

Moscow City Council



Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

**Monday, September 15,
2025**

7:00 PM

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

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

PRESENT: Bryce Blankenship, Drew Davis, Sandra Kelly, Julia Parker, Gina Taruscio

ABSENT: Mayor Bettge, Hailey Lewis

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Amanda Argona, Anthony Dahlinger, Kyle Snyder, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Vice President Davis led the Pledge of Allegiance.

PROCLAMATION

Constitution Week

Acting Mayor Parker read the proclamation and presented it to Joye Dillman. Joye said she is a member of the Alice Whitman chapter of the Daughters of the American Revolution. The University of Idaho did a speech today recognizing constitution week and WSU will read the constitution aloud. There are 17 other cities/counties/school districts participating in Constitution Week. She thanked Acting Mayor Parker for issuing the proclamation.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council September 2, 2025 Minutes - Laurie M. Hopkins

B. Approval of Payment of Claims - Sarah Decker

C. Approval of Disbursement Report August 2025 - Sarah Decker

Staff presented the August 2025 Accounts Payable Report to the Public Works / Finance Committee on September 8th, 2025. The Committee received the report and recommended approval of the disbursement report.

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

D. Moscowberfest Alcohol Use Request in Entertainment District - Amanda Argona

The Moscow Chamber of Commerce + Visitor Center is hosting their annual Moscowberfest on Saturday, October 4th, from 4 pm to 8 pm on Main Street between 3rd and 6th Streets. This event is now in its fifth year and is stylized in the spirit of fall folk festivals. The applicant anticipates no more than six (6) licensed beer and/or wine vendors, a variety of food trucks, trailers, and tents, and up to eleven (11) vendors facilitating street games, activities, and competitions. The event has been reviewed and approved as of August 25, 2024. Following standard operating procedures for events with alcohol that are within the Entertainment District boundaries, the Moscow Chamber of

Commerce + Visitor Center is requesting a temporary suspension of the open container law by resolution. Per Moscow City Code, Section 10-1-12; a draft resolution has been prepared for Council's consideration. This was reviewed by the Public Works/Finance Committee on September 8 and recommended for approval.

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

E. Modest Music Fest Alcohol Use Request in Entertainment District - Amanda Argona

Humble Burger is celebrating ten (10) years as a brick & mortar with the revival of their Modest Music Fest on Saturday, September 27th, from 4:30 pm to 9 pm on Main Street between 5th and 6th Streets. The applicant will also serve as the only licensed beer and/or wine vendor, hosting several stages with live music. The event has been reviewed and approved as of August 27, 2024. Following standard operating procedures for events with alcohol that are within the Entertainment District boundaries, Humble Burger is requesting a temporary suspension of the open container law by resolution. Per Moscow City Code, Section 10-1-12; a draft resolution has been prepared for Council's consideration. This was reviewed by the Public Works/Finance Committee on September 8 and recommended for approval.

ACTION: Approve the resolution allowing for the temporary suspension of the open container law within the event footprint of Modest Music Fest for the duration of the event.

F. Humane Society of the Palouse Services Agreement Renewal - Anthony Dahlinger

The City of Moscow's current agreement for services with the Humane Society of the Palouse (HSOP) ends September 30, 2025. The new agreement would commence on October 1, 2025, and is to be in effect for three years. The HSOP provides care and custody of dogs that are impounded by the Moscow Police Department or citizens after being found running at large or for other violations of city code. The updated agreement increases the annual compensation from \$59,899 to \$63,147 to account for Consumer Price Index increases that have outpaced the Agreement's 3% annual escalator. In addition, the agreement now allows the HSOP to place dogs being held for more than 30 days to be placed in temporary foster care with the approval of the Chief of Police, increases the extraordinary veterinary care limit when the City would be responsible for costs from \$100 to \$300, and adds a requirement for the City to compensate the HSOP for City directed impound of animals other than dogs or cats when there is no other option for the care and safety on the animals at the rate of \$10 per day. This was reviewed by the Public Works/Finance Committee on September 8, 2025 and recommended for approval.

ACTION: Approve of the Agreement for Services with the Humane Society of the Palouse.

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

REGULAR AGENDA

2. Public Comment (limit 15 minutes)

Dan Johnson, Mayor of Lewiston, expressed his joy in walking Main Street. He also spoke on his appreciation and pleasure in working with Bill Belknap, the mayor and city council.

Austin Crowe (Moscow) summarized an encounter he had with Captain Hathaway in August and also mentioned being provided incorrect information regarding oversight of the police department. He asked the City Council to hold the MPD to the highest standards.

3. Citizen Commission Report - Farmers Market Commission - Amanda Argona / JT Manning

Argona introduced JT Manning, chair of the commission. Manning ___ complimented Argona and celebrated her. He provided the mission of the Commission and said the Moscow Farmers Market is 21st nationwide and 2nd in Idaho and the Pacific Northwest. The Halloween Costume Contest is October 26.

what are the processes for a youth vendor. Argona says ages between 6-18 are makers, growers and producers. parents are on sight to help them. that program accepts registrations throughout the season.

what are the challenges the commission anticipates. Additional infrastructure such as electricity. As there is a wait list every week, she would like to discuss expansion to the north or south.

4. Public Hearing: Park Valley Addition Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Mike Salisbury, is requesting a preliminary plat of a 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. The subject property was originally platted as a portion of Phase III of the Southgate 3rd Addition and the applicant is requesting a replat of the property. The Planning and Zoning Commission conducted a public hearing on August 13, 2025 and recommended approval of the preliminary plat request with no conditions.

PROPOSED ACTIONS: Conduct the public hearing upon the preliminary plat and upon consideration of any testimony presented, approve the preliminary plat for Park Valley Addition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the preliminary plat and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

Acting Mayor Parker explained the rules for a public hearing and opened it at 7:31 p.m.

Ray explained the City Council approved the proposed preliminary replat and rezone of the property on October 18, 2021. On November 1, 2021, the right-of-way vacation request for the Granville Street and Kismet Court public right-of-way was subsequently approved by City Council. The final plat documents were not submitted within the 18 months required by M.C.C. 5-1-8(C), so the preliminary plat approval expired. The applicant has now submitted the preliminary plat again. Ray provided additional background and details of the property.

Acting Mayor Parker asked for testimony in favor of the application.

Scott Becker (Moscow) spoke on behalf of the applicant for the design work and is available for any questions.

Acting Mayor Parker asked for testimony in opposition and then neutral testimony. Hearing none, she closed the hearing at 7:39 p.m.

Having no questions, Taruscio moved, Kelly seconded, to approve the preliminary plat for Park Valley Addition and adopt the P&Z reasoned statement of relevant criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Public Hearing: Sierra Vista Planned Unit Development and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Mike Salisbury, is requesting a proposed preliminary subdivision plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in

size, referred to as Sierra Vista Subdivision. The subject property was originally platted as Phase III of the Southgate 3rd Addition and the applicant is requesting a replat and Planned Unit Development (PUD) on the property. The Planning and Zoning Commission conducted a public hearing on August 13, 2025 and recommended approval of the PUD and preliminary plat request with no conditions.

PROPOSED ACTIONS: Conduct the public hearing upon the PUD and preliminary plat and upon consideration of any testimony presented:

1. Approve the preliminary PUD for Sierra Vista Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary PUD with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the preliminary PUD and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.
2. If the preliminary PUD is approved, approve the preliminary plat for Sierra Vista Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the preliminary plat and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

Acting Mayor Parker explained the hearing process and opened the hearing at 7:39 p.m.

Ray introduced the item as written above and that the preliminary plat had expired. He provided the zoning and infrastructure details. This plat is limited to detached single-family dwellings. There are 6 building plans for 8 dwellings within the PUD. The PUD includes a private street with a hammerhead turnaround. The parkland dedication has already been met with the dedication, grading and hydroseeding of Milton Arthur Park.

Acting Mayor Parker asked for testimony in favor of the application.

Scott Becker, Hodge and Associates, speaking on behalf of the application, is here to answer any questions.

Acting Mayor Parker asked for testimony in opposition. Hearing none, she asked for neutral testimony.

Scott Sumner (Moscow) spoke in favor of the project. He noted that it connects to Castleford Street, which will be constructed as part of the Park Valley Addition. He asked if conditions would require this plat and PUD to build Castleford Street in the event Park Valley does not proceed. Belknap explained that without access to a right-of-way, this plat and PUD could not be built.

Acting Mayor Parker closed the public hearing at 7:48 p.m.

Having no questions, Taruscio moved, Blankenship seconded, to approve the preliminary PUD for Sierra Vista Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Taruscio moved, Blankenship seconded, to approve the preliminary plat for Sierra Vista Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Approval of Expansion of the Moscow Police Department K9 Program (ACTION ITEM) - Anthony Dahlinger / Ryan Snyder

The Moscow Police Department is requesting approval to expand the current K9 program to include one additional narcotics detection K9. The department's sole K9, Ragnar, began his tour of duty in August 2022 and his efforts to combat illicit drugs in the community have been a great success. K9 Ragnar is currently four years old, which equates to him being approximately halfway through his working lifespan. It is the intention of the MPD to continue the use of canines to assist in keeping Moscow safe and most importantly, save lives by keeping deadly drugs like fentanyl out of the community. Expansion of the K9 program at this time is highly beneficial as it would allow for a staggered succession of the K9 units in the future. The Additional K9 would also allow the police department the ability to schedule the two K9 units to be on opposing shifts, ensuring that a K9 unit would be on patrol both during daylight and nighttime hours. Funds in the police department's FY26 Drug Investigation Expense budget (101-071-632-42) have been identified and authorized for use to purchase the second K9 animal. These are pre-existing funds stemming from prior forfeitures and seizures from criminal drug cases. Also approved in the FY26 budget on August 4, 2025, was the purchase of an additional patrol vehicle to be unfitted to become the second K9 patrol vehicle (budget line: 290-132-770-75).

PROPOSED ACTIONS: Approve the expansion of the Moscow Police Department K9 program, or take other action deemed appropriate.

Dahlinger introduced the item, emphasizing that the primary reason for acquiring an additional drug dog is to save lives. He provided information on fentanyl, noting that in 2023 Idaho had 264 opioid-related overdose deaths, 51% of which involved fentanyl. He stated that Ragnar, the current K9, was directly responsible for the seizure of more than 600 grams of narcotics and 44 arrests. Dahlinger reiterated that having two dogs provides double coverage and creates a succession plan for K9 replacements, as their working lifespan is about seven years. Snyder added that when he is off duty and a traffic stop occurs, opportunities for seizures may be missed.

In response to a question from Taruscio, Belknap explained that \$80,000 is allocated for the vehicle and upfitting for a K9 unit, and \$13,000 is available from the drug tip restricted fund for the dog and its accessories. All funds have been budgeted, but the program has not yet been approved by Council.

Davis asked about the timeline. Snyder said training consists of a 160-hour course followed by certification, with a few months anticipated before the officer is on the street. Belknap added that the vehicle would take approximately 3–4 months.

Kelly asked about the dog's age upon arrival. Snyder replied that Ragnar was one year old when acquired, and that selecting a puppy is not advisable due to uncertainty in what drives them. He explained that K9 units work regular patrol shifts, currently 12 hours a day, three days a week, and remain on call.

Blankenship asked whether moving an officer into the K9 unit would create staffing concerns. Dahlinger clarified that the K9 officer continues to serve as a primary patrol officer, with the K9 acting as an additional tool for drug-related enforcement. He noted that training costs will come from the drug expense line item, in response to a question from Taruscio.

Parker confirmed that Moscow's K9 unit has assisted other communities in Latah County. Snyder said the County has implemented a narcotics detective and ISP has also provided support in Moscow. Parker referenced a report showing Ragnar's involvement in marijuana seizures and asked for clarification. Dahlinger confirmed Ragnar is not trained to scent marijuana but noted that fentanyl seizures often coincide with marijuana being present.

Davis moved to approve the expansion of the Moscow Police Department K9 program. Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

**7. Whitman County BUILD Grant Application Memorandum of Understanding (ACTION ITEM)
- Bill Belknap**

Whitman County has been actively working to advance improvements to Sand Road and Kirkendahl Road to provide an alternative east-west route for freight traffic to utilize to reduce traffic within downtown Pullman. This improvement would also benefit Moscow by reducing freight traffic in downtown Moscow. This route was studied in the recent Pullman-Whitman County Freight Alternatives Study completed by the Palouse Regional Transportation Planning Organization. Whitman County would like to apply for a Federal BUILD grant to complete the design and engineering for the project. As envisioned in the study, the project would begin at the Mountain View/Highway 8 intersection with the installation of a signal and continue south and then west with improvements to Mountain View Road and Palouse River Drive continuing west to U.S. Highway 195. The City and Whitman County would like to engage Welch Comer Engineers to assist with the grant application and completion of the Benefit Cost Analysis for the January application cycle. Given the tight timeline and the fact that the City already has a master services agreement with Welch-Comer, we are proposing to have the City contract with Welch in an amount not to exceed \$45,000. Whitman County would fund 70% of the cost, and the City would fund the remaining 30%, which is reflective of each entity's proportionate share of the estimated \$18.9 million project. Staff have prepared a Memorandum of Understanding (MOU) to document this joint project.

PROPOSED ACTIONS: Approve the proposed Memorandum of Understanding with Whitman County, or take other action deemed appropriate.

Belknap reported that in spring of last year, the City was informed Whitman County intended to apply for a BUILD grant for a truck route. This raised concerns that improvements on the state line could increase traffic where Moscow lacks adequate infrastructure. Staff engaged with Whitman County to discuss a potential joint application.

Whitman County's project would improve Sand Road and Kirkendahl Road to provide an alternative route for freight traffic, largely agricultural, to reduce truck traffic in downtown Pullman. City staff were concerned this could divert traffic to Palouse River Drive, which is only partially improved. As a result, the City explored partnering on a BUILD grant application to upgrade Moscow's roadways to handle potential traffic increases. The proposed route would direct traffic from Highway 8, south on Mountain View Road, and west on Palouse River Drive, with a roundabout at Mountain View and Palouse River Drive to improve flow. The total project cost is estimated at \$18.9 million, of which Moscow's share would be \$5.6 million.

Benefits to Moscow would include reduced freight and other traffic in downtown, significant federal assistance with needed transportation improvements, a traffic signal at Highway 8 and Mountain View, intersection improvements at Mountain View and East Palouse River Drive, and roadway upgrades—including widening, bike lanes, sidewalks, and pavement improvements—on Mountain View and both East and West Palouse River Drive. The BUILD program funds both planning/design and construction, with applications due in late January. The proposed MOU would remain in effect through submission of the application and would not bind either entity to future commitments. If awarded, a subsequent agreement would be required.

Kelly raised concerns about potential future changes, such as new schools or alternative routes. Belknap explained that if the grant is submitted in January, awards would be announced by late summer, with design agreements likely in the fall. Design would take approximately three years. If the City does not

partner and Whitman County proceeds, Moscow could face increased truck traffic on existing substandard roadways. He noted that the City has received a grant for the bridge on the west end of Palouse River Drive, and the North Latah Highway District will replace its bridge in the same area. LHTAC is addressing sight distance between the bridges. Whitman County estimates 200 trucks per day, while Mountain View Road carries 5,000 vehicles daily. Palouse River Drive, classified as a minor arterial, carries 1,500 vehicles but is designed to handle 7,000–8,000 vehicles once improved. Staff do not expect traffic volumes to be a concern.

Davis emphasized this is a truck route, not a bypass, and noted the City has worked for 20 years to complete Mountain View Road. Partnering on this project could finally achieve the upgrades, and collaboration allows Moscow to be part of the solution rather than leaving improvements solely to Whitman County.

Taruscio highlighted the benefits of additional traffic signals and intersection improvements, which have been long needed. She asked if these were included in the City's Capital Improvement Plan. Belknap responded that only the frontage on the ball field property is programmed in the next five years. He added that ITD plans to install a signal at Highway 8 and Mountain View in 2029, which could occur before construction under this project. He noted that securing grant funding would significantly benefit the community.

Blankenship asked about Moscow's relationship with Welch Comer. Belknap said the firm has been engaged on several projects, including the downtown design, and that FCS—who completed the City's rate studies—would conduct the benefit-cost analysis. Davis clarified that Welch Comer serves as the design engineer but does not construct projects.

Parker observed that much of the truck traffic would be seasonal and agricultural. She noted Palouse River Drive was originally a county road and, if improved, would not resemble its current condition, as it would include curbs, bike lanes, and other upgrades. She added that the collaboration could be a “win-win” for both jurisdictions and emphasized that the project would not result in truck traffic traveling north on Mountain View Road to D Street, as previously considered by ITD.

Kelly moved to approve the proposed Memorandum of Understanding with Whitman County. Davis seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

City Council

Moscow Urban Renewal Agency – Davis reported the 6th and Jackson RFP will go out in the fall. The site is being studied and DEQ monies are available.

Farmers Market Commission – Davis said the commission has events coming up such as the Halloween costume contest.

Moscow Tree Commission – Taruscio said the Commission has one vacant position. They will attend the Farmers Market and will be giving seedlings away. Their annual report to council is on November 3.

Transportation Commission – Taruscio said the Commission discussed scooters and bikes on sidewalks.

Moscow Volunteer Fire Department – Kelly reported the Department is getting ready for the homecoming breakfast.

Moscow Arts Commission – Blankenship said the Commission is working on projects and received a report from Cody Riddle about the needs for the East City Park stage.

Fair and Affordable Housing Commission – Parker said the Commission drafted a letter to the council regarding a housing authority.

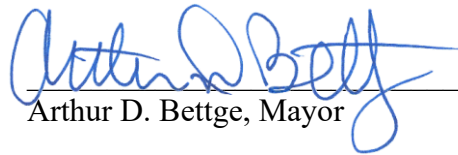
Council members spoke on other meetings and events they attended.

Mayor

No report.

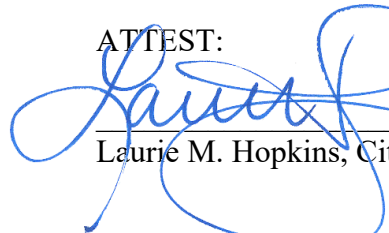
ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 9:00 p.m.

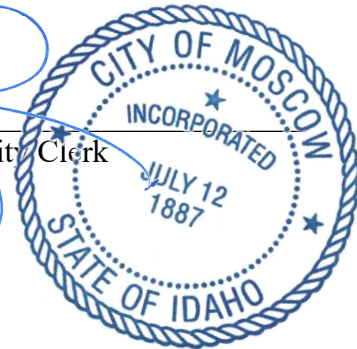


Arthur D. Bettge, Mayor

ATTEST:



Laurie M. Hopkins, City Clerk



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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A FOUR POINT FIVE NINE (4.59) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS PARK VALLEY ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on July 1, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 13, 2025; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on September 15, 2025; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 7.56-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes 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.”

4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.
5. The subject property is currently designated as the Medium Density Residential (R-3) Zone. The subject property was rezoned in 2021 with the condition that the R-3 Zone be limited to no more than detached single-family dwellings.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.”
7. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small childcare facilities, and public parks and recreation facilities.
8. The applicant is proposing to subdivide the existing 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
9. Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Granville Street and Castleford Street in Southgate 3rd Addition Phase II. A new water main will be extended off of the existing and will extend along the Castleford Street alignment to serve the proposed subdivision.
10. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 12 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (12 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.12 M gallons/year).
11. Sanitary sewer currently exists within the Granville Street alignment and currently terminates at the Phase II boundary of Southgate 3rd. Sanitary sewer mains will be extended through Granville and Castleford Streets to the eastern subdivision boundary.
12. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
13. The subject property is located adjacent to Granville Street and Castleford Street which are designated as local neighborhood streets. The sections Granville Street and Castleford Street adjacent to the subject property are developed as a 28-foot-wide roadway with curb, gutter, and sidewalks on both sides of the street. On-street parking is only permitted on one side of the street.
14. The proposed continuation of Granville Street is also proposed to utilize the 28-foot-wide local neighborhood street section until the “T” intersection with Castleford Street. Castleford

Street is proposed to transition into the 36-foot-wide local neighborhood street section which includes parking on both sides of the street.

15. The applicant is proposing a pedestrian path which would connect Castleford Street with Milton Arthur Park at the common property line of Lots 3 and 4 of Block 1.
16. Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required

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

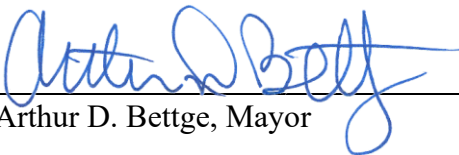
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Medium Density Residential (R-3) Zoning District, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Granville Street and Castleford Street. Water and sewer services are proposed to be extended throughout the subdivision from the existing mains at the current terminuses of Granville Street and Castleford Street. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the four point five nine (4.59) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 15th day of September, 2025.



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 A PLANNED UNIT DEVELOPMENT (PUD) OF A TWO POINT NINE SEVEN (2.97) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS SIERRA VISTA ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on July 1, 2025; and

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3. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes 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.”

4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.
5. The subject property is currently designated as the Medium Density Residential (R-3) Zone. The subject property was rezoned in 2021 with the condition that the R-3 Zone be limited to no more than detached single-family dwellings.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.”
7. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.
8. The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
9. The applicant is proposing to construct 8 single family dwellings that will be on separately platted lots and will be accessed via a private street. The primary reason for the PUD request is to allow a private street which serves the proposed lots and also a reduction in front setbacks because of challenging topography.
10. The proposed single family lots range from 9,189 to 19,589 square feet in size and the buildings are of similar design as the homes that have already been constructed within Southgate 3rd Addition. There are six building plans that have been chosen to fit within the design of each lot. The houses range between one story and three stories with the square footage ranging between 860 to 4,319 square feet.
11. The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The applicant is proposing a 10-foot setback at the front to accommodate for the challenging topography of the site.
12. The base density requirement of the R-3 Zone 9.5 dwelling units per acre. With 8 dwelling units being proposed on 2.97 acres, the proposed density is 2.7 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.
13. Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.

14. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 8 lots could be reasonably anticipated to use approximately 0.74 million gallons of water per year (8 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 0.74 M gallons/year).
15. Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.
16. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
17. The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.
18. Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

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

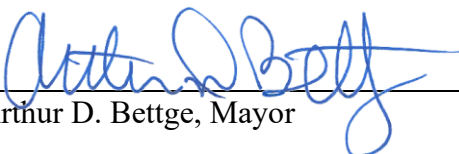
1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The PUD allows for the construction of single-family dwellings that fit within the challenging topography of the site. Therefore, the City Council finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD is an efficient development which utilizes a private street to access all portions of the topographically challenged property.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides for development of the subject property at a similar density as already exists within Southgate 3rd Addition.

4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** Public Works has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed PUD. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing a range of sizes of single-family homes.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The proposed design of the eight single family dwellings utilizes the challenging topography with a private street to provide addition single-family homes in the City. The proposed homes have a design which is attractive and will provide a quality product that fits in with the area.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the Planned Unit Development (PUD) request for the two point nine seven (2.97) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 15th day of September, 2025.



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 A PRELIMINARY SUBDIVISION PLAT OF A TWO POINT NINE SEVEN (2.97) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUSES OF GRANVILLE STREET AND CASTLEFORD STREET, KNOWN AS SIERRA VISTA ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on July 1, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 13, 2025; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on September 15, 2025; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 2.97-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.
3. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes 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.”

4. All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.
5. The subject property is currently designated as the Medium Density Residential (R-3) Zone. The subject property was rezoned in 2021 with the condition that the R-3 Zone be limited to no more than detached single-family dwellings.
6. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is to:
“Provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.”
7. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small childcare facilities, and public parks and recreation facilities.
8. The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.
9. The applicant has concurrently applied for a Planned Unit Development (PUD) on the subject property to allow a private street which serves the proposed lots as well as a reduction in front yard setbacks.
10. Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.
11. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 8 lots could be reasonably anticipated to use approximately 0.74 million gallons of water per year ($8 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 0.74 \text{ M gallons/year}$).
12. Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.
13. Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.
14. The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City’s private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of

the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

15. Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

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

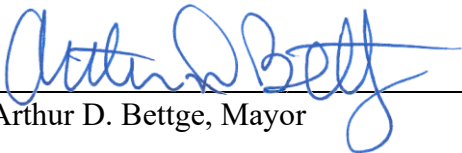
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Medium Density Residential (R-3) Zoning District, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Castleford Street. Water and sewer services are proposed to be extended throughout the subdivision from the existing mains at the current terminuses of Granville Street and Castleford Street. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the two point nine seven (2.97) acre area of land generally located east of the current terminuses of Granville Street and Castleford Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 15th day of September, 2025.



Arthur D. Bettge, Mayor