 - NB Zone requires 9% dedication
 - 26,746 sf dedication requirement
- The applicant previously submitted a letter proposing to defer the parkland dedication for phase 1 to phase 2 of the entire subdivision for a natural area comprised of 3.07 acres and a 1.14-acre area that totals 4.2 acres of open space that will include grading, a detention basin, and a ten-foot (10') wide gravel (pathway base) pathway provided by the developer
- It is anticipated the parkland dedication requirements for the entire subdivision would be approximately 2.3 acres +/- . Said 4.2 acres of parkland dedication, together with agreed upon improvements to the parkland property would satisfy all parkland dedication requirements for the entire Woodbury subdivision
- The Council has previously approved the proposed deferral of the parkland dedication requirements for the subdivision and no changes are being proposed

Recommendation

The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Major Planned Unit Development Amendment and Preliminary Replat on June 25, 2025 and recommended approval with one condition:

Engineering

1. The applicant shall be required to update the existing stormwater report for the subdivision and include any mitigation actions necessary to ensure that the stormwater facilities will have no downstream adverse impacts subject to the approval of the City Engineer

Recommendation

- Staff recommends that the City Council conduct the public hearing upon the Major PUD Amendment and Preliminary Replat and upon consideration of testimony received:
 1. Approve the Major PUD Amendment for Woodbury 1st Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria
 2. If the Major PUD Amendment is approved, approve the Preliminary Replat for Woodbury 1st Addition with one condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria