

Moscow City Council



Regular Meeting ~Agenda~

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Laurie M. Hopkins
City Clerk

208.883.7015

Tuesday, September 8, 2026

7:00 PM

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

The Moscow Mayor, City Council and Staff welcome you to tonight's meeting. This meeting is open to the public. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is sometimes provided after the staff report. However, the formality of procedures varies with the purpose and subject of the agenda item; therefore, the Mayor may exercise discretion in deciding when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Citizens wishing to comment on business that is not on the agenda will be provided the opportunity to do so during the public comment item on the agenda. If you plan to address the Council, you will find a list of "Tips for Addressing the Council" in the door pocket outside the City Council Chambers. Please note that Moscow City Council meetings are televised, videotaped and/or recorded. Links to view the City Council meeting live can be found on the City website and the City's YouTube channel. Thank you for your interest in City government.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council August 17, 2026 Minutes - Laurie M. Hopkins

B. Approval of Payment of Claims - Sarah Decker

C. Resolution for the Destruction of City Records - Laurie M. Hopkins

Earlier this year, the City Council adopted Resolution 2026-06 classifying City records as temporary, semi-permanent, and permanent, each with a retention period. Idaho Code 50-907 allows for the destruction of temporary and semi-permanent records according to the retention schedule and the adoption of a resolution listing the various types of records. City departments have reviewed their current records to recommend documents for destruction. The proposed Resolution is based upon the review by participating departments and the list has been reviewed by the City Attorney. This was reviewed by the Administrative Committee on August 24, 2026 and recommended for approval.

ACTION: Approve the resolution for the destruction of City records.

D. Proposed Lot Line Adjustment at 514 and 520 S Washington St and 212 E 6th St - Lucy Falcy

The applicants, Bac Truong and Kestral Rentals LLC, are requesting a lot line adjustment between one property located at 514 S. Washington Street and two adjoining properties located at 520 S. Washington Street and 212 E. Sixth Street. The proposed lot line adjustment would increase the lot size of 514 S. Washington Street by approximately 682 square feet and bring it to a total of 4,432 square feet. 520 S. Main Street will be reduced to

5,171 square feet following the lot line adjustment and 212 E. Sixth Street will be reduced to 6,766 square feet. 514 S. Main Street is owned by Bac Truong and contains the southern portion of Chang Sing Chinese Restaurant. Kestral Realty LLC is the owner of 520 S. Main Street which contains a four-unit apartment complex and 212 E. Sixth Street which contains offices for Kestral Realty. All three properties are located within the Central Business (CB) Zoning District. The CB Zoning District has no minimum lot size or setback requirements. The proposed lot line adjustment does not interfere with easement or utilities on either property and clarifies the historical pedestrian access to 514 S. Washington Street from Washington Street. The proposed lot line adjustment meets all zoning code requirements. This was reviewed by the Administrative Committee on August 24, 2026 and recommended for approval.

ACTION: Approve the lot line adjustment request with no conditions.

REGULAR AGENDA

2. Mayors Appointments (ACTION ITEM)

3. Public Comment (limit 15 minutes)

4. Public Hearing: Idaho Community Development Block Grant – Lola Clyde Park Restroom (ACTION ITEM) – Alisa Anderson / Luke Hajda

City staff is requesting approval to submit a grant application to the Idaho Department of Commerce (IDOC) under the Idaho Community Development Block Grant (ICDBG) program for a new restroom at Lola Clyde Park. Under the program, public park projects must meet the area-wide benefit national objective, prioritizing improvements to existing parks, such as installing ADA-accessible restrooms. To qualify as a low and moderate-income project, at least 51% of the beneficiaries must be low and moderate-income (LMI) persons, defined as households earning 80% or less of the median county income. This project aims to serve all residents within the City, where at least 51% are classified as LMI. The project includes purchasing and installing a fully accessible, pre-cast restroom unit estimated at \$130,000 in addition to site preparation, utilities, and pathway connections estimated at \$115,000. The total estimated construction costs to \$245,000. Funding sources for the project will include a \$220,000 grant award, City cash match of \$25,000, in-kind services for grant administration of \$22,000, and \$30,000 for engineering services, bringing the total project costs to \$297,000. The application is due on September 21, 2026, with approval recommendations expected in January 2027 and final approval in April 2027. This item was presented to the Administrative Committee on August 24, 2026, and recommended for approval.

PROPOSED ACTIONS: Conduct the Public Hearing and upon consideration of any testimony presented: Approve staff to submit a funding request not to exceed \$220,000 under the ICDBG Public Parks Program for a new restroom at Lola Clyde Park; or take other such action as deemed appropriate.

5. Public Hearing: Harvest Hills 2nd Addition Rezone and Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Phil Rheingans, is proposing a Rezone and Preliminary Subdivision Plat for property generally located east of the current terminus of Third Street near the intersection of Third Street and Mountain View Road within the City of Moscow. The proposal is to Rezone a 2.68-acre area from Moderate Density, Single Family Residential (R-2) to the Medium Density Residential (R-3) Zone. The proposed Preliminary Subdivision Plat is for a 17.2-acre area to create 64 buildable parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition. The Planning and Zoning Commission conducted a public hearing on this matter

on August 12, 2026, and recommended approval of the proposed rezone with no conditions and recommended approval of the preliminary plat with one condition.

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

1. Approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or consider the Zoning Ordinance on first reading; or reject the Zoning Ordinance and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other action as deemed appropriate.
2. If the proposed Zoning Ordinance is approved, approve the preliminary plat for Harvest Hills 2nd Addition with no conditions and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the preliminary plat with conditions and adopt the Planning and Zoning Commission 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.

6. Public Hearing: North Orchard Annexation, Comprehensive Plan Land Use Designation, and Zoning Designation (ACTION ITEM) - Mike Ray

The applicant, Gerard Marineau, is proposing a Comprehensive Plan land use designation and zoning designation for a 30.75-acre area proposed to be annexed into the City of Moscow and generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection. When the application was received, staff contacted the property owners on the west side of Orchard Avenue within the county to determine whether there was interest in expanding the annexation request to include a larger area. The annexation area was then expanded to include properties at 2111 Orchard Ave, 2103 Orchard Ave, and 2215 Orchard Ave, which resulted in a total annexation area of 43.02 acres in size. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is to retain that designation. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone. The City of Moscow Planning and Zoning Commission conducted a public hearing on the proposed Comprehensive Plan Land Use Designation and Rezone on July 22, 2026, and recommended approval to City Council.

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

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

summary and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or consider the Zoning Ordinance on first reading; or reject the Zoning Ordinance and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take other action as deemed appropriate.

REPORTS

City Council

Mayor

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.