

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
September 9, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from August 26, 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 Park Valley Addition. Permit Application LUP2026-0029 (ACTION ITEM)**

Proposed Final Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Addition.

PROPOSED ACTIONS: Review the Park Valley 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 Sierra Vista Addition. Permit Application LUP2026-0030 & LUP2026-0031 (ACTION ITEM)**

Proposed Final Subdivision Plat and Final Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

PROPOSED ACTIONS: Review the Sierra Vista 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. **Starter Home Subdivisions Code Amendment (ACTION ITEM)**

Senate Bill 1352a - Starter Home Subdivisions is a bill that was signed into law during the 2026 Idaho Legislative Session. Starter Home Subdivisions are residential subdivisions designed to provide homeownership opportunities with single-family detached dwellings on small lots that have compact home sizes and have efficient site design that reduces development costs while maintaining compatibility with surrounding neighborhoods. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new law by February 1, 2027. Staff will present what is contained within the bill and then discuss a plan for legislative amendments to Moscow City Code.

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 Senate Bill 1352a and provide Staff with further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for September 23, 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 26, 2026

7:00 PM

Council Chambers
206 E. Third Street

Wilson called the meeting to order at 6:58 PM

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

REGULAR AGENDA

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

Seever moved for approval of the minutes as written, seconded by Smith. Roll Call Vote; Ayes: Hamilton, Reese, Seever, Smith, Wilson (5). Nays: None. Abstentions: Mize, Scott (2). 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, talked about a specific building application concern as well as issues with the recent Ordinance 2026-04 passed on July 6, 2026. He requested the removal or change of the Ordinance.

Chris Taylor, Moscow, asked about an application that is currently pending before City Council.

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.

Ray presented the proposed final subdivision plat as described above, and recommended the Commission recommend approval to City Council with no conditions.

Scott moved to recommend approval of the Pine View Addition final plat with no conditions, seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

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.

Ray presented the proposed final subdivision plat and PUD as described above, and recommended the Commission recommend approval to City Council with no conditions. The applicants chose to create a PUD so that each individual building can have a different owner with shared parking. The stormwater detention pond location changed from the preliminary because of recent changes to the stormwater requirements.

Scott moved to recommend approval of the Augustine Avenue Addition final plat and PUD with no conditions, seconded by Mize. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

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.

Seever moved for approval of the Relevant Criteria and Standards for the Zoning Variance request at 510 and 520 Empire Lane, seconded by Scott. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion Carried.

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.*

Smith moved for approval of the Relevant Criteria and Standards for both the proposed Rezone and Harvest Hills 2nd Addition preliminary plat, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion Carried.

The applications will be seen at City Council for a Public Hearing on September 8th, 2026.

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 for consideration of including in the upcoming Citizen survey for the Commissioners review. The Commission had a lengthy discussion about potential questions to use this year.

Seever moved to use the two Commission questions for the upcoming survey as discussed and modified, seconded by Smith. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The last meeting of the Transportation Commission was on Thursday, August 13th and the primary discussion item revolved around the recent traffic study completed for Lena Whitmore Elementary School.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

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

The meeting was adjourned at 8:06 PM

Dennis Wilson, Chair

Date

DRAFT

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: September 2, 2026
Re: Park Valley Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on August 13, 2025, to consider the request of Mike Salisbury for the Preliminary Plat for a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with no conditions.

City Council then conducted a public hearing on September 15, 2025, and approved the Park Valley preliminary plat with no conditions.

On August 10, 2026, 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 found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Park Valley 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: Mike Salisbury, Manager, Jemca LLC Phone: [REDACTED]
Address: [REDACTED] Email: [REDACTED]

OWNER: (if other than applicant)

Name: Jemca LLC Phone: [REDACTED]
Address: [REDACTED] Email: [REDACTED]

ENGINEER/SURVEYOR:

Name: Scott Becker Phone: [REDACTED]
Address: 405 S. Washington St Moscow ID 83843 Email: [REDACTED]

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

PROPERTY:

- Proposed Subdivision Name: Park Valley Addition
- Address(es) or Parcel Number(s): Portions of Blocks 2&3 of Southgate 3rd Addition
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 4.60 acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
3.51 acres, and/or _____ square feet.
- Total number of lots: 12 Average lot size: 12,741 SF

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:

- X 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 8. Basis of bearing used to determine bearings shown on the plat.
- X 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.
- X 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.
- X 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.

- X 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.
- X 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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

7/31/2026
Date


Signature of Property Owner (if different)

7/31/2026
Date

LEGAL DESCRIPTION

A parcel of land located in portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northeast corner of Southgate 3rd Addition;
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northeast corner of Lot 18 of the Plat of Section 16;
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet;
Thence leaving said common east line, N88°04'10"W, 173.76 feet;
Thence S22°04'36"E, 71.90 feet;
Thence S56°30'28"W, 422.49 feet;
Thence S71°01'13"W, 59.06 feet;
Thence 19.19 feet along a curve to the right, said curve having a Delta = 51°09'11", Radius = 21.50 feet, Chord = 18.56 feet and a Chord Bearing = N83°24'11"W;
Thence 94.01 feet along a non-tangent curve to the right, said curve having a Delta = 21°07'26", Radius = 255.00 feet, Chord = 93.48 feet and a Chord Bearing = S60°13'56"W;
Thence 84.31 feet along a curve to the left, said curve having a Delta = 27°36'12", Radius = 175.00 feet, Chord = 83.50 feet and a Chord Bearing = S56°59'34"W;
Thence 16.72 feet along a curve to the right, said curve having a Delta = 3°14'53", Radius = 295.00 feet, Chord = 16.72 feet and a Chord Bearing = S44°48'54"W to a point on the south right-of-way line of Castleford Street;
Thence N43°33'39"W, 50.00 feet to a point on the north right-of-way line thereof;
Thence N14°01'48"W, 35.60 feet to a point on the east line of Lot 8, Block 2 of Southgate 3rd Addition;
Thence along said east line N02°13'00"E, 37.50 feet to the southeast corner of Lot 9, Block 2 of Southgate 3rd Addition;
Thence along the east line thereof, N11°37'04"E, 64.42 feet to the southeast corner of Lot 10, Block 2 of Southgate 3rd Addition;
Thence along the east line thereof N06°14'06"E, 32.50 feet to the southwest corner of Lot 12, Block 2 of Southgate 3rd Addition;
Thence along the south line thereof and the south line of Lot 13, Block 2 of Southgate 3rd Addition N83°35'26"E, 136.92 feet to the southeast corner of said Lot 13;
Thence along the east line thereof, N04°00'33"W, 99.32 feet to a point on the south right-of-way line of Granville Street;
Thence N04°00'33"W, 50.06 feet to a point on the north right-of-way line thereof and the south line of Milton Arthur Park, shown as Parcel A on the Plat of Southgate 3rd Addition;
Thence along said south line the following two courses:
Thence 276.43 feet along a non-tangent curve to the left, said curve having a Delta = 25°20'30", Radius = 625.00 feet, Chord = 274.19 feet and a Chord Bearing = N71°25'39"E;
Thence 80.54 feet along a curve to the right, said curve having a Delta = 28°26'48", Radius = 162.22 feet, Chord = 79.72 feet and a Chord Bearing = N72°58'48"E to the southeast corner of said Parcel A;
Thence along the east line thereof N28°47'39"E, 204.78 feet to a point on the north line of Lot 18 of the Plat of Section 16;
Thence continuing along said east line, N28°47'39"E, 45.52 feet to the north line of Southgate 3rd Addition;
Thence along said north line, S89°42'30"E, 181.24 feet to the Point of Beginning.

Parcel contains 4.60 acres more or less.

DEDICATION

Know all persons by these presents, that Jemca, LLC, owner of the land and premises described above, has 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 Park Valley Addition, a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd 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, I Michael Sallsbury, certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I am the authorized agent to bind Jemca, LLC to the terms of this dedication.

Michael Sallsbury,
Member, Jemca, LLC

ACKNOWLEDGMENTS

State of _____

County of _____

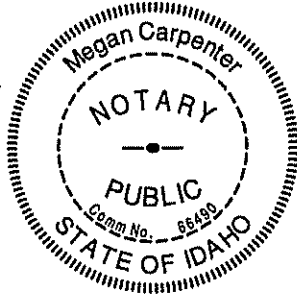
On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for the State of _____, personally appeared Michael Sallsbury, known or identified to me to be a member of the corporation that executed the Instrument or the person who executed the Instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____

Residing in _____

My Commission Expires _____



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.

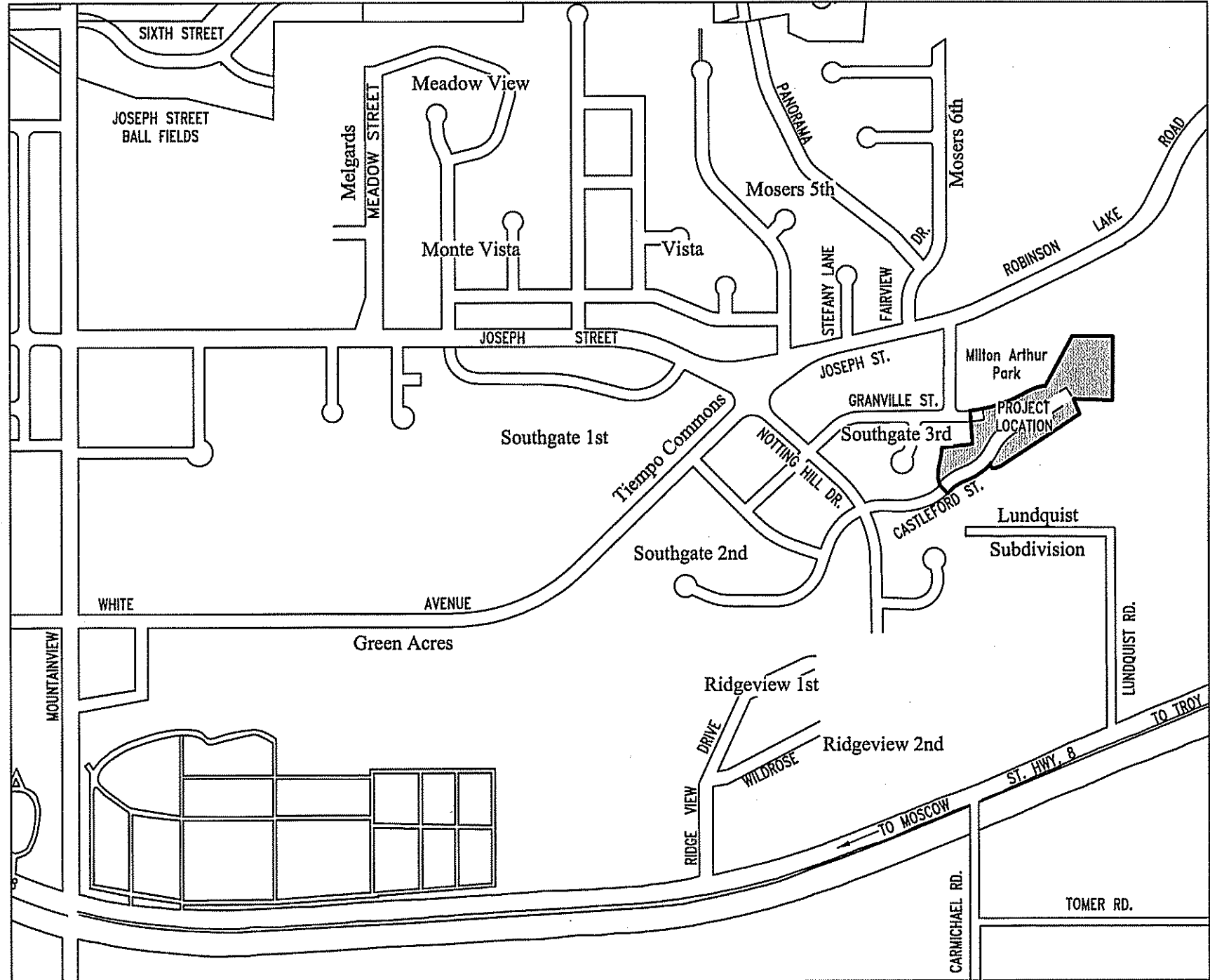
Latah County Treasurer _____

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 _____

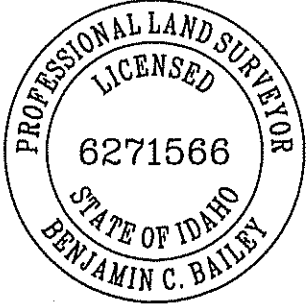
Date _____



VICINITY MAP

SURVEYOR'S CERTIFICATE

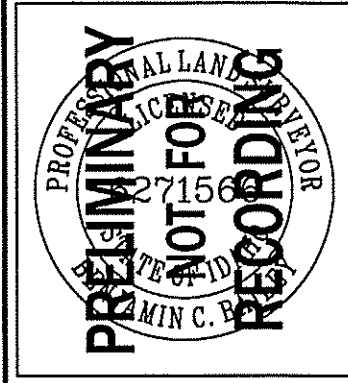
I, Benjamin Bailey, PLS #6271566, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon.
The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 9-01-2027, 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

LUP2026-0029

P.O. Box 8728
402 S. Washington Street
Moscow, ID 83843
(208) 882-3520
Hedge & Associates, Inc.
Engineers • Surveyors • Landscape Architects

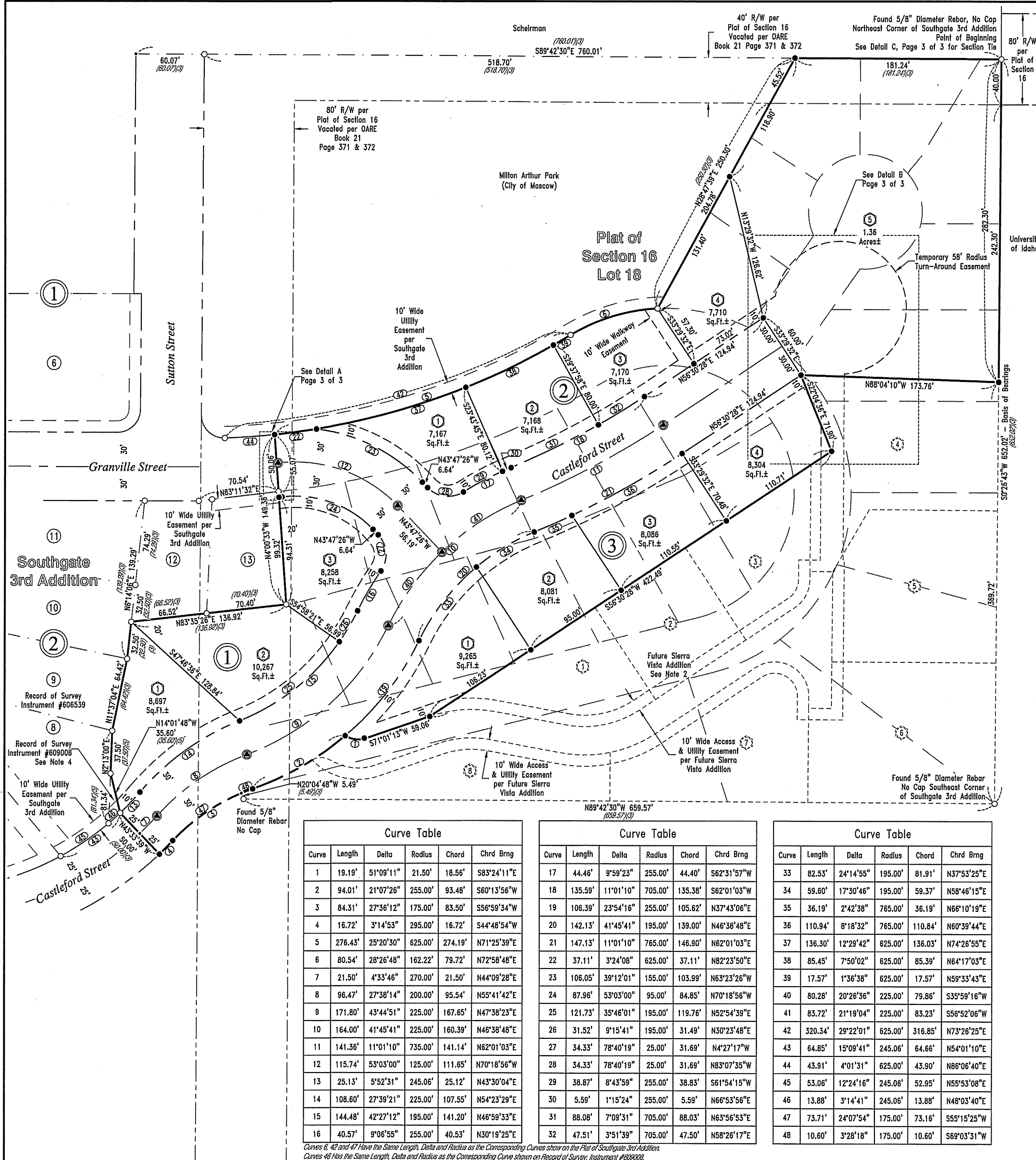


9.4.2026

Park Valley Addition
a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Latah County, Idaho
Michael Sallsbury, Member, Jemca, LLC

Drafted by:	SW
Checked by:	BB
File Name:	4373 PV Replat
Tab:	Sign
Plot Style	Primary.ctb
Project:	3831-07-13
Date:	8/3/26

Section 16, T39N, R5W, BM



Surveyor Narrative

- The purpose of this survey was to re-plot Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow as shown hereon.
- This re-plotting is concurrent with the re-plotting of other Portions of Blocks 2 & 3 of Southgate 3rd Addition, to be known as Sierra Vista Addition.
- In 2020, D. Priest, PLS #6449 completed Record of Survey, Instrument #606539 to set the interior monuments in Lot 1 and a portion of Lot 2 of Southgate 3rd Addition. These monuments locations match the record locations from said plat and were held as the westerly and northerly boundaries for this re-plotting.
- In 2020, D. Priest, PLS #6449 completed another Record of Survey, Instrument #609008 to split off a portion of Lot 28, Block 2 of Southgate 3rd Addition in order to transfer ownership of said portion to the owner's of Lot 8, in said Block 2. There is currently no record of this transaction occurring and Jemco, LLC still retains ownership of the entirety of said Lot 28. However, the portion separated in said survey is not being platted at this time.
- Interior monuments to be set by September 1st, 2027.
- All coordinates shown are based on the North American Datum of 1983 (NAD83).
- Lots 1 and 2, in Block 1 will require pumping to access the public sanitary sewer system and only the roof drains, not foundation drains will have access to the public storm drain system. Lots 2, 3, and 4, in Block 2 will also be limited to roof drain access only to the storm system. Sewer Access for these three lots will not be limited.

Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.
- Record of Survey, Instrument #606539, by D. Priest, PLS #6449.
- Record of Survey, Instrument #609008, by D. Priest, PLS #6449.

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 northeast corner of Southgate 3rd Addition and the found southeast corner of said Addition, said bearing being S00°26'43"W.

Legend

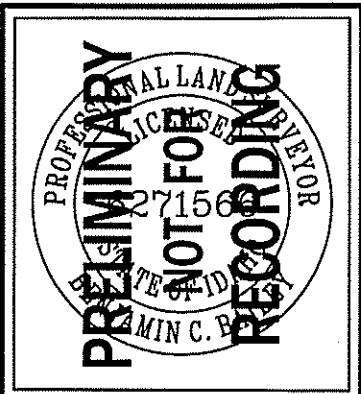
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" - See Note 5
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" in Monument Case and Cover Per City of Moscow MSCD-20000.201 - See Note 5
- Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Priest 6449" or as Described
- Calculated Position
- Curve Data - See Curve Tables
- Block Number
- Lot Number - This Platting
- Lot Number - Future Sierra Vista Addition
- Lot Number - Southgate 3rd Addition
- Plat Boundary Line
- Lot line - This Platting
- Future Sierra Vista Lot/Easement Line
- Southgate 3rd Addition Lot Line - to be Made Obsolete
- Adjacent Lot/Parcel Boundary Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access and Utility Easement - This Platting
- Existing Easement - as Described



SCALE: 1"=60'



P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 862-9550



8.4.2026

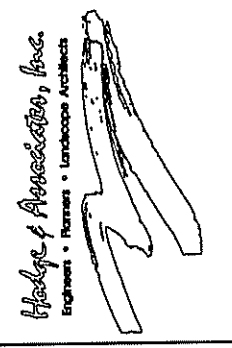
Park Valley Addition

a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Latah County, Idaho
Michael Salisbury, Member, Jemco, LLC

Drafted by: SW
Checked by: BB
File Name: 4373 PV Replat
Tab: Layout
Plot Style: Primary.ctb
Project: 3831-07-13
Date: 7/31/26

2 of 3

P.O. Box 8728
405 S. Washington Street
Moscow, ID 83843
(208) 382-3520



Legend



Found Monument as Described

- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" - See Note 4, Page 2 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 Hodge PLS 6271566" - See Note 4, Page 2 of 3
- Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Priest 6449" or as Described

Calculated Position

Curve Data - See Curve Tables

Block Number

Lot Number - This Platting

Lot Number - Future Sierra Vista Addition

Lot Number - Southgate 3rd Addition

Plat Boundary Line

Lot line - This Platting

Future Sierra Vista Lot/Easement Line

Southgate 3rd Addition Lot Line - to be Made Obsolete

Adjacent Lot/Parcel Boundary Line

Section Subdivision Line

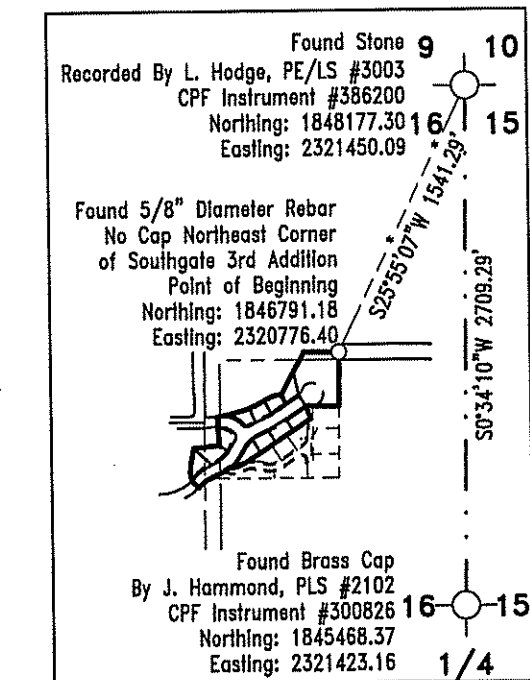
Centerline

Right-of-Way

Access and Utility Easement - This Platting

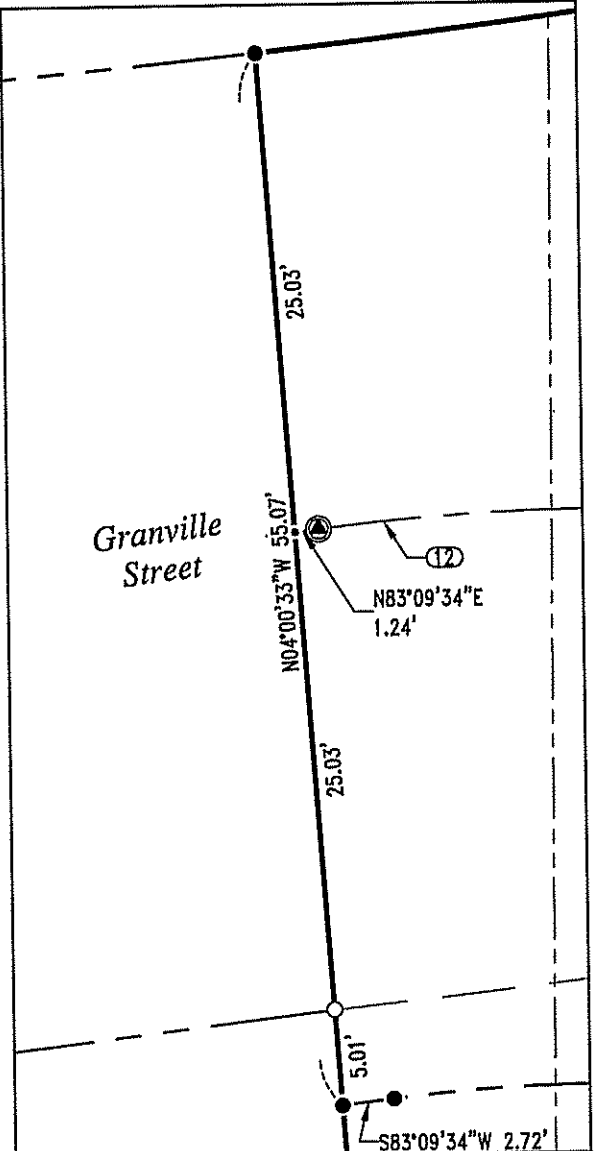
Existing Easement - as Described

Survey Tie Line



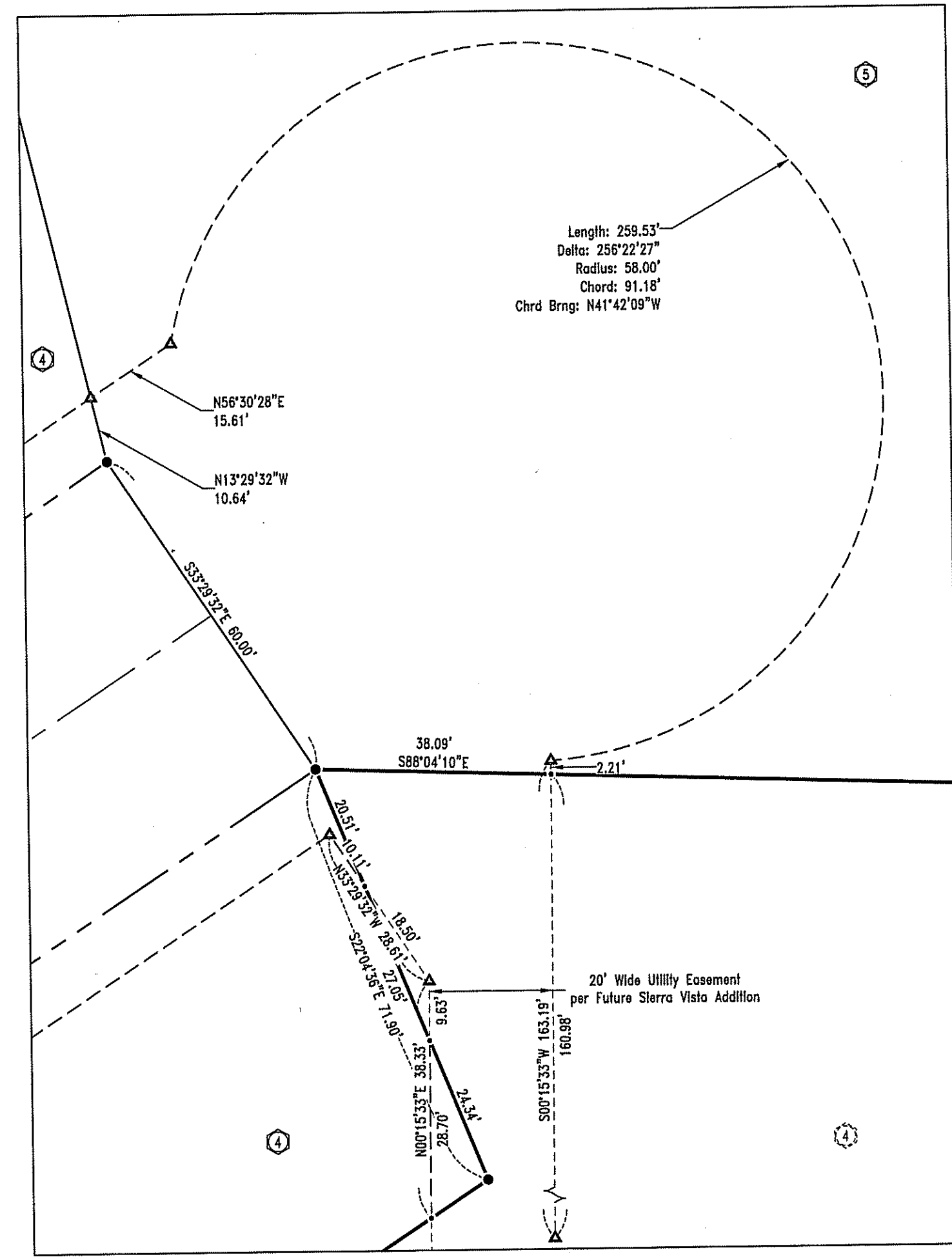
Detail C

Scale: 1"=1000'



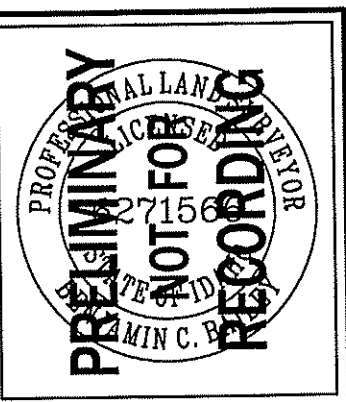
Detail A

Scale: 1"=10'



Detail B

Scale: 1"=20'



8.4.2026

Park Valley Addition

a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Latah County, Idaho
Michael Salisbury, Member, Jemca, LLC

Drafted by:	SW
Checked by:	BB
File Name:	4373 PV Replat
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Project:	3831-07-13
Date:	7/31/26

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

**Monday, September 15,
2025**

7:00 PM

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

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

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

ABSENT: Mayor Bettge, Hailey Lewis

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

PLEDGE OF ALLEGIANCE

Vice President Davis led the Pledge of Allegiance.

PROCLAMATION

Constitution Week

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

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

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

B. Approval of Payment of Claims - Sarah Decker

C. Approval of Disbursement Report August 2025 - Sarah Decker

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

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

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

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

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

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

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

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

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

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

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

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

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

REGULAR AGENDA

2. Public Comment (limit 15 minutes)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REPORTS

City Council

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

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

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

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

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

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

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

Council members spoke on other meetings and events they attended.

Mayor

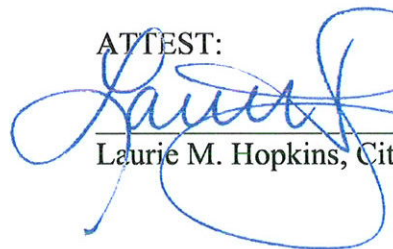
No report.

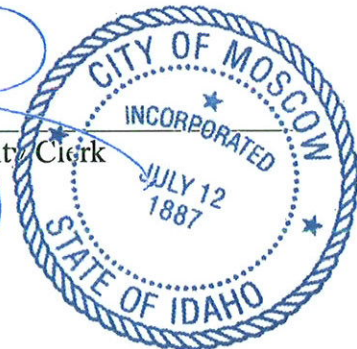
ADJOURN

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


Arthur D. Bettge, Mayor

ATTEST:


Laurie M. Hopkins, City Clerk



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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

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

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

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

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

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

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

I. RELEVANT FACTS AND CONCLUSIONS

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

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium

Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

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

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

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

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

II. RELEVANT CRITERIA AND STANDARDS

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

III. DECISION

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

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



Arthur D. Bettge, Mayor

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: September 2, 2026
Re: Sierra Vista Addition Final PUD and Final Plat Review

The Planning & Zoning Commission conducted a public hearing on August 13, 2025, to consider the request of Mike Salisbury for the Preliminary Plat and Preliminary PUD for a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary PUD and preliminary subdivision plat with no conditions.

City Council then conducted a public hearing on September 15, 2025, and approved the Sierra Vista preliminary PUD and preliminary plat with no conditions.

On August 10, 2026, the applicant submitted the final PUD and final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. The applicant has modified the building plans between the preliminary and final stage of the PUD process to allow for smaller homes to be constructed upon the lots. The applicant had indicated that current interest rates, the local housing market, construction costs, changing demographics, and local industrial growth have shifted their strategy to move away from large homes built on view lots. Instead, they plan to offer homes with a smaller footprint and lower entry price point to make the homes more attainable to a wider range of buyers. After reviewing and comparing the preliminary PUD and preliminary plat that was approved with the final PUD and final plat, it is Staff's determination that the proposal is substantially consistent with the application that provided preliminary approval. Therefore, Staff recommends that the Commission recommend approval of the final PUD and final plat for Sierra Vista 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: Mike Salisbury, Manager, Jemca LLC Phone: [REDACTED]
Address: [REDACTED] Email: [REDACTED]

OWNER: (if other than applicant)

Name: Mike Salisbury, Manager, Jemca LLC Phone: [REDACTED]
Address: [REDACTED] Email: [REDACTED]

ENGINEER/SURVEYOR:

Name: Scott Becker Phone: [REDACTED]
Address: 405 S. Washington St Moscow ID 83843 Email: [REDACTED]

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

PROPERTY:

- Proposed Subdivision Name: Sierra Vista Addition
- Address(es) or Parcel Number(s): Portions of Block 2&3 of Southgate 3rd Addition
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 2.96 acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
2.96 acres, and/or _____ square feet.
- Total number of lots: 8 Average lot size: 14,307 SF

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:

- X 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 8. Basis of bearing used to determine bearings shown on the plat.
- X 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.
- X 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.
- X 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.

- X 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.
- X 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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

7/31/2026
Date


Signature of Property Owner (if different)

7/31/2026
Date

LEGAL DESCRIPTION

A parcel of land located in Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northeast corner of Southgate 3rd Addition;
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northwest corner of Lot 18 of the Plat of Section 16;
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet to the Point of Beginning;

Thence continuing along said common east line S00°26'43"W, 369.72 feet to the common southeast corner of said Lot 18 and of Southgate 3rd Addition;
Thence along the common south line of said Lot 18 and said Southgate 3rd Addition, N89°42'30"W, 659.57 feet to the southwest corner of said Lot 18;
Thence leaving the south line of said Lot 18 and continuing along the south line of said Southgate 3rd Addition, N20°04'48"W, 5.49 feet;
Thence leaving said southline, 10.60 feet along a non-tangent curve to the right, said curve having a Delta = 3°28'18", Radius = 175.00 feet, Chord = 10.60 feet and a Chord Bearing = N69°03'31"E;
Thence 94.01 feet along a curve to the left, said curve having a Delta = 21°07'26", Radius = 255.00 feet, Chord = 93.48 feet and a Chord Bearing = N60°13'56"E;
Thence 19.19 feet along a non-tangent curve to the left, said curve having a Delta = 51°09'11", Radius = 21.50 feet, Chord = 18.56 feet and a Chord Bearing = S83°24'11"E;
Thence N71°01'13"E, 59.06 feet;
Thence N56°30'28"E, 422.49 feet;
Thence N22°04'36"W, 71.90 feet;
Thence S88°04'10"E, 173.76 feet to the Point of Beginning.

Parcel contains 2.96 acres more or less.

DEDICATION

Know all persons by these presents, that Jemca, LLC, owner of the land and premises described above, has 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 Sierra Vista Addition, a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd 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, I Michael Salisbury, certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I am the authorized agent to bind Jemca, LLC to the terms of this dedication.

Michael Salisbury,
Member, Jemca, LLC

ACKNOWLEDGMENTS

State of _____

County of _____

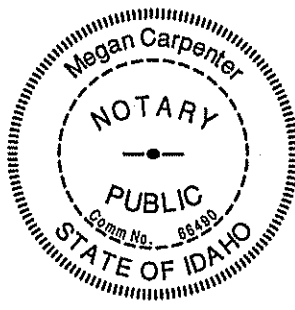
On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for the State of _____, personally appeared Michael Salisbury, known or identified to me to be a member of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____

Residing in _____

My Commission Expires _____

**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 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.

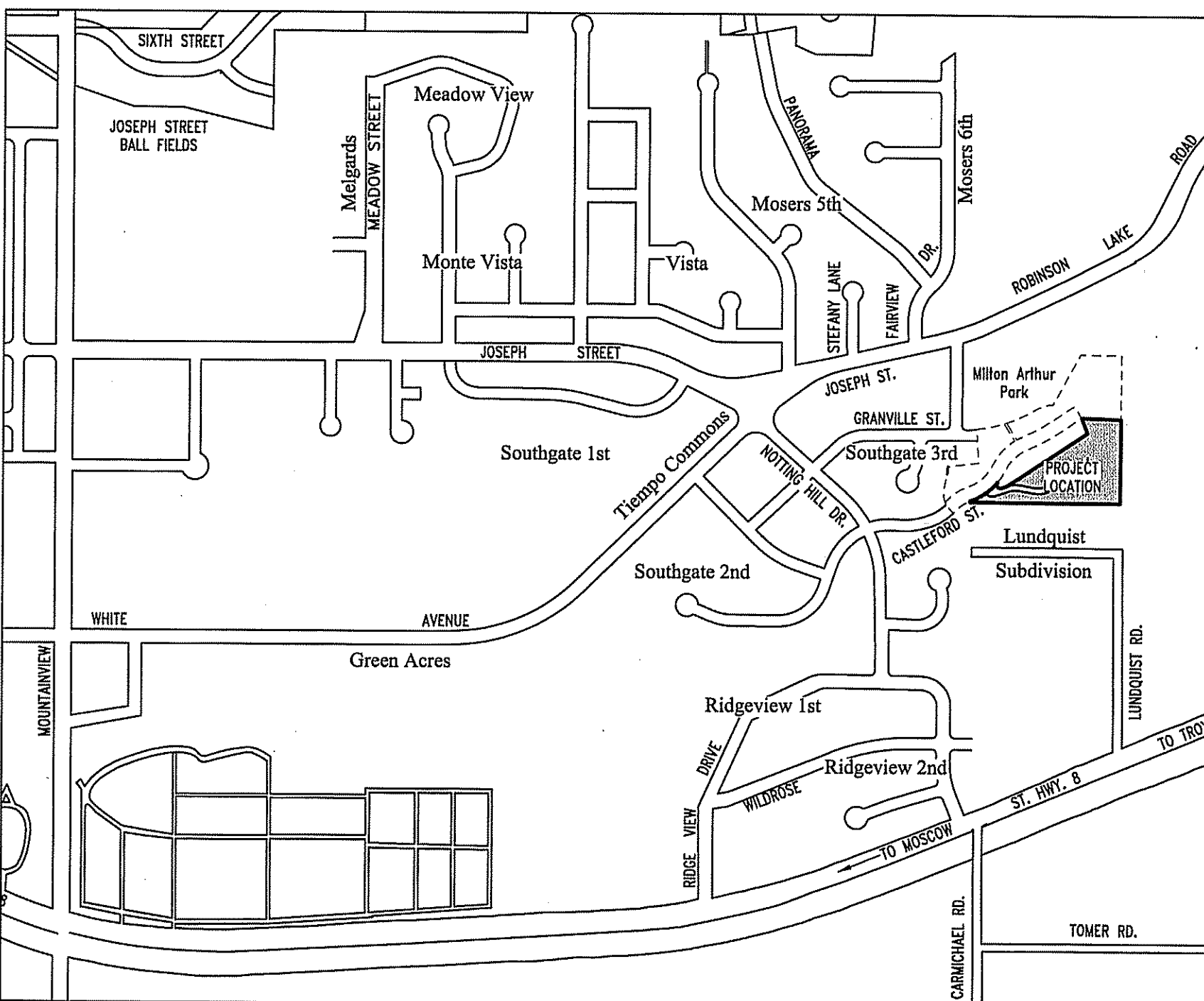
Latah County Treasurer _____

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

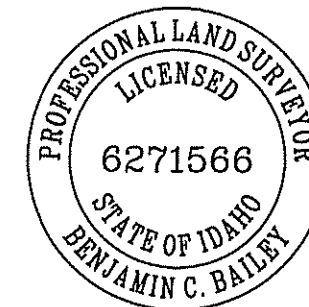
Date _____



VICINITY MAP

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 9-01-2027, 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

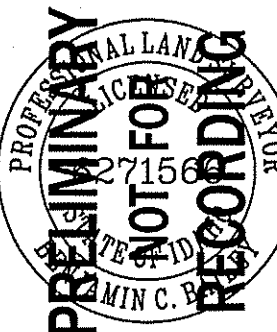
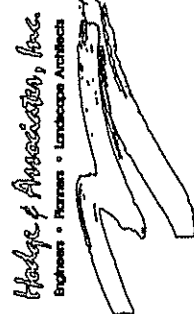
PRELIMINARY
NOT FOR
RECORDING

Sierra Vista Addition
a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition
to the City of Moscow, Latah County, Idaho
Michael Salisbury, Member, Jemca, LLC

Drafted by:	SW
Checked by:	BB
File Name:	4373 SV Replat
Tab:	Sign
Plot Style	Primary.ctb
Project:	3831-07-13
Date:	8/3/26

1 of 3

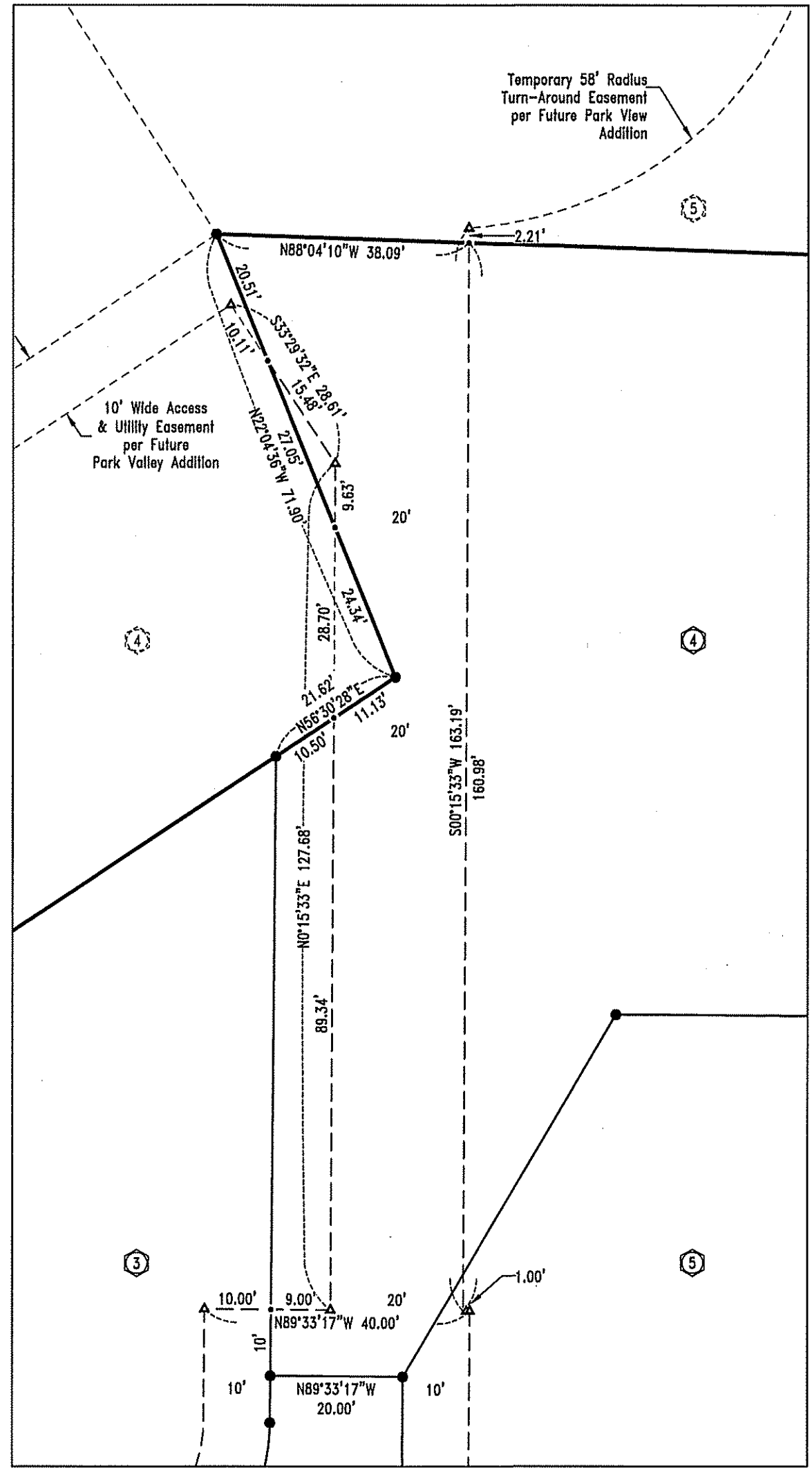
P.O. Box 8728
Moscow, Idaho 83843
(208) 887-5520



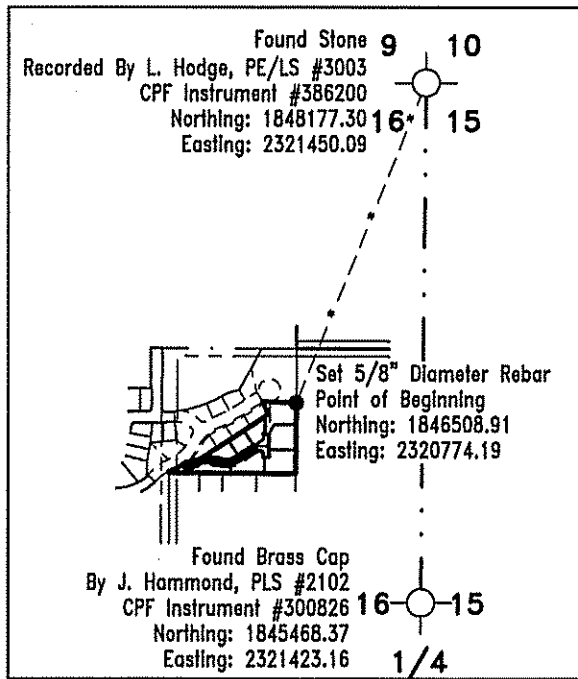
[Signature]
8.4.2026

Sierra Vista Addition
a Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition
to the City of Moscow, Latah County, Idaho
Michael Salisbury, Member, Jemco, LLC

Drafted by:	SW
Checked by:	BB
File Name:	4373 SV Replat
Tab:	Details
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	7/31/26

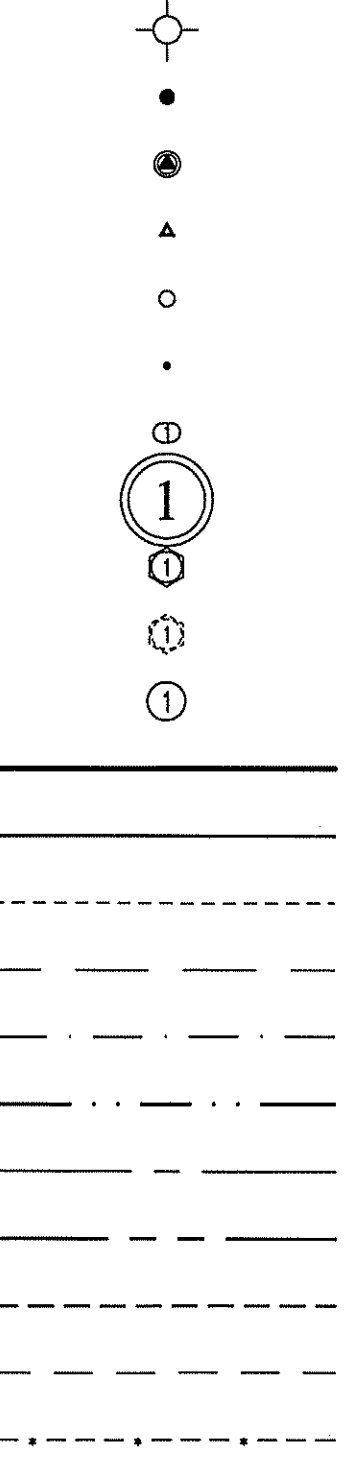


Detail A
Scale: 1"=20'



Detail B
Scale: 1"=1000'

Legend



- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped
"Hodge PLS 6271566" - See Note 3, Page 2 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 - See Note 3, Page 2 of 3
- Set 1/2" Diameter Rebar w/Plastic Cap Stamped
"Easement Hodge PLS 6271566" - See Note 3, Page 2 of 3
- Found 5/8" Diameter Rebar, No Cap
- Calculated Position
- Curve Data - See Curve Tables
- Block Number
- Lot Number - This Platting
- Lot Number - Future Park Valley Addition
- Lot Number - Southgate 3rd Addition
- Plat Boundary Line
- Lot line - This Platting
- Future Park Valley Lot/Easement Line
- Southgate 3rd Addition Lot Line - to be Made Obsolete
- Adjacent Lot/Parcel Boundary Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access and Utility Easement - This Platting
- Existing Easement - as Described
- Survey Tie Line

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

(Please type or print plainly with blue ink.)

Received 08-10-2026

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

7/31/2026
Date


Signature of Property Owner (if different)

7/31/2026
Date

Dear City of Moscow officials,

Taking into consideration interest rates, the local housing market, construction costs, changing demographics, and local industrial growth, we are shifting our strategy for these lots. We plan to move away from the large homes typically built on view lots, as well as the craftsman style.

Instead, we will offer smaller homes, with some featuring unfinished basements to allow for future expansion. This represents a new product offering for the Moscow market. While certain plans will feature multiple bedrooms for families, others will cater to young professionals and retirees.

A lower entry price point will allow for a larger pool of buyers, easier financing, and faster absorption. These plans offer a small footprint, low impact on infrastructure and surrounding lots, and are well suited to the kind of incremental, attainable housing Moscow needs as it grows. We believe this shift better positions these lots to meet current market demand while keeping the neighborhood cohesive and appropriately scaled.

We appreciate your consideration and are happy to discuss this proposal further or answer any questions the City may have.

Best regards,

Mike

Jemca LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

SIERRA VISTA
PUD BUILDING LAYOUT PLAN
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

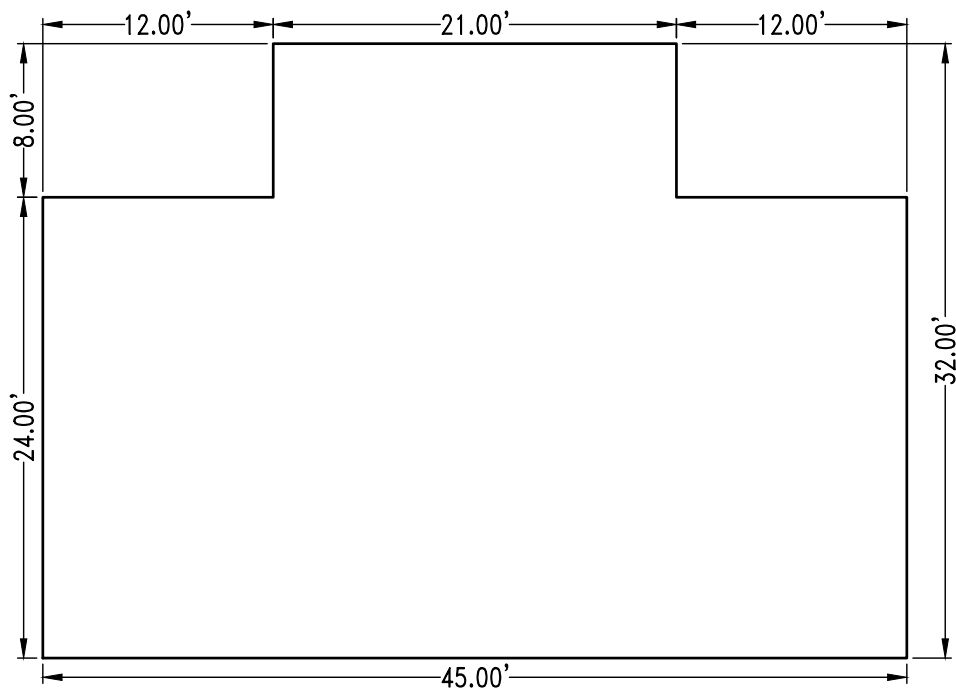
Drafted By:	SW
File Name:	4373_PUD_plan.dwg
Checked By:	SB
Revisions:	
Project:	4373
Date:	8/12/2026



F:\4373-SOUTHGATE REPLAT\4373-ACAD\4373_PUD_PLAN.DWG 8/12/2026 10:09 AM



BUILDING RENDERING



BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

BUILDING FOOTPRINT

SCALE: 1" = 10'

1

Drafted By:	SW
Checked By:	SB
Project No.	4373
File Name:	4373 house plans.dwg
Date:	8/12/2026

SIERRA VISTA
LOT 1 BUILDING LAYOUT (8829)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

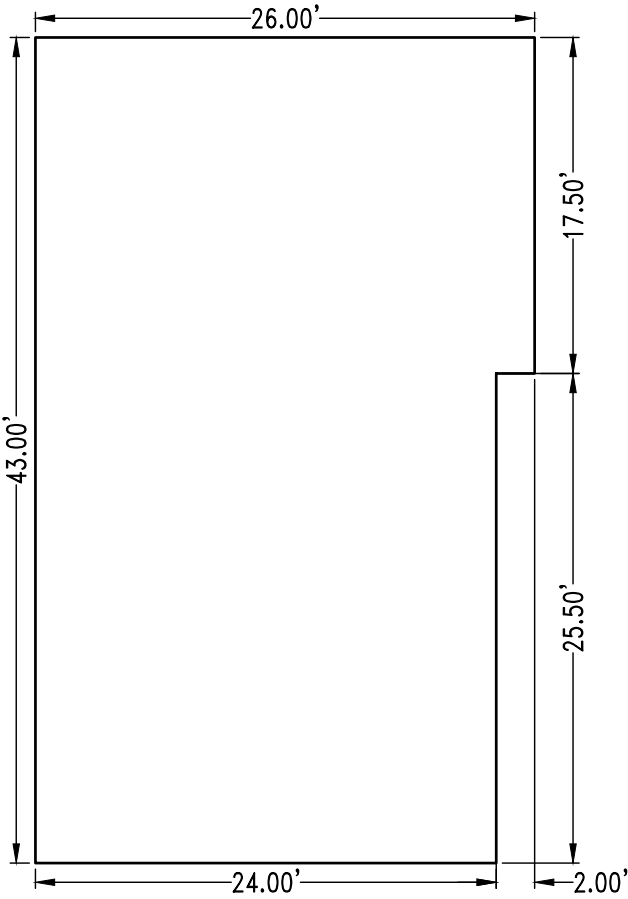
PRELIMINARY
NOT FOR
CONSTRUCTION

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520

Received 08-12-2026



BUILDING RENDERING



BUILDING FOOTPRINT

BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

SCALE: 1" = 10'

Drafted By:	SW
Checked By:	SB
Project No.	4373
File Name:	4373 house plans.dwg
Date:	8/12/2026

SIERRA VISTA
LOT 2 BUILDING LAYOUT (135251)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

PRELIMINARY
NOT FOR
CONSTRUCTION

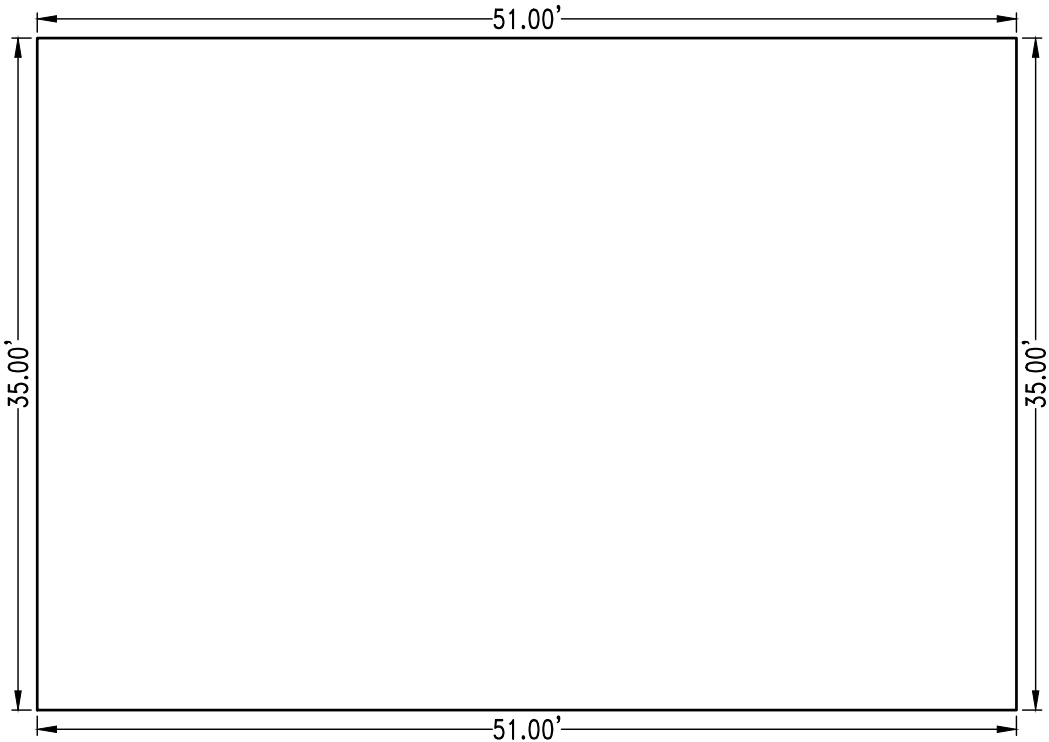
Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects

P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520

Received 08-12-2026



BUILDING RENDERING



BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

BUILDING FOOTPRINT

SCALE: 1" = 10'

3

Drafted By:	SW
Checked By:	SB
Project No.	4373
File Name:	4373 house plans.dwg
Date:	8/12/2026

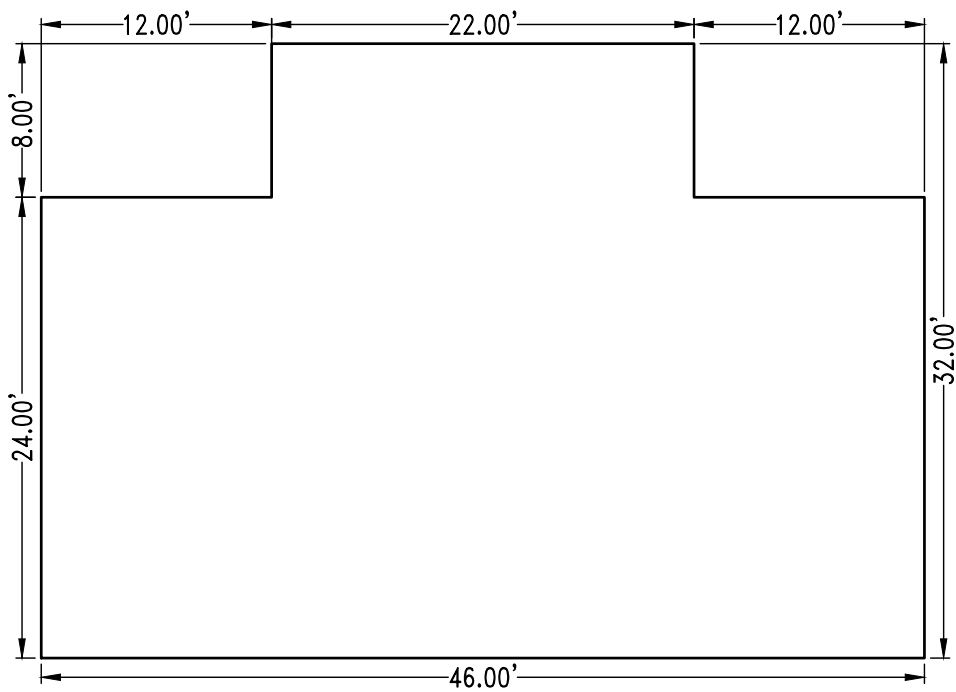
SIERRA VISTA
LOT 3 BUILDING LAYOUT (420140)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

PRELIMINARY
NOT FOR
CONSTRUCTION

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520
Received 08-12-2026



BUILDING RENDERING



BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

BUILDING FOOTPRINT

SCALE: 1" = 10'

Drafted By:	SW
Checked By:	SB
Project No.	4373
File Name:	4373 house plans.dwg
Date:	8/12/2026

SIERRA VISTA
LOT 4 BUILDING LAYOUT (2747)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

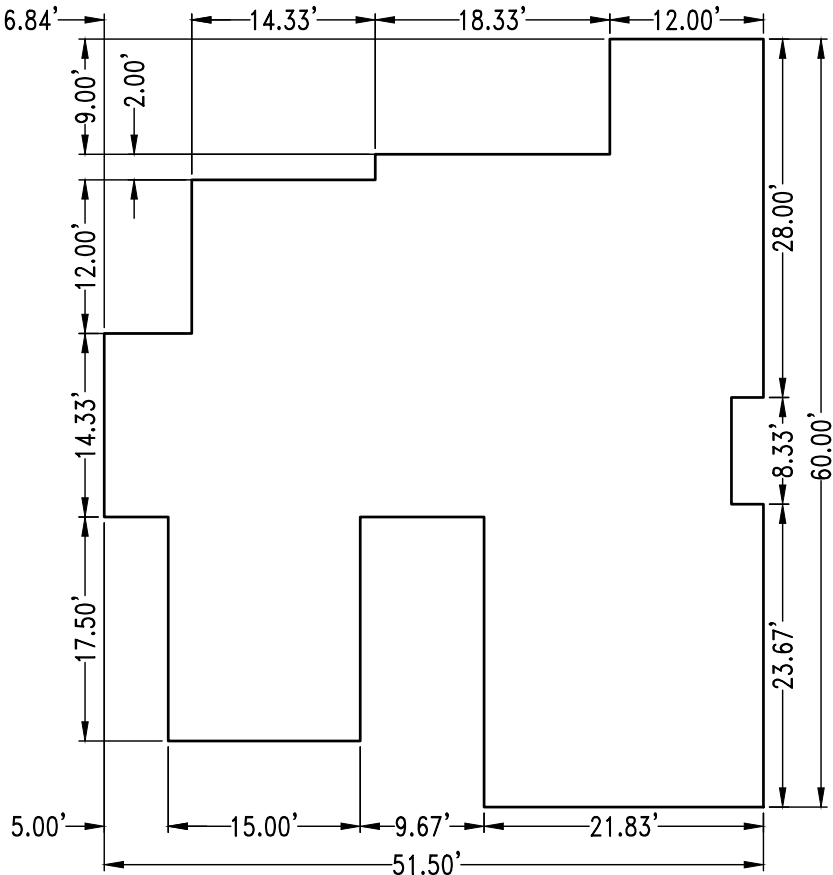
PRELIMINARY
NOT FOR
CONSTRUCTION

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520

Received 08-12-2026



BUILDING RENDERING



BUILDING FOOTPRINT

BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

SCALE: 1" = 15'

5

Drafted By: SW
Checked By: SB
Project No. 4373
File Name: 4373 house plans.dwg
Date: 8/12/2026

SIERRA VISTA
LOT 5 BUILDING LAYOUT (895-113)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

PRELIMINARY
NOT FOR
CONSTRUCTION

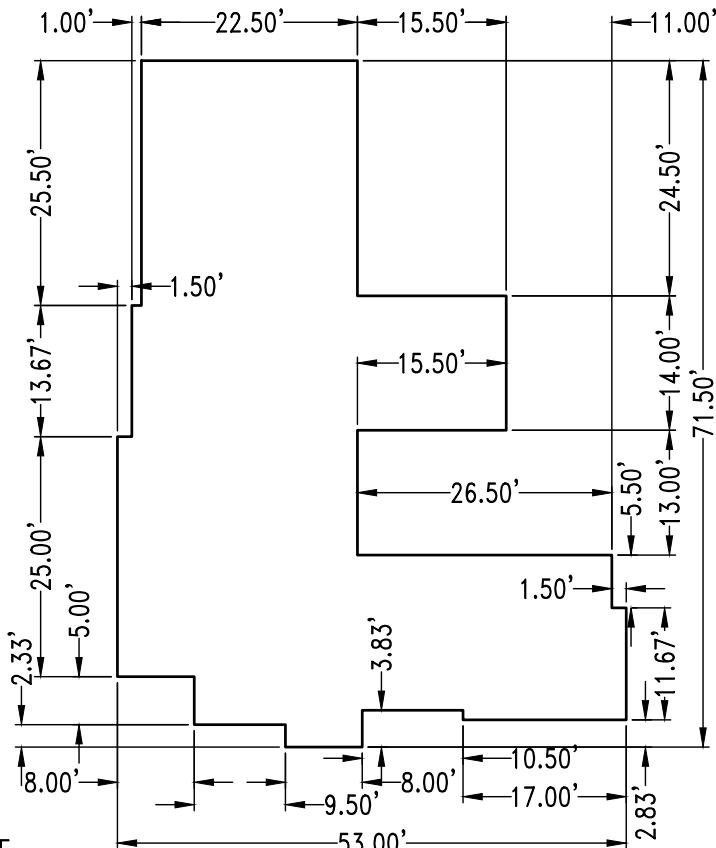
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Received 08-12-2026



BUILDING RENDERING



BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

BUILDING FOOTPRINT

SCALE: 1" = 20'

Drafted By: SW
Checked By: SB
Project No. 4373
File Name: 4373 house plans.dwg
Date: 8/12/2026

SIERRA VISTA
LOT 6 BUILDING LAYOUT (895-60)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

PRELIMINARY
NOT FOR
CONSTRUCTION

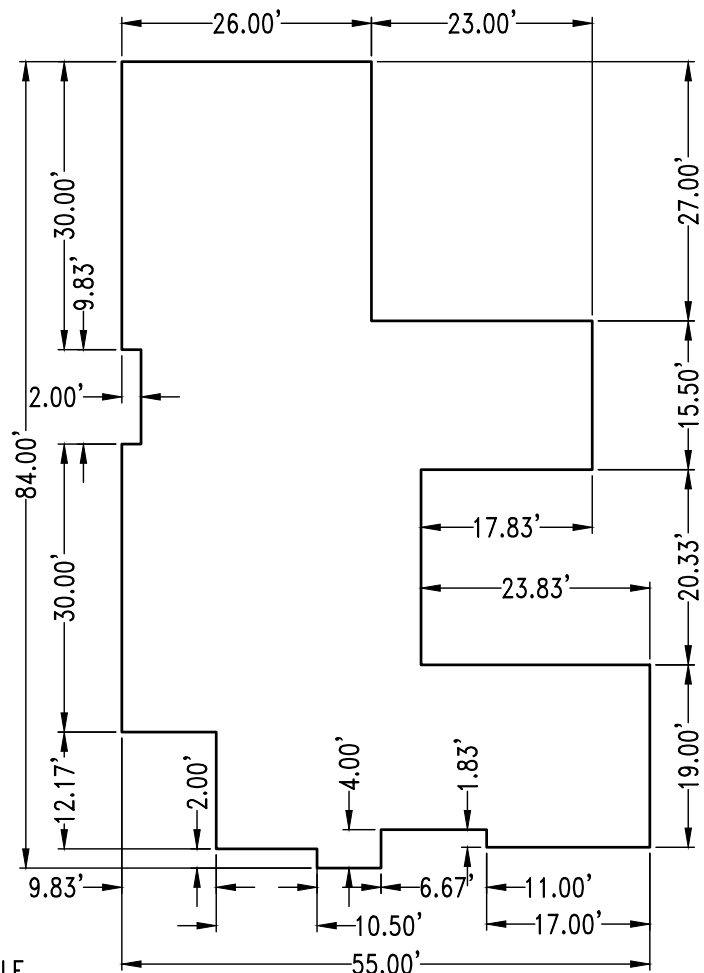
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Received 08-12-2026



BUILDING RENDERING



BUILDING FOOTPRINT

SCALE: 1" = 20'

BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

7	Drafted By: SW
	Checked By: SB
	Project No. 4373
	File Name: 4373 house plans.dwg
	Date: 8/12/2026

SIERRA VISTA
LOT 7 BUILDING LAYOUT (895-101)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

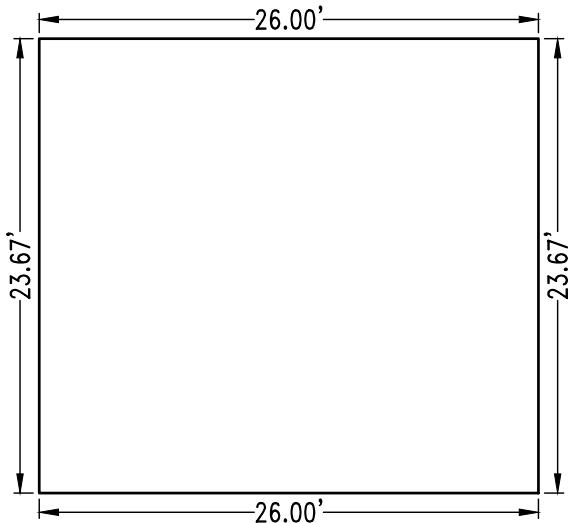
PRELIMINARY
NOT FOR
CONSTRUCTION

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405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520

Received 08-12-2026



BUILDING RENDERING



BUILDING FOOTPRINT

BUILDING RENDERING NOT TO SCALE.
FOOTPRINT DIMENSIONS APPROXIMATE.

SCALE: 1" = 10'

Drafted By: SW
Checked By: SB
Project No. 4373
File Name: 4373 house plans.dwg
Date: 8/12/2026

SIERRA VISTA
LOT 8 BUILDING LAYOUT (680142)
MIKE SALISBURY
SECTION 16, TOWNSHIP 39 NORTH, RANGE 5 EAST, BM
CITY OF MOSCOW, LATAH COUNTY, IDAHO

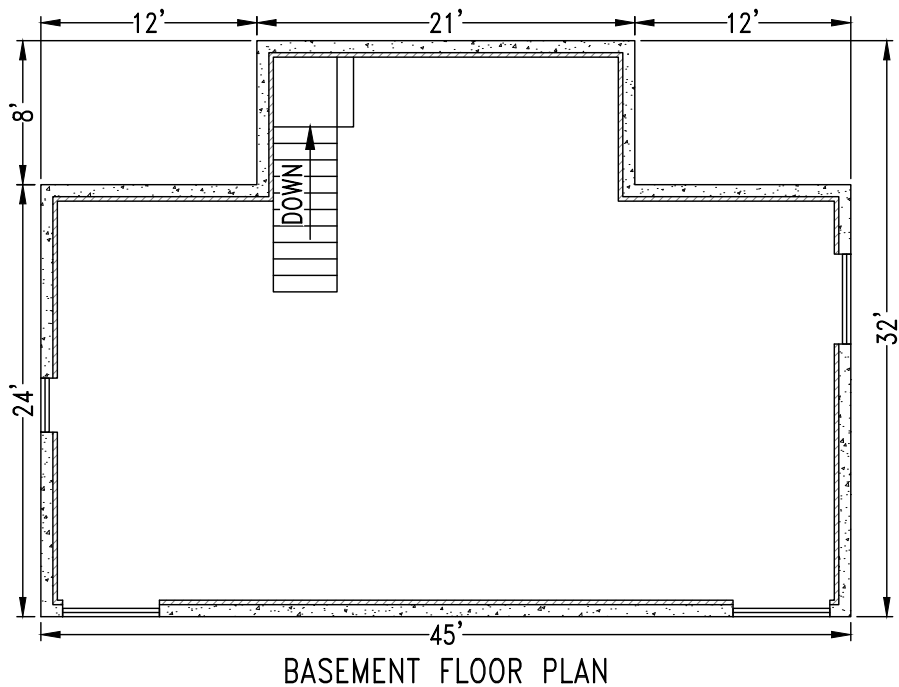
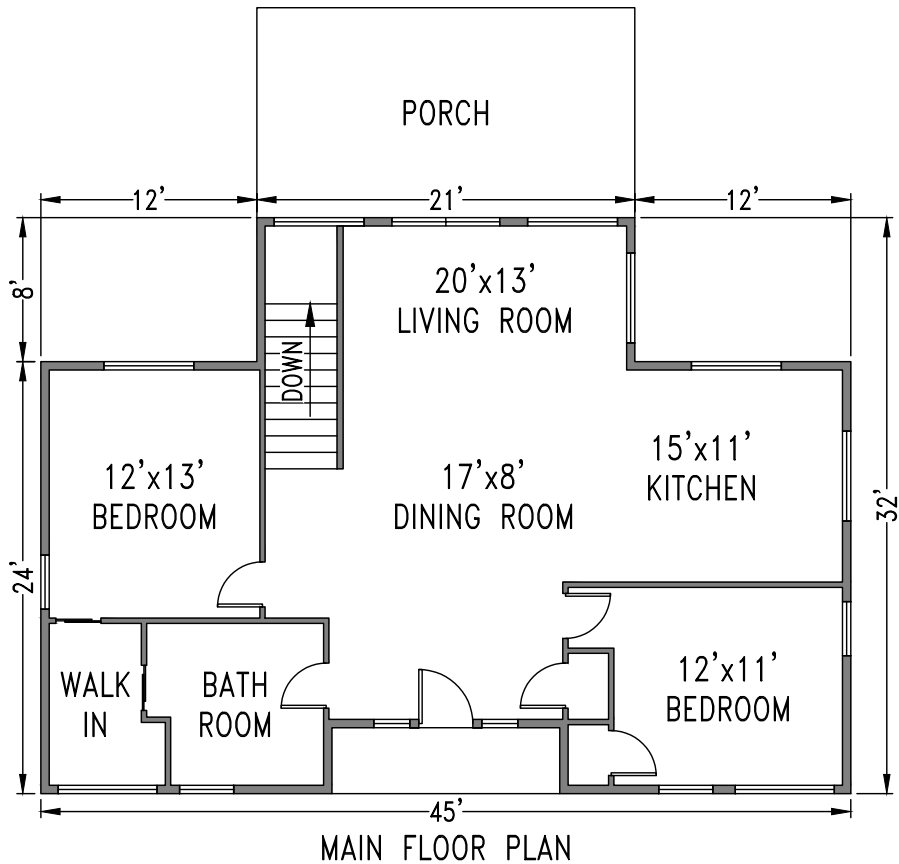
PRELIMINARY
NOT FOR
CONSTRUCTION

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects

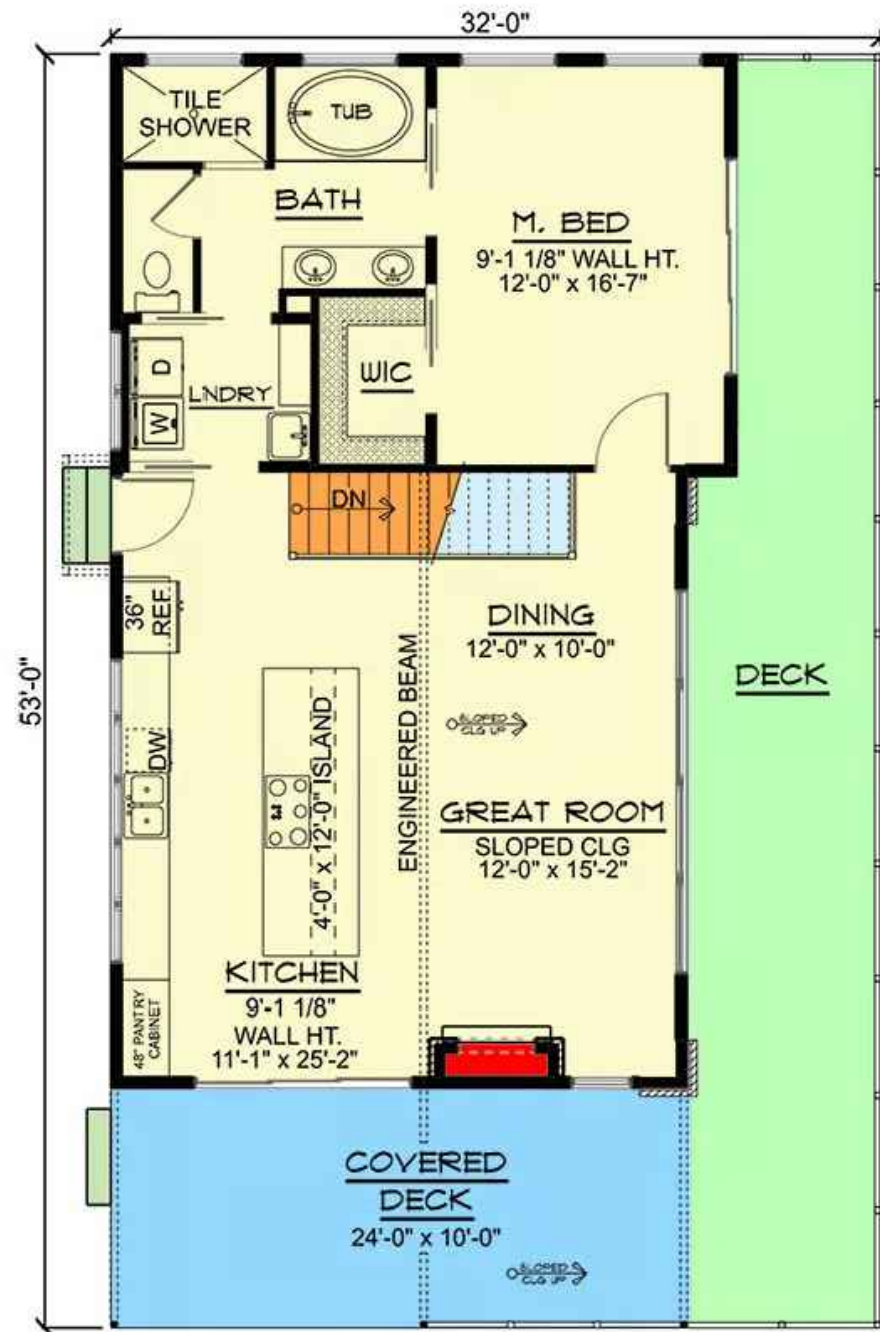
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Moscow, Idaho 83843
(208) 882-1520

Received 08-12-2026

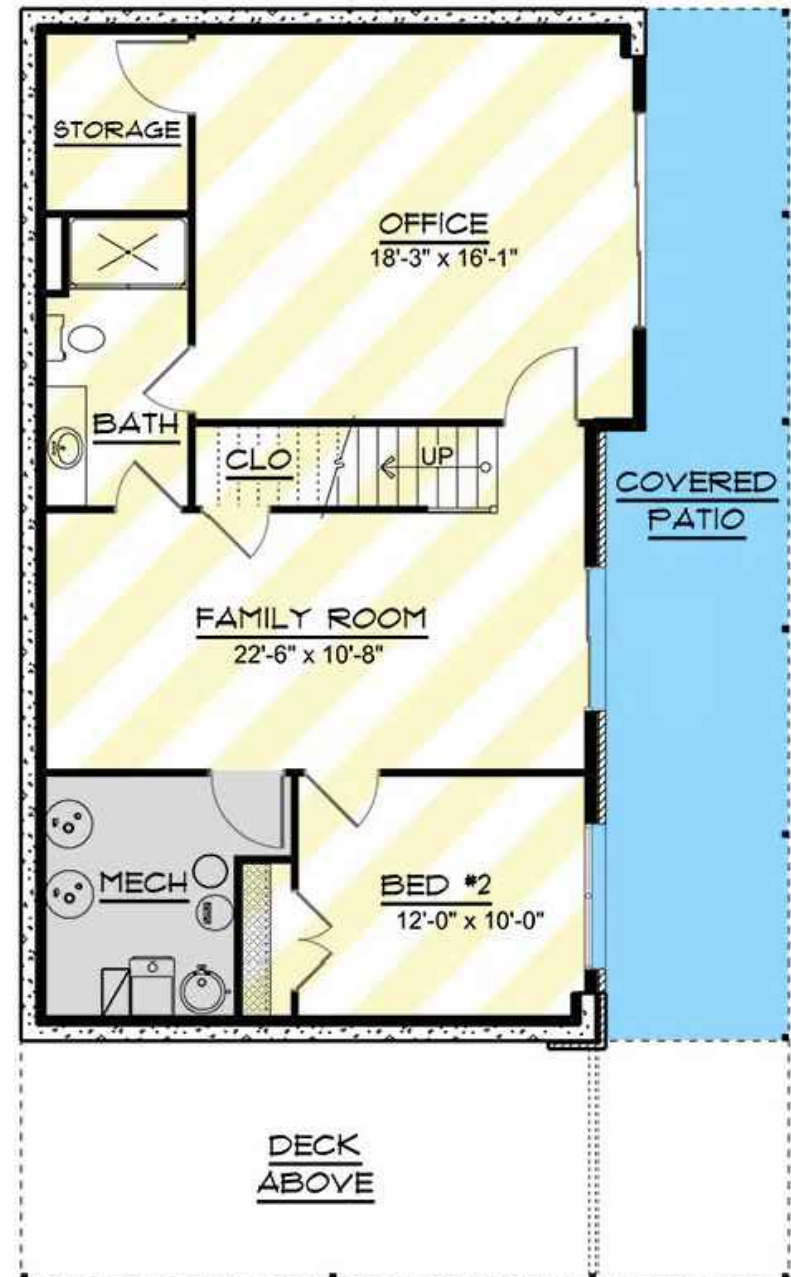
LOT 1 FLOOR PLAN (8829)



LOT 2 FLOOR PLAN (135251)



MAIN FLOOR PLAN

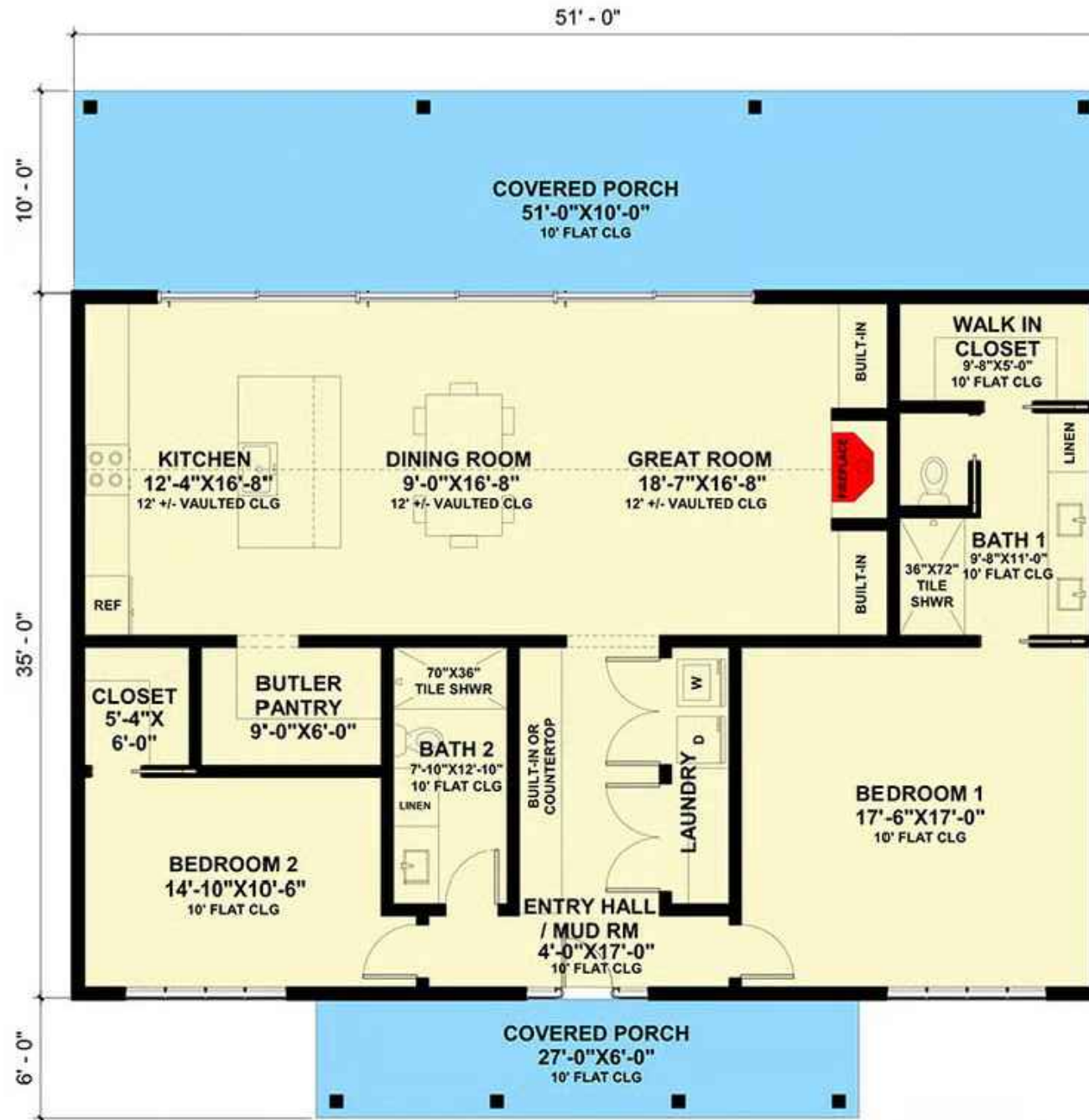


BASEMENT FLOOR PLAN

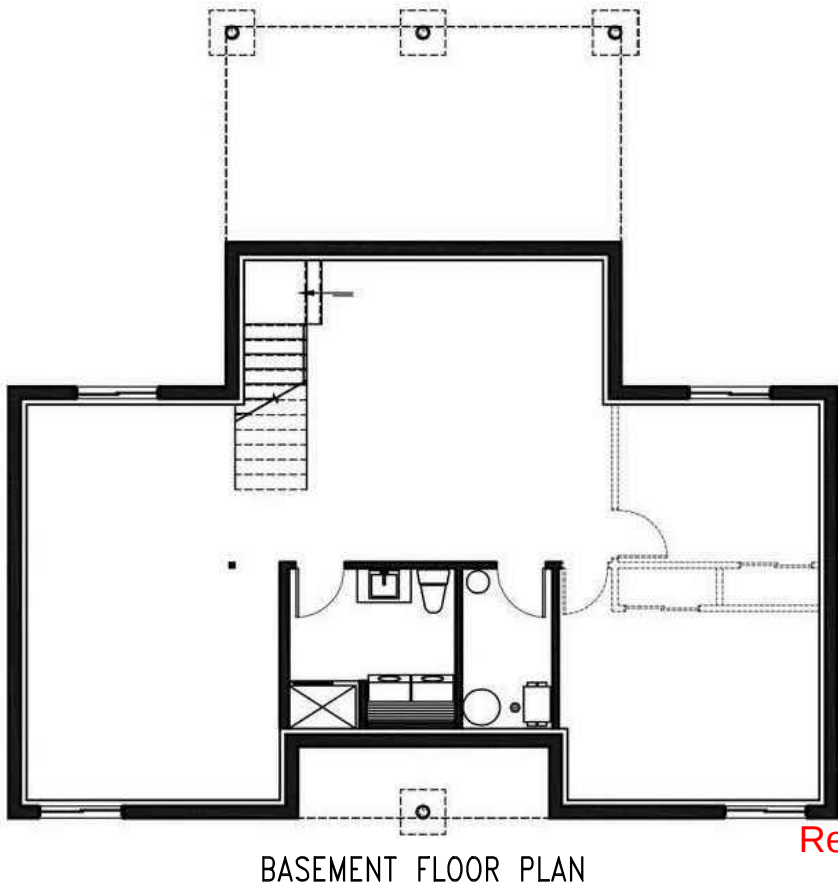
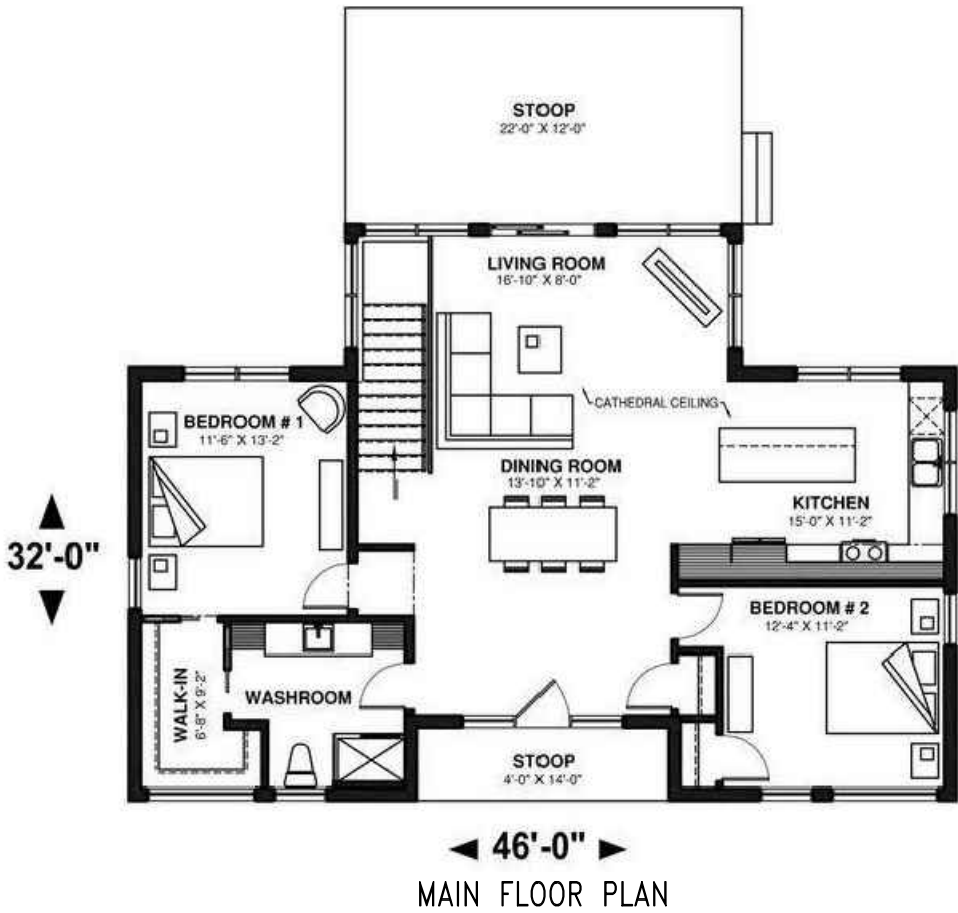
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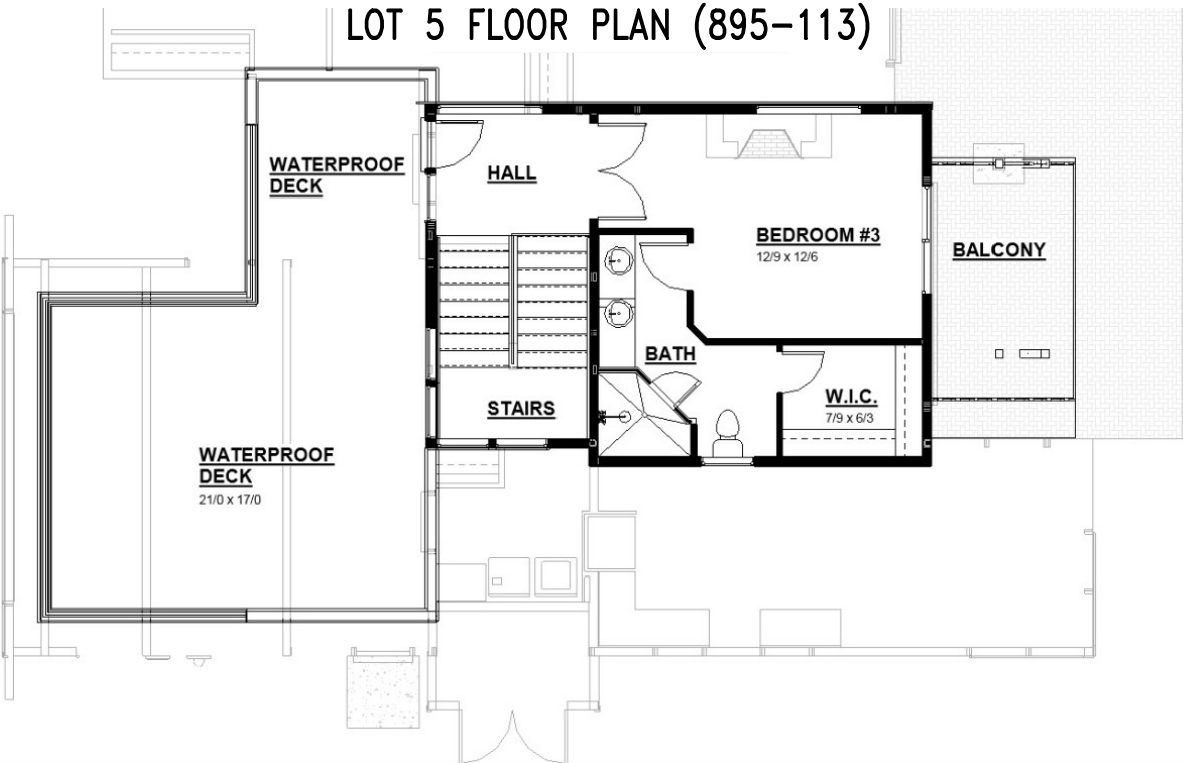
SCALE: 1/8" = 1'

LOT 3 FLOOR PLAN (420140)



LOT 4 FLOOR PLAN (2747)



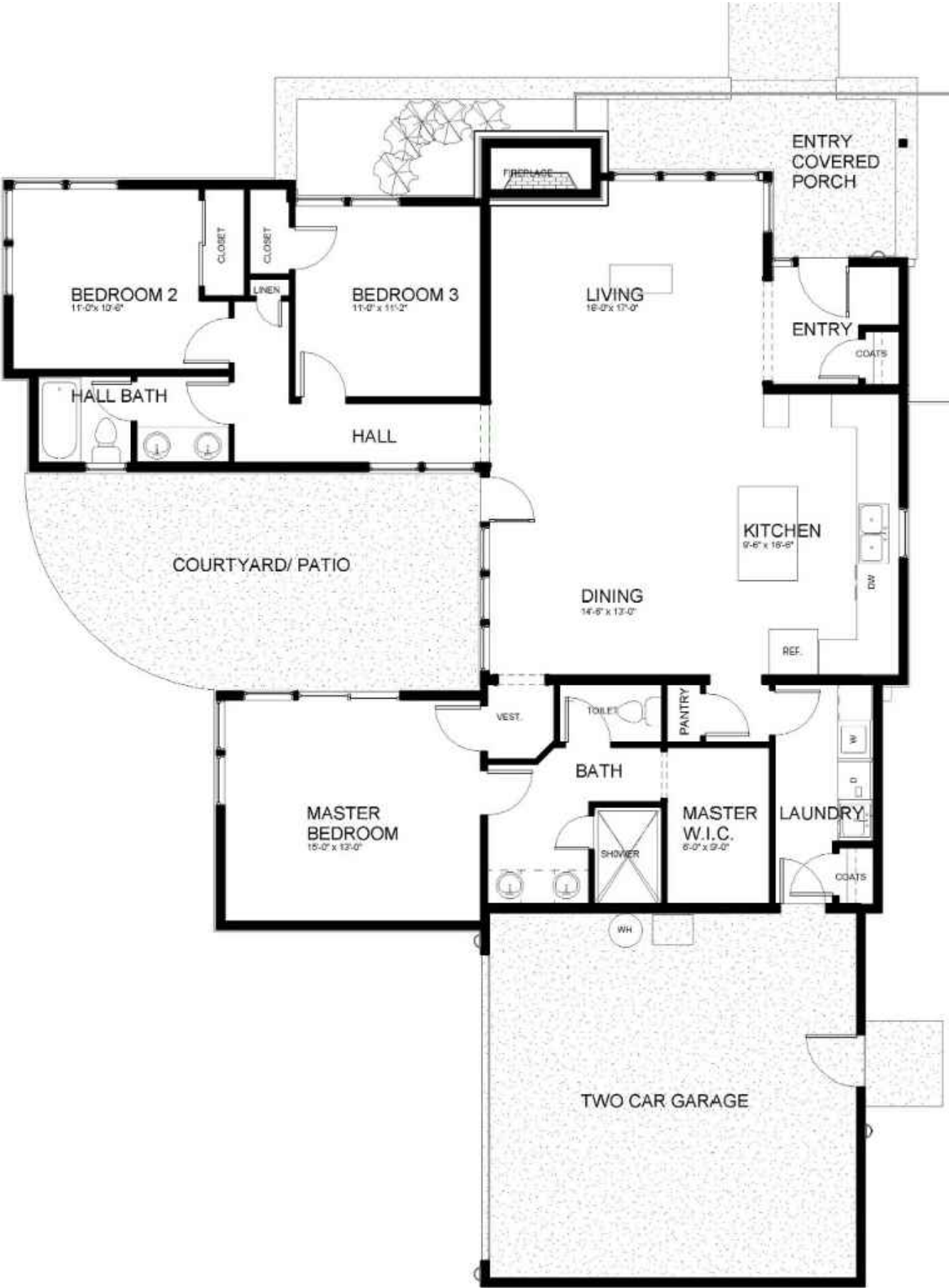


UPPER FLOOR PLAN



MAIN FLOOR PLAN

LOT 6 FLOOR PLAN (895-60)



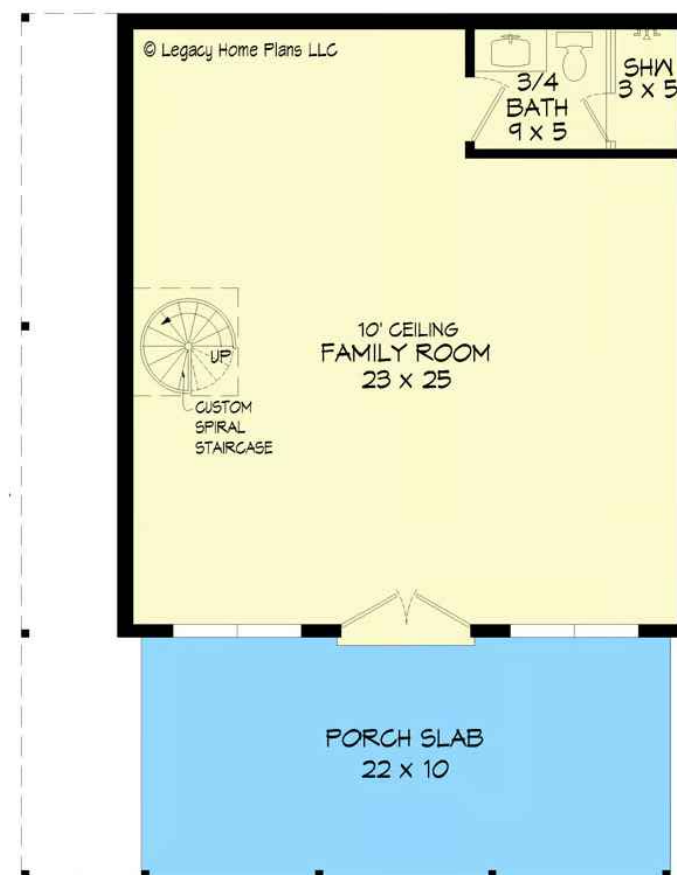
LOT 7 FLOOR PLAN (895-101)



LOT 8 FLOOR PLAN (680142)



MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

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

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

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

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

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

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

I. RELEVANT FACTS AND CONCLUSIONS

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

"designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium

Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

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

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

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

II. RELEVANT CRITERIA AND STANDARDS

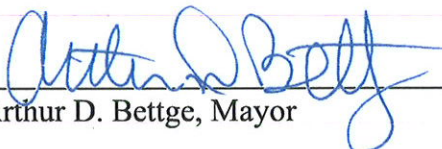
1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The PUD allows for the construction of single-family dwellings that fit within the challenging topography of the site. Therefore,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

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

III. DECISION

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

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



Arthur D. Bettge, Mayor

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

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

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

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

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

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

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

I. RELEVANT FACTS AND CONCLUSIONS

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

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas includes Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium

Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

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

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

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

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

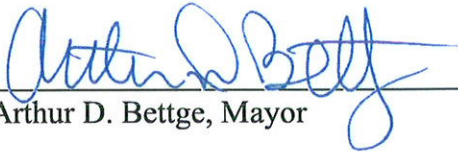
II. RELEVANT CRITERIA AND STANDARDS

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

III. DECISION

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

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



Arthur D. Bettge, Mayor

IN THE SENATE

SENATE BILL NO. 1352, As Amended

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO HOUSING; AMENDING CHAPTER 65, TITLE 67, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 67-6541, IDAHO CODE, TO ESTABLISH PROVISIONS REGARDING STARTER HOME SUBDIVISIONS AND TO PROVIDE A DEFINITION; PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Chapter 65, Title 67, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 67-6541, Idaho Code, and to read as follows:

67-6541. STARTER HOME SUBDIVISIONS. (1) No city shall enact or enforce any ordinance within its jurisdiction that bans starter home subdivisions in any residential zoning area. "Starter home subdivision" means a residential subdivision on at least four (4) acres of land that is designed to provide attainable homeownership opportunities with single-family detached dwellings on smaller lots that are no greater than one thousand five hundred (1,500) square feet per lot, have compact home sizes, and have efficient site design that reduces development costs while maintaining compatibility with surrounding neighborhoods.

(2) By February 1, 2027, by resolution or ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided in section 67-6509, Idaho Code, each city governing board shall amend its comprehensive plan and land use regulations to allow starter home subdivisions in residential zoning districts, except for lands falling within an area defined as a historic district in section 67-4607, Idaho Code, or designated as a historic property pursuant to section 67-4614, Idaho Code. For starter home subdivisions, a city's comprehensive plan and land use regulations shall be amended to:

(a) Prohibit requiring minimum lot sizes exceeding one thousand five hundred (1,500) square feet for lots located in starter home subdivisions unless infrastructure limitations, lot configuration, or environmental constraints make it unfeasible;

(b) Prohibit requiring front or rear setbacks exceeding fifteen (15) feet or side setbacks exceeding five (5) feet for a primary residential structure on a lot, provided, however, that setbacks along the perimeter of a project may be required to match setbacks of abutting zoning districts;

(c) Prohibit requiring lot front widths exceeding thirty (30) feet for narrow lots;

(d) Prohibit requiring lot depths exceeding seventy (70) feet, unless overall lot shape, topography, or environmental or infrastructure constraints require it; and

1 (e) Prohibit imposing permit fees, development impact fees, or util-
2 ity connection fees for starter home subdivisions exceeding those that
3 would be imposed on other single-family home subdivisions. A local
4 government may provide incentives to builders through fee reductions or
5 waivers for compliance with smaller lot and setback options.

6 (3) The provisions of this section shall not supersede state or local
7 laws that protect public health, safety, and welfare, including:

8 (a) Building codes, fire safety standards, and flood plain regula-
9 tions;

10 (b) Laws regarding water, sewer, storm drainage, road access, roadway
11 classifications or conditions, infrastructure capacity constraints,
12 and utility services necessary to support the required density;

13 (c) Laws regarding environmental hazards, aquifer recharge zones,
14 steep slopes, or critical habitat protections; and

15 (d) Laws and regulations regarding setback requirements for rights-of-
16 way and easements.

17 (4) The provisions of this section shall apply only to cities with a
18 population greater than ten thousand (10,000).

19 (5) Cities may condition or deny approval of a starter home subdivision
20 where the city determines that existing or planned infrastructure is inade-
21 quate to support the subdivision, to the same extent and under the same stan-
22 dards the city applies to other residential subdivisions.

23 (6) Nothing in this section shall prohibit a city from enacting regula-
24 tions, standards, or conditions that are less restrictive than the require-
25 ments provided in this section.

26 SECTION 2. SEVERABILITY. The provisions of this act are hereby declared
27 to be severable and if any provision of this act or the application of such
28 provision to any person or circumstance is declared invalid for any reason,
29 such declaration shall not affect the validity of the remaining portions of
30 this act.

31 SECTION 3. An emergency existing therefor, which emergency is hereby
32 declared to exist, this act shall be in full force and effect on and after
33 July 1, 2026.