

Moscow City Council



Regular Meeting ~Minutes~

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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. Blakenship 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 savvy. 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.

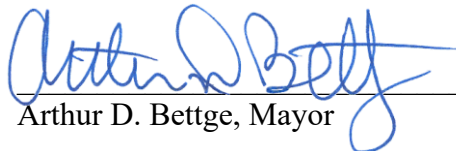
Taruscio moved to approve staff to prepare and submit an Idaho Community Development Block Grant application for Public Facilities to aid in developing affordable rental housing by extending necessary public infrastructure to the project. Parker seconded. Roll Call Vote: Ayes: Unanimous. Nays: None.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

REPORTS

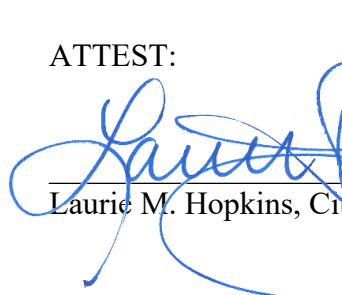
Reports were postponed.

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 2nd day of September, 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.

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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 2nd day of September, 2025.



Hailey Lewis, Mayor