

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Agenda~

Michael Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
August 26, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of Minutes from August 12, 2026 (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide Staff with further direction as deemed necessary.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. Proposed Final Subdivision Plat for Pine View Addition. Permit Application LUP2025-0026 (ACTION ITEM)

Proposed Final Plat of a 22.89-acre property to create forty (40) lots with an average lot size of 19,145 square feet, referred to as Pine View Addition.

PROPOSED ACTIONS: Review the Pine View Addition final plat and recommend approval with no conditions; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

4. Proposed Final Subdivision Plat and Final PUD for Augustine Avenue Apartments Addition. Permit Application LUP2026-0022 & LUP2026-0023 (ACTION ITEM)

Proposed Final Plat of a 4.06-acre property to create ten (10) lots ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as Augustine Ave Apartments Addition. The proposed Final PUD is a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

PROPOSED ACTIONS: Review the Augustine Avenue Apartments Addition final plat and final PUD and recommend approval with no conditions; or recommend approval of the final plat and final PUD with conditions; or recommend denial of the final plat and final PUD; or provide Staff further direction as deemed necessary.

5. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Variance application at 510 and 520 Empire Lane to reduce the required exterior setback for an existing manufactured home park from fifteen (15) feet to nine and a half (9.5) feet in order to separate an existing single-family dwelling from the existing manufactured home park within the Multiple-Family Residential (R-4) Zoning District, per Moscow City Code 6-2-9.C. Permit Application LUP2026-0020.

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards document and approve; or approve the document with modifications; or provide Staff further direction as deemed necessary.

6. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Rezone and Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road, within the City of Moscow, known as Harvest Hills 2nd Addition. Permit Applications LUP2026-0024 and LUP2026-0025.

1. Proposed Rezone of at two point six eight (2.68) acre area from the Moderate Density, Single Family Residential (R-2) Zone to the Medium Density Residential (R-3) Zone.
2. Proposed Preliminary Subdivision Plat of a 17.2-acre area to create sixty-four (64) parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition.

PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards documents and approve; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

7. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to 1,200 randomly selected addresses every two years since 2002. The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for September 9, 2026.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
August 12, 2026

7:00 PM

Council Chambers
206 E. Third Street

Wilson called the meeting to order at 6:59 PM

MEMBERS PRESENT: Dennis Wilson, Chair; Rich Beebe, Joel Hamilton, Nels Reese, Victoria Seever, Matthew Smith
MEMBERS ABSENT: Scott Gropp, Cole Mize, Sue Scott
OTHERS: Evan Holmes, Sage McCetich, Scott Sumner
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from July 22, 2026 (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Smith. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

John Slagboom, Moscow, read his comments regarding a specific building application pending before the City of Moscow, the recent Zoning Code amendments, and cost of public records requests. He requested the Commissioners release some City records without cost (see attached).

3. Public Hearing: Proposal for a Rezone and Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road, within the City of Moscow, known as Harvest Hills 2nd Addition. Permit Applications LUP2026-0024 and LUP2026-0025 (ACTION ITEM)

1. Proposed Rezone of a two point six eight (2.68) acre area from the Moderate Density, Single Family Residential (R-2) Zone to the Medium Density Residential (R-3) Zone.

2. Proposed Preliminary Subdivision Plat of a 17.2-acre area to create sixty-four (64) parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition.

Ray presented the proposed rezone and preliminary plat as described above, and recommended the Commission recommend approval to City Council with no conditions. There was a short conversation about the current storm runoff that frequently occurs on the subject property that comes from the Rolling Hills subdivision to the south. Some grading has already been completed on the property, similar to what has been required for development of the surrounding subdivisions.

Public Hearing opened at 7:21 PM

Phil Rheingans (applicant), Moscow, provided more information regarding the proposed project. The twin

homes in Harvest Hills 1st Addition were sold at varying prices, proportionate to the cost of developing the infrastructure and land.

James Nance, Moscow, spoke in favor of the project and was glad to see the land developed.

Scott Oplinger, Moscow, was in favor of the project and appreciated the proposed pedestrian pathway connections.

Jim Masciotra, Moscow, spoke in opposition of the project with concerns of the storm runoff draining into the creek and affecting houses in the floodplain.

Claudia Deobald, Moscow, was against the project and talked about her worries with runoff into the creek and insufficient stormwater retention.

Tracy Hellman, Moscow, spoke neutrally but had questions about the effect of more houses with the dark sky ordinance.

Cliff Todd, Moscow, had concerns about the topography and hydrology of the proposed lots in relation to the weeds growing along the southern edge of the property.

Linda Hardesty, Moscow, was neutral about the proposed development, but had concerns about the safety impacts for foot traffic with connecting Jansen St to Third St. She encouraged the Commission to make the connection a pedestrian pathway instead of a road.

Lyndee Walker, Moscow, also shared her concerns about connecting Jansen St to Third St and the safety of children walking to and from school.

Jeannie Farmer, Moscow, complained about the current parking along Third St in regard to the twin homes built in the 1st Addition. She was worried about the future quality of the neighborhood.

Emily Klarquist, Moscow, spoke against the project because of the parking issues along Third Street.

Björn Pellmyr, Moscow, shared his concerns about the hydrology of the subject property and increased risk of flooding from the creek.

Jerry Schutz, Moscow, spoke in neutral about the connection of Third Street and Sixth Street.

Phil Rheingans (applicant), Moscow, addressed some of the comments regarding water runoff on the subject property and proposed improvements to the storm drains. The City required Jansen Street to connect with Third Street according to a prior Memorandum of Understanding (MOU). He informed the Commission that the stormwater retention ponds are appropriately sized based on Engineering.

Scott Becker (applicant's representative), Moscow, talked about the detention ponds in more detail as well as the engineering of the storm drain infrastructure. He also mentioned the requirement for full cut-off lighting according to Moscow Zoning Code.

Public Hearing closed at 7:54 PM

The Commission talked about the public's comments regarding weed control, parking along Third Street, and the proposed increased density of homes. There continued to be a discussion about parking concerns in other areas of the City in comparison. Staff reminded the Commissioners that there is a signed MOU regarding the connection to Jansen Street.

Reese moved to recommend approval of the proposed Rezone request with no conditions, seconded by

Seever. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Smith moved to recommend approval of the proposed Harvest Hills 2nd Addition Preliminary Plat, with a condition that City Council review and consider developing that portion of Jansen Street as a pedestrian pathway instead of a road. The motion was seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to draft the Relevant Criteria and Standards for both the Harvest Hills 2nd Addition Rezone and Preliminary Plat, seconded by Reese. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Public Hearing: Proposal for a Variance at 510 and 520 Empire Lane. Permit Application LUP2026-0020 (ACTION ITEM)

Proposed variance application to reduce the required exterior setback for an existing manufactured home park from fifteen (15) feet to nine and a half (9.5) feet in order to separate an existing single-family dwelling from the existing manufactured home park within the Multiple-Family Residential (R-4) Zoning District, per Moscow City Code 6-2-9.C.

Ray presented the proposed variance as described above, and recommended the Commission recommend approval to City Council with two conditions. The subject mobile home park and single-family dwelling have been established and occupied for many years. There are no fire safety concerns with the building's locations in relation to each other.

Public Hearing opened at 8:20 PM

Jerry Schutz (applicant), Moscow, talked about the history of the property and Empire Lane, as well as the reasons behind the requested lot line division, lot line adjustment, and subsequent Variance.

Scott Sumner, Moscow, speaking as a Moscow citizen, was in favor of the project because of his personal connections to the mobile home park.

Public Hearing closed at 8:24 PM

Seever moved to approve the proposed Variance request, with the two conditions as recommended by Staff. The motion was seconded by Beebe. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

Seever moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

5. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 1, 3, and 6 of Moscow City Code Regarding Amendments to Accessory Dwelling Unit (ADU) and Manufactured Home Requirements (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. The proposed ordinance is intended to bring the Moscow City Code into compliance with the new laws.

Ray presented the proposed Code Amendment as described above, and recommended the Commission approve and put before City Council. There was a brief conversation about Idaho State Code parking requirements for ADU's.

Public Hearing opened at 8:36 PM

Nils Peterson, Moscow, speaking as the Executive Director of Hills and Rivers Housing Trust, was in favor of the proposed amendment.

Jerry Schutz, Moscow, was in favor of the amendment and asked for more clarification on parking requirements.

Matthew Becker, Moscow, spoke in favor of the proposed amendment and appreciated Idaho Legislations' State Code Amendment that drove it.

Public Hearing closed at 8:41 PM

The Commissioners talked about the proposed changes to ADU's as well as affordability of local housing in general.

Beebe moved to recommend approval of the proposed Code Amendment for Accessory Dwelling Unit and Manufactured Home Requirements, as written. The motion was seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion Carried.

6. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue, North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033

1. Proposal to retain the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.

2. Proposal to rezone the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.

Seever moved for approval of both the Relevant Criteria and Standards for the Comprehensive Plan Designation and Rezone request, seconded by Smith. Roll Call Vote; Ayes: Hamilton, Reese, Seever, Smith, Wilson (5). Nays: None. Abstentions: Beebe (1). Motion Carried.

7. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to 1,200 randomly selected addresses every two years since 2002.

The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

Ray presented draft questions provided by two of the Commissioners for consideration of including in the upcoming Citizen survey. Staff will compile final draft sample questions based on the discussion to bring before the Commission at the next meeting.

REPORTS

1. Transportation Commission meeting report.

The next meeting of the Transportation Commission is scheduled for Thursday, August 13th.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for August 26, 2026.

The meeting was adjourned at 9:13 PM

Dennis Wilson, Chair

Date

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: August 20, 2026
Re: Pine View Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on March 27, 2024, to consider the request of Joe and Pam Juscen for an Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat for a 22.93-acre area of land generally located east of the current terminus of Moser Street, referred to as Pine View Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Comp Plan Land Use Designation and Rezone with no conditions and recommended approval of the preliminary subdivision plat with the following conditions:

1. The proposed subdivision shall be analyzed in the City's water system model to verify that the current design will have adequate potable and fire flow requirements, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
2. The applicant shall work with the City to determine whether the 'D' Street sanitary sewer connection is sufficient to accommodate the proposed subdivision, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
3. In accordance with a prior development agreement (Latah County Instrument No. 412000), the applicant shall be responsible for the construction of all public improvements from the current terminus of Moser Street to the subject property.
4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
5. An emergency vehicle turnaround will need to be provided at the eastern terminus of Whitetail Lane and the road, improvements, and utilities will need to be extended to the eastern property boundary of the subject property.
6. The applicant shall provide adequate access to at least every other manhole for the sanitary sewer and storm sewer mains for maintenance.
7. The applicant shall connect the water line in the Whitetail Lane cul-de-sac to the water line in Moser Street for water quality and redundancy purposes.
8. The applicant shall extend a pedestrian walkway from Whitetail Lane south to Moser Street and north to the property boundary of the adjacent undeveloped property.

City Council then conducted a public hearing on May 6, 2024, and approved the Pine View Addition Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat with the same conditions recommended by the Planning and Zoning Commission.

On October 15, 2025, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements and the conditions of approval and found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Pine View Addition to City Council with no conditions.



**CITY OF MOSCOW
COMMUNITY
DEVELOPMENT**
Ph.: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
mray@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$492.00 plus \$29.50/lot	
Receipt Number			

APPLICATION FOR FINAL SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Joe and Pam Jusen Phone: [REDACTED]
Address: [REDACTED] Moscow, ID 83843 Email: [REDACTED]

OWNER: (if other than applicant)

Name: _____ Phone: _____
Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: Hodge & Associates, Inc Phone: 208-882-3520
Address: 405 S Washington St Moscow, ID 83843 Email: [REDACTED]

Primary point of contact (select one): Applicant ☐ Owner ☐ Engineer/Surveyor ☒

PROPERTY:

- Proposed Subdivision Name: Pine View Addition
- Address(es) or Parcel Number(s): RPM00000097850, RPM00000097825, RPM00000097885
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 22.89 acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
17.58 acres, and/or _____ square feet.
- Total number of lots: 40 Average lot size: 19,145 sq. ft.

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

FINAL PLAT CHECKLIST:

All final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the City Engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- ☒ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- ☒ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- ☒ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- ☒ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ☒ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- ☒ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ☒ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- ☒ 8. Basis of bearing used to determine bearings shown on the plat.
- ☒ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- ☒ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow Standard Specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- ☒ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owner(s)'s signatures upon the certificate shall be

notarized upon the plat by an officer duly authorized to take acknowledgements. If the property is being mortgaged, the signature of the mortgagee's representative is also required.

- ☒ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by them or under their direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- ☒ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- ☒ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- ☒ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, of the Idaho Code, and with the requirements of Moscow City Code Title 5, Chapter 1.
- ☒ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- ☒ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13 of the Idaho Code.
- ☒ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- ☒ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- ☒ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

The following items must be submitted with this application before it will be processed:

- 1. Application fees
- 2. One full-sized Final Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.

Signature of Applicant

Date

Signature of Property Owner (if different)

Date

LEGAL DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Thence along the north line thereof, S89°36'45"E, 658.48 feet to the northeast corner of a parcel of land described in Quitclaim Deed, Instrument #616270, Latah County Records, also a point on the south line of a parcel of land described in Warranty Deed, Instrument #550272, Latah County Records, and the Point of Beginning.

Thence continuing along said north line and along said south line and the south line of a parcel described in Quitclaim Deed, Instrument #611364, Latah County Records, S89°36'45"E, 311.60 feet;

Thence leaving said common line, S00°32'24"W, 208.00 feet;

Thence S77°26'57"E, 198.73 feet;

Thence S28°59'58"E, 190.43 feet;

Thence S00°00'02"W, 236.44 feet;

Thence N51°16'00"E, 73.49 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of Section 9 and the west line of a parcel of land described in Corrected Quitclaim Deed, Instrument #632094, Latah County Records;

Thence along said east line and along said west line, S00°29'32"W, 312.56 feet to the northeast corner of a parcel of land described in Warranty Deed, Instrument #538806, Latah County Records;

Thence leaving said common line along the north boundary of the parcel described in said Warranty Deed, the following two courses:

S58°06'51"W, 175.00 feet;

Thence S66°51'51"W, 165.62 feet to the northwest corner of said parcel;

Thence S58°39'33"W, 145.56 feet;

Thence 71.81 feet along a curve to the right, said curve having a Delta = 30°28'31",

Radius = 135.00 feet, Chord = 70.96 feet and a Chord Bearing = S73°53'48"W;

Thence S12°53'20"W, 52.00 feet;

Thence 59.02 feet along a curve to the right, said curve having a Delta = 15°22'15",

Radius = 220.00 feet, Chord = 58.84 and a Chord Bearing = S20°34'28"W;

Thence S28°15'36"W, 98.59 feet to the northwest corner of Lot 12, Block 2 of Rolling Hills 10th Addition, Instrument #634835, Latah County Records;

Thence along the north line of Rolling Hills 10th Addition, N89°31'36"W, 230.53 feet to the northwest corner of Lot 2, Block 3 thereof and a point on the east boundary of City of Moscow, Moser Park, described in Deed of Dedication, Instrument #412761, Latah County Records;

Thence leaving said north line, along said east boundary the following two courses:

N60°05'36"E, 30.00 feet;

Thence N18°30'02"W, 47.17 feet to the northeast corner of Moser Park;

Thence along the north boundary thereof the following two courses:

N54°01'22"W, 84.31 feet;

Thence N77°05'53"W, 398.00 feet to the southeast corner of a parcel of land described in Warranty Deed, Instrument #618456, Latah County Records;

Thence leaving said north boundary, along the east line of the parcel described in said Warranty Deed, N13°00'02"E, 117.26 feet to the northeast corner of said parcel;

Thence along the north boundary thereof the following two courses:

N77°06'40"W, 61.56 feet;

Thence 31.09 feet along a curve to the left, said curve having a Delta = 7°55'02",

Radius = 225.00 feet, Chord = 31.07 feet and a Chord Bearing = N81°04'11"W to the northwest corner of said parcel and a point on the north boundary of Moser Park;

Thence along said north boundary, 10.01 feet, along a curve to the left, said curve having a Delta = 2°33'00", Radius = 225.00 feet, Chord = 10.01 feet and a Chord Bearing = N86°18'12"W to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Third Addition to the City of Moscow, Instrument #390760, Latah County Records;

Thence along said west line and along said east line N00°43'57"E, 50.02 feet to the southwest corner of a parcel of land described in Warranty Deed, Instrument #629629, Latah County Records;

Thence leaving said common line, along the south boundary of the parcel described in said Warranty Deed the following two courses:

S87°34'42"E, 1.48 feet;

Thence 8.56 feet along curve to the right, said curve having a Delta = 1°47'01",

Radius = 275.00 feet, Chord = 8.56 feet and a Chord Bearing = S86°41'11"E to the southwest corner of a parcel of land described in Warranty Deed, Instrument #456068, Latah County Records;

Thence along the south boundary thereof the following two courses:

41.68 feet along a curve to the right, said curve having a Delta = 8°41'00",

Radius = 275.00 feet, Chord = 41.64 feet and a Chord Bearing = S81°27'11"E;

Thence S77°06'40"E 48.29 feet, to the southeast corner of said parcel;

Thence along the east line thereof, N13°00'00"E, 120.00 feet to the northeast corner of said parcel;

Thence along the north line thereof, N77°02'22"W, 126.86 feet to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Third Addition;

Thence along said west line and along said east line and the east line of Moser Estates Fourth Addition to the City of Moscow, Instrument #391351, Latah County Records,

N00°43'57"E, 208.35 feet to a point on said west line and on the east line of Moser Estates Fourth Addition and the southwest corner of the parcel of land described in Quitclaim Deed, Instrument #616270;

Thence leaving said common line, along the south line of said parcel, S89°33'46"E, 660.67 feet to the southeast corner thereof;

Thence along the east line of said parcel, N00°32'24"E, 653.79 feet to the Point of Beginning.

Parcel contains 22.89 acres, more or less.

DEDICATION

Know all persons by these presents, that Joseph F Juscen and Pamela J Persoon-Juscen, owners of the land and premises described above, have caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as the Pine View Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public access and utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street right-of-ways.

In witness thereof, the undersigned have set their hand and seal.

Joseph F Juscen

Pamela J Persoon-Juscen

APPROVALS

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2026.

Chairperson Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2026.
Dedication of all public streets and easements described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Mayor, City of Moscow

Clerk City of Moscow

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2026.
Plat conforms to the requirements of Title 50, Chapter 13 of the Idaho Code and with requirements of Moscow City Code Title 5, Chapter 1.

City Engineer, City of Moscow

Latah County Surveyor

This plat has been checked and meets the the requirements of Title 50, Chapter 13, Idaho Code. Examined and approved by the Latah County Surveyor this _____ day of _____, 2026.

Latah County Surveyor

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for 2025 and preceding years as of this _____ day of _____, 2026.

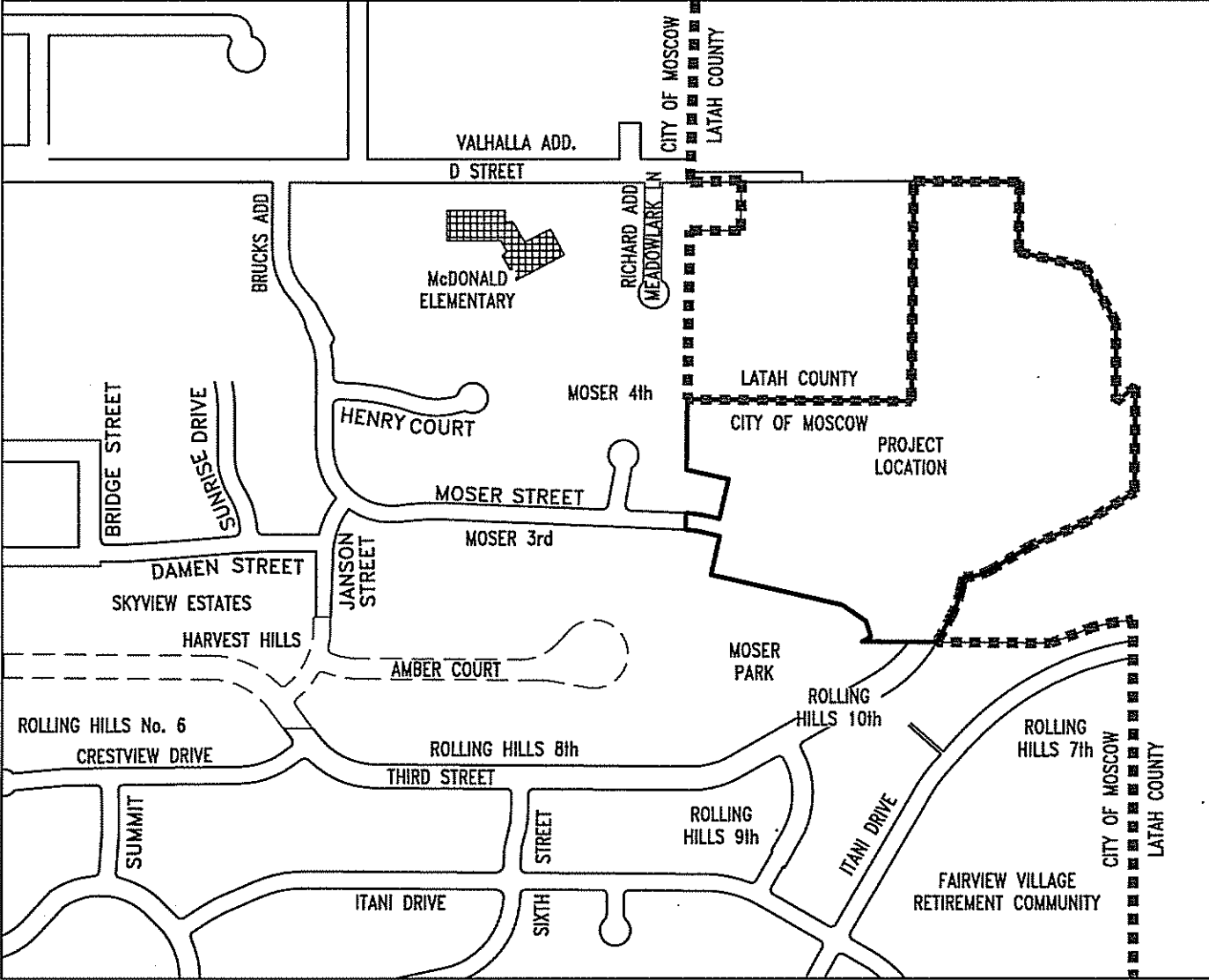
Latah County Treasurer

Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Senior Environmental Health Specialist
Idaho North Central Health District

Date



VICINITY MAP

ACKNOWLEDGMENTS

State of _____

County of _____

On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for the State of _____, personally appeared Joseph F Juscen and Pamela J Persoon-Juscen, known or identified to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

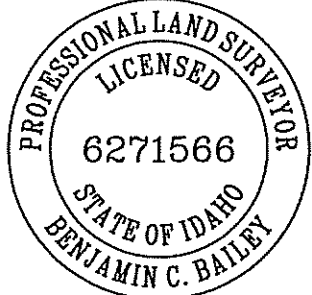
Notary Public, _____

Residing in _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Benjamin Bailey, PLS #6271566, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon.
The interior monuments will be set in accordance with Idaho Code 50-1303, on or before September 1st, 2027 as referenced on the plat and approved by the City of Moscow.
Witness my hand and seal this _____ day of _____, 2026.



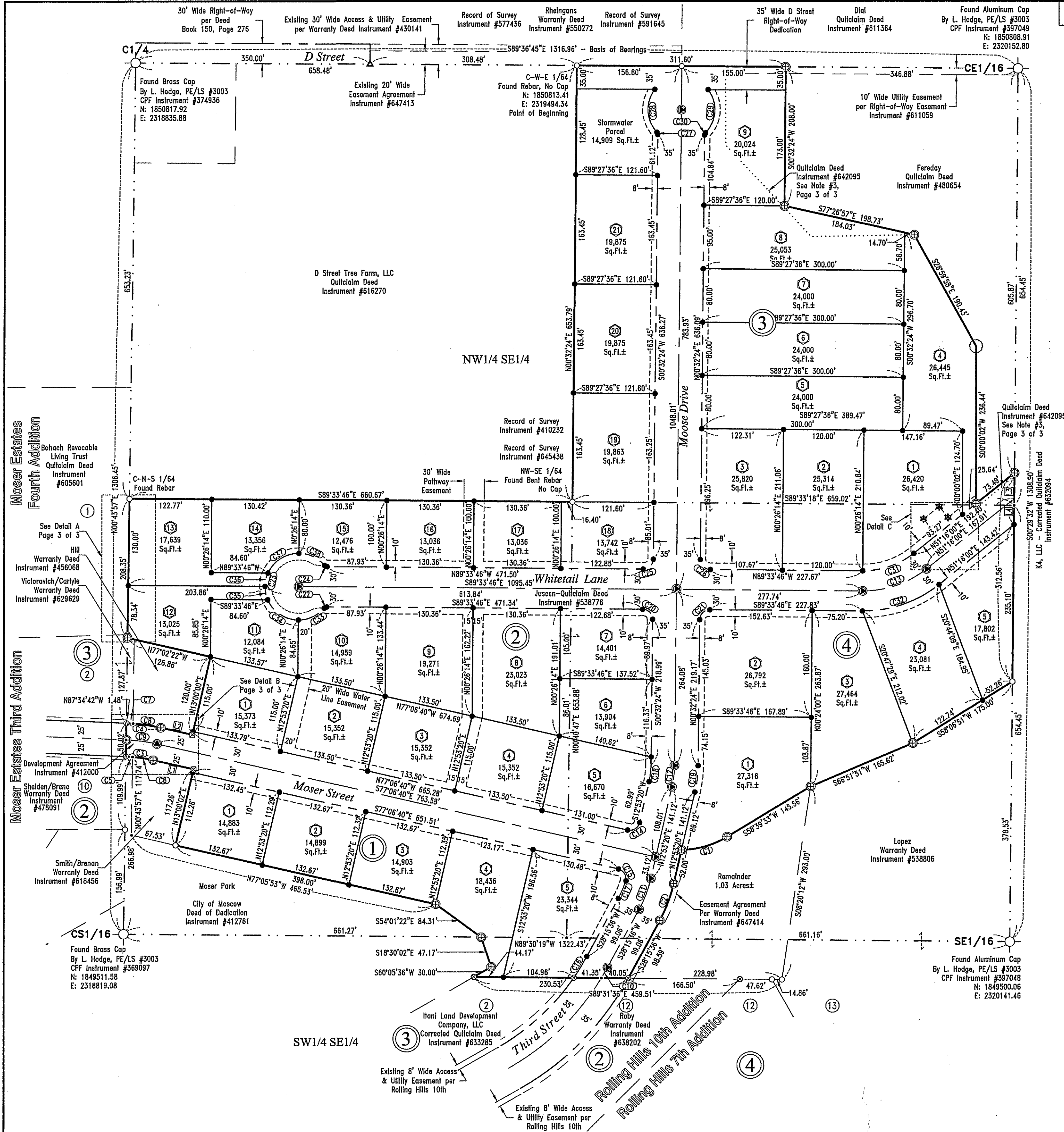
Benjamin Bailey, PLS #6271566 8-19-2026

PRELIMINARY
NOT FOR
RECORDING

Pine View Addition
to the City of Moscow, Latah County, Idaho
Joseph F Juscen and Pamela J Persoon-Juscen

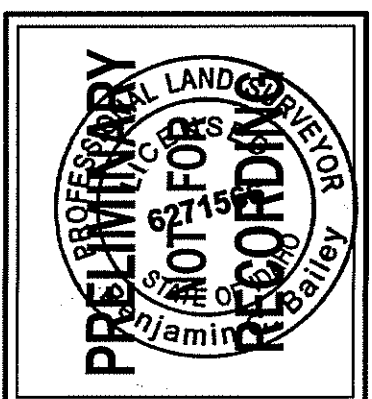
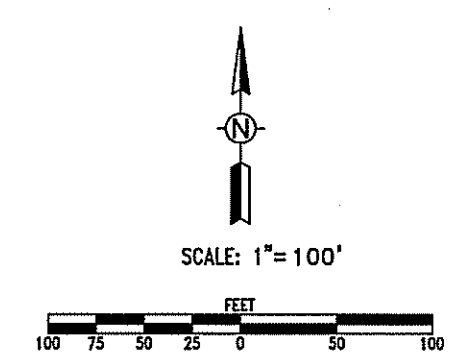
Drafted by:	SW
Checked by:	BB
File Name:	4410 plat.dwg
Tab:	Sign
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	8/19/26

Section 9, T39N, R5W, BM



Basis of Bearings
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northwest corner of the Southeast Quarter of Section 9 and the found northeast corner of the Northwest Quarter of said Southeast Quarter, said bearing being S89°36'45"E.

- Legend**
- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" - See Note 5, Page 3 of 3
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" In Monument Case and Cover Per City of Moscow MSCD-20000.201
 - Set 1/2" Diameter Rebar w/Plastic Cap Stamped "Easement PLS 6271566"
 - Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566"
 - Found 1" Brass Plug Stamped "Hodge PLS 6271566"
 - Utility Box @ Corner Location per Record of Survey Instrument #645438
 - Tree w/ Shiner @ Corner Location per Record of Survey Instrument #645438
 - Found 1/2" Diameter Rebar w/Plastic Cap Stamped "Easement PLS 6271566"
 - Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "Rim Rock PLS 17534"
 - Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Hodge 3003" or as Described
 - Calculated Position
 - Line Data - See Line Table, Page 3 of 3
 - Curve Data - See Curve Table, Page 3 of 3
 - Block Number
 - Lot Number - This Platting
 - Lot Number - Other Plats
 - Plat Boundary Line
 - Lot line - This Platting
 - Boundary Adjustment Per Record of Survey Instrument #, See Note 3, Page 3 of 3
 - Adjacent Parcel Boundary Line
 - Section Subdivision Line
 - Centerline
 - Right-of-Way
 - Access and Utility Easement - This Platting
 - Existing Easement - as Described



Pine View Addition
to the City of Moscow, Latah County, Idaho
Joseph F. Juscen and Pamela J. Persoon-Juscen

Drafted by:	SW
Checked by:	BB
File Name:	4410 plat.dwg
Tab:	Layout
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	8/19/26

Section 9, T39N, R5W, BM

Surveyor Narrative

1. The purpose of this survey was to subdivide and plat the Juscen property, as described in Quitclaim Deed, Instrument #538776 and shown on Record of Survey, Instrument #645438 as shown hereon.
2. See Record of Survey, Instrument #645438 for survey record data and boundary resolution.
3. See Record of Survey, Instrument #645438 for Boundary Line Adjustments between Juscen and Fereday prior to this platting.
4. Right-of-Way Easement, Instrument #240872 provides for a buried power cable to be "placed as close as feasible to the north line of the North Line of the NE1/4 NW1/4 SE1/4, Section 9 Township 39 North, Range 5 West, BM."
5. Interior monuments to be set by September 1st, 2027.
6. All coordinates shown are based on the North American Datum of 1983 (NAD83)

Survey References:

1. Deed, Instrument #221549, Book 150 of Deeds, Page 276-277, Hall to Highway District No. 2.
2. Moser Estates Third Addition, Instrument #390760, by L. Hodge, PE/LS #3003.
3. Moser Estates Fourth Addition, Instrument #391351, by L. Hodge, PE/LS #3003.
4. Record of Survey, Instrument #410232, by L. Hodge, PE/LS #3003
5. Deed of Dedication, Instrument #412761, Moser Land Trust to City of Moscow.
6. Warranty Deed, Instrument #456068, Jarret to Hill.
7. Warranty Deed, Instrument #478091 Jung to Shelden & Brenc.
8. Quitclaim Deed, Instrument #480654, Michael R. Fereday & Jennifer D. Fereday to Michael R. Fereday & Jennifer R. Fereday.
9. Rolling Hills 7th Addition, Instrument #500535, by L. Hodge, PE/LS #3003.
10. Quitclaim Deed, Instrument #538776, McGurkin to Juscen.
11. Warranty Deed, Instrument #538806, McGurkin to Lopez.
12. Warranty Deed, Instrument #550272, Zasodny to Rheingans.
13. Record of Survey, Instrument #577436, by J. Goettsche, PLS #9584.
14. Record of Survey, Instrument #591645, by D. Priest, PLS #6449.
15. Quitclaim Deed, Instrument #605601, Gregory & Carolyn Bohach to Bohach Revocable Living Trust.
16. Right of Way Easement, Instrument #611059, Fereday to Avista Corporation.
17. Quitclaim Deed, Instrument #611364, Jodi Dial to Sam Dial.
18. Quitclaim Deed, Instrument #616270, Wang to D Street Treefarm, LLC.
19. Warranty Deed, Instrument #618456, Bruce to Smith & Brennan.
20. Warranty Deed, Instrument #629629, Jahns to Victorovich & Carlyle.
21. Corrected Quitclaim Deed, Instrument #632094, K,K,K, & K, LLC to K4, LLC.
22. Corrected Quitclaim Deed, Instrument #633285, Itani Land Company, LLC to Itani Development IV, Inc.
23. Rolling Hills 10th Addition, Instrument #634835, by T. Wardle, PLS #22509
24. Warranty Deed, Instrument #638202, Itani Development IV, Inc to Roby/Frey.
25. Quitclaim Deed, Instrument #642095, Fereday to Juscen.
26. Record of Survey, Instrument #645438, by B. Bailey, PLS #6271566.
27. Easement Agreement, Instrument #647413, Rheingans to City of Moscow.
28. Easement Agreement, Instrument #647414, Juscen to City of Moscow.

Legend

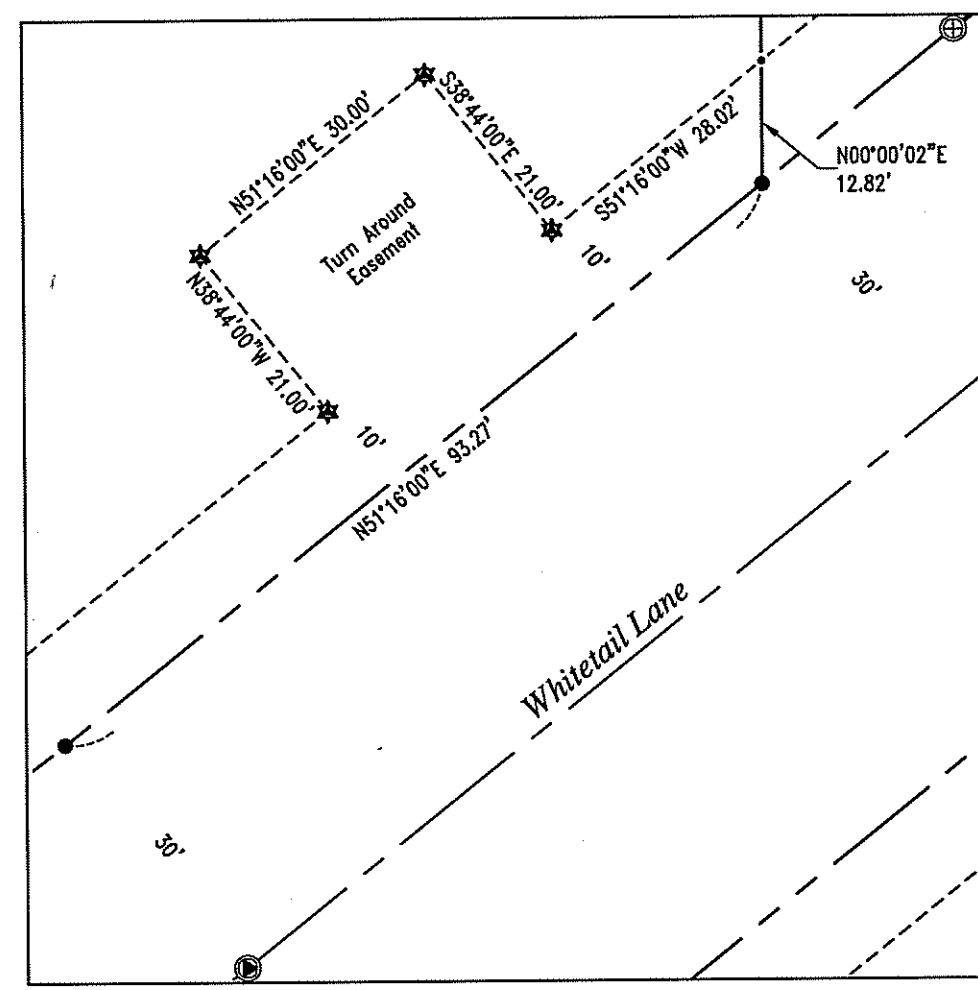
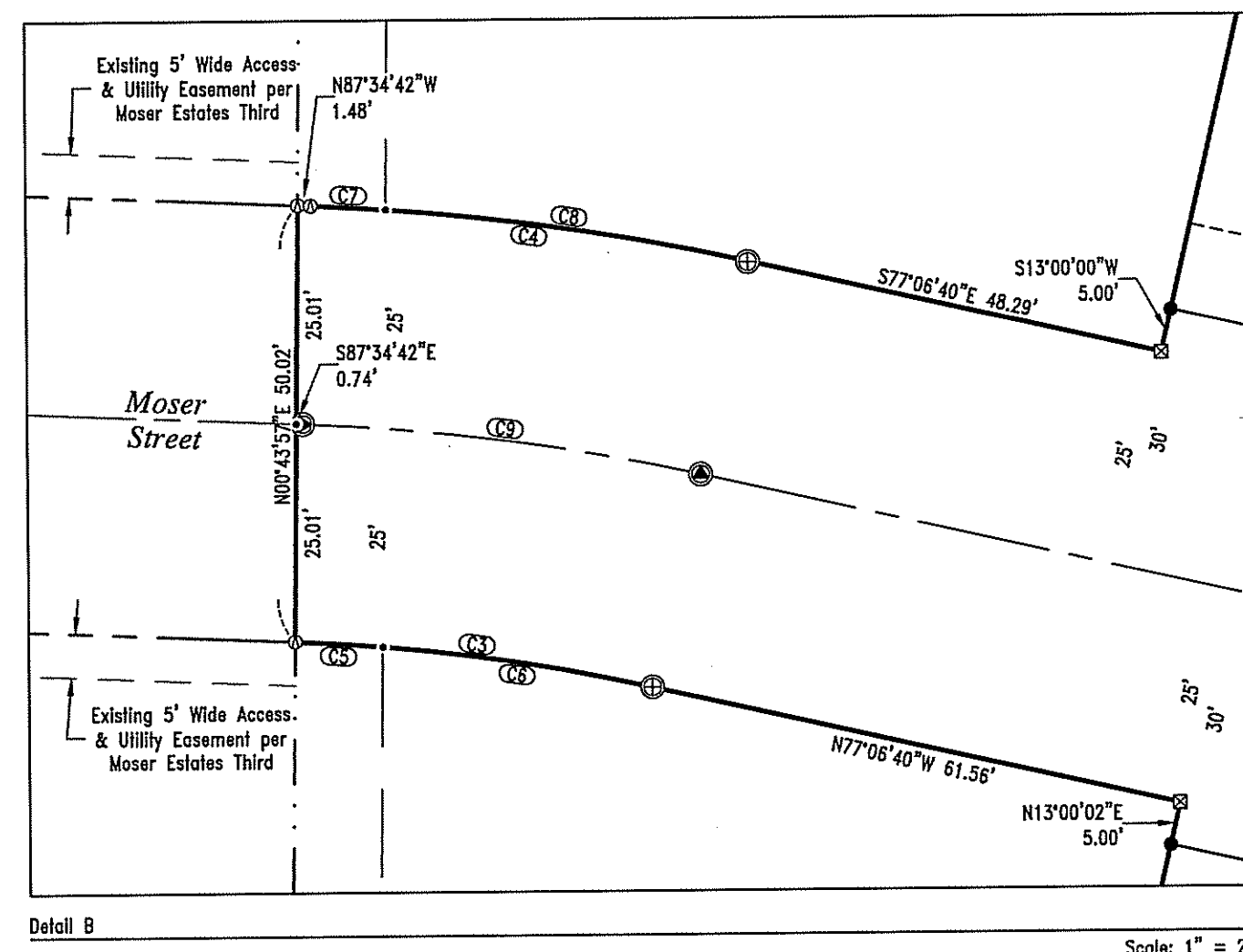
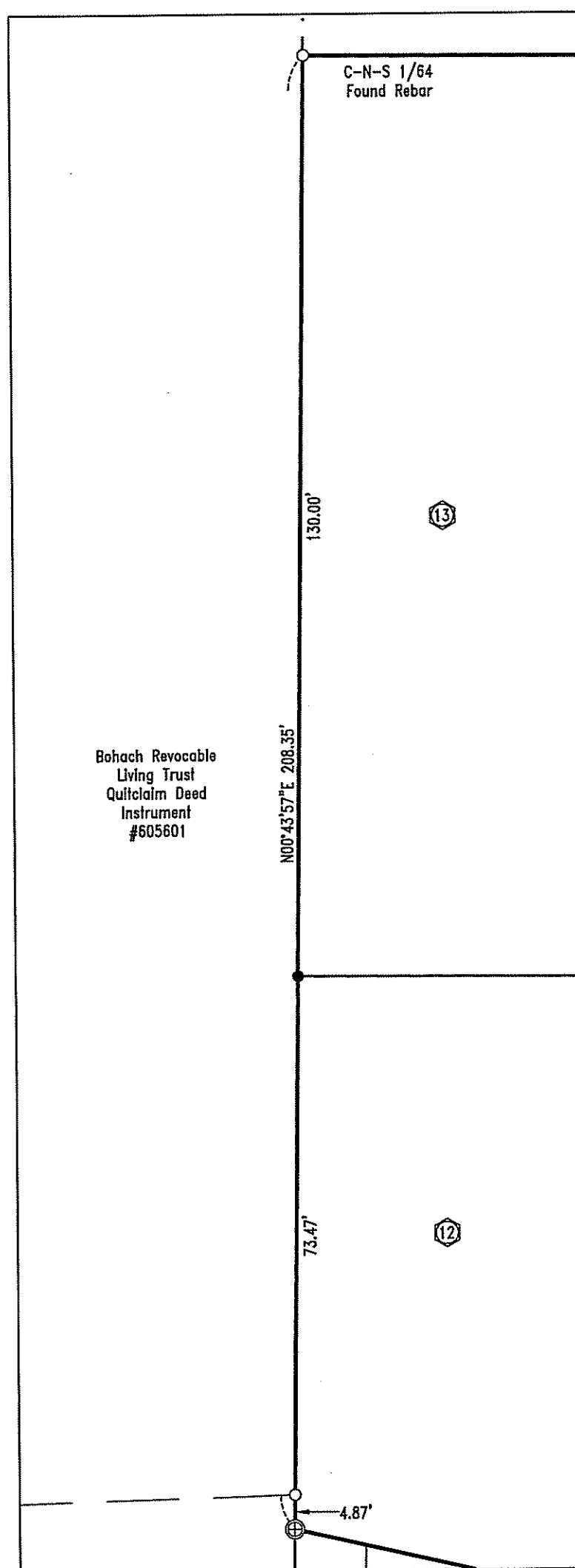
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- ▲ Found 1/2" Diameter Rebar w/Plastic Cap Stamped "Easement PLS 6271566"
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- Calculated Position
- LI Line Data - See Line Table, Page 3 of 3
- CI Curve Data - See Curve Table, Page 3 of 3
- ① Block Number
- ① Lot Number - This Platting
- ① Lot Number - Other Plats
- Plat Boundary Line
- Lot line - This Platting
- Adjacent Parcel Boundary Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access and Utility Easement - This Platting
- Existing Easement - as Described

Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	71.81'	30°28'31"	135.00'	70.96'	N73°53'48"E
C2	59.02'	15°22'15"	220.00'	58.84'	S20°34'28"W
C3	41.10'	10°28'02"	225.00'	41.05'	N82°20'41"W
C4	50.24'	10°28'02"	275.00'	50.17'	N82°20'41"W
C5	10.01'	2°33'00"	225.00'	10.01'	N86°18'12"W
C6	31.09'	7°55'02"	225.00'	31.07'	N81°04'11"W
C7	8.56'	1°47'01"	275.00'	8.56'	N86°41'11"W
C8	41.68'	8°41'00"	275.00'	41.64'	N81°27'11"W
C9	45.75'	10°25'00"	251.62'	45.68'	S82°21'11"E
C10	18.21'	2°42'35"	385.00'	18.21'	N29°36'53"E
C11	49.63'	15°22'15"	185.00'	49.48'	N20°34'28"E
C12	32.33'	12°20'56"	150.00'	32.27'	N06°42'52"E
C13	102.55'	39°10'14"	150.00'	100.56'	N70°51'07"E

Curve	Length	Delta	Radius	Chord	Chrd Brng
C14	23.56'	90°00'00"	15.00'	21.21'	S57°53'20"W
C15	24.88'	95°02'59"	15.00'	22.13'	S29°35'10"E
C16	37.55'	6°08'49"	350.00'	37.53'	S31°20'00"W
C17	27.02'	10°19'16"	150.00'	26.98'	S23°05'57"W
C18	24.79'	12°20'56"	115.00'	24.74'	S06°42'52"W
C19	39.87'	12°20'56"	185.00'	39.80'	N06°42'52"E
C20	23.59'	90°06'11"	15.00'	21.23'	S44°30'41"E
C21	23.53'	89°53'49"	15.00'	21.19'	N45°29'19"E
C22	4.41'	50°28'44"	5.00'	4.26'	N65°11'52"E
C23	245.18'	280°57'27"	50.00'	63.64'	S00°26'14"W
C24	4.41'	50°28'44"	5.00'	4.26'	N64°19'25"W
C25	23.53'	89°53'49"	15.00'	21.19'	S45°29'19"W
C26	23.59'	90°06'11"	15.00'	21.23'	N44°30'41"W

Curve	Length	Delta	Radius	Chord	Chrd Brng
C27	3.78'	43°20'30"	5.00'	3.69'	S21°07'51"E
C28	69.86'	80°03'32"	50.00'	64.32'	S02°46'20"E
C29	70.13'	80°21'50"	50.00'	64.52'	N03°42'00"E
C30	3.78'	43°20'30"	5.00'	3.69'	N22°12'40"E
C31	82.04'	39°10'14"	120.00'	80.45'	S70°51'07"W
C32	123.06'	39°10'14"	180.00'	120.68'	N70°51'07"E
C33	44.05'	50°28'44"	50.00'	42.64'	N65°11'52"E
C34	57.96'	66°25'19"	50.00'	54.77'	S56°21'07"E
C35	20.58'	23°34'41"	50.00'	20.43'	S11°21'07"E
C36	20.58'	23°34'41"	50.00'	20.43'	S12°13'34"W
C37	57.96'	66°25'19"	50.00'	54.77'	S57°13'34"W
C38	44.05'	50°28'44"	50.00'	42.64'	N64°19'25"W

Line	Bearing	Distance
L1	N77°06'40"W	61.56'
L2	S77°06'40"E	48.29'
L3	N00°29'32"E	38.73'
L4	N00°29'32"E	38.73'



P.O. Box 8728
Moscow, Idaho 83843
(208) 882-3320

PROFESSIONAL LAND SURVEYOR
PRELIMINARY
NOT FOR RECORD
JUL 27 2026
MIN C. B.

8.19.2026

Pine View Addition
to the City of Moscow, Latah County, Idaho
Joseph F Juscen and Pamela J Persoon-Juscen

Drafted by: SW
Checked by: MED
File Name: 4410 plat.dwg
Tab: Details
Plot Style: Primary.ctb
Project: 3831-07-13
Date: 8/19/26

3 of 3

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, May 6, 2024

7:00 PM

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

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

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

STAFF: Bill Belknap, Mia Bautista, Cody Riddle, Mike Ray, David Schott, Tyler Palmer, Anthony Dahlinger, Karen Potter, Steve Schultz, Ryan Debaun, Karl Riedinger, Dustin Blaker, police officers, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Council President Taruscio led the Pledge of Allegiance.

PROCLAMATION

Bike Month

Mayor Bettge read the proclamation and presented it to Tonya Denison.

Public Service Recognition Week

Mayor Bettge read the proclamation.

REGULAR AGENDA

1. Approval of Moscow City Council April 15, 2024 Minutes - Laurie M. Hopkins

Kelly moved and Davis seconded to approve the minutes of April 15, 2024 as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Staff Recognition

Palmer provided a background of Steve Persell's time at the city and his completion of the Road Master program. He introduced Jayme Kootz from LHTAC.

Kootz explained the Road Master program has 22 courses and is similar to a master's degree. She presented a plaque and a jacket in honor of his completion.

3. Mayors Appointments (ACTION ITEM)

Mayor Bettge presented to the City Council for consideration the appointment of Garrett LaCivita to the Sustainable Environment Commission. Kelly moved and Taruscio seconded approval of the appointment. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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

David Hall (rural Moscow) recognized staff for the addition of event parking during the Renaissance Fair.

Breanna Sipley (Moscow), is advocating the development of a new resident owned community. The residents in her mobile home park have formed a co-op, she says there is little she can do while still under private ownership. Land trust options cannot guarantee the long-term fair and affordable housing residents deserve.

Susie James (rural Moscow) explained how a resident owned community is formed. She is still looking into funding for a new community. A resident owned community creates stability. She wants to see affordable housing for everyone in the community.

Kathy Dawes (Moscow), is running for Idaho Legislature. She spoke with Breanna Sipley and those issues will become more difficult due to a bill brought forth by Representative Mitchell. Local government should be able to implement protection. She requests the City Council create a local housing authority to be discussed at the next council meeting.

5. Oath of Office for Anthony Dahlinger as Police Chief - Laurie M. Hopkins

Belknap provided a brief introduction regarding the appointment of Anthony Dahlinger to the office of Police Chief. Hopkins administered the Oath of Office and his wife Jessica pinned his badge. Chief Dahlinger said words of thanks.

6. Citizen Commission Report – Moscow Pathways Commission – David Schott / Tanya Denison

Schott introduced Tanya Denison. Denison went through the members of the Commission and past accomplishments which include the annual Bike Tour and Bike to Work Day; the second Annual Pedestrian Tour and display banner revisions. This next year they will work on possible articles in the city utility billing newsletter; promote inclusivity through public engagement for people of all abilities and promoting ideas for improvements to pathways and connections. Council members commented and asked questions.

7. Public Hearing: Pine View Annexation, Comprehensive Plan Land Use Designation, Zoning Designation, and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicants, Joe and Pam Juscen, are proposing a Comprehensive Plan land use designation, zoning designation, and a preliminary subdivision plat for a 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is to retain that designation. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to the Moderate Density, Single Family Residential (R-2) Zone. The proposed preliminary plat is a 22.93-acre area with 40 lots ranging from 12,077 square feet to 27,491 square feet in size, referred to as Pine View Subdivision. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on March 27, 2024 and recommended approval with eight conditions.

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

1. Approve the Annexation Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Annexation Ordinance on first reading; or reject the Annexation Ordinance; or take other action as deemed appropriate.
2. If the Annexation Ordinance is approved, approve the proposed Comprehensive Plan Land Use

Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or reject the proposed Comprehensive Plan Land Use Designation Resolution and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other action as deemed appropriate.

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

4. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, and the proposed Zoning Ordinance is approved, approve the preliminary plat for Pine View Addition with the eight (8) conditions recommended by the Planning and Zoning Commission and the additional condition recommended by Staff and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with no 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.

Mayor Bettge opened the public hearing at 7:39 p.m. Ray introduced the item as written above and described allowed uses in the comprehensive plan designation and zoning; utilities; streets and listed the recommended conditions of approval.

Scott Becker, representing the applicant, doesn't believe sewer would be overwhelmed as the lots are larger with less density. He doesn't anticipate any large issues with the conditions.

Mayor Bettge asked for testimony in favor.

Greg Bohach (Moscow) lives on Rose Court and is in support of the application. He does have one concern which is foot traffic from students and suggested a path adjacent to the tree farm.

Mayor Bettge asked for testimony in opposition. Hearing none, he asked for general testimony.

Katie Palch (Moscow) asked which elementary school this neighborhood would fall into.

Becker responded to comments saying he was in contact with the owner of the tree farm and he doesn't want anyone going through his property and has no intention of providing any of his property. Becker is unaware of the division for the elementary schools.

Mayor Bettge closed the hearing at 7:57 p.m.

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

Mayor Bettge read Ordinance #2024-06 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING THAT LAND DESCRIBED IN SECTION 2 OF THIS ORDINANCE BE ANNEXED TO THE CITY OF MOSCOW; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

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

Mayor Bettge read Ordinance #2024-07 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF A TWENTY-TWO POINT NINE THREE (22.93) ACRE PROPERTY, DESCRIBED IN SECTION 2, FROM AGRICULTURE/FORESTRY (AF) TO MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Taruscio moved to approve the preliminary plat for Pine View Addition with the eight (8) conditions recommended by the Planning and Zoning Commission and the additional condition recommended by Staff and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Five (5): Unanimous. Nays: One (Lewis). Abstentions: None. Motion carried.

8. Public Hearing: Wildrose Court Annexation, Comprehensive Plan Land Use Designation, Zoning Designation, Planned Unit Development, and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Provvidenza, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, Planned Unit Development (PUD), and preliminary subdivision plat a 2.53-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Wildrose Drive and south of Flomer Lane within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is to retain the Auto-Urban Residential designation. The zoning of the subject property is currently Low Density, Single Family Residential (R-1) Zone and the proposal is to rezone to the Moderate Density, Single Family Residential (R-2) Zone. The proposed preliminary plat and Planned Unit Development (PUD) of the 2.53-acre area is to create 16 lots ranging from 3,000 square feet to 10,666 square feet in size, referred to as Wildrose Court subdivision. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designation, Rezone, PUD, and Preliminary Plat on March 27, 2024 and recommended approval with six conditions.

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

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

appropriate.

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

4. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, and the proposed Zoning Ordinance is approved, approve the PUD for Wildrose Court with one (1) condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the PUD with no conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the PUD and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other such action deemed appropriate.

5. If the Annexation Ordinance is approved, the Comprehensive Plan Land Use Designation Resolution is approved, the proposed Zoning Ordinance is approved, and the PUD is approved, approve the preliminary plat for Wildrose Court Addition with five (5) conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with no 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.

Mayor Bettge opened the hearing at 8:07 p.m. Ray introduced the item as written above and described the zoning and preliminary plat. The interior street is a private drive and there is open space and a pathway in the northwest corner of the plat. The applicant has proposed a PUD to coincide with the preliminary plat and is requesting numerous Zoning Code deviations to accommodate smaller lot sizes and more compact development. Fifteen of the lots would have a similar style of single-family home of approximately 1,500 to 1,600 sf in size with multiple floor plan options per floor. Illustrations of the homes were shown. Ray went over the density bonuses which included sustainable development practices, pedestrian and bicycle connectivity, and landscaping.

In response to Council questions, Belknap provided a history on the Southeast Sewer District area. Ray said staff is working with ITD about a right turn lane onto Roxbury.

Scott Becker, representing the applicant, said when the developer was looking at development options, they were going to divide into five lots with a cul-de-sac and leave it in the county but that wasn't allowed in the Area of City Impact. This proposal provides the extra density the City needs. One challenge was making sure the stormwater was captured on the site and didn't flow to the other properties. Blankenship asked if the development is too dense. Becker said they reduced this from 18 to 16 homes.

Mayor Bettge asked for testimony in favor. Hearing none, he asked for testimony in opposition. He said the City received a letter from Scott and Ruth Butler in opposition and it was entered into the record.

JJ McCallie (Moscow) said he moved to Moscow in 2022 from Eugene and spoke on the density reductions. With a 25% reduction in setbacks, a home will be placed 15 feet away from his fence. The reductions make the development more of a R-3 Zone which is not in character with the neighborhood. He feels it is appropriate to at least require privacy fencing. He feels the proposal should be rejected.

Katie Palch (Moscow) feels the density is too much pointing out there aren't 16 homes in the R-1 Zone. There will be increased parking on Roxbury, Ridgeview and Wildrose. She feels the proposal is not in character with the neighborhood.

Roy Derrick (Moscow) is adjacent to the development and will have 2 houses 15 feet from his property looking down into his back yard. A concern is safety in regards to the connection of Roxbury to Highway 8. He questions why this development is super high density. He pointed out three high density developments that the homes are only two floors and recommends these homes are no larger than two floors.

No general testimony was provided.

Dave Dail (applicant) said he has been working with the city and county for 2 years and had four proposals that wouldn't work. He is providing needed homes.

Mayor Bettge closed the hearing at 8:46 p.m.

Lewis said there is an increased need for density; likes it is not a through street, it is infill which is encouraged, and feels it was an honest effort by the property owner to find something that works.

Davis said he supports growth and the council has advocated for density. When living in the Area of City Impact, growth is expected.

Taruscio agreed infill has been advocated for. She heard the testimony and understands about having a house so close. While growth is not comfortable, she is in favor.

Kelly also agreed the Council has advocated for growth; the testimony is heartbreaking but it is an open area and will serve a lot of needs. She said the Council is representing the overall health of the city.

Parker thinks it is good development and meets the criteria. She feels it is nice to have smaller single family units and is happy to see a diversity of housing in the area. If we stop growing a housing stock, no one will be able to continue to live here.

Blankenship felt nervous about the density of the 15 units and the size and impact on the neighbors. He respects the need for more accessible housing and appreciated the applicant trying to make the units environmentally friendly.

Mayor Bettge called a recess at 9:00 p.m. The meeting reconvened at 9:01 p.m.

Taruscio moved to approve the Annexation Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Kelly seconded. Roll Call Vote: Ayes: Five (5). Nays: One (Blankenship). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2024-08 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING THAT LAND DESCRIBED IN SECTION 2 OF THIS ORDINANCE BE ANNEXED TO THE CITY OF MOSCOW; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Kelly moved to approve the proposed Comprehensive Plan Land Use Designation Resolution and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Davis seconded. Roll Call Vote: Ayes: Five (5). Nays: One. (Blankship). Abstentions: None. Motion carried.

Kelly moved, Taruscio seconded, to approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Five (5). Nays: One (Blankenship). Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2024-09 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF AN APPROXIMATELY TWO POINT FIVE THREE (2.53) ACRE PROPERTY, DESCRIBED IN SECTION 2, FROM LOW DENSITY, SINGLE FAMILY RESIDENTIAL (R-1) TO MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Taruscio moved to approve the PUD for Wildrose Court with one (1) condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: Two (Blankenship, Lewis). Abstentions: None. Motion carried.

Taruscio moved to approve the preliminary plat for Wildrose Court Addition with five (5) conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Kelly seconded. Roll Call Vote: Ayes: Four (4). Nays: Two (Blankenship, Lewis). Abstentions: None. Motion carried.

The Mayor called a recess at 9:03 p.m. The meeting reconvened at 9:09 p.m.

9. Professional Services Agreement-East City Park Stage Conceptual Design (ACTION ITEM) - Cody Riddle

Staff is seeking Council authorization to enter into a Professional Services Agreement with Design West Architects, at a cost of \$18,700. If approved, this will result in a 30% conceptual design and updated cost estimate, that will inform a funding and timing strategy for replacement of the stage at East City Park.

PROPOSED ACTIONS: Approve the Professional Services Agreement with Design West Architects, or take other action as deemed appropriate.

Riddle introduced the item as written above adding the project was advanced within the capital improvement plan. The design will build off of the previous design and outreach and will still reach out to the larger groups using the stage. Design West worked on this project previously, bathroom design, outreach and three alternatives. The 30% is primarily focused on the stage and when the project goes to full construction design, the full site improvements would be included.

Lewis likes the load in/out for the stage footprint where it is. She is worried about what will be paved in order to create new in/out access. She does not want to move the agreement forward as is.

In response to questions, Belknap said the previous design established the location of the bathroom with the intent the stage be supported by the bathroom electrical and mechanical. If the Council feels it needs to be somewhere else, the project can start from scratch.

Parker said the information was already gathered and doesn't know what would be benefitted by starting over. Kelly said she agrees with Lewis on the loading area. She would like to take a longer look and get more input as the public may have different opinions now. Taruscio said she can see the urgency for a covered stage but is not a fan of reinventing wheel. Belknap said staff would need six months to rescope

the project and can do so if that is the Council's desire. Blankenship didn't like idea of committing to the plan and wanted to pause. Belknap provided more background and information.

Davis moved to approve the agreement. Taruscio seconded. Roll Call Vote: Ayes: Three (Parker, Davis, Taruscio). Nays: Three (Blankenship, Lewis, Kelly). Abstentions: None. Mayor Bettge broke the tie with an aye vote. Motion carried.

Discussion ensued regarding the previous study, layout and concerns.

10. Franchise Agreement with the Port of Lewiston (ACTION ITEM) - Bill Belknap

The Port of Lewiston recently received a grant to install fiber optic cables from Lewiston to the City of Moscow. The Ports focus is providing long-haul service for internet service providers and not end-user services. City staff were approached by the Port with a request to install fiber optic cables within the City's public rights-of-way. The Port has a franchise agreement with the City of Lewiston to allow the installation of fiber optics cables within Lewiston. Staff has prepared a franchise agreement with the Port of Lewiston to allow the proposed fiber optic cable installation within the City's public rights-of-way under certain terms and conditions. In exchange, the Port will pay the City 5% of the gross revenues they receive from leasing fiber to internet service providers. Additionally, Idaho Code requires that franchise agreements be authorized by Ordinance. Staff has prepared an ordinance for the Council's consideration.

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

Belknap introduced the item as written above adding the agreement is modeled off a City of Lewison agreement and has a term of 20 years. The primary focus is multiple pathways to major hub locations and will use rural paths away from the other fiber lines on Highway 95 so there is redundancy and prevents in the case of a dig or emergency, all fiber being down at the same time.

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

Mayor Bettge read Ordinance 2024-10 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; GRANTING A NON-EXCLUSIVE FRANCHISE TO THE PORT OF LEWISTON TO INSTALL, OPERATE AND MAINTAIN FIBER OPTIC LINES AND RELATED FACILITIES; PROVIDING FOR AND ESTABLISHING A FRANCHISE FEE; 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.

11. Port of Lewiston Conduit Lease Agreement (ACTION ITEM) - Bill Belknap

The Port of Lewiston recently received a grant to install fiber optic cables from Lewiston to the City of Moscow. The Ports focus is providing long-haul service for internet service providers and not end-user services. City staff were approached by the Port with a request to lease available conduit pathways along their proposed installation route which includes a pathway from the Mountain View and Highway 8 intersection to the intersection of Sweet Avenue and South Main Street. The City has an existing spare conduit that is not currently being utilized and which can be made available for the Port's use. Staff has prepared a lease agreement for the subject conduit which includes a requirement

for the installation of an innerduct (a divider within the conduit that divides the conduit into multiple smaller pathways) which will preserve future capacity in the conduit for the City's use. The lease term is 20 years with a one-time lump sum lease payment of \$33,101 due to the grant funding for the project.

PROPOSED ACTIONS: Approve the proposed lease agreement; or take other action as deemed appropriate.

Belknap introduced the item as written above.

Parker moved to approve the lease agreement. Taruscio seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

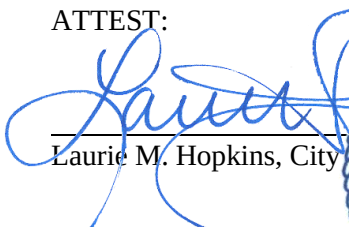
REPORTS

Due to the late hour, reports were postponed.

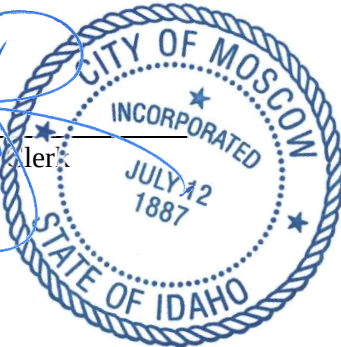
ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 9:49 p.m.

ATTEST:



Laurie M. Hopkins, City Clerk





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 THE REVIEW OF A TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 2024; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 6, 2024; 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 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
3. The subject property is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
5. Auto-Urban Residential (AU-R) 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 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.”

6. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
7. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
8. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
9. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 5, 2023 to discuss the proposed rezone.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposal to retain the existing designation of Auto-Urban Residential is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The City Council finds that the proposed designation of Auto-Urban Residential is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the west and south of the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the Auto-Urban Residential designation exist within the current City Limits boundary to the west and to the south.
4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property

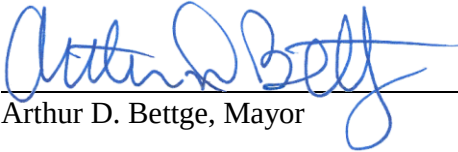
has direct access, via Moser Street and eventually Third Street, as well as sufficient and available public utility services to meet the needs of existing and future development.

5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The proposal is to retain the existing Comprehensive Plan land use designation of Auto-Urban Residential, which is consistent with the surrounding area.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow City Council approves the proposal to retain the current Comprehensive Plan Land Use Designation of Auto-Urban Residential for the 22.93-acre property generally located east of the current terminus of Moser Street.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 6th day of May, 2024.



Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 2024; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 6, 2024; 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 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
3. The subject property is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.

5. Auto-Urban Residential (AU-R) 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 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.”
6. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
7. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
8. The applicant is proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zoning District.
9. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
10. 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. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
11. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
12. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 5, 2023 to discuss the proposed rezone.

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

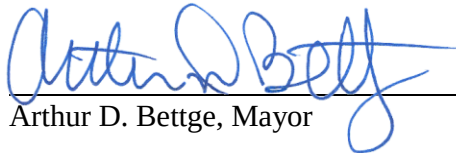
II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed designation of the Moderate Density, Single Family Residential (R-2) Zoning District provides for the continuation of the existing R-2 Zone to the west and to the south. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent properties to the west and south of the subject property are residential subdivisions which are the same designation as the subject property.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Moser Street and eventually Third Street, which can adequately serve any proposed development allowed in the R-2 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the rezone request for the twenty-two point nine three (22.93) acre property generally located east of the current terminus of Moser Street from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zone with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 6th day of May, 2024.



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 TWENTY-TWO POINT NINE THREE (22.93) ACRE AREA OF LAND PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF MOSER STREET, KNOWN AS PINE VIEW ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat on February 8, 2024; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on March 27, 2024; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 6, 2024; 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 22.93-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Moser Street.
3. The subject property is currently an open field with the exception of two driveways providing access to two single family dwellings to the east of the subject property. The Moser Estates subdivisions are located to the west of the subject property and Moser Park is located to the southwest. The Rolling Hills 10th Subdivision is currently being platted to the south, which will extend Third Street to the subject property. Agricultural land is located to the east and rural residential properties are located to the north.
4. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.
5. Auto-Urban Residential (AU-R) 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 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.”

6. The subject property and adjacent properties immediately to the north and east within Latah County are currently designated as Agriculture/Forestry (AF).
7. Properties to the west and south of the subject property are currently designated as the Moderate Density, Single Family Residential (R-2) Zoning District.
8. The applicant is proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to the Moderate Density, Single Family Residential (R-2) Zoning District.
9. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
10. 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. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
11. The applicant is proposing to subdivide the 22.93-acre area with 40 lots ranging from 12,077 square feet to 27,491 square feet in size, referred to as Pine View Subdivision.
12. All of the proposed lots are within the R-2 Zone and meet the minimum lot size and width requirements.
13. The subject property has existing access via Moser Street, and will have access via Third Street when the Rolling Hills 10th Subdivision is extended to the southern portion of the property, which is anticipated this summer. Moser Street is a local neighborhood street which will be constructed to the 28-foot-wide street standard which includes curb, gutter, tree lawns, and sidewalks on both sides of the street and on-street parking on one side of the street.
14. Another local street, Whitetail Lane, extends in the east/west direction through the center of the subdivision and terminates in a cul-de-sac on the western portion of the property and extends to the property line of the adjacent undeveloped property on the east side. Whitetail lane will be constructed to the 28-foot-wide local street standard.
15. Third Street will be extended through the subdivision in the northerly direction and will change street names to Moose Drive at its intersection with Moser Street. Moose Drive will extend to

the northern property line and terminate in a cul-de-sac for fire truck turnaround requirements. However, right-of-way will be extended to the north property line to allow for the future connection with 'D' Street when it is extended in the future. Third Street and Moose Drive are designated as collector streets with a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street.

16. There is currently a corridor dedicated at the end of Moser Street which is intended to provide access to the Moser Park property. The Council finds that a pedestrian walkway shall be extended from Whitetail Lane south to Moser Street in order to provide a more direct pedestrian route to the park property, as well as a shorter distance to McDonald School. The Council also finds that a pedestrian walkway shall be provided from Whitetail Lane north to the property boundary of the adjacent undeveloped property for future pedestrian connectivity if that property were to be developed at some point in the future.
17. Water services are proposed to be extended throughout the subdivision from the existing main within Moser Street and the future main along the Third Street alignment within Rolling Hills 10th Addition.
18. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 3.74 million gallons of water per year (40 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 3.74 M gallons/year).
19. Sanitary sewer is proposed to be extended throughout the subdivision and conveyed along an existing utility easement along the future alignment of 'D' Street. The subject property is considered developable in the Comprehensive Sewer System Plan.
20. Storm sewer will be piped and directed to a stormwater detention pond in the northwest corner of the subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which require the stormwater to be detained to the pre-development rate. The stormwater is then conveyed to existing mains within 'D' Street.
21. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied with a parkland dedication of 1.37 acres towards the creation of the City's Moser Park property in 1994. Therefore, no further parkland dedication is required.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on October 5, 2023 to discuss the proposal.

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 Moderate Density, Single Family Residential (R-2) 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.

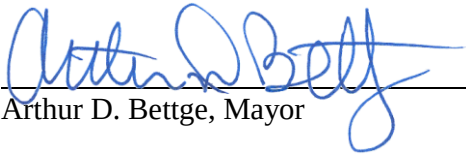
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The proposed lots sizes and densities are consistent with the proposed 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 Moser Street and eventually Third Street. Water and Sewer connections are readily available in the area and are proposed to be extended through the 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 twenty-two point nine three (22.93) acre property generally located east of the current terminus of Moser Street with the following conditions:

1. The proposed subdivision shall be analyzed in the City's water system model to verify that the current design will have adequate potable and fire flow requirements, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
2. The applicant shall work with the City to determine whether the 'D' Street sanitary sewer connection is sufficient to accommodate the proposed subdivision, and if there are deficiencies the applicant shall be responsible for the construction of the improvements needed to adequately serve the subdivision.
3. In accordance with a prior development agreement (Latah County Instrument No. 412000), the applicant shall be responsible for the construction of all public improvements from the current terminus of Moser Street to the subject property.
4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
5. An emergency vehicle turnaround will need to be provided at the eastern terminus of Whitetail Lane and the road, improvements, and utilities will need to be extended to the eastern property boundary of the subject property.
6. The applicant shall provide adequate access to at least every other manhole for the sanitary sewer and storm sewer mains for maintenance.
7. The applicant shall connect the water line in the Whitetail Lane cul-de-sac to the water line in Moser Street for water quality and redundancy purposes.
8. The applicant shall extend a pedestrian walkway from Whitetail Lane south to Moser Street and north to the property boundary of the adjacent undeveloped property.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 6th day of May, 2024.



Arthur D. Bettge, Mayor

Memo

To: Planning and Zoning Commission

From: Mike Ray, AICP - Planning Manager

Date: August 20, 2026

Re: Augustine Avenue Apartments Addition Final Plat and Final PUD Review

The Planning & Zoning Commission conducted a public hearing on July 9, 2025, to consider the request of Impact Investors for the Preliminary Plat and Preliminary Planned Unit Development (PUD) for a 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue, referred to as Augustine Avenue Apartments Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the PUD with no conditions and recommended approval of the preliminary subdivision plat with one condition:

1. The applicant shall be required to submit a stormwater report for the proposed 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.

City Council then conducted a public hearing on September 2, 2026, and approved the Augustine Avenue Apartments Addition PUD and preliminary plat with the same condition recommended by the Planning and Zoning Commission.

On July 30, 2026, the applicant submitted the final PUD and final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final PUD and final plat for conformance with City and State Code requirements and the condition of approval and found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final PUD and final plat for Augustine Avenue Apartments Addition to City Council with no conditions.



**CITY OF MOSCOW
COMMUNITY
DEVELOPMENT**

Ph.: 208-883-7035

504 S. Washington Street

jfleischman@ci.moscow.id.us

mray@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$506.00 plus \$30.25/lot	
	Receipt Number		

APPLICATION FOR FINAL SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Rich Beebe Phone: _____

Address: _____ Email: _____

OWNER: (if other than applicant)

Name: _____ Phone: _____

Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: SynTier Engineering - Scott Sumner Phone: 208.882.8776

Address: 805 N Main St #107 Moscow Email: _____

Primary point of contact (select one): Applicant ☐ Owner ☐ Engineer/Surveyor ☒

PROPERTY:

- Proposed Subdivision Name: Augustine Avenue Subdivision
- Address(es) or Parcel Number(s): RPM1190010001C, RPM11900100020, RPM00000193260, RPM00000193265
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 4.069 acres, and/or 177,253 sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
4.069 acres, and/or 177,253 square feet.
- Total number of lots: 12 Average lot size: 14,771 SQ FT

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

FINAL PLAT CHECKLIST:

All final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the City Engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- _____ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- _____ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- _____ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- _____ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- _____ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- _____ 8. Basis of bearing used to determine bearings shown on the plat.
- _____ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates' values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- _____ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow Standard Specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- _____ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owner(s)'s signatures upon the certificate shall be

notarized upon the plat by an officer duly authorized to take acknowledgements. If the property is being mortgaged, the signature of the mortgagee's representative is also required.

- _____ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by them or under their direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- _____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- _____ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- _____ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, of the Idaho Code, and with the requirements of Moscow City Code Title 5, Chapter 1.
- _____ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- _____ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13 of the Idaho Code.
- _____ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- _____ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- _____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

The following items must be submitted with this application before it will be processed:

1. Application fees
2. One full-sized Final Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.



Signature of Applicant

6/15/26

Date

Signature of Property Owner (if different)

Date

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BIG WILLY'S MEOW LLC, MNF RENTALS LLC, MKM INVESTMENTS LLC, BEEBE BROTHERS LLC, BBC LLC, AND WELCOME HOME REAL ESTATE LLC, OWNERS IN FEE SIMPLE, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE LAND HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED AS AUGUSTINE AVENUE ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF EDINGTON ESTATES RO LOT DIVISION, AS SHOWN BY THE RECORD OF SURVEY INSTRUMENT NUMBER 629386, AND OF EDINGTON 1ST ADDITION, AS SHOWN BY THE RECORDED PLAT, INSTRUMENT NUMBER 627104, RECORDS OF LATAH COUNTY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 OF SAID EDINGTON ESTATES RO LOT DIVISION.

TOGETHER WITH LOT 2, BLOCK 10 OF SAID EDINGTON 1ST ADDITION.

TOGETHER WITH THAT PART OF LOT 1, SAID BLOCK 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 72°47'08" WEST A DISTANCE OF 308.46 FEET;
- 2) SOUTH 47°05'44" WEST A DISTANCE OF 73.52 FEET;
- 3) NORTH 42°59'48" WEST A DISTANCE OF 30.65 FEET;

THENCE NORTH 47°00'12" EAST A DISTANCE OF 138.68 FEET;

THENCE NORTH 09°12'06" EAST A DISTANCE OF 89.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LINE SOUTH 75°52'29"EAST A DISTANCE OF 261.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 177,253 SQUARE FEET OR 4.07 ACRES, MORE OR LESS.

AND DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; AND THAT THEY ARE AUTHORIZED TO SIGN THIS DEDICATION.

BY: _____
WIL EDWARDS – REGISTERED AGENT OF BIG WILLY'S MEOW, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME WIL EDWARDS, REGISTERED AGENT OF BIG WILLY'S MEOW, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

BY: _____
ANDREW CRAPUCHETTES – REGISTERED AGENT OF BBC, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME ANDREW CRAPUCHETTES, REGISTERED AGENT OF BBC, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

BY: _____
RICHARD C. BEEBE JR – REGISTERED AGENT OF WELCOME HOME REAL ESTATE, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME RICHARD C. BEEBE, JR, REGISTERED AGENT OF WELCOME HOME REAL ESTATE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

BY: _____
MAR McCALL – REGISTERED AGENT OF MKM INVESTMENTS, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME MAR McCALL, REGISTERED AGENT OF MKM INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

BY: _____
RICHARD C. BEEBE – REGISTERED AGENT OF BEEBE BROTHERS, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME RICHARD C. BEEBE, REGISTERED AGENT OF BEEBE BROTHERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

BY: _____
SHERYL SUE MUNSON – REGISTERED AGENT OF MNF RENTALS, LLC

ACKNOWLEDGMENTS:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____DAY OF _____, 2026,
BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME SHERYL SUE MUNSON, REGISTERED AGENT OF MNF RENTALS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____M. IN BOOK _____ OF _____
AT PAGE _____ INSTRUMENT NUMBER _____
AT THE REQUEST OF _____

LATAH COUNTY RECORDER

DEPUTY

APPROVALS

1. APPROVAL OF THIS PLAT BY THE CITY OF MOSCOW CERTIFIES AGREEMENT TO ALLOW CONNECTION OF THE ABOVE DESCRIBED PROPERTY TO THE MUNICIPAL WATER SYSTEM AND SATISFIES SECTION 50–1334, IDAHO CODE.

EXAMINED AND APPROVED BY ACTION OF THE MOSCOW PLANNING AND ZONING COMMISSION AT A REGULAR MEETING WITH A QUORUM PRESENT THE ____ DAY OF _____, 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION

EXAMINED AND APPROVED BY ACTION OF THE MOSCOW CITY COUNCIL AT A REGULAR MEETING WITH A QUORUM PRESENT THE ____ DAY OF _____, 2026. DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND PARKLAND DESCRIBED ON THIS PLAT IS HEREBY ACCEPTED IN ACCORDANCE WITH SECTION 50–1313, IDAHO CODE.

CLERK MAYOR, CITY OF MOSCOW

EXAMINED AND APPROVED BY THE CITY ENGINEER THIS ____ DAY OF _____, 2026.

CITY ENGINEER, CITY OF MOSCOW

EXAMINED AND APPROVED BY THE LATAH COUNTY SURVEYOR THIS ____ DAY OF _____, 2026.

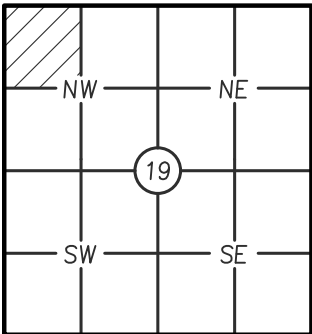
LATAH COUNTY SURVEYOR

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY SHOWN HEREON HAVE BEEN PAID FOR ____ AND PRECEDING YEARS AS OF THIS ____ DAY OF _____, 2026.

LATAH COUNTY TREASURER

SANITARY RESTRICTION SATISFIED, TITLE 50, CHAPTER 13, IDAHO CODE.

NORTH CENTRAL HEALTH DISTRICT DATE



S.19, T.39N., R.5W., B.M.

OWNER'S CONTACT INFORMATION

NAME: RICH BEEBE
ADDRESS: 805 NORTH MAIN ST
MOSCOW, ID 83843

SURVEYOR'S CONTACT INFORMATION

NAME: JASON VONLINDERN, PLS
ADDRESS: 405 SE BRELSFORD DRIVE, SUITE C
PULLMAN, WA 99163
EMAIL: WWW.SYNTIERENGR.COM
PHONE: 509.339.6187

SURVEYOR'S CERTIFICATE:

I, JASON MICHAEL VONLINDERN, PLS 19293, HEREBY CERTIFY THAT THE ABOVE PLATTED AND DESCRIBED PROPERTY REPRESENTS A SURVEY BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO, AND THAT THE STREETS, LOTS, DISTANCES, AND MONUMENTS HAVE BEEN MEASURED AND LOCATED AS SHOWN THEREON. WITNESS MY HAND AND SEAL THIS THE 8____ DAY OF ____AUGUST, 2026.

JASON MICHAEL VONLINDERN, PLS 19293 DATE



	By	Date	Scale: N/A
Surveyed	GBM	04/23	Date: August 20, 2026
Drawn	TMH	06/26	Drawing Name
Checked	DWC	06/26	RBB01–PLAT.DWG
Approved	JMV	06/26	
Accepted			Sheet 1 of 3

SYNTIER
Engineering, Inc.
405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

For:
RICH BEEBE
MOSCOW, IDAHO

AUGUSTINE AVENUE ADDITION

A PORTION OF LOTS 1 AND 2, BLOCK 10 EDINGTON ADDITION AND OF LOTS 2 AND 3 OF EDINGTON ESTATES RO LOT DIVISION, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY IDAHO

AUGUSTINE AVENUE ADDITION

A PORTION OF LOTS 1 AND 2, BLOCK 10 EDINGTON ADDITION AND OF LOTS 2 AND 3 OF EDINGTON ESTATES RO LOT DIVISION, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY IDAHO

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____M. IN BOOK _____ OF _____
AT PAGE _____ INSTRUMENT NUMBER _____
AT THE REQUEST OF _____

LATAH COUNTY RECORDER

DEPUTY

- OFFICIAL DOCUMENTS:**
- R1A QUITCLAIM DEED INSTRUMENT NO. 632657, GRANTOR: BBC LLC, GRANTEE: WELCOME HOME REAL ESTATE LLC, 01/09/2024.
 - R1B WARRANTY DEED INSTRUMENT NO. 635389, GRANTOR: BBC LLC, GRANTEE: BIG WILLY'S MEOW LLC, MNF RENTALS LLC, MKM INVESTMENTS LLC, BEEBE BROTHERS LLC, AND WELCOME HOME REAL ESTATE LLC, 07/18/2024.
 - R1C WARRANTY DEED INSTRUMENT NO. 635123, GRANTOR: BBC LLC, GRANTEE: BIG WILLY'S MEOW LLC, MNF RENTALS LLC, MKM INVESTMENTS LLC, BEEBE BROTHERS LLC, AND WELCOME HOME REAL ESTATE LLC, 07/05/2024.
 - R2 UNITED STATE GOVERNMENT LAND OFFICE PLAT OF TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., COMPILED: 12/14/1871, SURVEYOR: MELDRUM.
 - R3A CPFR INSTRUMENT NO. 288896 QUARTER CORNER, SECTIONS 18/19, AUG 1977, SURVEYOR: SMITH.
 - R3B CPFR INSTRUMENT NO. 396329 COMMON CORNER, SECTIONS 13, 19, 18, 24, MAY 1993, SURVEYOR: TAGGART.
 - R3C CPFR INSTRUMENT NO. 401996 QUARTER CORNER, SECTIONS 25/30, JAN 1994, SURVEYOR: HODGE.
 - R3D CPFR INSTRUMENT NO. 428387 COMMON CORNER, SECTIONS 24, 19, 25, 30, JUL 1997, SURVEYOR: HODGE.
 - R3E CPFR INSTRUMENT NO. 617935 QUARTER CORNER, SECTIONS 24, 19, AUG 2021, SURVEYOR: VONLINDERN.
 - R4 EDINGTON 1ST ADDITION, INSTRUMENT NO. 627104, 2022, SURVEYOR: VONLINDERN.
 - R5 SURVEY FOR: BBC LLC, INSTRUMENT NO. 638357, 2025, SURVEYOR: VONLINDERN.
 - R6 SURVEY FOR: BBC LLC, INSTRUMENT NO. 629386, 2023 SURVEYOR: VONLINDERN.
 - R7 SURVEY FOR: BBC, LLC, INSTRUMENT NO. 617995, 2021, SURVEYOR: VONLINDERN.
 - R8 SURVEY FOR: DEVELOPERS OF THE PALOUSE LLC, INSTRUMENT NO. 524459, 2008, SURVEYOR: HODGE.
 - R9 SURVEY FOR: SHERM CLYDE/CITY OF MOSCOW, INSTRUMENT NO. 453080, 2000, SURVEYOR: HODGE.

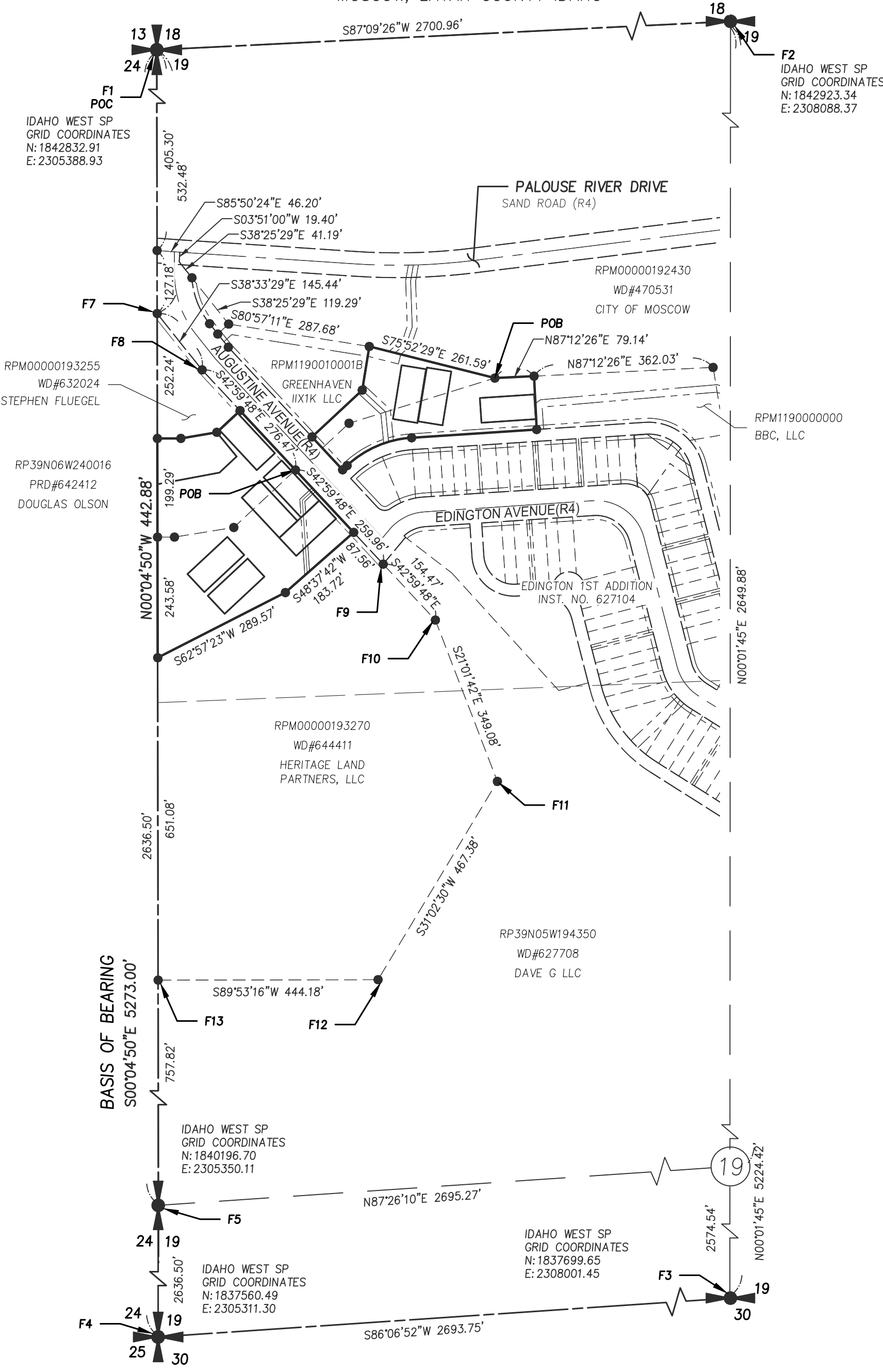
- CORNER NOTES:**
- F1 FOUND 3" ALUMINUM CAP IN CONCRETE COLLAR MARKED "13, 24, 18, 19", ±1.5' BELOW GRADE, PER R3B.
 - F2 FOUND 3-1/2" ALUMINUM CAP MARKED "T39N R5W 18|19 LS 2058" IN A MONUMENT CASE PER R3A.
 - F3 FOUND 3-1/2" BRASS CAP MARKED "T39N R5W BM 1/4 19|30 1994 PE/LS 3003", PER R3C.
 - F4 FOUND QUARTZ STONE AND REFERENCES PER R3D, PROTRUDING ±0.2' ABOVE GRADE.
 - F5 FOUND 3" ALUMINUM CAP MARKED "T39N R5W BM 1/4 19|24 2021 LS 19293, PER R3E.
 - F7 FOUND 5/8" REBAR, NO CAP.
 - F8 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".
 - F9 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".
 - F10 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".
 - F11 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".
 - F12 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".
 - F13 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE 3003".

SURVEYORS NARRATIVE:

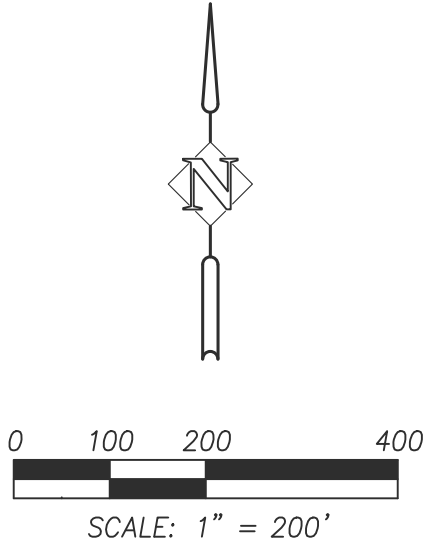
1. WE ACCEPTED R5 AND R6 AS THE BASIS OF THIS SURVEY.

BASIS OF BEARING:

THE BEARING OF SOUTH 00°04'50" EAST 5273.00 FEET WAS ASSUMED ALONG THE WEST LINE OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BETWEEN CORNERS F1 AND F4, PER GNSS OBSERVATIONS USING IDAHO STATE PLANE WEST ZONE, SCALED TO GROUND.



- LEGEND:**
- PLAT BOUNDARY LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - PROPOSED LOT LINE
 - EXISTING CENTERLINE
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - SURVEY TIE LINE ONLY
 - SECTION CORNER AS NOTED
 - 1/4 SECTION CORNER AS NOTED
 - CENTER OF SECTION
 - FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "VONLINDERN, PLS 19293" UNLESS OTHERWISE NOTED IN CORNER NOTES
 - SET 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "VONLINDERN, PLS 19293"
 - RECORD INFORMATION SEE OFFICIAL DOCUMENTS
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT



PURPOSE OF THE SURVEY:

THIS RECORD OF SURVEY WAS REQUESTED BY MR. RICH BEEBE TO MONUMENT AND DIVIDE THE LOTS AS SHOWN HEREON.

CORNER VISITATION:

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED IN JUNE OF 2026.



	By	Date	Scale: 1"=200'
Surveyed	GBM	04/23	Date: August 20, 2026
Drawn	TMH	06/26	Drawing Name
Checked	DWC	06/26	RBB01-PLAT.DWG
Approved	JMV	06/26	
Accepted			Sheet 2 of 3

SYNTIER
engineering, Inc.
405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

For:
RICH BEEBE
MOSCOW, IDAHO

AUGUSTINE AVENUE ADDITION

A PORTION OF LOTS 1 AND 2, BLOCK 10 EDINGTON ADDITION AND OF LOTS 2 AND 3 OF EDINGTON ESTATES RO LOT DIVISION, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY IDAHO

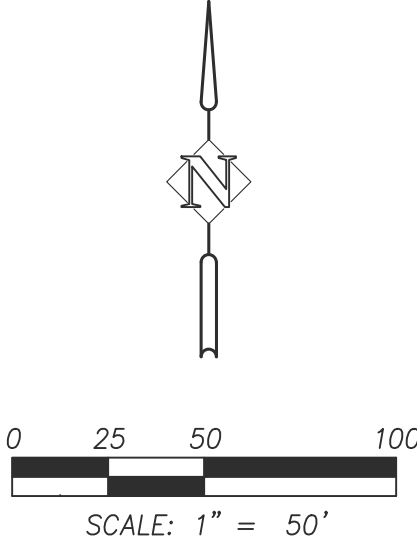
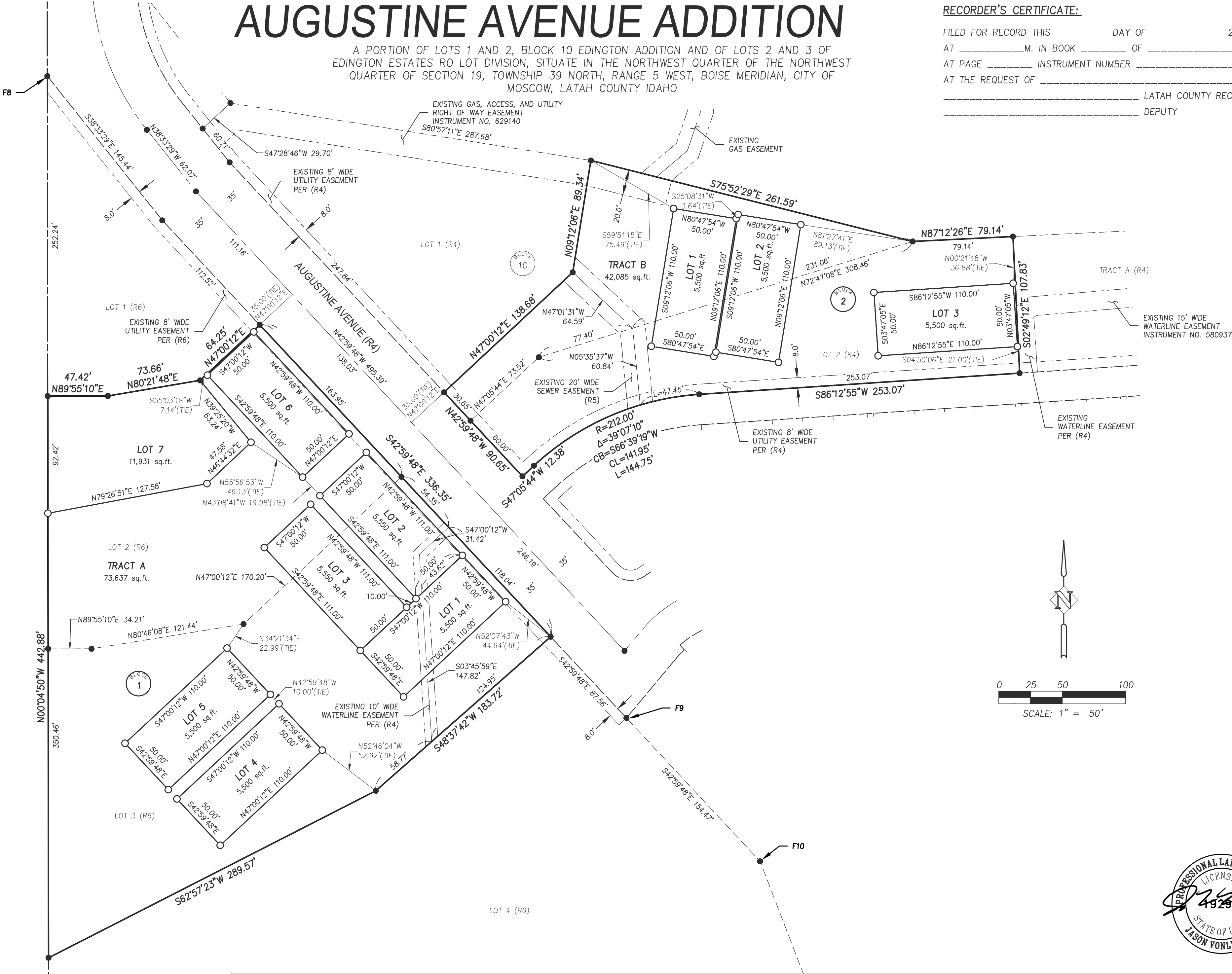
AUGUSTINE AVENUE ADDITION

A PORTION OF LOTS 1 AND 2, BLOCK 10 EDINGTON ADDITION AND OF LOTS 2 AND 3 OF EDINGTON ESTATES RO LOT DIVISION, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY IDAHO

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____,
AT _____M. IN BOOK _____ OF _____
AT PAGE _____ INSTRUMENT NUMBER _____
AT THE REQUEST OF _____

LATAH COUNTY RECORDER

DEPUTY



	By	Date	Scale: 1"=50'
Surveyed	GBM	04/23	Date: August 20, 2026
Drawn	TMH	06/26	Drawing Name
Checked	DWC	06/26	RBB01-PLAT.DWG
Approved	JMV	06/26	
Accepted			Sheet 3 of 3

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engineering, Inc.
405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

For:
RICH BEEBE
MOSCOW, IDAHO

AUGUSTINE AVENUE ADDITION
A PORTION OF LOTS 1 AND 2, BLOCK 10 EDINGTON ADDITION AND OF LOTS 2 AND 3 OF EDINGTON ESTATES RO LOT DIVISION, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF MOSCOW, LATAH COUNTY IDAHO



**CITY OF MOSCOW
COMMUNITY
DEVELOPMENT**
Ph: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
mray@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$490.50 plus \$30.25/lot	
	Receipt Number		

APPLICATION FOR FINAL PLANNED UNIT DEVELOPMENT (PUD)

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Rich Beebe Phone: _____
Address: _____ Email: _____

OWNER: (if other than applicant)

Name: _____ Phone: _____
Address: _____ Email: _____

PROPERTY:

1. Proposed PUD Name: Augustine Avenue Apartments
2. Address(es) or Parcel Number(s): RPM1190010001C, RPM11900100020, RPM00000193260, RPM00000193265

AUTHORIZATION:

Describe any changes in design or construction since approval of the Preliminary PUD:

None

CONDITIONS OF APPROVAL:

The Moscow Planning and Zoning Commission ("Commission") for a Type 1 PUD application or City Council for a Type 2 PUD application may impose required modifications or conditions as part of the approval pursuant to MCC 4-7-10, including but not limited to, (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed PUD upon delivery of services by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE:

1. The Final PUD process is intended to give the Zoning Administrator, the Commission, or the City Council, an opportunity to determine whether the proposed development conforms to the intent of the preliminary approval. The applicant is required to detail any proposed development agreements, condominium agreements, deed restrictions, or other commitments needed to assure adherence to the proposed development plan, and to provide final plans indicating how conditions or modifications imposed at preliminary approval will be met.
2. If the final proposal is substantially unchanged from the application provided for preliminary approval, and if it adequately incorporates all required conditions or modifications, it may be acted on by majority vote of the Commission and/or City Council as a regular agenda item at a regularly scheduled meeting. The deciding body may grant final approval, may grant final approval with minor modifications or conditions, or may deny the application.
3. If the proposal differs significantly from the proposal discussed at earlier public hearings beyond those changes required as conditions of the preliminary approval, or if conditions or modifications are contemplated which differ significantly from those presented at earlier hearings, then a new public hearing must be conducted by the Commission or City Council prior to final project approval.
4. In the event of failure to comply with the approved PUD plans or with any of the conditions imposed upon the PUD project, such permit shall be immediately revoked and shall be automatically null and void.

REVOCATIONS:

If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void. The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision-making body prior to expiration of the original PUD approval or such approval shall not be granted.

The following items must be submitted with this application before it will be processed:

1. Application Fees
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings and/or Renderings, drawn to scale
5. Evidence of clear title to any lands to be conveyed or reserved for parks, scenic ways, playgrounds, schools, public buildings, or other public purposes.
6. Final plans showing location of water, sewer, drainage and all other utilities, and plans for street improvements and grading.
7. Final phasing plan.

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this application.



 Signature of Applicant

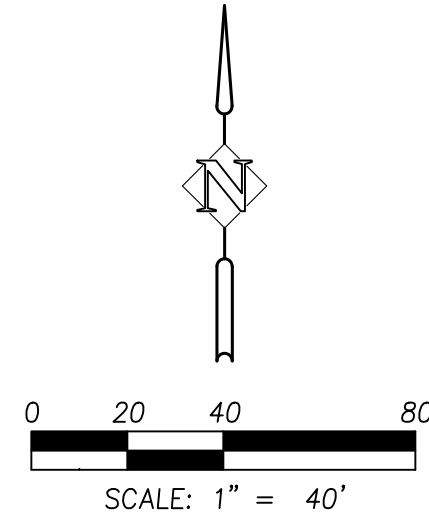
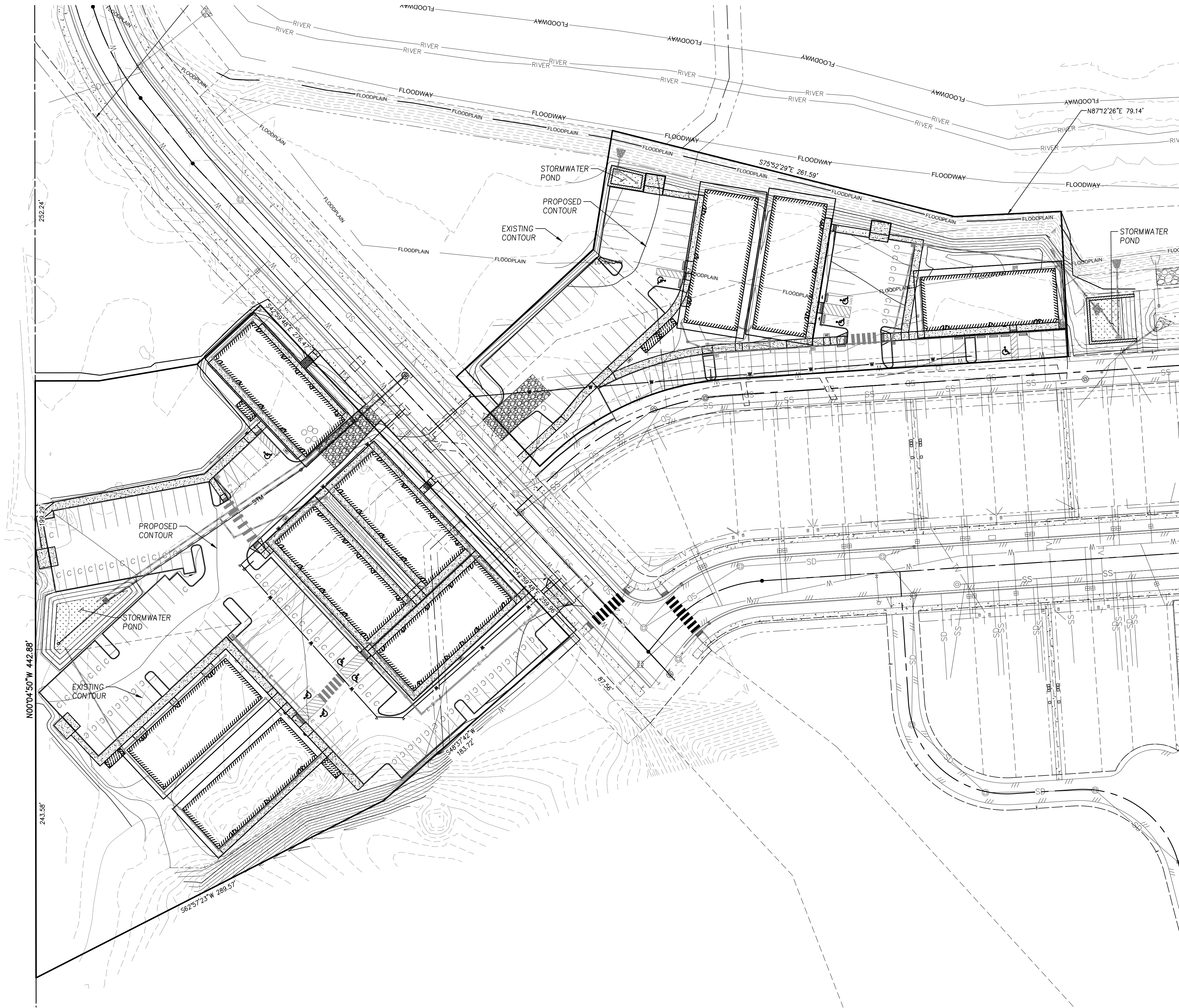
6/15/26

 Date

 Signature of Property Owner (if different)

 Date

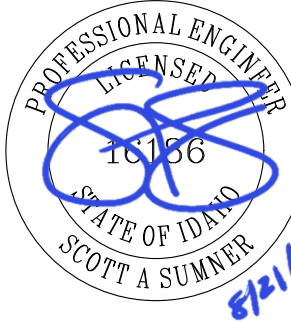
P:\RBB-01 - Edinboro RO PUD\RBB01-DWG\Streets\Preliminary Shortlist - PUD\RBB01 - C2.0 - GRADING PLAN.dwg



EARTHWORK VOLUMES	
TOTAL CUT =	1,360 C.Y.
TOTAL FILL =	12,995 C.Y.
*CUT FACTOR = 1.0	
*FILL FACTOR = 1.0	
NET BALANCE =	11,635 C.Y. (FILL)

GRADING PLAN
AUGUSTINE AVENUE APARTMENTS
MOSCOW, IDAHO

SYNTIER
Engineering, Inc.
405 SE Breckford Drive, Suite C, Moscow, WA 99163
www.SyntierEng.com 509.339.6187



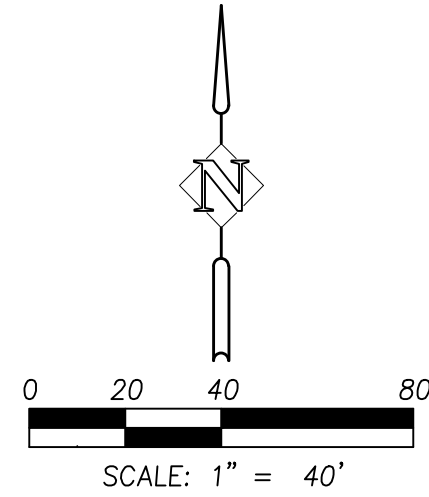
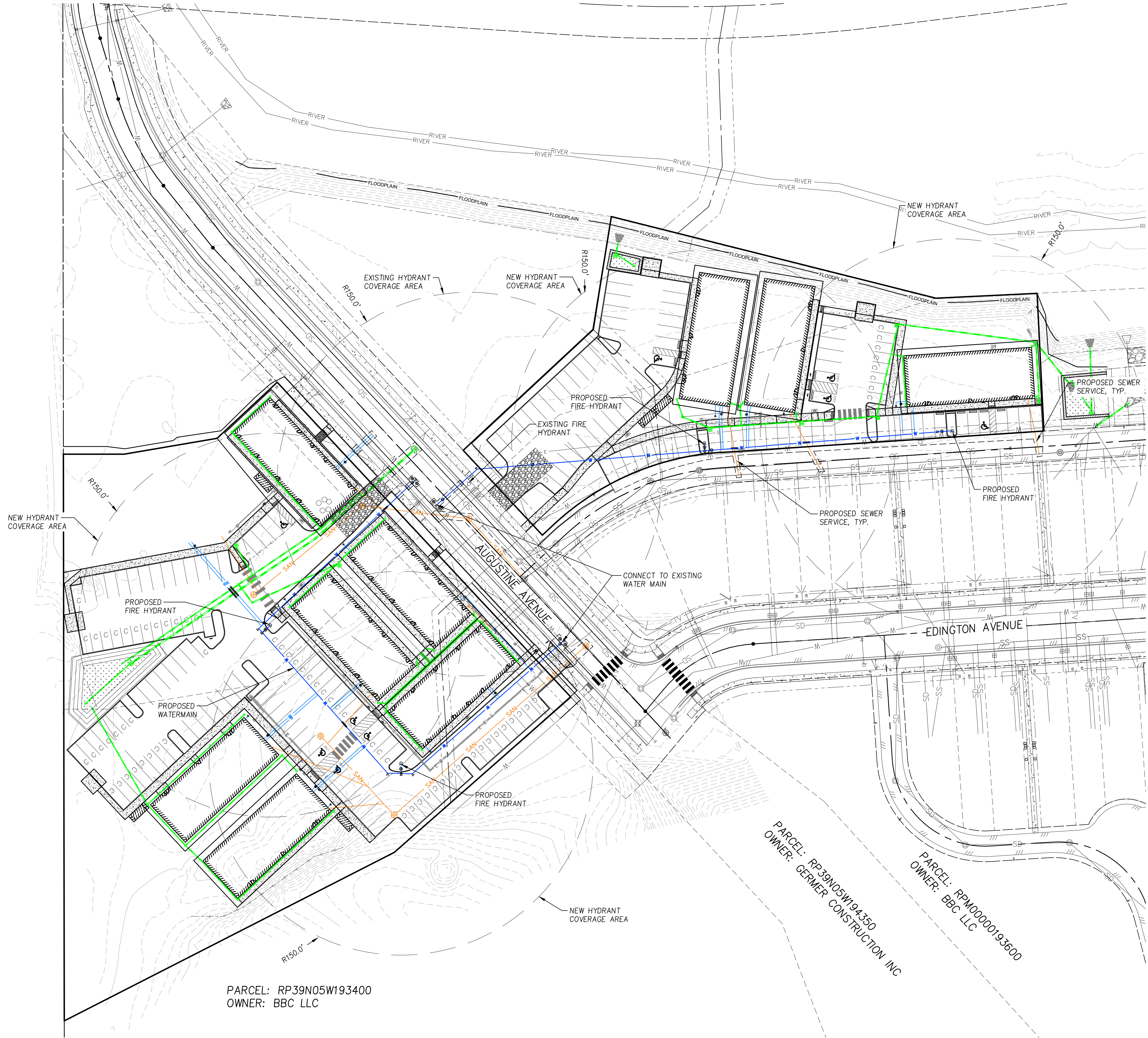
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DRAWN:	SAS
CHECKED:	SAS
DATE:	

NO.	DESCRIPTION
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8	N
9	S

SHEET NO.	C2.0
2 OF 6	
JOB NO.	

RBB-01

P:\RBB-01 (Edington RO PUD)\RBB01-DWG\SS\Streets\Preliminary\Shortlist - PUD\ RBB01 - C3.0 - UTILITY PLAN.dwg



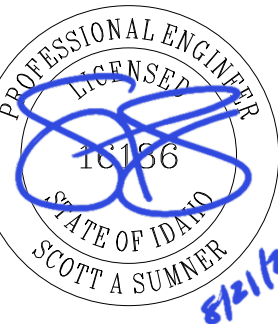
UTILITY LEGEND

- WATERLINE
- SANITARY LINE
- STORM LINE

UTILITY PLAN

UTILITY PLAN
AUGUSTINE AVENUE APARTMENTS
MOSCOW, IDAHO

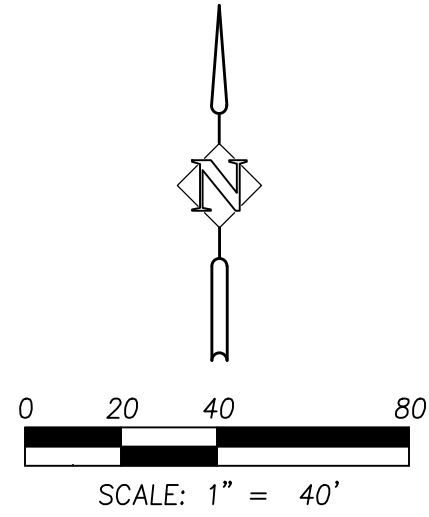
SYNTIER
Engineering, Inc.
405 SE Desford Drive, Suite C, Hamlet, WA 99163
www.SyntierEng.com 509.339.6187



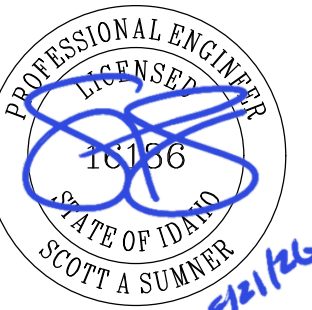
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CHECKED:	SAS
DATE:	

DATE	NO.	DESCRIPTION
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SHEET NO.
C3.0
3 OF 6
JOB NO.



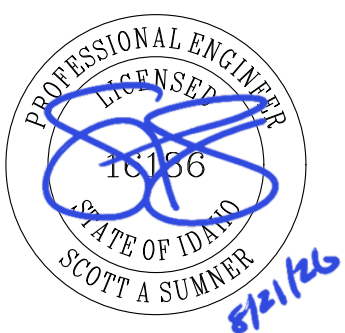
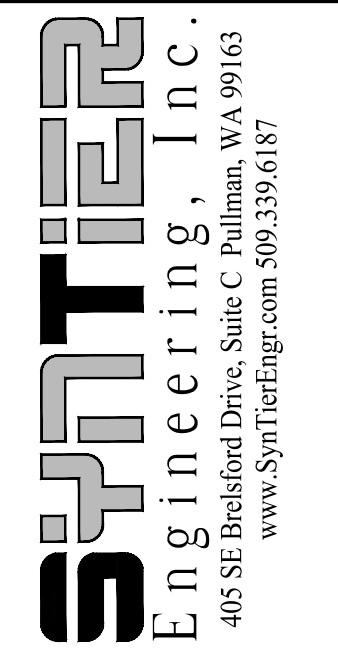
Syntier
Engineering, Inc.
405 SE Breksford Drive, Suite C Pullman, WA 99163
www.SyntierEngr.com 509.339.6187

[illegible]

SHEET NO.

C4.0

4 OF 6



SAS	
DRAWN:	SAS
CHECKED:	SAS
DATE:	

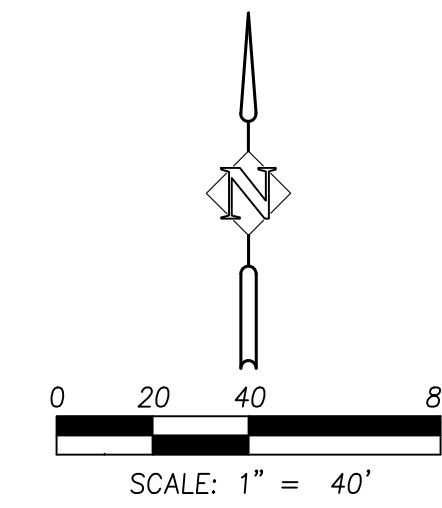
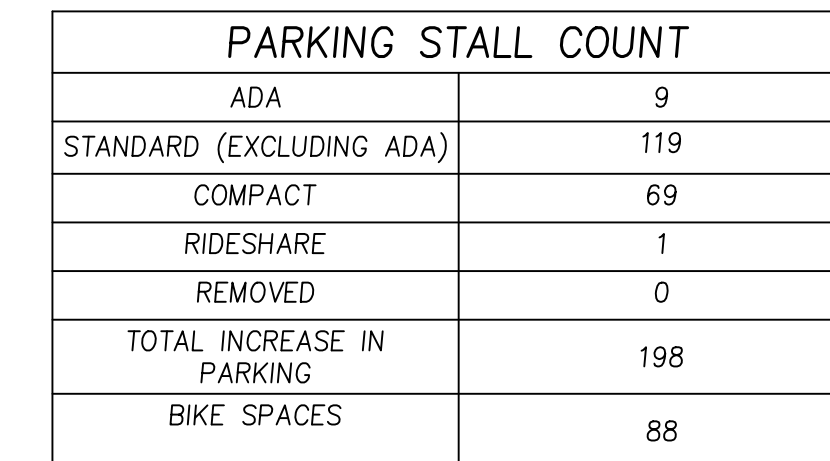
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SHEET NO.

C4.1

5 OF 6

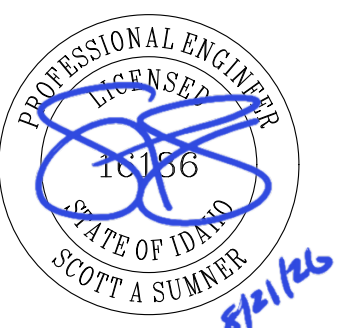
JOB NO. _____



P:\RBB-01 (Edington RO PUD)\RBB01-DWG\Sheets\Preliminary_Shortplat - PUD\ RBB01 - C4.1 - SITE PLAN.dwg

Received 08-21-2026

RBB-01

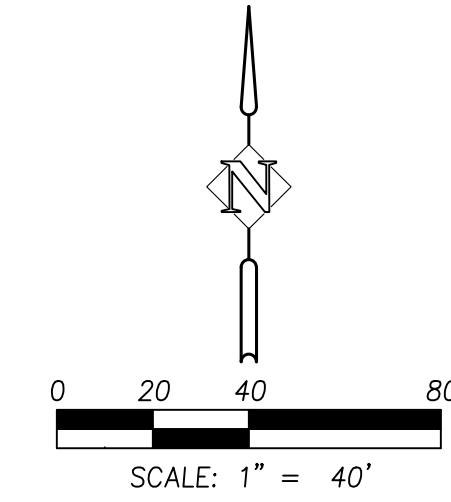
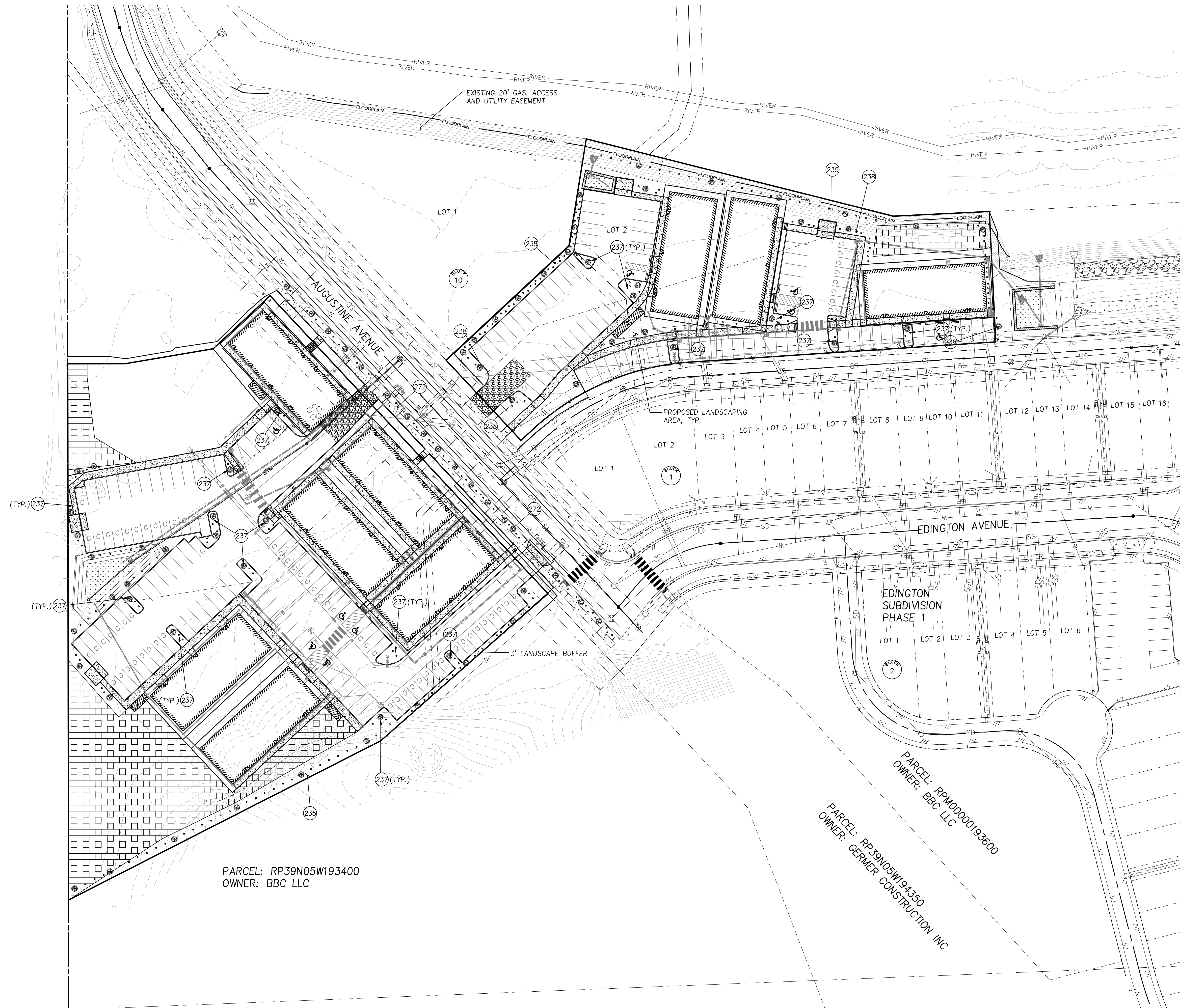


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CHECKED:	SAS
DATE:	

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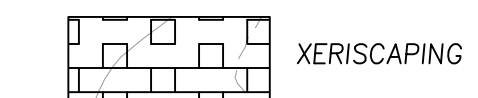


CONSTRUCTION NOTES

239. INSTALL "TYPE" "A" LANDSCAPE BUFFER, 2 CANOPY TREES, 4 UNDER-STORY TREES AND 6 SHRUBS EVERY 100 FEET. AT LEAST 4 OF THESE PLANTINGS MUST BE EVERGREEN. PLAN IS CONCEPTUAL AND SHALL BE DESIGN-BUILD.
237. INTERIOR LANDSCAPING
1 - TREE (1.5" CALIPER)
1 - PERENNIAL LOW SHRUB (1 GAL)
2 - EVERGREEN OR DECIDUOUS SHRUB (2 GAL)
VEGETATIVE GROUNDCOVER
238. EXTERIOR LANDSCAPING:
1 - TREE (1.5") EVERY 40'
1 - SHRUB (1 GAL) EVERY 6'
2 - DECIDUOUS OR EVERGREEN (2 GAL) EVERY 6'
272. PLANT MEDIUM STREET TREES PER CITY OF MOSCOW STREET TREE GUIDE. TYPE OF TREE TO BE SELECTED BY OWNER AT A LATER DATE. MINIMUM 20 FEET SPACING.

STREET TREES REQUIRED: MULTI-FAMILY AND COMMERCIAL AS REQUIRED BY MCC 5-8-8-9.C.D. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN THAT SHALL IDENTIFY THE NUMBER, LOCATION, AND TYPE OF STREET TREES PROPOSED. CONTACT DAVID SCHOTT AT 208.883.7098 OR DSCHOTT@CI.MOSCOW.ID.US FOR ADDITIONAL INFORMATION.

LANDSCAPING WILL BE COMPRISED OF ALMOST EXCLUSIVELY OF NATIVE AND DROUGHT-TOLERANT PLANTS, DETAILED LANDSCAPING PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS TO MINIMIZE THE WATER USAGE OF THE DEVELOPMENT. IRRIGATION SYSTEM WILL COMPRISE OF A HIGH-EFFICIENCY SYSTEM TO ESTABLISH PLANTS.



AUGUSTINE AVENUE APARTMENTS

SHEET LIST

A-1	COVER SHEET
A-2	MASTER PLAN
A-3	10 - PLEX
A-4	10 - PLEX FACADES
A-5	10 PLEX FACADES
A-6	17 UNIT
A-7	17 UNIT FACADES
A-8	17 UNIT FACADES
A-9	EXISTING SHOP
A-10	RENDERINGS

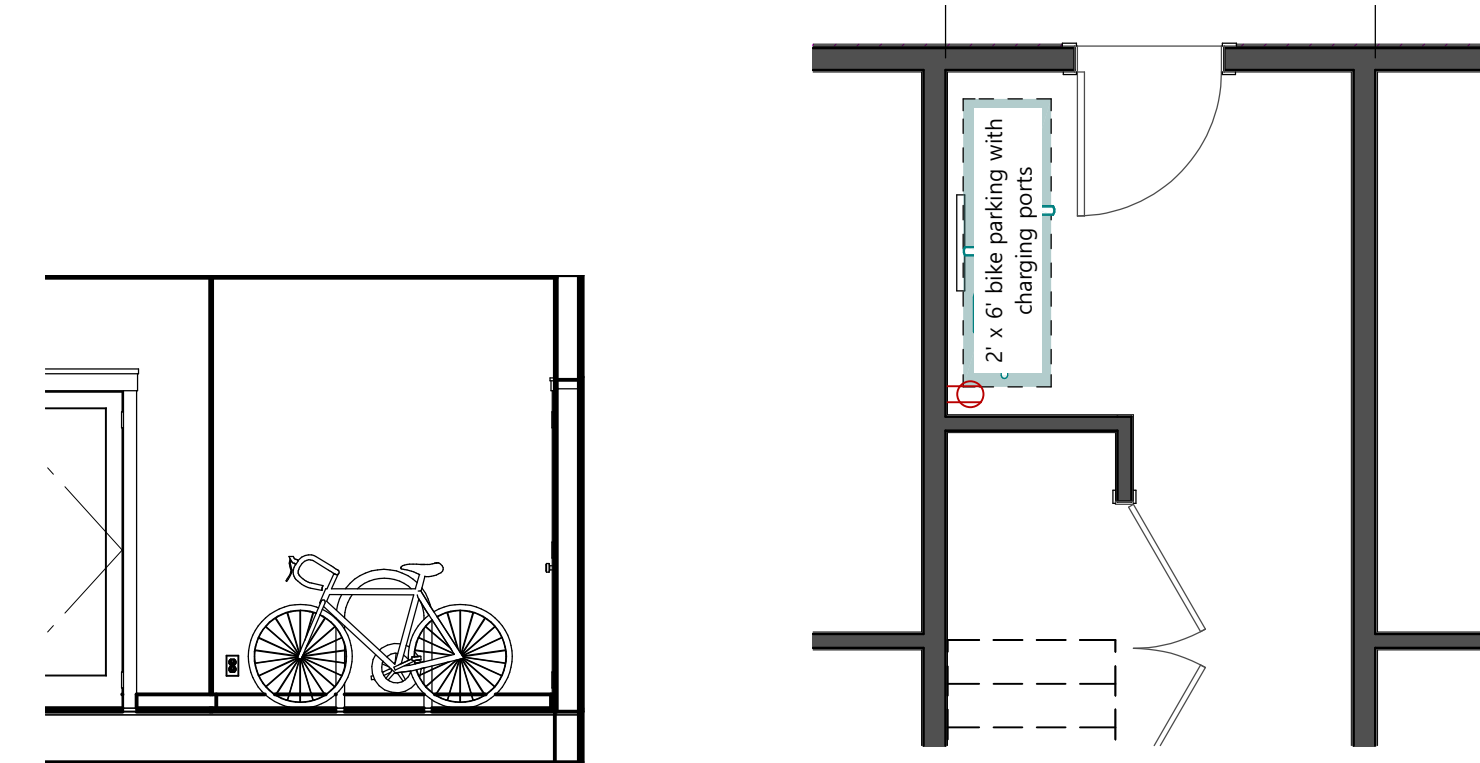


OWNER:
IMPACT INVESTORS LLC
RICH BEEBE

CONTRACTOR:
ASPEN ENTERPRISES CONSTRUCTION LLC

ARCHITECT:
NORTH HOUSE DRAFTING AND DESIGN
LUKE RYAN

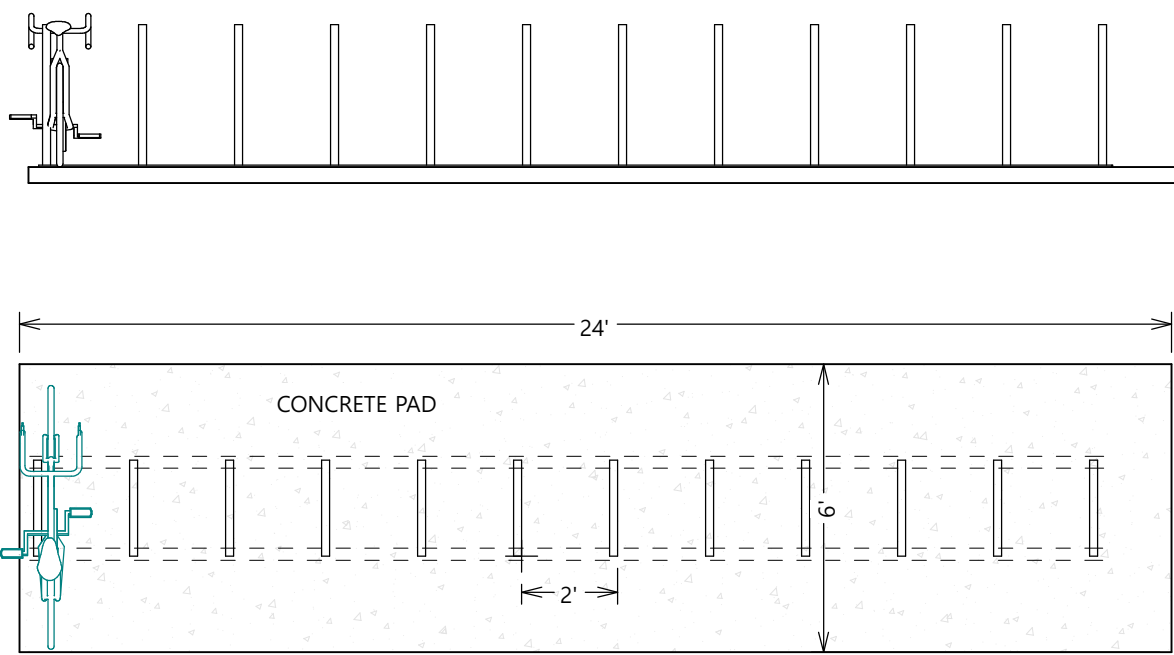
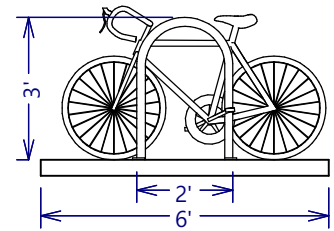
CIVIL ENGINEER:
SYNTIER ENGINEERING INC
SCOTT SUMNER



COVERED BIKE RACK EXHIBIT

scale: N/A

INDOOR COVERED BIKE PARKING TO BE 3'H x 2'D INVERTED STEEL U BOLTED TO FLOOR. EACH SPACE 2' MIN WIDTH, 6' MIN DEPTH CLEARANCE. BIKE PARKING TO COMPLY WITH MCC 4-6-2-E-7



UNCOVERED BIKE RACK EXHIBIT

scale: N/A

OUTDOOR UNCOVERED BIKE PARKING TO BE 3'H x 2'D INVERTED STEEL U BOLTED TO CONCRETE PAD 6' MIN IN DEPTH. EACH SPACE 2' MIN CLEARANCE. BIKE PARKING TO COMPLY WITH MCC 4-6-2-E-7

Project:

AUGUSTINE AVENUE APARTMENTS

MOSCOW, ID 83843

COVER SHEET

Date: 6/25/2026
Project No: 021-038

A-1

MASTER PLAN



CURRENT PARKING SPACES: 198
TOTAL DWELLING UNITS: 102
TOTAL COMMERCIAL UNITS: 17

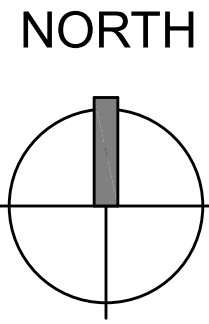
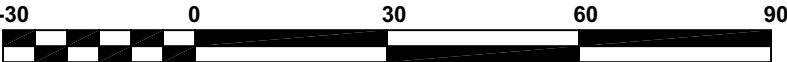
x88 BICYCLE PARKING SPACES
-47 COVERED (INTERIOR TO BUILDINGS W/ CHARGING PORTS)
-41 UNCOVERED

STANLEY 10-PLEX x5
x4 STUDIOS
x2 2 BED APT
x4 2 BED TOWNHOUSE

EXISTING SHOP

WALLACE 17-PLEX x4
x5 STUDIOS
x4 2 BED APT
x4 1 BED APT
x4 LIVE/WORK UNITS

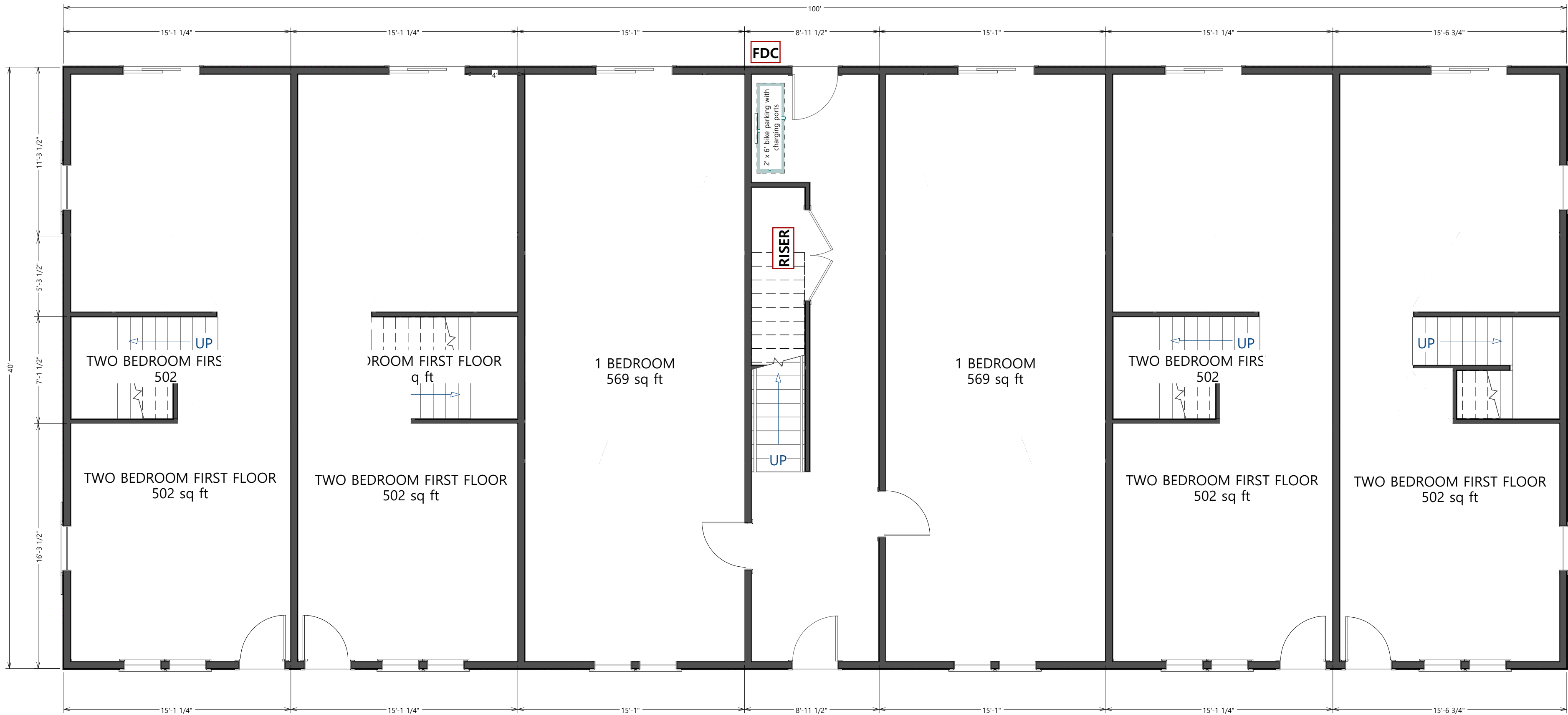
A2.1 Site Plan
scale 1" = 30'



STANLEY 10 - PLEX

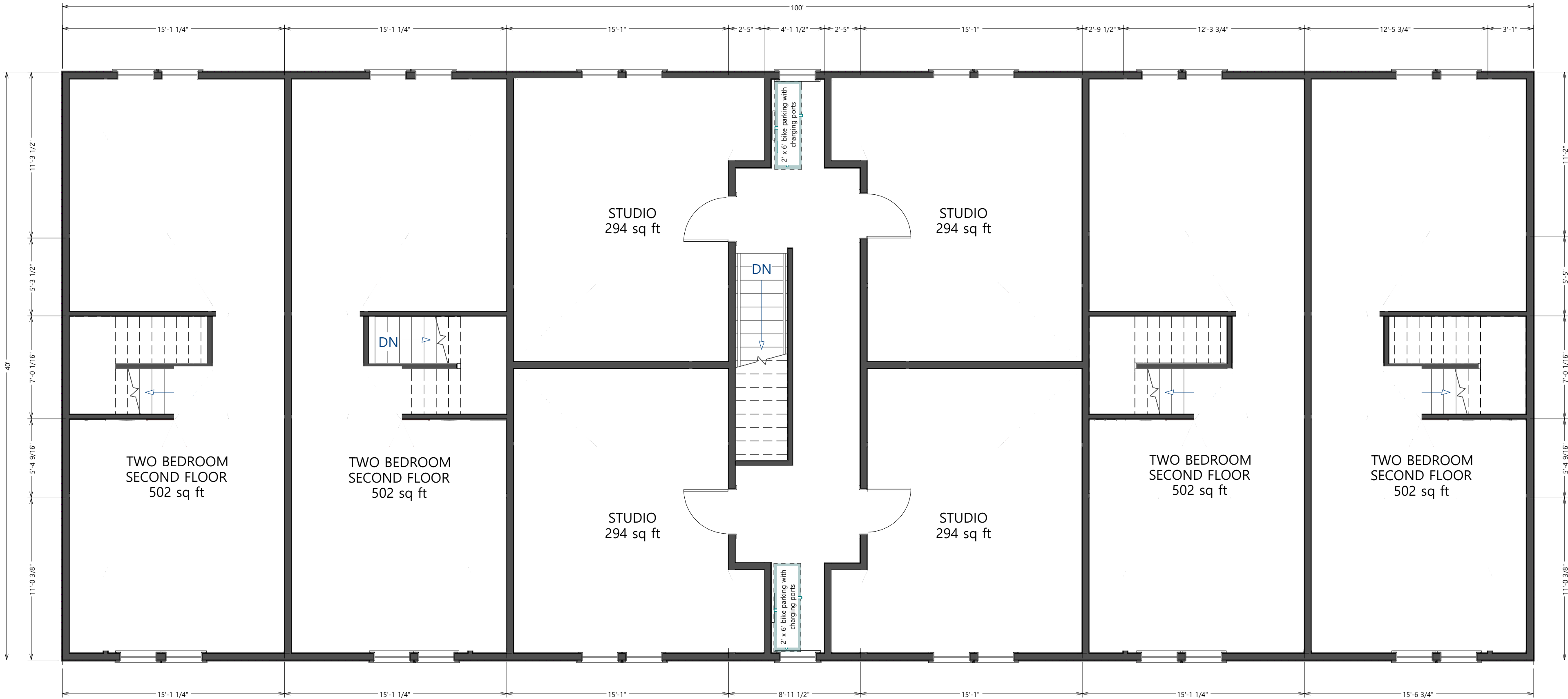
4 - 2 BED 2.5 BATH TOWNHOUSE APTS 1096 SQ FT
2 - 1 BEDROOM 580 SQ FT
4 - STUDIOS 297 SQ FT

BUILDING HEIGHT: 21 FT
13R FIRE SPRINKLERS
1HR RATED COMMON STAIRWELL



GROUND FLOOR

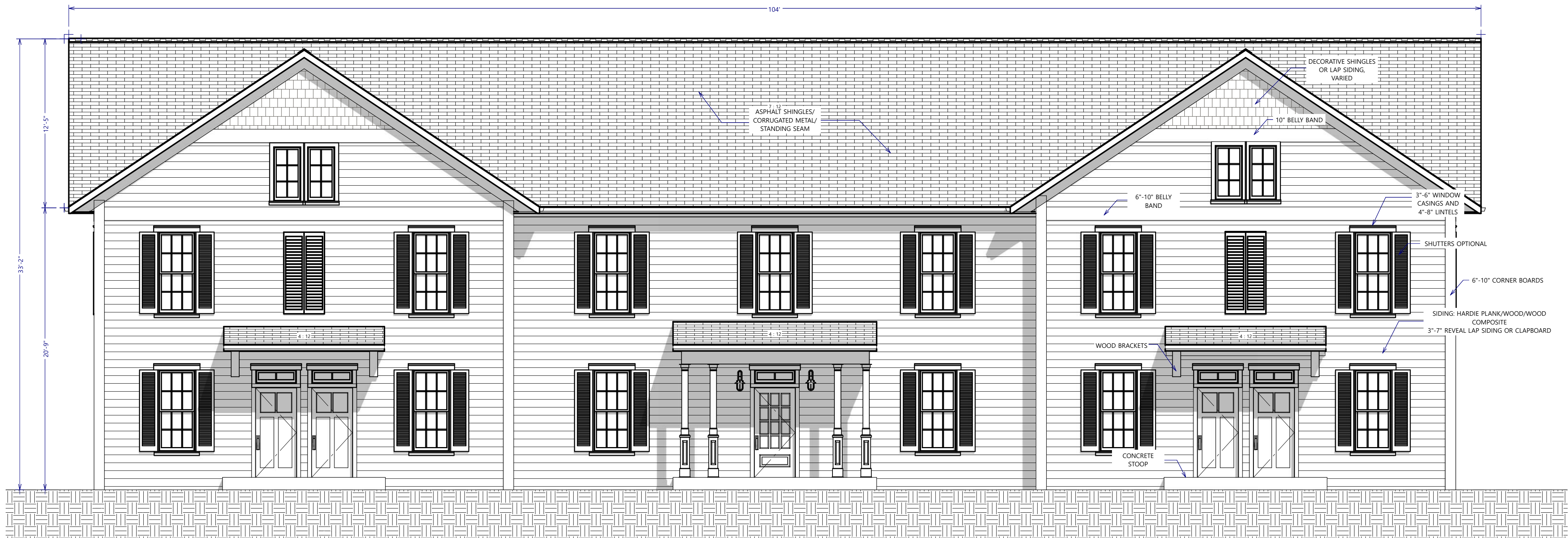
scale 3/16" = 1'



2ND FLOOR

scale 3/16" = 1'

10-PLEX FACADE DETAILS TO FOLLOW MATERIAL CALLOUTS OF THE "STANLEY"



STANLEY 10 - PLEX

FACADE 'A'

scale 3/16" = 1'



STANLEY 10 - PLEX

FACADE 'A'

scale 3/16" = 1'



10 - PLEX

FACADE 'B'

scale 3/16" = 1'



10 - PLEX END SIDE

FACADE 'B'

scale 3/16" = 1'



10 - PLEX FRONT

FACADE 'C'

scale 3/16" = 1'



10 - PLEX END SIDE

FACADE 'C'

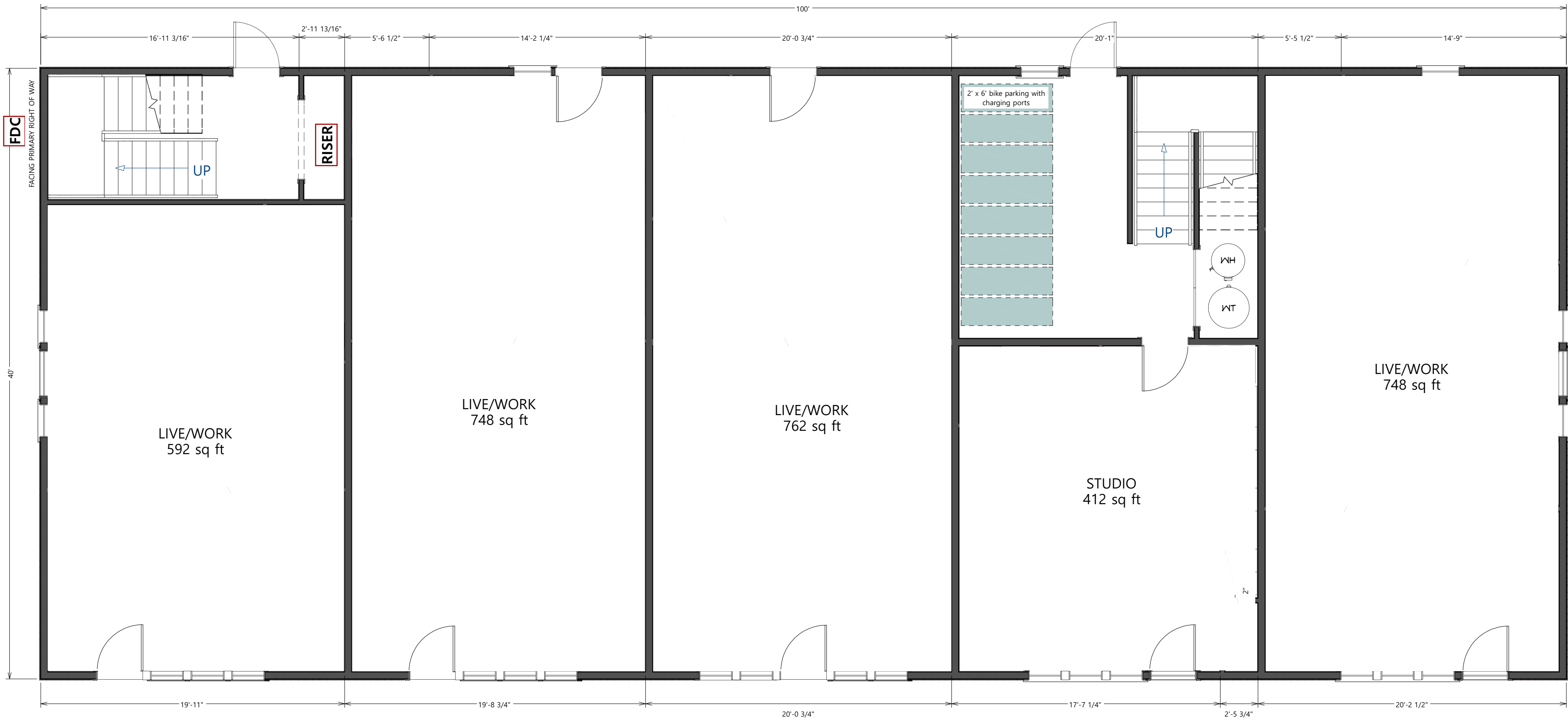
scale 3/16" = 1'

17 UNIT - THREE STORY OFFICE/RESIDENTIAL MIXED USE WALLACE FACADE

- 4 - LIVE/WORK SUITES
- 4 - 2 BED APARTMENTS
- 4 - 1 BED APARTMENTS
- 5 - STUDIOS

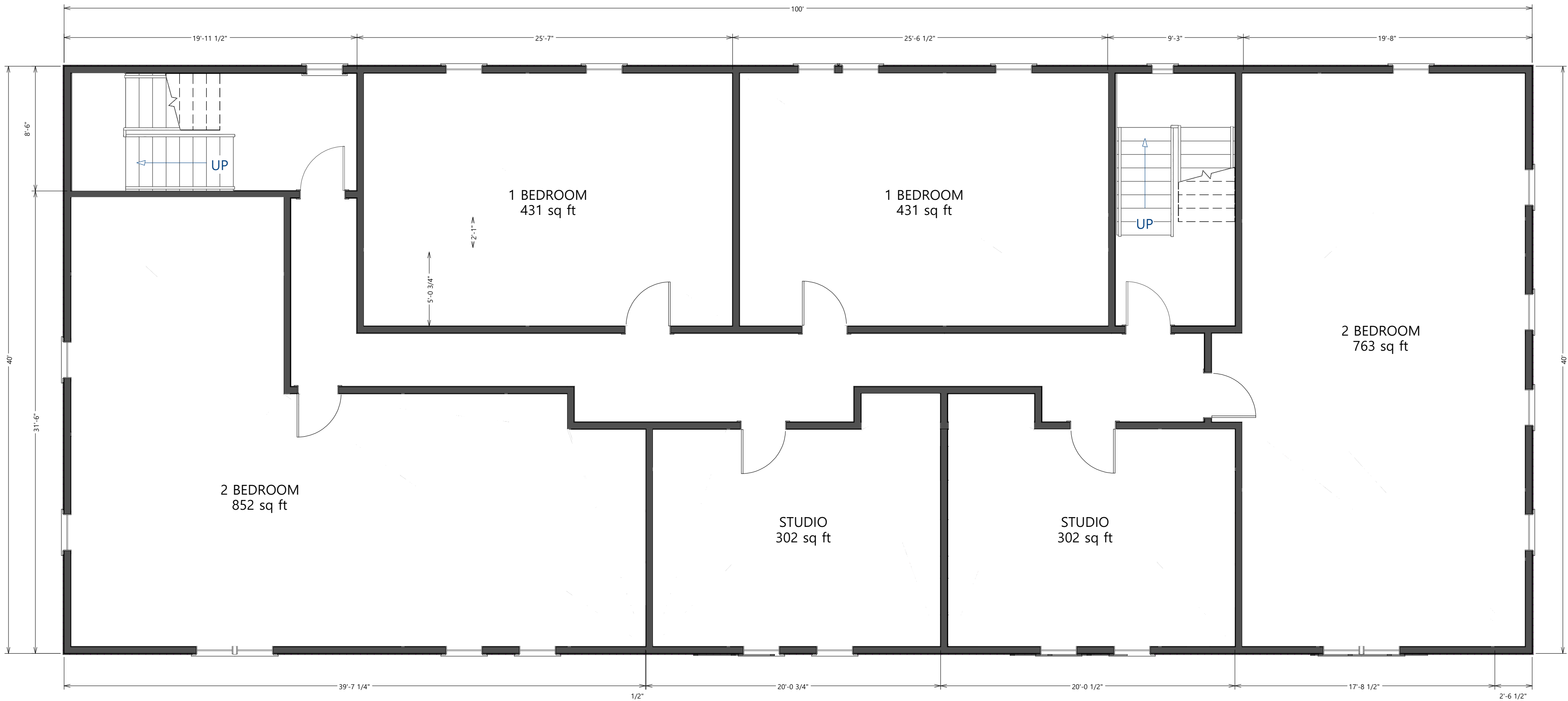
BUILDING HEIGHT: 29 FT
13R FIRE SPRINKLERS
1HR RATED COMMON STAIRWELL

COMMERCIAL SPACES TO INCLUDE NON-RESIDENTIAL USES PERMISSIBLE FOR RESIDENTIAL/OFFICE ZONING DISTRICT. USES FOR THE COMMERCIAL SPACE NOT ALLOWED UNDER RESIDENTIAL/OFFICE DISTRICT ARE NOT PERMITTED



GROUND FLOOR

scale 3/16" = 1'



2ND FLOOR

scale 3/16" = 1'

Project: **AUGUSTINE AVENUE APARTMENTS**
MOSCOW, ID 83843

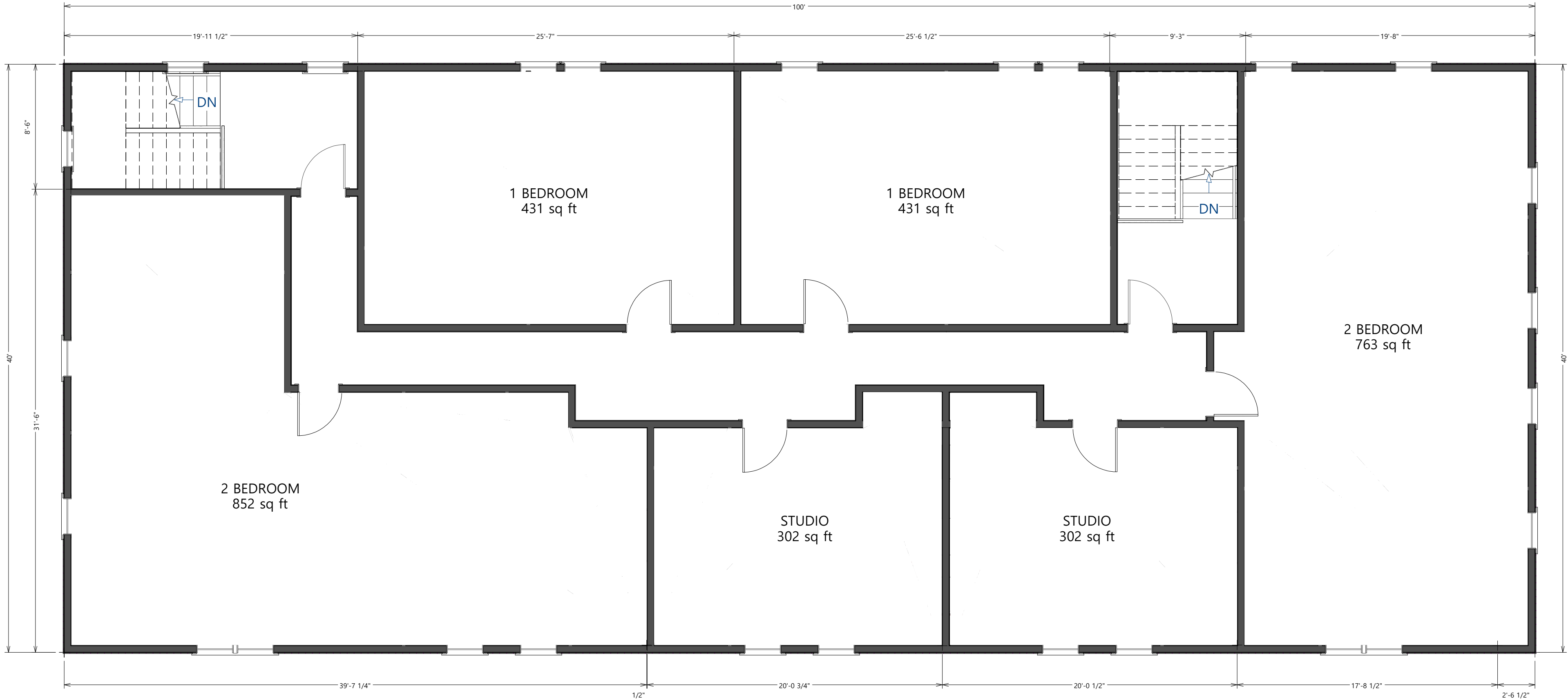
17 UNIT

Date: 6/25/2026
Project No: 021-038

A-6



17 UNIT
THE WALLACE FACADE 'B'
scale 3/16" = 1'



3RD FLOOR
scale 3/16" = 1'

17 UNIT FACADE DETAILS TO FOLLOW MATERIAL CALLOUTS OF THE "WALLACE"



17 UNIT
THE WALLACE - GABLE
scale 3/16" = 1'

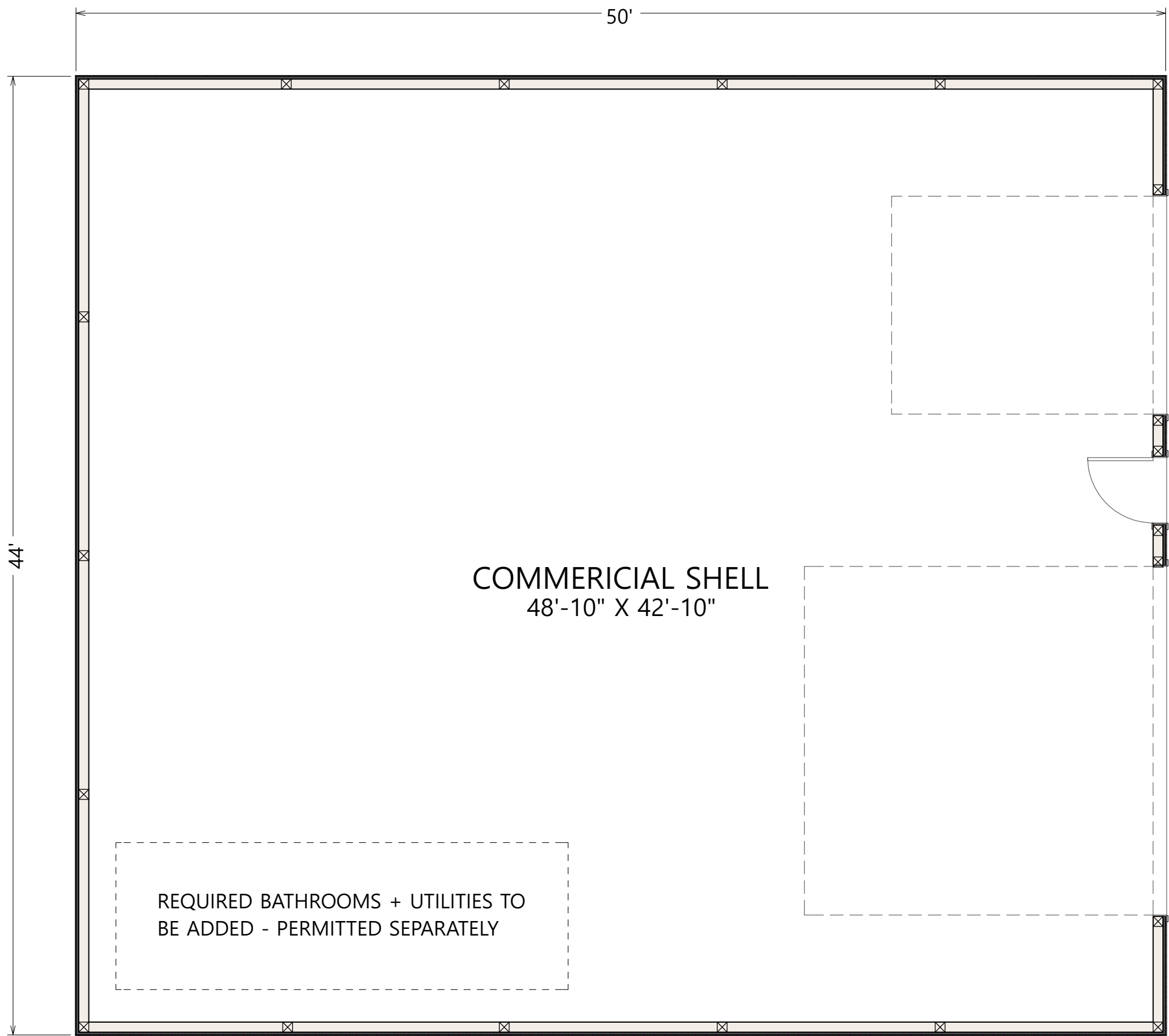


17 UNIT
THE WALLACE - HIP
scale 3/16" = 1'

EXISTING SHOP CONVERSION

2200 SQ FT

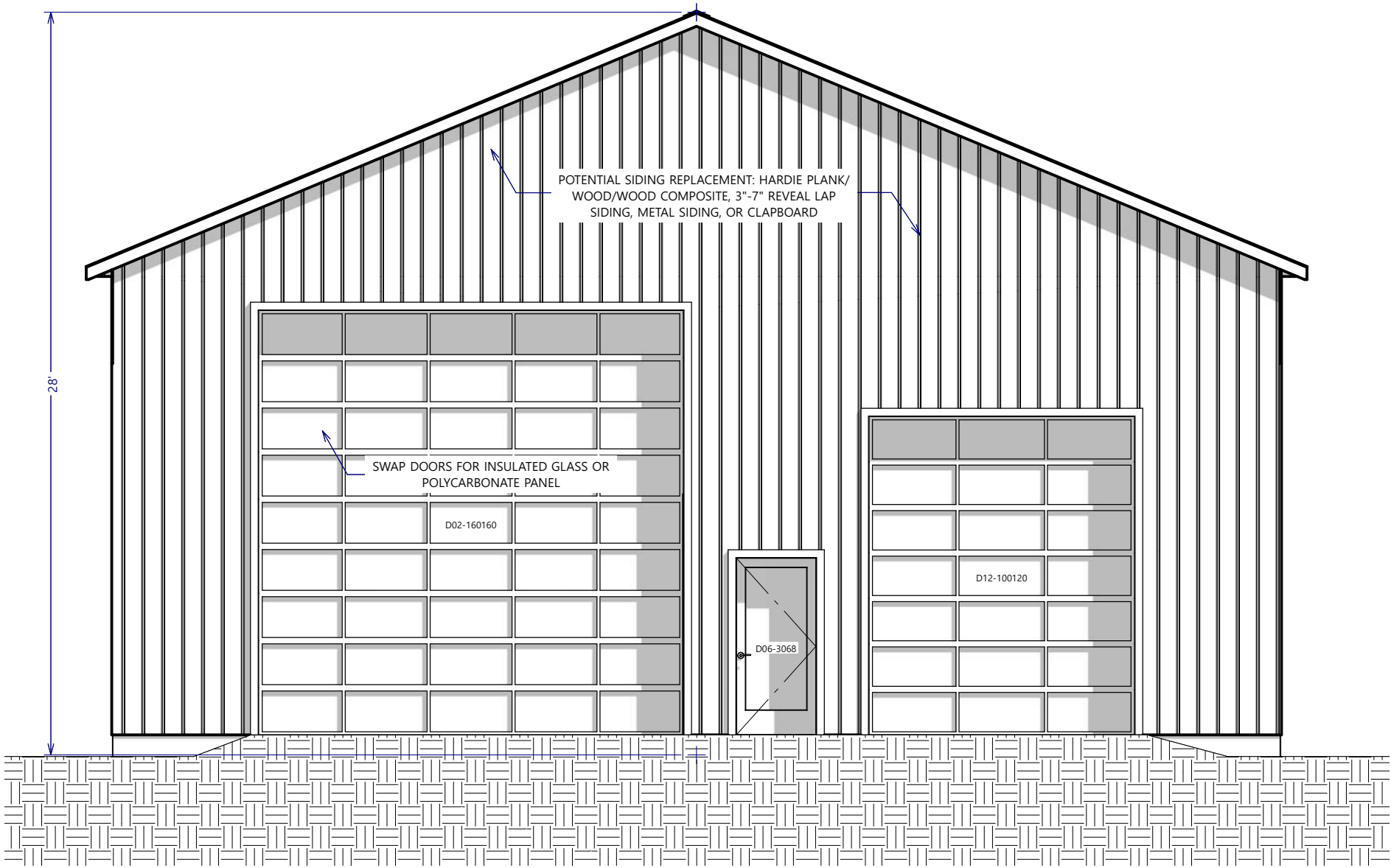
SHOP STRUCTURE TO BE IMPROVED TO VANILLA SHELL TO ACCOMMODATE TI FOR BUSINESS USE AS PERMITTED IN THE RO ZONE. IMMEDIATE INTENDED USE WOULD BE AS A PROFESSIONAL PROPERTY MANAGEMENT OFFICE.



EXISTING SHOP

scale 3/16" = 1'

FLOOR AREA
2200 SQ FT



EXISTING SHOP

scale 3/16" = 1'



Project: **AUGUSTINE AVENUE APARTMENTS**
MOSCOW, ID 83843

RENDERINGS

Date: 6/25/2026
Project No: 021-038

A-10

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Tuesday, September 2, 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, Drew Davis, Sandra Kelly, Hailey Lewis, Julia Parker, Gina Taruscio

OTHERS: Representative Brandon Mitchell

STAFF: Bill Belknap, Alisa Anderson, Sarah Decker, Mike Ray, Anthony Dahlinger, 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 August 18, 2025 Minutes - Laurie M. Hopkins

B. Approval of Payment of Claims - Sarah Decker

C. Hills and Rivers Housing Trust - Affordable Housing Grant Request - Alisa Anderson

On November 15, 2021, the Mayor and City Council approved Resolution 2021-22, establishing the "City of Moscow Affordable Homeownership Grant Program" governed by specific eligibility and disbursement guidelines. The Hills and Rivers Housing Trust (formerly the Moscow Affordable House Trust) initially requested funding for five homes in 2022, with the first award issued in January 2023 to support ongoing affordable housing development. Since then, the Trust has had no eligible applicants until the current submission, which involves a unique situation where down payment assistance from the buyer's parents and IHFA reduced the home's purchase price, but the requirement for a parent's name on the title, while meeting all other grant criteria, falls outside the program's standard parameters. The buyer meets the grant's requirements and obligations per Resolution 2021-22, and all documentation has been reviewed and verified. The assistance provided aligns with the program's goal of reducing barriers to homeownership and ensuring monthly payments remain manageable for low-to-moderate income households. Accordingly, staff recommend that the City Council approve the request, endorsing the exception as being in accordance with the overarching objectives of the program. This item was reviewed by the Administrative Committee on August 25, 2025, and recommended for approval.

ACTION: Approve the application submitted by the Hills and Rivers Housing Trust for the Affordable Housing Grant Program and authorize the Mayor to execute the necessary documentation to secure the City's property interest in the home for \$10,000.

Kelly moved and Blankenship 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 Laura Weldon to the Board of Adjustment and Emily Klarquist to the Parks & Recreation Commission. Lewis moved and Taruscio seconded approval of the appointment. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Laura Weldon said she is excited to serve the community on the BOA. She is well versed with the Comp Plan and

Emily Klarquist said she was looking to take an active role in Moscow and the local government and is excited to serve on the P&R Commission.

3. Public Comment (limit 15 minutes)

Nils Peterson (Moscow) said the curb cuts and sidewalks on the east side of Blaine from White Ave to Sixth Street need repair.

Representative Brandon Mitchell is on the America 250 committee and the celebration is next year. There will be a booth at the fair next week and money has been put aside along with some grants for planning an activity.

4. Citizen Commission Report

No report.

5. PUBLIC HEARING: Augustine Avenue Apartments Planned Unit Development and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Impact Investors, is proposing a preliminary subdivision plat and Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow. The proposed preliminary plat is a 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition. The proposed PUD is a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units. The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed PUD and preliminary plat on July 9, 2025, and recommended approval with one condition.

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 Augustine Avenue Apartments 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 Augustine Avenue Apartments Addition with one condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with no 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.

Mayor Bettge provided the rules for the public hearing and opened it at 7:11 p.m. Ray introduced the item by providing information on the surrounding properties, comprehensive plan designation, zoning and

infrastructure. The Augustine Avenue Apartments Addition is a 4.06-acre area to create 10 parcels ranging from 5,500 square feet to 7,407 square feet. It will include parking areas, an open space, landscaping and stormwater detention. The Augustine Avenue Apartments PUD will be a mixed-use development which includes residential and commercial uses. Staff recommended density bonuses for a total density bonus of 19%.

Scott Sumner, applicant, explained this development is a creative solution so that people in the community can invest in the community. One of the goals was a mix of housing. He spoke on the floodplain and will meet the floodplain regulations. The ADA Pathways will be taken care of by the HOA. The alley way will be paved and anticipate 9-10 trips per unit per day.

Mayor Bettge asked for testimony in favor of the application.

John Slagboom (Moscow) said he is a renter and increasing the supply will help the town.

Evan Holmes (Moscow) believes this is a great idea for mixed use and addresses a lot of needs at once. He appreciates the retail option but is concerned if the retail weren't used for retail and was converted to a nonconforming use. He also appreciates the bonus density and suggested bonuses for light colored roofs to save on cooling cost.

Mayor Bettge asked for testimony in opposition and general testimony. Hearing none, he offered the applicant a rebuttal. Sumner declined as not necessary. Mayor Bettge closed the hearing at 7:48 p.m.

Lewis inquired about a traffic study for Edington and the other development in the neighborhood. Ray said no traffic study was required but the infrastructure on Palouse River drive was paid for by the applicant as well as 50% cost of the bridge.

Blankenship pointed out there was concern expressed about traffic and safety at the curve from Palouse River Dr to Johnson cut off. Ray responded there is LHTAC funding for replacement of the bridge and should have increased sight distance.

Davis said while the alleyway meets city code, he has concerns about long-term parking in alleyways. There is a need for different housing and is in favor of this application.

Parker appreciates the density bonuses meeting multiple goals at once. The City needs more housing and this has the potential to be affordable. It all comes together when there is great policy.

Lewis brought up the one condition regarding a stormwater study. Ray explained this particular area wasn't included in the Edington 1st Addition stormwater study.

Lewis moved and Taruscio seconded to approve the preliminary PUD for Augustine Avenue Apartments 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.

Lewis moved and Blankenship seconded to approve the preliminary plat for Augustine Avenue Apartments Addition with one condition and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

6. Consideration of Human Rights Commission Sponsorship Requests (ACTION ITEM) - Anthony Dahlinger, Erin Agidius

In observance of Inclusive Communities Month in September, the Human Rights Commission (HRC) would like to sponsor three events, including two movie screenings and a community dinner event in September for Inclusive Communities Month. The City's adopted Policy requires that all requests with a monetary value of more than Five Hundred Dollars (\$500) and which are found to have a legitimate public purpose and are legally permissible shall be reviewed and approved or denied by the City Council. The sponsorship requests are now before the Council for consideration.

PROPOSED ACTIONS: Approve the proposed sponsorship requests; Deny the proposed sponsorship requests; or take other action as deemed appropriate.

Dahlinger introduced Erin Agidius, chair of the HRC. Agidius provided the mission of the HRC and said the three sponsorships are grounded in that mission. The film "Won't You Be My Neighbor" is intended to speak to inclusivity, kindness and non-discrimination. It was supposed to be part of the HRC Inclusive Communities Month, but they do not have enough time to promote the film so will be moving it to November. The second film is part of the Kenworthy silent film festival. "Told in the Hills" is a film focusing on the Nez Perce Tribe. It is intended to advance intercultural understanding, community education, and highlight their contributions. There is a ticketed component but with the support of the HRC, the cost of the ticket can be reduced. The third sponsorship is to host a dinner for student groups, focusing on those that have lost their identity offices and support. The Commission feels this can create a forum for concerns and needs. This event is co-sponsored with Latah County Human Rights Task Force (LCHRTF).

Taruscio said the Administrative Committee in spirit agreed with supporting something like this but because the cart was before the horse, it was difficult because commissions are usually in an advisory role. Belknap said most commissions are advisory but the HRC is unique in that part of their duty is to "to affirm, encourage and initiate programs and services within the City...". The Commission logo is already on the flyer, yet the money hasn't been approved. She supports the sponsorship for the Mr. Rogers film as it is a free event. She also supports the student dinner. She is getting caught up with the fact the movie at the Kenworthy is not a free event and tickets are \$40. It seems exclusionary. She supports putting the movie out there where people can see it for free. Agidius said the ticket cost would be more if the HRC doesn't help sponsor.

Blankenship pointed out the sponsorship money was budgeted and he supports all three sponsorships. Bettge confirmed with staff that if the event is moved to November, the FY2026 funds would be spent.

Parker had suggested to the HRC that the community dinner be open to all students, not just a few student groups. Agidius said she viewed it as all students. The impetus was there are specific students that lost their identity offices and support. The idea for the dinner was to be an informal community based event.

Davis asked about process for deciding on events and organization of. Discussion ensued. Agidius added the commission has discussed moving Inclusive Communities Month away from September.

Lewis noted that the 1912 Center hosts a free community dinner once a month and asked whether the Commission had considered partnering with existing community dinners rather than hosting a separate event. Agidius responded that the HRC has hosted dinners in the past as part of Inclusive Communities Month, but she was not aware of any prior discussions about collaboration with existing organizations. Lewis expressed concern about ensuring the Council is empowering the HRC in its planned and budgeted activities. She stated her hesitation is specifically with the dinner, as there are already community spaces and programs in place, and she would prefer to see those existing efforts receive additional support rather than "reinventing the wheel."

Parker stated that if someone can afford the base cost, they should reasonably be able to cover a slight

increase. She moved to approve a community dinner for college students hosted by the HRC along with the LCHRTF on September 29, 2025 and deny the funding for the silent film "Told in the Hills" and the "Won't You Be My Neighbor" film. Taruscio asked her to consider amending the motion to add the "Won't You Be My Neighbor" film because it is a free event. Parker withdrew her motion. Parker moved to deny funding for the Kenworthy silent film "Told in the Hills." Taruscio seconded. Bryce no. Roll Call Vote: Ayes: Five (5). Nays: One (Blankenship). Abstentions: None. Motion carried.

Parker moved to approve a community dinner for college students hosted by the HRC along with the LCHRTF on September 29, 2025. Blankenship seconded. Roll Call Vote: Ayes: Four (4). Nays: Two (Davis, Lewis). Abstentions: None. Motion carried.

Taruscio moved to approve funding for the "Won't You Be My Neighbor" that will occur in November. Kelly seconded. Roll Call Vote: Ayes: Five (5). Nays: One (Davis). Abstentions: None. Motion carried.

7. PUBLIC HEARING: Open Budget for Fiscal Year 2024-2025 (FY2025) (ACTION ITEM) - Sarah Decker

The State of Idaho provides a process for cities to amend the original fiscal year budget appropriation ordinance in accordance with Idaho Code section 50-1003. The City completed its FY2025 budget adoption in August 2024 and headed into its FY2024 fiscal year-end. During the fiscal year-end, it was determined that multiple major operating funds accumulated unappropriated fund balances. Also, during FY2025, Information Systems performed an in-depth evaluation of future capital and minor IS equipment needs and determined excess unappropriated accumulation that should be returned to the contributing funds during the FY2025 fiscal year-end. Staff is proposing to amend Ordinance 2024-12 in the amount of \$5,710,476 to accommodate the unappropriated fund balances. This was reviewed by the Administrative Committee on August 25, 2025, and recommended for approval.

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

Mayor Bettge provided the process for the hearing and opened the hearing at 8:33 p.m. Decker provided fund by fund details. See attached presentation.

Lewis asked for confirmation that this is a tool and method for allocating funds to capital projects, and is not an overcharge. Decker explained that this process is used when there are excess revenues over expenses at the end of the fiscal year that are not already appropriated in the next year's budget. This situation arises if revenues are higher than anticipated or expenditures are lower than expected, and the resulting balances are too large to retain in the operating funds. Belknap added that utility funds operate at \$7-8 million annually, and if revenues are under-expended for example by approximately 5% for two consecutive years, the fund balance can become significant. This mechanism provides a way to transfer those funds into capital projects.

Mayor Bettge asked for testimony in favor of the ordinance.

Evan Holmes (Moscow) said he is in favor and asked questions regarding the transfer. Bettge explained the process of the transfer.

Mayor Bettge asked for testimony in opposition and of a general nature. Hearing none, he closed the hearing at 8:44 p.m.

Parker moved to approve the Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Seconded by Kelly. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Bettge read Ordinance 2025-09 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING ORDINANCE NO. 2024-12, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; TO APPROPRIATE MONIES IN THE SUM OF FIVE MILLION SEVEN HUNDRED TEN THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS (5,710,476); PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

8. Low-to-Moderate Income (LMI) Randomized Community Survey – (ACTION ITEM) - Alisa Anderson

On June 24, 2024, Staff received notice from the Idaho Department of Commerce that, effective August 1, 2024, the City of Moscow is no longer eligible to apply for Idaho Community Development Block Grant funds based on the 2020 American Community Survey (ACS) data. The data states that Moscow now has a 50.9% Low to Moderate Income (LMI) rate, just below the 51% threshold required for area-wide benefit projects. To verify this, Staff proposes conducting a citywide Random Income Survey to confirm whether the actual LMI percentage meets or exceeds 51%. The survey would include multiple response methods and a public outreach campaign, with a target of 279 valid responses out of 372 surveys mailed. If successful, this new LMI designation would be valid for five years, which would allow the City to continue applying for future Idaho Community Development Block Grant (ICDBG) funds to support upcoming projects aimed at enhancing public parks, recreational facilities, and essential public infrastructure, including water systems, sewer systems, roadways, fire engines, and downtown revitalization projects. Staff has prepared all necessary documentation and seeks approval to proceed with the survey. This was reviewed by the Administrative Committee on August 25, 2025, and recommended for approval.

PROPOSED ACTIONS: Approve Staff to proceed with the LMI Randomized Community Survey, or take other action deemed appropriate.

Anderson introduced the item as noted above. The survey would include a letter from the mayor and must be approved by the Department of Commerce prior to mailing. Anderson provided information on how the addresses are chosen and how to respond. A press release and other public outreach will begin September 4. There are replacement addresses if someone chooses to not respond. Staff will attend the Farmers Market where if someone received a survey, they will be able to complete the survey there by providing their address.

Davis appreciates the effort and realizes it will be difficult. He asked if there are potential projects do we have projects in the wings this would help? Anderson replied Lola Clyde was the next project and there are several parks with no restrooms. The ICDBG grants can be used for projects in the downtown, the aquatic center, any ADA improvements, fire engines or ladder truck.

Taruscio moved to approve staff to proceed with the LMI Randomized Community Survey. Lewis seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

9. Idaho Community Development Block Grant (ICDBG) – Affordable Housing Project (ACTION ITEM) - Alisa Anderson

City staff is working with a development corporation proposing a two-phase project on a 10-acre site at Warbonnet Drive, consisting of 92 affordable rental units targeted at households earning 30-80% AMI, with amenities such as gardens, a playground, and community rooms. City staff is proposing to support the effort by applying for a \$500,000 Idaho Community Development Block Grant to fund infrastructure extensions, with a \$50,000 in-kind match for grant administration. Staff seeks approval to begin planning and submit the application in November 2025 on behalf of the development corporation, with final awards announced in April 2026. This was reviewed by the Administrative Committee on August 25, 2025, and recommended for approval.

PROPOSED ACTIONS: Approve staff to prepare and submit an Idaho Community Development Block Grant application for Public Facilities to aid in developing affordable rental housing by extending necessary public infrastructure to the project, or provide staff with further direction.

Anderson introduced the item as written above. The development corporation is also considering setting aside some of the land to work with Family Promise and the housing trust. The City would be a subrecipient and the City would participate in the water, sewer, power, gas, and streets. The project is not ready but Staff wanted to bring this forward so when it is ready, we can move forward. The developer is prepared to do the entire project with the requirement of the Build America Buy America.

Davis said this is an exciting project and translates to Moscow cares about housing. He appreciates having a developer that is saavy. Anderson said they would come back to Council for an MOU, which is required by Department of Commerce.

Blakenship asked if the City has been a subrecipient prior. Anderson replied the City previously looked into a project but did not participate.

Taruscio moved to approve staff to prepare and submit an Idaho Community Development Block Grant application for Public Facilities to aid in developing affordable rental housing by extending necessary public infrastructure to the project. Parker seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REPORTS

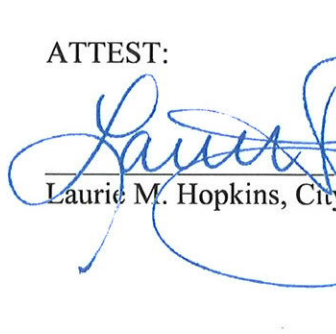
Reports were postponed.

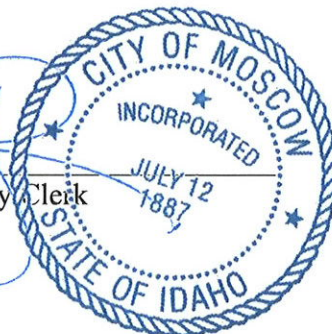
ADJOURN

It moved, seconded and mutually agreed upon to adjourn at 9:13 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 ZERO SIX (4.06) ACRE AREA LOCATED AT 2300 AUGUSTINE AVENUE, KNOWN AS THE AUGUSTINE AVENUE APARTMENTS ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Planned Unit Development and Preliminary Plat on April 4, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 9, 2025; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on September 2, 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 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue.
3. The subject properties on the west side Augustine Ave currently contain two large shop outbuildings. The subject property is surrounded by primarily agricultural land to the west, a single-family dwelling to the south, and Edington 1st Addition Subdivision to the southeast.
4. The West Palouse River Drive ball fields property is located to the northeast of the subject property. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
6. High-Density Residential designated areas are intended to,

“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”

7. The subject property and adjacent properties immediately to the north and east are designated as the Residential Office (RO) Zone.
8. Property to west is located within Latah County in the Agriculture/Forestry (AF) Zone. The portion of the Edington 1st Addition to the southeast is currently designated as a combination of the Medium Density Residential (R-3) Zone and the Residential Office (RO) Zone. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property further to the east is designated as Motor Business (MB).
9. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
10. The RO Zoning District is appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
11. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small childcare facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
12. The applicant is proposing to subdivide the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
13. The applicant is proposing a Planned Unit Development (PUD) to coincide with the preliminary plat in order to allow for separate ownership of 10 buildings which are each proposed to be constructed on the individual lots.
14. The minimum lot size for lots within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. With the existing size of the properties being 4.06 acres, the number of dwelling units which would be permitted by right on the property would be 221 dwelling units. The applicant has chosen to go through the PUD process in order to divide the property in a configuration which would create lots for each of the 10 proposed buildings with two common

tract properties which include all of the common features such as parking lots, stormwater detention pond, open space, and sidewalks. Every lot which is created within the City is required to have a certain length of property frontage on a public street right-of-way. Since that would not be achievable with the applicant's proposal, they have chosen to go through the PUD process in order for each building to be on a separately platted lot.

15. The subject property has access via Augustine Avenue which is designated as a collector street and was constructed as part of Edington 1st Addition. Augustine is constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curbing, gutters, tree lawns, and sidewalks are also constructed on both sides of the street.
16. Water mains will be extended throughout the subdivision from the existing mains within Augustine Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
17. Sanitary sewer is proposed to be extended throughout the subdivision from existing main in Augustine Avenue and the alley to the north of Edington Avenue. The Engineering Department has determined that the existing system has adequate capacity to accommodate the proposed subdivision.
18. Storm sewer will be piped and directed to a stormwater detention pond located behind Lot 6. 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. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.
19. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement. However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021. Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres). However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:
 1. 152,189 sf (3.49 acres) of net developable area of platted RO Residential Office (9%), which required 13,697 sf (0.31 acres) of parkland dedication.
 2. 389,675 sf (8.95 acres) of net developable area of platted R-3 Medium Density Residential (7%), which required 27,227 (0.63 acres) of parkland dedication.
20. Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).
21. It is the Parks and Facilities Manager's recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways.

22. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 14, 2025 to discuss the proposal.

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 Planned Unit Development chapter of the City Code. 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 of lots within an existing subdivision. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of High-Density 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 Augustine Avenue which is a collector street. Water and Sewer connections are readily available in the area and are proposed to be extended through the subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the development of four existing lots within the Edington Subdivision 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 4.06-acre area located at 2300 Augustine Avenue with the following condition:

1. The applicant shall be required to submit a stormwater report for the proposed 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW on this ____ day
of _____, 2025.

Hailey Lewis, 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 FOUR POINT ZERO SIX (4.06) ACRE AREA LOCATED AT 2300 AUGUSTINE AVENUE, KNOWN AS THE AUGUSTINE AVENUE APARTMENTS ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Planned Unit Development and Preliminary Plat on April 4, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 9, 2025; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on September 2, 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 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue.
3. The subject properties on the west side Augustine Ave currently contain two large shop outbuildings. The subject property is surrounded by primarily agricultural land to the west, a single-family dwelling to the south, and Edington 1st Addition Subdivision to the southeast.
4. The West Palouse River Drive ball fields property is located to the northeast of the subject property. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
6. High-Density Residential designated areas are intended to,

“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”

7. The subject property and adjacent properties immediately to the north and east are designated as the Residential Office (RO) Zone.
8. Property to west is located within Latah County in the Agriculture/Forestry (AF) Zone. The portion of the Edington 1st Addition to the southeast is currently designated as a combination of the Medium Density Residential (R-3) Zone and the Residential Office (RO) Zone. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property further to the east is designated as Motor Business (MB).
9. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
10. The RO Zoning District is appropriately applied in the following circumstances:
 1. On the perimeter of commercial or industrial districts where they abut residential land uses;
 2. Where transportation network use is greater than desirable for lower density residential uses;
 3. Where landforms create sites which are reasonably accessible by transportation systems, and which are buffered from nearby residential areas; and
 4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
11. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, townhomes, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
12. The applicant is proposing to subdivide the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
13. The applicant is proposing a Planned Unit Development (PUD) to coincide with the preliminary plat in order to allow for separate ownership of 10 buildings which are each proposed to be constructed on the individual lots.
14. The minimum lot size for lots within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. With the existing size of the properties being 4.06 acres, the number of dwelling units which would be permitted by right on the property would be 221 dwelling units. The applicant has chosen to go through the PUD process in order to divide the property

in a configuration which would create lots for each of the 10 proposed buildings with two common tract properties which include all of the common features such as parking lots, stormwater detention pond, open space, and sidewalks. Every lot which is created within the City is required to have a certain length of property frontage on a public street right-of-way. Since that would not be achievable with the applicant's proposal, they have chosen to go through the PUD process in order for each building to be on a separately platted lot.

15. The proposed PUD is a mixed-use development which includes 10 buildings with a total of 114 dwelling units and 16 commercial live/work units. The applicant is proposing two different building types, one referred to as the Alfred and the other referred to as the 10-plex.
16. The Alfred is a three-story, 40 ft by 100 ft building which contains four commercial live/work suites and two studio apartments on the ground floor, and five studio apartments and two 2-bedroom apartments on each of the second and third floors. The applicant has provided different façade variations for the exterior so that each building will appear unique.
17. The 10-plex is proposed to be a two-story, 40 ft by 100 ft building which contains four 2-bedroom, 2.5 bath townhouse apartments; two 1-bedroom apartments; and four studio apartments. The applicant has provided different façade variations so that each building will appear unique.
18. The setback requirements for the RO Zone are a minimum of 10 feet in the front, 5 feet on the side, and 20 feet at the rear yard. Looking at the original lot boundaries, the proposed building footprints will meet all the setback requirements for the RO Zone. The proposed buildings within the proposed new lots will have a 5-foot setback to their property lines.
19. The total number of off-street parking spaces which are required for the entire PUD is 192 spaces. The applicant has provided 198 off-street parking spaces including 6 ADA accessible spaces. The applicant has also proposed to provide 88 bike parking spaces both sheltered and not sheltered.
20. The applicant is proposing to construct a total of 114 dwelling units as part of the Augustine Avenue Apartments PUD. The base density of the RO Zone is 24 units per acre, which equates to a base density of 97 dwelling units for the entire project. Therefore, the applicant needs an 18% density bonus in order to achieve the proposed 114 units. The PUD section allows for numerous ways of achieving bonus density and the applicant has chosen to focus on the provision of mixed housing types and/or land uses, sustainable development, and other function or aesthetic development features.
21. Bonuses of up to 10% may be provided for providing a mix of housing types and/or uses. Any combination of single family, duplex, multiple family residences, and/or commercial, institutional or civic uses may qualify. The applicant has proposed a mixture of various sizes and configurations of multi-family dwellings and also incorporated commercial spaces on the ground floor of the Augustine Avenue street frontage. The City Council finds that the applicant's request of 5% for the proposed mixture of uses is warranted.
22. The applicant has also proposed to incorporate a number of sustainable development provisions pertaining to indoor environmental quality, provisions of alternative mode transportation features, and water saving features. Bonuses may be awarded up to eight percent (8%) of the base density for PUD projects which make an extended effort to improve the ongoing indoor environment. Provision of outside air ventilation, exhaust vents, air distribution systems and HVAC air filters that exceed requirements of any applicable Code

are eligible for a two percent (2%) bonus. Installation of permanent walk-off mats and central vacuums help to mitigate dirt and dust and may be awarded a two percent (2%) bonus. Homes should be protected from car emissions by tightly sealing walls between the garage and the home, providing an exhaust fan linked to the overhead door, and not locating air handling equipment in the garage; such provisions may be awarded a bonus of two percent (2%). Not providing a garage may satisfy any bonus given for mitigating car exhaust in a garage. The use of finishing products, such as paint or carpeting, which minimize or eliminate toxic fumes that are common in standard products, may be awarded up to an additional two percent (2%) bonus.

23. The applicant is proposing to incorporate features related to indoor environmental quality such as enhanced outside air ventilation, exhaust vents, and superior HVAC air filtration which shall exceed minimum code requirements. Walk-off mats, no attached garages, and the use of low-VOC paints and carpeting are also being proposed. The applicant has requested a 4% bonus for providing these features, which the City Council concurs with.
24. Features which accommodate alternative mode transportation or promote decrease in automobile usage or traffic, such as bus shelters, turnouts, alternative fuel vehicle support facilities, carpool lots, pedestrian paths, bike racks, etc. may be awarded up to a two (2%) percent bonus. To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to public sidewalks. The applicant has also indicated that the development is a 7-minute bike ride to the nearest Smart Transit bus stop on Styner Ave and is in close proximity to the Arboretum which provides a pedestrian route to the University of Idaho campus. The City Council finds that the 1% bonus being requested is warranted.
25. A bonus may be awarded for inclusion of a storm water reuse system, xeriscaping or other water saving development features which are not otherwise required by the Code. Such other water saving features may include those which are sensitive to or which promote aquifer recharge. A total bonus of up to ten percent (10%) may only be awarded if both storm water reuse (five percent [5%] maximum bonus) and xeriscaping (five percent [5%] maximum bonus) are incorporated into the development. A detailed written statement and/or plan shall be provided by the applicant to justify a bonus under this category. The applicant has indicated that the project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping. The applicant has provided a landscape plan showing the xeriscaped areas and has indicated that they will provide a more detailed landscaping plan with the construction drawings. The City Council finds that a 5% density bonus is warranted for this category.
26. Other qualifying development features which are designed to visually complement or visually preserve the natural environment, especially scenic views, through use of appropriate materials may include, but are not limited to, architectural variety, building mass and height softening features, building location with regard to lot lines (staggered setbacks), the provision of alley access and scenic view corridor preservation for the benefit of others, recessed, side or rear loading garages, and the arrangement of parking such that it is not located within the required front nor street side yard or such that it is located behind or underneath the building(s) and not readily visible from the street. Locating the parking behind or below structures shall warrant a higher bonus than locating the parking outside of

the required front and street side yard, where it is visible from the street. The maximum bonus under this category will be up to ten percent (10%). The parking for the Augustine Apartments is designed and located such that it is not readily visible from the street, thereby enhancing the streetscape and overall aesthetic of the development. The City Council finds that a 4% density bonus is warranted in this category.

27. The sum of the total density bonuses proposed totals 19%, which exceeds the density bonus required to achieve 141 dwelling units on the property.
28. The subject property has access via Augustine Avenue which is designated as a collector street and was constructed as part of Edington 1st Addition. Augustine is constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curbing, gutters, tree lawns, and sidewalks are also constructed on both sides of the street.
29. Water mains will be extended throughout the subdivision from the existing mains within Augustine Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
30. Sanitary sewer is proposed to be extended throughout the subdivision from existing main in Augustine Avenue and the alley to the north of Edington Avenue. The Engineering Department has determined that the existing system has adequate capacity to accommodate the proposed subdivision.
31. Storm sewer will be piped and directed to a stormwater detention pond located behind Lot 6. 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. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.
32. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement. However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021. Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres). However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:
 1. 152,189 sf (3.49 acres) of net developable area of platted RO Residential Office (9%), which required 13,697 sf (0.31 acres) of parkland dedication.
 2. 389,675 sf (8.95 acres) of net developable area of platted R-3 Medium Density Residential (7%), which required 27,227 (0.63 acres) of parkland dedication.
33. Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).
34. It is the Parks and Facilities Manager's recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland

dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways.

35. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 14, 2025 to discuss the proposal.

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 High-Density Residential allows the highest density residential development at common densities between 15 and 26 units per acre. 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 a mixture of various sizes and configurations of multi-family dwellings and also incorporates commercial spaces on the ground floor of the Augustine Avenue street frontage.
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 separate ownership of each of the buildings, which provides more affordable options for property ownership.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** The Engineering Department has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and have enough capacity to accommodate the proposed PUD.
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 additional residential dwelling units to meet the needs of a diverse population and also providing space for commercial services.
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 parking for the Augustine Apartments is designed and located such that it is not readily visible from the street, thereby enhancing the streetscape and overall aesthetic of the development. To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to

public sidewalks. The applicant has also indicated that the project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping.

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 4.06-acre area located at 2300 Augustine Avenue with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW on this ____ day
of _____, 2025.

Hailey Lewis, Mayor

**BEFORE THE PLANNING AND ZONING COMMISSION
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 VARIANCE REQUEST TO REDUCE SETBACKS CREATED THROUGH A PROPOSED LOT DIVISION AND LOT LINE ADJUSTMENT ALONG THE EASTERN BORDER OF LOTS 18 AND 19 WITHIN AN EXISTING MANUFACTURED HOME PARK LOCATED AT 510 EMPIRE LANE WITHIN THE MULTIPLE-FAMILY RESIDENTIAL (R-4) ZONING DISTRICT PER MOSCOW CITY CODE 4-4-2.

WHEREAS, the applicant filed an application for a Variance on June 17, 2026; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 12, 2026; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented; and

WHEREAS, during the public hearing and having considered the matter including all testimony presented, the Moscow Planning and Zoning Commission approved the proposed Variance and instructed Staff to prepare the Reasoned Statement of Relevant Criteria for the Board's review and approval:

THE MOSCOW PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow Zoning Code, Comprehensive Plan, and Moscow City Code.
2. The applicant, Jerry Schutz, is requesting a variance from a required fifteen foot (15') setback standard outlined in the Manufactured Home Park code (MCC 6-2) within the Empire Mobile Home Park located at 510 Empire Lane.
3. This request is to accommodate a proposed Lot Line Adjustment and Lot Division (LLA/LD) request (LUP 2026-0013). The proposed LLA/LD cannot move forward as proposed without approval of the Variance.

4. The LLA/LD request is proposing to divide a one acre lot in the SE corner of the site which contains a site-built single-family dwelling and accessory outbuilding addressed as 700 Empire Lane, from the remainder of the mobile home park lot of 9.2 acres.
5. The proposed lot line for the newly created lot will create setbacks for two existing manufactured homes that do not meet the required setback requirement of fifteen (15) feet. The proposed setbacks for the affected manufactured homes on Empire Lots 18 and 19 range from 0.5 feet to 15.2 feet.
6. The subject property was first established as a mobile home park around the late 1960's while located within Latah County. It was annexed into the City in 1999 as part of the North Polk Sewer District (Ord. 1999-40).
7. The subject property is currently 9.2 acres and contains three internal street extensions that are accessed from one internal street that parallels Polk Street. There are currently approximately 42 spaces within the park and they vary between 20' wide by 50'- 70' deep for the existing RV spaces and approximately 50' wide by 80' deep for the manufactured home spaces.
8. GIS maps indicate that Lots 18 and 19 are approximately fifty feet (50') wide. The applicant has verbally noted that the manufactured home on Empire lot 18 was built in the 1980s, the manufactured home on Empire lot 19 was installed in 1971 and 700 Empire Lane was originally a manufactured home installed in 1970 and has been converted to a stick built dwelling in subsequent years.
9. Access to the subject property is provided via Empire Lane near its intersection with Polk Street. To the east of the subject property is vacant land owned by the applicant, to the north is a large property that contains open space with eight manufactured homes on the north end of the property, and to the south is a single-family urban agriculture property. To the west across Polk Street is an assisted living facility, duplexes and multi-family residential uses, and to the northwest is a manufactured home park.
10. The subject property and adjacent properties to the north, west, and east are currently zoned Multiple Family Residential (R-4). Properties to the south are zoned Medium Density Residential (R-3) and Moderate Density Residential (R-2).
11. Per MCC 4-2-4-G, the R-4 Zoning District, *"Provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts."*
12. Per MCC 4-3-4, Mobile Home Parks are an outright permitted use in the R-4 Zoning District. Recreational Vehicle (RV) Parks are a conditional use within the R-4 Zoning District and require review and approval by the Planning and Zoning Commission, per the RV Park Ordinance.
13. Other uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.

14. Per MCC 4-4-2, the minimum lot size in the R-4 Zoning District for a single-family home is 5,000 square feet and the required side-yard setback is five-feet (5'). The applicant's upcoming Lot Division/Lot Line Adjustment application meets all provisions of the Zoning Ordinance.
15. *Per MCC 6-2-9-C Buffer Area, "All manufactured home lot lines and all structures within a manufactured home park shall be set back a minimum of fifteen feet (15') from the property line of the development. The need for a buffer area shall be determined by the Planning and Zoning Commission. If the Planning and Zoning Commission determines a need for a buffer area, a sight obscuring fence or evergreen hedge at least six feet (6') in height shall be maintained within the rear and side buffer areas. Such fence or hedge across the front of the development shall be set back at least ten feet (10') from the front property line. The remainder of the buffer area will be landscaped as determined in the development plan submitted to the Planning and Zoning Commission."*
16. Regarding the setback provision of MCC 4-6-9-C, the proposed LLA/LD will create setbacks for Empire Lots 18 and 19 that do not meet the fifteen foot (15') minimum setback requirement. Empire Lot 18 will have a setback of 13.5 feet from the exterior wall of the mobile home to the proposed wall and a six-inch (6") setback for the attached covered patio. Covered patios are permitted to encroach up to two-feet (2') into required setbacks per MCC 4-4-4-C which would still require that it be setback thirteen feet (13') from the property line. The proposed lot division will create a nine-and-a-half foot (9.5') setback to the exterior walls of the manufactured home on Empire Lot 19.
17. The proposed property division line between the house and shop associated with 700 Empire Lane and Lots 18 and 19 of Empire Mobile Home Park to the west does allow for the house and shop of 700 Empire Lane to meet the required side-yard setback requirement of five feet (5') per MCC 4-4-2. Moving the proposed lot division line further east until the setbacks were reduced to the minimum of five feet (5') would not negate the need for the variance for the manufactured homes on Empire Lots 18 and 19.
18. Regarding the buffer area, it is the duty of the Planning Commission to determine if fencing or screening is required within the buffer area. At present, the applicant is proposing no changes to the existing landscaping or fencing within the area between the proposed lot line and the structures on Empire Lots 18 and 19. As shown in photos provided in the application, the area between the shop of 700 Empire Lane and the covered patio of Empire Lot 18 is thickly planted in trees and shrubs, primarily on the lot proposed to go with 700 Empire Lane. The house on 700 Empire Lane is elevated above the manufactured home on Empire Lot 19, with a seven foot (7') retaining wall. As shown in the pictures provided by the applicant, this creates a vertical drop-off between the two properties with no vegetation for a portion of it. The patio of 700 Empire Lane is immediately adjacent to the proposed property line.
19. The International Residential Building Code requires that a fence of at least 36 in. in height be installed on top of a vertical drop of 30 in. or more. Staff recommended that a 36 in. fence be constructed at the top of the retaining wall for visual screening and to meet building code requirements.
20. The entirety of the subject property is currently designated as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R 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 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.”

21. All surrounding properties are also designated as Auto-Urban Residential (AU-R).
22. The subject property has property frontage on Polk Street which is designated as a collector in the 2019 Comprehensive Plan, and Empire Lane which is a local neighborhood street.
23. It has been determined that there is a portion of Empire Lane which includes private ownership. Therefore, it will need to be determined whether sufficient legal public access exists from Empire Lane to the subject property prior to proceeding with the proposed lot division/lot line adjustment.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The applicant has demonstrated that special conditions and/or circumstances exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other properties similarly situated in the same Zoning District.** The house, shop, and manufactured homes on Empire Lots 18 & 19 are all long-established structures. The mobile home park was developed prior to annexation into the City. The applicant is proposing to separate a single-family dwelling from the manufactured home park.
2. **The applicant has demonstrated that, because of the aforementioned special conditions of the property, application of the provisions of the Zoning Code would impose undue hardship and would deprive the property owner of rights commonly enjoyed by owners of other properties similarly situated in the same Zoning District.** The Lot Line Adjustment/Lot Division application that has been submitted concurrent with this Variance application meets all provisions of the Zoning Code and will be recommended for approval if this Variance is approved. Having a single-family dwelling incorporated in a manufactured home park is not a common occurrence. Allowing the single-family dwelling to be separated from the manufactured home park would allow fee simple ownership similar to the majority of the surrounding properties.

3. **Granting of the Variance not be in conflict with the public interest or injurious to the property or persons in the vicinity of the subject property.**

The applicant owns both parcels affected by the proposed Variance request. Any future purchaser of either property will purchase into an existing situation. Granting the Variance with the proposed conditions will not be in conflict with the public interest or injurious to property or persons in the vicinity.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission approves the application for a Variance to allow for reduced setbacks between the existing manufactured homes located on Lots 18 and 19 of Empire Mobile Home Park and a proposed property line to the east with the following conditions:

1. A 36-inch solid fence shall be installed at the top of the retaining wall for any portion of the wall where the height of the retaining wall exceeds thirty-inches (30”).
2. It shall be determined by the City Attorney that adequate legal public access exists from Empire Lane to the subject property prior to proceeding with the proposed lot division/lot line adjustment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW
THE ____ DAY OF _____, 2026.

Dennis Wilson, Chairman
Planning and Zoning Commission

* In accordance with Moscow City Code Section 4-6-5, any applicant, City representative or affected person, may appeal a final decision of the Board of Adjustment or of the Planning and Zoning Commission to the Council within ten (10) calendar days following a final decision of such Board or Commission regarding an interpretation of or administration of the Zoning Code by the Zoning Administrator, which includes: a variance application, conditional use permit, or PUD, by filing written notice of appeal specifying the grounds therefor with the City Clerk, or their designee. Grounds upon which an appeal to the City Council may be made following a final decision of the Board of Adjustment or of the Planning and Zoning Commission includes the following:

1. Decision violates statutory or constitutional provisions;
2. Decision exceeds statutory authority;
3. Decision was made upon unlawful procedure;
4. Decision was unsupported by substantial evidence in the records or as a whole; or
5. Decision was arbitrary, capricious, or an abuse of discretion.

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A TWO POINT SIX EIGHT (2.68) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF EAST THIRD STREET FROM THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE TO THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE.

WHEREAS, the applicant filed an application for rezone on June 29, 2026; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 12, 2026; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 2.68-acre property proposed generally located east of the current terminus of Third Street.
3. The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west.
4. The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential.
6. Auto-Urban Residential (AU-R) 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 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.”

7. All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.
8. The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.
9. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.
10. The applicant is proposing to rezone the subject property from the Moderate Density, Single Family Residential (R-2) Zoning District to the Medium Density Residential (R-3) Zone.
11. The Medium Density Residential (R-3) Zoning District provides 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.
12. 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.
13. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.
14. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 19, 2026, to discuss the proposed rezone.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed designation of the Medium Density Residential (R-3) Zoning District provides for the continuation of the existing R-3 Zone to the west. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The adjacent property to the west of the subject property is a residential subdivision which is the same designation as the subject property.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via Third Street, which is a collector street and can adequately serve any proposed development allowed in the R-3 Zone. The subject property has sufficient and available public utility services to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the two point six eight (2.68) acre property generally located east of the current terminus of Third Street from the Moderate Density, Single Family Residential (R-2) Zone to the Medium Density Residential (R-3) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this _____ day of _____, 2026.

Dennis Wilson, Chairman
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
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 SEVENTEEN POINT TWO (17.2) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF EAST THIRD STREET, KNOWN AS HARVEST HILLS 2ND ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on June 29, 2026; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 12, 2026; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street.
3. The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west. Moser Park is directly adjacent to the east and is currently undeveloped.
4. The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.
5. 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 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.”

6. All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.
7. The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.
8. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.
9. The applicant has concurrently applied for a rezone of a 2.68-acre portion of the subject property to the Medium Density Residential (R-3) Zoning District.
10. The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
11. 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.
12. The Medium Density Residential (R-3) Zoning District provides 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.
13. 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.
14. The applicant is proposing to subdivide the existing 17.2-acre area to create 64 parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition. There are 18 twinhome lots which are proposed within the R-3 portion of the subdivision and 46 standard single-family lots within the R-2 portion.
15. Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Third Street at the far east end of Harvest Hills 1st Addition. A new water main will be extended off of the existing and will extend along the Third Street alignment to the eastern subdivision boundary.

16. Sanitary sewer currently exists within the Third Street alignment on the subject property and is currently connected to Rolling Hills 8th Addition. This 8 inch sanitary sewer main was installed a few years ago as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.
17. Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.
18. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.
19. The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.
20. There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.
21. The subject property contains approximately 13.32 acres of net developable land. The R-2 Zoning District requires a 5% parkland dedication and the R-3 Zone requires a 7% dedication, which equates to 30,876 square feet. There is an excess balance of 10,896 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland dedication requirement of 19,980 square feet. The developer has proposed a 19,083 square foot island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications exceeds the parkland dedication requirement of the proposed subdivision by 628 square feet. David Schott, Parks and Facilities Manager, has indicated that he is in support of the proposed dedication.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 19, 2026 to discuss the proposed preliminary plat.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION 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 Moderate Density Residential (R-2) Zoning District and 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 extension of Third Street is consistent with the Thoroughfare Plan to ultimately connect to the segment of Third Street that continues through the Rolling Hills 8th Addition. 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 Mountain View Road which is a minor arterial, and includes the extension of Third Street which is designated as a collector street. Water and Sewer connections are readily available in the area and a sanitary sewer main has already been installed on the Third Street alignment to connect with Rolling Hills 8th Addition to the southeast. 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 Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street, referred to as the Harvest Hills 2nd Addition with the following condition:

1. City Council consider whether to require the applicant to develop Janson Street as a pedestrian pathway or a roadway.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2026.

Dennis Wilson, Chairman
Planning and Zoning Commission

Potential Questions for 2026 Citizen Survey

24. Compare the two neighborhood characteristics provided and for option check the one that is more important to you:

A neighborhood that includes a mix of housing types, stores, and businesses that are easy to walk to.	52%	OR	43%	A neighborhood with primarily single-family houses only and you have to drive to stores and other businesses.
Houses with smaller yards and you would have a short commute to work, it is easy to walk to school, stores and restaurants.	51%	OR	42%	Houses with larger yards and you would have a longer commute to work and you have to drive to get to parks, playgrounds and recreation areas.
Houses with small yards and where it is easy to walk to schools, stores and restaurants.	49%	OR	43%	Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work.
Own or rent an attached single-family home (where you share one or more common walls), townhouse, or condominium where it is easy to walk to shops, restaurants and have a shorter commute to work.	32%	OR	60%	Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work.
A neighborhood with well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways).	84%	OR	10%	A neighborhood without well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways).

Q1: New Developments

Respondents were asked to rank their preferences of potential options to increase housing density in the City. The option to "Allow reduced lot sizes while requiring more common green spaces to reduce need for private yards" was the first choice with an average score of 2.8 and the least selected choice would be to "Allow all residential uses in single family zoning districts (duplexes, condominiums, townhouses and apartment complexes" with a score of 4.6.

Denser housing developments can reduce housing costs, increase housing inventory, and help reduce urban sprawl and costs related to expansion and maintenance of public infrastructure. When considering new residential developments, the City should:

	Rating (lower score indicates higher preference)
Reduce lot sizes, reduce private yards, more common green spaces	2.8
Reduce lot sizes in single-family zones, increase housing density, potentially reduce housing cost	3.2
Allow duplexes within single-family zones	3.3
Wider array of duplexes, condominiums, townhouses in single-family zones	3.5
Not allow densification of single-family zones	3.7
Allow all residential types in single family-zones	4.6

Some respondents chose to rank items with repeating numbers while others strictly rated each item 1-6. Some responses also selected certain ones to rank rather than providing all options with an answer, which caused a variance in response rates. This may be something to consider in future surveys if this needs to be re-worded. This question received an average response rate of 80%.

*Q1: If there were more/sufficient housing options, are you primarily interested in:

a) less than 5 years living in Moscow?

b) 5-15 years living in Moscow?

c) more than 15 years living in Moscow?

*Q2: Rank your primary interest in residential housing while living in Moscow; or

*Q2: Rank your top 5 choices for residential housing while living in Moscow:

(choices listed are the same for either Question 2 and to be ranked)

-short term housing

-long term housing

-single family residence (private home)

-apartment or apartment complex

-mixed development residence (above/below a small business)

-mobile home

-condo

-duplex

-ADU (granny flat)

-twin home

-townhouse

-other _____ (fill in)

1. Housing stability and affordability

- ▶ Which of the following housing challenges, if any, has your household experienced during the past two years? Select all that apply.
 - ▶ Housing costs exceeding what we can comfortably afford
 - ▶ Difficulty finding a suitable home to rent
 - ▶ Difficulty purchasing a home
 - ▶ Concern about having to leave Moscow because of housing costs

- ▶ Difficulty finding housing accessible to a household member
- ▶ Poor housing condition or deferred maintenance
- ▶ None of the above

2. Support for different housing approaches

- ▶ To what extent would you support or oppose each of the following approaches to increasing Moscow's housing supply?
 - ▶ Accessory dwelling units on existing residential lots
 - ▶ Duplexes, triplexes, or townhomes in existing neighborhoods
 - ▶ Apartments or condominiums near downtown and commercial corridors
 - ▶ Smaller homes and lots in new developments
 - ▶ Mixed-income or income-restricted housing
 - ▶ Additional single-family development at the city's edge

Response scale: Strongly support / Support / Neutral / Oppose / Strongly oppose / Don't know

3. Preferred pattern of future growth

- ▶ Which statement comes closest to how you believe Moscow should accommodate future population growth?
 - ▶ Primarily through infill and redevelopment within the existing city
 - ▶ Primarily through new development at the city's edges
 - ▶ Through a balanced combination of infill and outward expansion
 - ▶ Moscow should seek to limit population growth
 - ▶ Don't know

4. Transportation barriers and investment priorities

- ▶ Which three transportation improvements would most improve your ability to travel safely and conveniently in Moscow?
 - ▶ Sidewalk construction or repair
 - ▶ Safer bicycle routes
 - ▶ Safer street crossings
 - ▶ Expanded public transportation
 - ▶ Improved snow removal
 - ▶ Better street maintenance
 - ▶ Reduced traffic congestion
 - ▶ Additional downtown parking
 - ▶ Traffic calming in neighborhoods
 - ▶ Improved accessibility for people with disabilities

5. Planning-process accessibility and trust

- ▶ Thinking about land-use and development decisions in Moscow, to what extent do you agree or disagree with the following statements?
 - ▶ I can easily learn about proposed developments that may affect me.
 - ▶ Planning and zoning information is understandable.
 - ▶ There are meaningful opportunities to provide input before decisions are made.
 - ▶ Similar projects and applicants are treated consistently.
 - ▶ City decisions adequately balance community-wide needs with neighborhood concerns.

Planning & Zoning Commission

2002 Survey

Would you support design review requiring city approval for specific building designs and appearance for construction in downtown Moscow to maintain its distinctive character?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
19%	40%	19%	11%	4%	7%

What type of economic growth do you favor? Please select your top three choices and rank 1, 2, 3 (1 being most favorable).

	#1	#2	#3
No Growth	4%	1%	2%
Wholesale Distribution	2%	2%	5%
Forestry Related	0%	2%	4%
Retail Business	17%	12%	13%
Finance; Insurance	0%	1%	1%
Tourism; Recreational	2%	10%	10%
Light Manufacturing (Assembly)	8%	10%	9%
General Business Services	4%	7%	11%
Motels	2%	1%	1%
Heavy Manufacturing (lumber, pulp)	0%	2%	2%
Agriculturally Related	4%	6%	8%
Cultural/Entertainment Events	16%	15%	12%
University	22%	14%	12%
"High Tech" Industries	19%	16%	11%
Other	0%	0%	0%

2004 Survey

Would you support design review requiring City approval for specific building designs and appearance for construction in downtown Moscow to maintain its distinctive character?

Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Don't Know
18%	45%	21%	8%	3%	5%

Allowing small retail or office businesses (such as physicians, accountants, engineers, business consultants, and beauty salons) in residential neighborhoods is a benefit to the community.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
12%	27%	20%	24%	12%	5%

Please identify the importance of the following neighborhood characteristics to you:

	Very Important	Important	Somewhat Important	Not Important	Don't Know
Proximity to school	31%	34%	12%	20%	3%
Proximity to work	18%	35%	25%	20%	2%
Proximity to shopping	10%	26%	37%	25%	2%
Proximity to park or public recreation facility	18%	39%	29%	13%	1%
Proximity to downtown	9%	29%	34%	28%	0%
Single family housing neighborhood	31%	31%	16%	18%	4%
Duplex housing neighborhood	4%	13%	25%	53%	5%
Apartment housing neighborhood	7%	13%	22%	54%	4%
Large lot size (greater than one half acre)	7%	18%	21%	47%	7%
Medium lot size (quarter to one half acre)	9%	23%	27%	33%	8%
Small lot size (less than one quarter acre)	5%	14%	22%	50%	9%
Historic housing district (Fort Russel area or similar)	16%	23%	21%	32%	8%
Alley access	6%	18%	23%	47%	6%
Cul-de-sac or dead-end street	8%	15%	23%	47%	7%
Small street blocks with numerous intersections	4%	9%	23%	55%	9%
Proximity to public walking/bike pathway	23%	30%	27%	18%	2%

2006 Survey

Would you support a design review requirement (which would require building design and appearance review and approval by the City) for construction located within the downtown historic district to maintain its historic and distinctive character?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
19%	40%	22%	11%	4%	4%

Do you support regulations that would require any new buildings constructed downtown to provide off-street parking?

Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Don't Know
21%	42%	19%	9%	4%	5%

2008 Survey

I support allowing gated communities within the City of Moscow (“gated communities” are housing developments that are surrounded by fenced barriers including restricted vehicular access.)

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
6%	16%	17%	27%	31%	3%

I agree that new buildings constructed in the historically agricultural areas within Moscow should incorporate design features to be compatible with the previous and existing historic agricultural buildings.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
14%	38%	24%	12%	7%	4%

The City of Moscow is considering a greater allowance of limited commercial uses within new residential development. What commercial uses would be desirable to you to have in close proximity to your residence? (Please check all that apply)

Daycare Facilities	Medical Offices	Professional Offices	Convenience Stores	Groceries	Personal Services	Eating & Drinking	Other
30%	30%	24%	25%	41%	23%	41%	18%

2010 Survey

The City of Moscow is considering a greater allowance of limited commercial uses within new residential development. What commercial uses would be desirable to you to have in close proximity to your residence? (Please check all that apply)

Daycare Facilities	Medical Offices	Professional Offices	Convenience Stores	Groceries	Personal Services	Eating & Drinking	Other
30%	24%	20%	21%	38%	20%	40%	16%

I would be interested in high-quality high-density residential living opportunity (e.g. an apartment, loft, or condominium) near downtown and the University of Idaho campus.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
15%	18%	21%	23%	18%	4%

The presence of a mixture of residential uses (e.g. single-family homes, townhomes, and duplexes) within a single neighborhood that includes common open spaces as buffers to provide separation between those uses would make the neighborhood more desirable to me.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
18%	26%	26%	14%	6%	8%

Please check the three most important items below that you feel should be addressed in planning for future growth in the community.

Amount of growth	31%
Location of land uses	23%
Historic Preservation	11%
Economic Development	47%
Neighborhood Preservation	22%
Traffic Management and Congestion	44%
Condition of Streets and Sidewalks	30%
Location and/or Condition of City Parks	14%
Water Resource Planning	43%
Private Development Standards	17%
Location of Public Facilities	4%
Other	6%

2012 Survey

g. The City of Moscow is considering allowing accessory dwelling units in residential neighborhoods. An accessory dwelling unit is generally a small studio or one-bedroom apartment within an existing home or in some cases can be detached from the home, but upon the same lot. These types of units provide opportunities for caring for aging family members and can encourage more efficient use of lot space and affordable housing. I would support allowing accessory uses in my neighborhood.	25%	38%	17%	6%	10%	3%	2%
h. If accessory dwelling units were permitted within my neighborhood, I would be interested in adding an accessory dwelling unit to my property.	6%	7%	25%	22%	24%	14%	1%

2014 Survey

Compare the two neighborhood characteristics provided and check the one that is more important to you

A neighborhood that includes a mix of housing types, stores, and businesses that are easy to walk to.	52%	OR	43%	A neighborhood with primarily single-family houses only and you have to drive to stores and
Houses with smaller yards and you would have to have a short commute to work, it is easy to walk to school, stores and restaurants.	51%	OR	42%	Houses with larger yards and you would have a longer commute to work and you have to drive to get to parks, playgrounds and recreation areas.
Houses with small yards and where it is easy to walk to schools, stores and restaurants	49%	OR	43%	Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work.
Own or rent an attached single-family home (where you share one or more common walls), townhouse, or condominium where it is easy to walk to shops, restaurants and have a shorter commute to work.	32%	OR	60%	Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work.
A neighborhood with well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways)	84%	OR	10%	A neighborhood without well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways).

2017 Survey

The City of Moscow currently allows public and private colleges and university as educational uses within the Central Business District (downtown Moscow) when granted a conditional use permit. The conditional use permit provides an opportunity to review the proposed use to determine if any conditions should be required in order to reduce any potential negative impacts of the proposed conditional use. Given this process, do you agree that educational uses would be allowed with the Central Business District through a conditional use permit?

Yes	No
62%	32%

The City of Moscow has recently received numerous inquiries from citizens wishing to construct and live in a Tiny Home within the City. Tiny Homes are generally a home of 400 square feet or less in size which are constructed on wheels or a foundation. The City of Moscow is considering allowing greater opportunities for Tiny Home development in the City. Do you support Tiny Homes as a method of providing affordable housing options in Moscow?

Yes	No
79%	16%

Currently, Tiny Home developments would be processed as a Planned Unit Development which requires a public hearing and approval of the Planning and Zoning Commission or City Council. Two impediments to Tiny Homes under the current City Code are the limitations on the number of homes that are allowed on a certain size property (density) and the number of off-street parking spaces for automobiles that are required. Since Tiny Homes are much smaller than a typical single-family dwelling, would you support amending the City Code to allow higher density and less off-street parking requirements for Tiny Homes?

Yes	No
59%	34%

2019 Survey

Please identify the importance of the following climate change strategies for the Planning & Zoning commission to consider in planning efforts and recommendations

	Highly Important	Important	Neutral	Somewhat Important	Not Important	Don't Know	No Answer
Work with the City Council and other commissions to develop a Climate Action Plan, which would detail the steps that the City can take to help mitigate and/or adapt to climate change.	43%	23%	9%	4%	16%	3%	3%
Encourage development that is at a density that is sufficient to support multiple modes of transportation (walking, bicycling, public transit, etc.)	45%	28%	8%	6%	8%	3%	2%
Encourage a mixture of land uses that allow walking or bicycling to service that you use on a daily or weekly basis.	42%	27%	13%	5%	7%	3%	2%
Require electric car and/or e-bike charging stations for large residential or commercial developments.	16%	25%	22%	8%	21%	6%	3%
Explore the development of an automotive parking lot outside of downtown for long term storage of automobiles that may not be used very often.	12%	17%	23%	12%	25%	10%	2%

Please identify the importance of the following neighborhood characteristics to you

	Highly Important	Important	Neutral	Somewhat Important	Not Important	Don't Know	No Answer
A mixture of housing types (single family, duplex, townhouse, etc.)	17%	33%	19%	8%	19%	3%	2%
Smaller lot sizes with more neighborhood open space	11%	23%	23%	8%	28%	5%	3%

Neighborhoods with narrower streets and alleys	5%	9%	20%	5%	51%	7%	3%
A restaurant within a 5-10-minute walk from your house	10%	21%	17%	8%	39%	2%	3%
Other	14%	3%	2%	0%	3%	9%	70%

2023 Survey

Q1: New Developments

Respondents were asked to rank their preferences of potential options to increase housing density in the City. The option to “Allow reduced lot sizes while requiring more common green spaces to reduce need for private yards” was the first choice with an average score of 2.8 and the least selected choice would be to “Allow all residential uses in single family zoning districts (duplexes, condominiums, townhouses and apartment complexes” with a score of 4.6.

Denser housing developments can reduce housing costs, increase housing inventory, and help reduce urban sprawl and costs related to expansion and maintenance of public infrastructure. When considering new residential developments, the City should:

	Rating (lower score indicates higher preference)
Reduce lot sizes, reduce private yards, more common green spaces	2.8
Reduce lot sizes in single-family zones, increase housing density, potentially reduce housing cost	3.2
Allow duplexes within single-family zones	3.3
Wider array of duplexes, condominiums, townhouses in single-family zones	3.5
Not allow densification of single-family zones	3.7
Allow all residential types in single family-zones	4.6

Some respondents chose to rank items with repeating numbers while others strictly rated each item 1-6. Some responses also selected certain ones to rank rather than providing all options with an answer, which caused a variance in response rates. This may be something to consider in future surveys if this needs to be re-worded. This question received an average response rate of 80%.

Q2: Parking Problem

To address the various parking issues in the community, citizens were asked where they believe the most issues occur. Options to respond with were either “Significant Problem”, “Slight Problem”, “Neutral”, or “Not a Problem”. Downtown was by far the most selected with 40% of received surveys selecting “Significant Problem” whereas the other options were less than 10%. This question had an average 98% response rate.

To what degree do you think parking is a problem within the City of Moscow in the following locations?

	Significant Problem	Slight Problem	Neutral	Not a Problem	Don't Know
Downtown	40%	40%	6%	13%	0%
My Neighborhood	9%	20%	8%	61%	1%
Eastern commercial areas (Troy Hwy)	4%	8%	22%	57%	7%
Western commercial areas (Pullman Hwy)	3%	7%	20%	60%	7%

Q3: Parking Solution

The Commission provided respondents with a variety of potential actions that could assist with reducing parking demand or increase parking availability. By rating the options on a scale of 1-7 with 1 being the most preferred, the option to "Promote using more alternative mobility options (transit viability, biking, walking, etc.)" was most preferred and the least preferred was "A large, costly to build parking structure".

What options are you interested in that might relieve parking problems in Moscow?

	Rating (lower score indicates higher preference)
Promote alternative mobility options (transit viability, biking, walking, etc.)	2.5
Utilizing garages/driveways more, rather than competing for street parking	3.0
Dedicated parking on outskirts of town for less-used vehicles	3.6
None of the above	4.1
More surface parking lots that generate low tax returns and are dead zones	4.2
Reduce parking spaces for residences/businesses, and go first come, first serve	4.5
A large, costly to build parking structure	4.6

While these results may be expected, this question may have some conflicting answers. Some respondents chose to rank items with repeating numbers while others strictly rated each item 1-7. Some surveys also had some of the options answered rather than all of them. For example, alternative mobility options had a 78.3% response rate whereas surface parking lots had a 67.8% rate. Furthermore, there were many comments left on the survey regarding the verbiage that was used for the options provided stating it was a "biased" question. Specifically, the option of "A large, costly to build parking structure" may have deterred some individuals from responding.