Moscow City Council

Regular Meeting
~Agenda~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

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.

Moscow City Council

Regular Meeting
~Minutes~

Laurie M. Hopkins
City Clerk

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208.883.7015

Monday, August 17, 2026 **7:00 PM** **Council Chambers**
206 E. Third St.

The meeting was called to order at 7:00 p.m.
PRESENT: Mayor Hailey Lewis, Bryce Blankenship, Drew Davis, Evan Holmes, Sandra Kelly, Sage McCetich, Scott Sumner
STAFF: Bill Belknap, Mia Bautista, Tyler Palmer, Sharon Games, Sarah Decker, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE
Mayor Lewis led the Pledge of Allegiance.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council August 3, 2026 Minutes - Laurie M. Hopkins

B. Approval of Payment of Claims - Sarah Decker

C. Disbursement Report July 2026 - Sarah Decker

Staff presented the July 2026 Accounts Payable Report to the Public Works / Finance Committee on August 10th, 2026. The Committee received the report and recommended approval of the disbursement report.

ACTION: Accept the Disbursements Report for the month of July 2026.

D. Cooperative Agreement for Future Traffic Signal Installation - Nichoel Baird Spencer

In 2025, the City of Moscow entered into a development agreement with the developers of the SOMO development in south Moscow, which included the collection of the developers' proportionate share fee toward the cost of the future traffic signal installation at the intersection of Somo Drive/Reisenauer Road and U.S. Highway 95. The Idaho Transportation Department (ITD) has requested that the City enter into an agreement to convey the collected fees to ITD at the time the signal is installed. Staff has prepared an agreement for the Council's review and approval. This was reviewed by the Public Works/Finance Committee on August 10, 2026, and recommended for approval.

ACTION: Approve the Cooperative Agreement with Idaho Transportation Department.

E. South HWY 95 Pathway Extension - Bid Results & Contract Award - Luke Hajda

The South HWY 95 Pathway Extension's Project scope is to connect an existing shared-use path on Reisenauer Rd (adjacent to the Schweitzer Engineering Laboratories property) north to an existing sidewalk section on US-95. The project is to construct a ten-foot wide shared-use path from Reisenauer Rd to the existing sidewalk. The City sent out a semi-formal request for bids on July 17, 2026, and the Engineer's Estimate for construction was $145,449.00. Bids were opened July 23, 2026. The City received one bid in the amount of $141,263.20 from Motley-Motley, Inc. of Pullman,

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WA. A bid tabulation is included in the packet. This was reviewed by the Public Works / Finance Committee on August 10, 2026, and recommended for approval.

ACTION: Accept the bid from Motley-Motley. Inc, award the contract in the amount of $141,263.20 and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount.

Blankenship 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)

John Slagboom (Moscow) requested that Council direct Planning & Zoning to review the Moscow Zoning Code for requirements that could be relaxed to encourage additional housing, citing a Gem State Housing Alliance analysis regarding junior accessory dwelling units. Mayor Lewis stated the analysis was unsolicited, conducted by a third party, and contained some information that did not reflect the current code. The Alliance offered to provide an updated report.

Linda Hardesty (Moscow) raised concerns regarding parking and traffic impacts associated with continued development near Mountain View Road, including school-related traffic and the potential future high school site. She requested that Council review development and parking standards and consider whether additional or overflow parking may be needed. Mayor Lewis noted that new developments are subject to parking and fire-access requirements.

David Pimeontel (Moscow) commended the City's bicycle and pedestrian features and traffic-calming measures. He expressed concern that the new traffic circle near Logos School does not accommodate bicycles adequately accommodate bicycles due to the lack of a shoulder area. Mayor Lewis stated she would discuss the concern with staff.
**edited using ChatGPT.com, version GPT-5.6 Luna*

3. PUBLIC HEARING: City of Moscow FY2027 Annual Appropriation Ordinance (ACTION ITEM) - Bill Belknap / Sarah Decker

Staff will present the proposed City of Moscow FY2027 budget in the amount of $149,942,154, which was considered by the City Council at a workshop held on July 8, 2026. The proposed budget includes the statutorily allowed 3% inflationary increase, the remaining $15,141 foregone tax, as well as 90% of new construction at $189,064. According to the Latah County Assessor's office, the assessed taxable valuation within the City increased by 4.7% this year, which resulted in a reduction of the City's levy rate from $3.57 to $3.51 per $1,000 in taxable valuation. Included for City Council consideration are the FY2027 Annual Appropriation Ordinance, the foregone Resolution, and the L-2 property tax certification in the aggregate amount of $9,445,604.

PROPOSED ACTIONS: Conduct the public hearing upon the FY2027 City of Moscow Annual Appropriation Ordinance, and upon consideration of testimony presented:

1. Approve the foregone tax recovery Resolution, or take other action as deemed appropriate; and
2. Approve the appropriation ordinance under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take other action deemed appropriate; and

3. Authorize the Mayor's execution of the L-2 property tax certification in the aggregate amount of $9,445,604; or take such other action deemed appropriate.

Belknap introduced the item by providing information regarding the budget purpose, budget process and some general budget background. Other highlights included personnel changes, strategic initiatives, revenue and taxes, expenditures, and capital projects. See attached presentation. The Council held a workshop in July in which they reviewed the budget line by line.

Holmes asked if this budget includes the surface treatment slurry seal funding which was not expended due to rejection of the bid. Belknap responded that some of the money was appropriated to the Reisenauer Path, which with SEL's expansion, the path project was advanced from 2031. The other money will remain in fund balance for future street projects. The amount for surface treatment remains around $600,000 to keep the projects manageable for staff and manage the disruption in the community.

Mayor Lewis explained the process for a public hearing and opened it at 7:55 p.m. She asked for testimony in opposition of the budget.

John Slagboom (Moscow) expressed concern about inadequate funding for street maintenance and questioned the approximately $800,000 cost of the East City Park stage, noting that the project is not currently on the priority or capital improvement lists. Opposed what he characterized as wasteful government spending and noted that the bid package does not provide for donated work. Offered to coordinate volunteers and sponsors to assist with construction. Also presented a salary survey and asked the Council to reconsider the $50,000 expenditure for the survey.

Rijel Tavella (Moscow) raised concerns about several budget expenditures, including the salary survey, $130,000 in Parks and Recreation consulting, the Anderson Frontier path, downtown design work, and the annual 1% arts allocation. Questioned whether some projects duplicate previous studies or could be deferred. Suggested that public safety and essential services should take priority over aesthetics, murals, and entertainment. Specifically questioned the timing and cost of the East City Park stage and encouraged the Council to distinguish immediate needs from projects that could be donated or deferred.be donated.

Neil Wang (Moscow) opposed the significant increase in government spending, noting that the approximately $10 million increase exceeds the City's property tax revenue. Expressed concern about the $3.7 million Recreation and Culture Fund and suggested transitioning it to a private, voluntary donation model. Recommended using the fund for maintenance instead to reduce the tax burden and address deferred road repairs.

Joshua Crisavich (Moscow) expressed concern that the fire student resident program is underfunded, particularly given recent fires in Washington and Oregon and existing shortages of medical and emergency personnel. Questioned spending on the East City Park stage while essential fire and medical services remain underfunded and taxes are increased. Encouraged the City to prioritize public safety and preparedness.

Tate Garrett (Moscow) said there is not currently a pressing need for the stage, based on recent use of the concrete area at East City Park. Suggested seeking donations of time and resources from businesses and individuals and noted that local businesses have a history of supporting charitable efforts. Recommended deferring the stage and other projects while pursuing volunteer and private funding, allowing available funds to address more pressing needs.

Cherise Stutzman (Moscow) requested that the Council prioritize road improvements, citing a personal

experience with a bicycle accident in 2025. Stated that she supports the arts and is not opposed to the East City Park stage but questioned the timing of construction.

Robert Seward (Moscow) expressed concern about increasing housing costs and the impact of property tax levies on residents. Supported addressing necessary projects in an orderly manner and suggested paying off the police building before determining other priorities, including potential future school needs. Asked the City to consider the financial burden on residents. Mayor Lewis clarified that school bonds are determined by the Moscow School District Board of Trustees and that the police bond is scheduled to be paid off in 2029.

Joyce Johnson (Moscow) expressed appreciation for Moscow and its parks but questioned the amount of funding proposed for the East City Park stage given other alternatives and competing needs. Questioned whether using the maximum allowable property tax increase is fiscally responsible and expressed concern about the tax burden on families and residents who want their children to remain in Moscow.

Asher Petkevich (Moscow) said he was initially neutral regarding the budget but became concerned after hearing about fire and EMS funding levels. Questioned the allocation of approximately $100,000 for murals and expressed opposition to spending on murals and the stage while more critical government services are underfunded.

Alexander Kirkpatrick (Moscow) questioned the reduction in street funding while taxes are proposed to increase by 3%, characterizing this as misplaced prioritization. Suggested using City savings, noting that the City has spent under budget in recent years. Expressed concern about the financial burden on young families and reductions in public services, including EMS and police.

Cardon Sellers (Moscow) discussed rising rent and living costs and the impact of poor road conditions on residents and businesses. While supportive of the overall purpose of the budget, questioned prioritizing aesthetics when basic maintenance needs remain. Raised concerns about roads, drinking water, police, and fire services and suggested that residents would be more supportive of beautification efforts if basic needs were adequately addressed first.

Jeff Burley (Moscow) agreed with concerns raised by other speakers regarding budget priorities and stated that streets are more important than parks. As a project manager familiar with the construction community, offered to help and encouraged the Council to seek a lower-cost approach to the East City Park stage than the approximately $796,000 currently proposed.

Mayor Lewis asked for public testimony in favor of the budget.

Victoria Seever (Moscow) expressed support for City employees and the proposed East City Park stage. Noted that construction costs, safety requirements, legal obligations, and the technical complexity of current stage use make comparisons with the former stage difficult. Supported a permanent stage rather than a portable one and said the project would address current needs and integrate with the park. Also encouraged continued work on climate mitigation, affordable housing, city and community solar, electrification, fuel reduction, and phased downtown streetscape improvements, while cautioning against policies that could negatively affect existing residents.

David Pimental (Moscow) supported maintaining arts and culture funding and the East City Park stage, emphasizing the importance of arts events to quality of life, property values, and the local economy. Stated that the park needs a stage to support performances that otherwise may not come to Moscow. Suggested that investing in infrastructure before it deteriorates is preferable and encouraged the City to

explore private funding while maintaining the stage as a priority.

Stevie Steely-Johnson (Rural Moscow) expressed strong support for East City Park and the proposed stage, noting her participation on an East City Park committee and the public process surrounding the project. Described the park as an important community gathering space that can accommodate festivals, performances, and other events without disrupting downtown businesses. Supported the stage as an investment in community gathering spaces and local economic development. Stated that public safety should be adequately funded but viewed those as separate financial decisions that the Council must balance.

Mayor Lewis asked for neutral testimony.

Kathy Dawes (Moscow) expressed understanding of both the concerns regarding public safety and the importance of supporting the arts. Noted reductions in police staffing, forensic detective funding, and street funding and attributed these constraints in part to decisions by the state legislature. Encouraged residents to provide feedback to legislators and expressed appreciation for the Council's efforts to develop a budget that maintains the character of the city while minimizing increased costs.

Stefan Haney (Moscow) described the budget as functional but said additional information could better equip the City to make future decisions. Suggested conducting an updated economic impact study, noting that Moscow has not had one since approximately 2014–2016. Also encouraged the City to examine structural efficiencies and opportunities to use technology, including AI, to address budget constraints. Expressed overall support for Moscow as a place to live, work, and play.

Mayor Lewis closed the hearing at 8:42 p.m.

Sumner expressed strong support for East City Park and its events, describing the park as an important community resource. He recalled the former stage and noted its deterioration over the years, expressing enthusiasm for a new stage that could support a wide range of community activities and informal events. He commented that the City's fire services and staffing provide strong service to the community. Regarding the stage project, he clarified that public projects are subject to competitive bidding and that opportunities remain for volunteers or community groups to work with a contractor and submit a bid. He expressed support for seeking the best value for the community and encouraged community members to work together to identify ways to build the stage for less. He emphasized the need to balance budget priorities while continuing to support community spaces and activities that bring residents together. He noted that facilities such as the stage have been neglected over time and it’s the City’s job to be deliberate in maintaining that balance.

Mayor spoke on public works construction project requirements. The City does accept donations and has applied for a grant.

McCetich shared reflections on the budget process and the challenge of balancing competing priorities. He recounted initially opposing the police station bond because of its cost, but ultimately supporting it after considering the broader capital improvements and later concluding that it was a worthwhile investment in police services and community safety. He shared this experience as a comparison with the East City Park stage and noted that projects can appear expensive when considered in the present but

may prove to be valuable long-term investments. He emphasized the need to balance inflation, current needs, arts and culture, and infrastructure maintenance. He noted that the budget process is iterative and can be amended as circumstances change, and expressed appreciation for staff's work and the information provided during the budget review.

Kelly thanked the members of the public for having the courage to share perspectives, including those who spoke in opposition to the budget. She recalled a past experience advocating for Indigenous Peoples Day and emphasized the value of listening to differing viewpoints. She acknowledged concerns regarding streets, narrow roadways, and sidewalk conditions, while noting that street improvements are funded annually and that addressing infrastructure needs is a lengthy process. She also emphasized the importance of parks, arts, and community amenities, including their potential economic and cultural benefits. She expressed support for the proposed budget, describing it as reasonable, workable, and developed with affordability in mind.

Holmes stated that he agreed with many of the concerns raised during public testimony and noted that, after attending City Council budget hearings on and off for more than 30 years, he has found that budgets can always be improved in terms of fairness, frugality, and practicality. He acknowledged that the testimony identified deficiencies and potential areas for adjustments and said those concerns provide useful direction for future budgets. He emphasized that the budget serves both as a statement of the City's priorities and as a financial and accounting document. As an example, he considered the potential impact of eliminating the proposed 3% tax increase, or even reducing taxes by an additional 3%, which he estimated could reduce City revenue by approximately $500,000. He noted that this would amount to relatively modest savings for individual households while requiring significant reductions in City programs and services. Recreation and Culture generates approximately $750,000 through fees and donations but costs approximately $3.5 million or more to operate. He also noted that past budget decisions have included reductions to emergency services and other services such as public transportation. While acknowledging that there are areas of the budget that could be improved, he concluded that, when considering the actual financial numbers and available choices, the proposed budget is as fair, frugal, and sensible as reasonably possible.

Blankenship expressed appreciation to all members of the public who spoke during the meeting, and highlighted the importance of public testimony in helping Council understand community concerns and priorities. He described the City's budget process as a deliberate, year-long effort that begins approximately 10–12 months before adoption. The City departments and staff spend considerable time developing their budgets and Council has opportunities, particularly during the July budget workshop, to review requests in detail and consider reductions. Blankenship emphasized that the budget process is intended not only to establish spending priorities but also to help Council become more knowledgeable about the City's operations and identify issues for further discussion. He expressed appreciation for City employees and the work performed across departments, emphasizing that the proposed budget was developed through a deliberate process rather than arbitrarily. While there are differing opinions about which priorities should receive greater emphasis, he feels the proposed budget reflects a thoughtful, concrete, and well-considered approach to addressing the City's needs and priorities for the coming fiscal year.

Davis expressed appreciation to residents who attended and participated in the public comment process, emphasizing that disagreement and the ability to raise concerns are important to democracy. He

encouraged residents to continue communicating with elected officials and noted that individually crafted comments can be particularly meaningful, while emphasizing that all public input is valued regardless of how it is submitted. Davis also acknowledged that Council members may disagree on issues and that each member represents one voice in the decision-making process. He expressed appreciation for the work that occurs behind the scenes to develop the budget and thanked City staff, both those present and those not in attendance, for their professionalism and continued service. He noted that public service can be challenging because officials and staff are subject to significant public scrutiny and expressed respect for the work being done with limited resources. He felt that the proposed budget reflects substantial work by Council and City staff and expressed appreciation for the process, including the opportunity for disagreement and public input.

Mayor Lewis identified maintaining a strong, adequately and fairly compensated City workforce as a primary priority, emphasizing that a strong staff is essential to providing quality services to residents. She noted the difficulty of providing a full cost-of-living adjustment (COLA) increase in the current budget given broader economic and health insurance cost pressures, but emphasized the importance of remaining competitive as an employer. She clarified several budget-related issues raised during public comment. The proposed stormwater, water, and sewer rate increases are addressed through separate public hearings and rate studies involving citizen panels and input from the public, private sector, multifamily users, and City staff. She noted that utility rates are established based on the costs of providing services and the City's obligations related to utility improvements. Regarding fire services, Mayor Lewis clarified that the Moscow Volunteer Fire Department and Moscow Rural Fire District are separate entities, with the Rural Fire District serving areas outside the City and operating under a separate taxing district. Regarding police services, she explained that the eliminated funding for a specialized forensic detective position was associated with the Internet Crimes Against Children task force. The position is being relocated to Coeur d'Alene due to changes outside the City's control, despite the City's strong performance and regional support in this area. She also clarified that the reduction in street funding is attributable to reductions in state funding for street and road improvements. Mayor Lewis expressed appreciation to residents for participating in the process and encouraged continued attendance at Council meetings to gain additional context regarding the City's budget and the issues discussed.

Holmes moved to approve the budget minus the $130,000 funding for a parks master plan. McCetich seconded. Belknap said the actions need to go in order with the foregone being voted on first because the proposed budget is predicated on the foregone amount. Evan withdrew his motion and McCetich agreed.

Blankenship moved to approve the foregone tax recovery resolution. Davis seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Holmes moved to accept the budget on first reading with the removal of the $130,000 funding for the parks and recreation master plan. Belknap explained the process for first reading. Receiving no second, the motion failed.

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

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Mayor Lewis read Ordinance 2025-05 by title:
AN ORDINANCE ENTITLED "ANNUAL APPROPRIATION ORDINANCE" APPROPRIATING ONE HUNDRED FORTY-NINE MILLION, NINE HUNDRED FORTY-TWO THOUSAND, ONE HUNDRED FIFTY-FOUR DOLLARS ($149,942,154) FOR THE PURPOSE OF DEFRAYING ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF MOSCOW, LATAH COUNTY, STATE OF IDAHO, FOR THE 2027 FISCAL YEAR BEGINNING THE FIRST DAY OF OCTOBER, 2026, AND ENDING THE THIRTIETH DAY OF SEPTEMBER, 2027, AND ALLOTTING RESOURCES BY FUND FOR SAID APPROPRIATION FOR THE OBJECTS AND PURPOSES SET FORTH IN THIS ORDINANCE; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Kelly moved to authorize the Mayor's execution of the L-2 property tax certification in the aggregate amount of $9,445,604. McCetich seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

The Mayor called a recess at 9:23 p.m. The meeting reconvened at 9:30 p.m.
**edited using ChatGPT.com, version GPT-5.6 Luna*

4. PUBLIC HEARING: Proposed FY2027 Fee Resolution (ACTION ITEM) - Bill Belknap

Any new fees or increases to existing fees by more than 5% require a public hearing pursuant to Idaho Code 63-1311A. Additionally, as required by Idaho Code 63-1311, the City's fees collected shall be reasonably related to the actual cost of the service provided. Staff will discuss proposed fee increases for the FY2027 budget year, which support the FY2027 budget proposal. The fee increases are due to the additional costs associated with the delivery of services, including administration, operations, and maintenance. Fees proposed to be adjusted include the following: arts programs, land use and development fees, construction permit fees and fees related to inspections; increases to sanitation rates, water permit and service rates; sewer permit and service rates; street closure and traffic control; and stormwater rates. Other miscellaneous fee changes are included in fiber optic service license fees, parks and recreation program fees, community event permit fees; Hamilton Indoor Recreation Center gym and room rentals; aquatic center admission, passes and lessons; and maps and document fees.

PROPOSED ACTIONS: Conduct the public hearing, and after considering testimony presented, approve the FY2027 Fee Resolution as proposed; or take other action deemed appropriate.

Belknap introduced the item by providing details of the changes. See attached presentation. These fees are reflected in the forecasted revenues included in the FY2027 budget. The utility rate study is recent enough to capture the trends and the City is seeing better bid numbers on construction projects. Belknap said it adequately captures current construction costs and the forecasted inflation rates are included in the FY2027 budget. McCetich said he was on the rate committee and provided some context on the process and depth of conversation for the committee. Non-taxable fees have been rounded to the nearest nickel while taxed fees are set so that after tax they land on the nearest nickel.

Mayor Lewis explained the process for a public hearing and opened it at 9:41 p.m. She asked for testimony in opposition of the fee resolution.

John Slagboom (Moscow) said he ran for council last year on affordable housing. Raising the rates for land use fees and construction will hurt that. Developers complain about the cost of fees related to housing. Amidst the other increases, these should not be raised. He thinks businesses bear the higher cost of

stormwater fees and he would be cautious about raising them and the effect it has on commerce.

Mayor Lewis asked for testimony in favor of the fee resolution.

Victoria Seever (Moscow) pointed out the city charges no profit, fees are at cost, but services are not free and businesses are not exempt. Studies are done to capture the rising costs and future needs. Appreciates personnel diligent work to keep costs down.

Stevie Steely-Johnson (rural Moscow) said she owns Inland North Waste who provides garbage and recycling services to Moscow. They attend different city councils in their service area and Moscow should be proud of council and staff. The City does everything they can to keep rates low and so do they. She is in favor of the fee resolution and thanked the council.

Mayor Lewis asked for testimony of a general nature.

Kathy Dawes (Moscow) would like feedback from council members who have experience with building houses. She is in favor of most of the fees but is concerned about the increased price of housing. Some o the fees related to land use, development, construction and inspections will not incentivize construction of more affordable housing. She asked why the council members may feel those particular fees are better to raise.

Mayor Lewis closed the public hearing at 9:48 p.m.

McCetich asked staff to speak on the land use and construction fees. Belknap explained that fees are generally established to recover the City's costs of providing services. If fees are insufficient to cover those costs, the remaining expense is shifted to taxpayers rather than being paid by the individual receiving the benefit of the permit or inspection. Staff stated that it is appropriate for those receiving the service to bear its associated costs. Belknap provided a 2024 comparison of building permit and utility connection fees for a typical 2,000-square-foot home.

Moscow	$12,000 ($8,000 utility connection; $4,000 building permit)
Pullman	$10,500
Coeur d'Alene	$19,000
Sandpoint	$25,000
Post Falls	$27,778
Lewiston	$16,640

Belknap said that subsidizing these fees would require the costs to be borne elsewhere because the City must maintain personnel to provide the services. The $8,000 Moscow utility connection fee represents a new home's share of the existing water system, including production, conveyance, and storage, with the amount determined through the utility rate study. The same approach applies to the sewer system. Belknap added that Moscow does not charge impact fees, while approximately $14,000 of Post Falls' $27,778 total was attributed to impact fees.

Holmes commented that the rise and cost of labor and materials so greatly outpaced the rise and cost of permits percentage wise. Sumner explained that treatment plants are constructed with additional capacity to accommodate future growth, and general facility charges represent the contribution toward that additional capacity. Utility fees, which apply broadly to system users, from user fees, which are paid by those receiving a specific service or benefit. Land use fees are user fees and that it would not be appropriate to shift those costs to taxpayers. Regarding stormwater fees, he explained that the fees are required and are based on the amount of asphalt and concrete associated with a property, as impervious surfaces are a

primary contributor to stormwater issues. Properties with large asphalt-paved parking areas therefore pay higher stormwater fees. Sumner felt that the proposed fee increases are primarily intended to keep pace with inflation and the increasing cost of providing services. He doesn't feel it favors one group over another, but provides services and allocates their costs in an equitable manner. Holmes added that federal law is trying to get funding that will require ready-made building plans which could reduce some of the construction fees.

Davis commented often times these fees are paid by the contractor/designer and then reimbursed by the end user. Development is expensive. He feels using the words affordable housing is nebulous as each person has a different definition for it.

Belknap provided additional stats for permit and connection fees:

12 unit apartment building		20,000 square foot retail building	
Moscow	$62,000	Moscow	$67,500
Post Falls	$217,000	Post Falls	$263,465
Sandpoint	$178,000	Sandpoint	$203,000
Coeur d'Alene	$161,000	Coeur d'Alene	$187,000
Lewiston	$99,000	Lewiston	$82,000
Pullman	$48,000	Pullman	$45,000

Blankenship moved to approve the FY2027 fee resolution as proposed. Kelly seconded. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.
**edited using ChatGPT.com, version GPT-5.6 Luna*

REPORTS

City Council

Reports were postponed.

Mayor

Reports were postponed.

ADJOURN

It was moved, seconded and mutually agreed upon to adjourn at 10:01 p.m.

_____

Hailey Lewis, Mayor

ATTEST:

_____

Laurie M. Hopkins, City Clerk

DRAFT

Accounts Payable
Checks for Approval

September 02, 2026 02:02 PM

jlopez

Check #	Check Date	Fund	Account	Vendor Name	Amount
117298	08/19/2026	Water Fund	Professional Services	Anatek Labs, Inc.	$210.00
				Check Total:	$210.00
117299	08/19/2026	Sewer Fund	Utility Accounts Receivable	ASHLY ANDERSON & SPENCER KOSZAREK	$15.66
117299	08/19/2026	Water Fund	Utility Accounts Receivable	ASHLY ANDERSON & SPENCER KOSZAREK	$11.98
117299	08/19/2026	Sanitation Fund	Utility Accounts Receivable	ASHLY ANDERSON & SPENCER KOSZAREK	$7.61
117299	08/19/2026	Water Fund	Utility Accounts Receivable	ASHLY ANDERSON & SPENCER KOSZAREK	$3.04
117299	08/19/2026	Stormwater Fund	Utility Accounts Receivable	ASHLY ANDERSON & SPENCER KOSZAREK	$1.16
				Check Total:	$39.45
117300	08/19/2026	Streets Fund	Development Participation	AVISTA UTILITIES	$2,760.00
				Check Total:	$2,760.00
117301	08/19/2026	Recreation & Culture	Refunds & Reimbursements - CE	City of Moscow	$48.00
				Check Total:	$48.00
117302	08/19/2026	Sewer Fund	R & M - Equipment	Cleanova US, Inc.	$5,202.40
117302	08/19/2026	Sewer Fund	R & M - Equipment	Cleanova US, Inc.	$160.91
				Check Total:	$5,363.31
117303	08/19/2026	Recreation & Culture	Refunds & Reimbursements	Corina Ritter	$56.11
117303	08/19/2026	Recreation & Culture	Refunds & Reimbursements	Corina Ritter	$37.41
				Check Total:	$93.52
117304	08/19/2026	Water Fund	Meters	Ferguson Waterworks	$782.40
117304	08/19/2026	Water Fund	Meters	Ferguson Waterworks	$3,789.89
117304	08/19/2026	Water Fund	Operations & Maintenance Parts	Ferguson Waterworks	$1,787.82
117304	08/19/2026	Water Fund	Meters	Ferguson Waterworks	$25,661.44
117304	08/19/2026	Water Fund	Meters	Ferguson Waterworks	$8,019.04
				Check Total:	$40,040.59
117305	08/19/2026	General Fund	Janitorial Services & Supplies	GG Gutters, Inc.	$3,708.67
117305	08/19/2026	Transit Center	Janitorial Services & Supplies	GG Gutters, Inc.	$1,012.09
117305	08/19/2026	Recreation & Culture	Janitorial Services & Supplies	GG Gutters, Inc.	$1,500.00

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$6,220.76
117306	08/19/2026	Recreation & Culture	Refunds & Reimbursements	Gordon Mellot		$35.41
					Check Total:	$35.41
117307	08/19/2026	Recreation & Culture	R & M - Buildings	GRAINGER, INC.		$352.15
					Check Total:	$352.15
117308	08/19/2026	Sewer Fund	R & M - Buildings	GROPP, LLC		$742.72
					Check Total:	$742.72
117309	08/19/2026	Recreation & Culture	Department Supplies	HAHN RENTAL CENTER, INC.		$150.00
117309	08/19/2026	Recreation & Culture	Department Supplies	HAHN RENTAL CENTER, INC.		$150.00
117309	08/19/2026	Recreation & Culture	Department Supplies	HAHN RENTAL CENTER, INC.		$150.00
117309	08/19/2026	Recreation & Culture	Department Supplies	HAHN RENTAL CENTER, INC.		$150.00
117309	08/19/2026	Recreation & Culture	Department Supplies	HAHN RENTAL CENTER, INC.		$150.00
117309	08/19/2026	Capital Projects Fund	Improvements	HAHN RENTAL CENTER, INC.		$2,074.49
117309	08/19/2026	Stormwater Fund	Rental Property & Equipment	HAHN RENTAL CENTER, INC.		$379.81
					Check Total:	$3,204.30
117310	08/19/2026	1912 Center Fund	Professional Services	HEART OF THE ARTS, INC.		$7,000.00
117310	08/19/2026	1912 Center Fund	Utility Expense	HEART OF THE ARTS, INC.		$3,750.00
					Check Total:	$10,750.00
117311	08/19/2026	Sewer Fund	R & M - Equipment	Home Depot U.S.A, Inc.		$147.87
					Check Total:	$147.87
117312	08/19/2026	Recreation & Culture	Special Events	Idaho Eats		$1,046.50
					Check Total:	$1,046.50
117313	08/19/2026	Fleet Management Fund	Operations & Maintenance Parts	IDAHO TRUCK SALES CO, INC.		$19.98
					Check Total:	$19.98
117314	08/19/2026	General Fund	R & M - Buildings	Integrity Electric and Construction		$5,650.00
					Check Total:	$5,650.00
117315	08/19/2026	Fleet Management Fund	Operations & Maintenance Parts	JESS FORD OF PULLMAN		$358.40
					Check Total:	$358.40
117316	08/19/2026	Recreation & Culture	Concession Supplies	L.A. NELSON CO.		$284.65
					Check Total:	$284.65
117317	08/19/2026	Fleet Management Fund	Operations & Maintenance Parts	Les Schwab Tire Centers		$787.96
					Check Total:	$787.96

Check #	Check Date	Fund	Account	Vendor Name		Amount
117318	08/19/2026	Stormwater Fund	Maintenance	METROQUIP, INC.		$4,124.39
					Check Total:	$4,124.39
117319	08/19/2026	Recreation & Culture	Special Events	Northwest Engraving Services		$20.00
					Check Total:	$20.00
117320	08/19/2026	Recreation & Culture	Refunds & Reimbursements - CE	PATTY OMODT		$16.00
					Check Total:	$16.00
117321	08/19/2026	Streets Fund	Professional Development	Peyton Waters		$5.00
117321	08/19/2026	Streets Fund	Professional Development	Peyton Waters		$5.00
117321	08/19/2026	Streets Fund	Professional Development	Peyton Waters		$5.00
					Check Total:	$15.00
117322	08/19/2026	Recreation & Culture	R & M - Grounds	Premier Industries		$2,062.50
					Check Total:	$2,062.50
117323	08/19/2026	Sewer Fund	Department Supplies	Productivity Plus		$17.59
					Check Total:	$17.59
117324	08/19/2026	Recreation & Culture	Travel & Meetings	Rosauers Supermarkets, Inc.		$141.90
					Check Total:	$141.90
117325	08/19/2026	Recreation & Culture	Refunds & Reimbursements - CE	Sisters Cookie Company		$18.00
					Check Total:	$18.00
117326	08/19/2026	Recreation & Culture	R & M - Buildings	Stoneway Electric Supply Co.		$24.95
					Check Total:	$24.95
117327	08/19/2026	Recreation & Culture	Refunds & Reimbursements - CE	Toni Salerno		$10.00
					Check Total:	$10.00
117328	08/19/2026	Recreation & Culture	Concession Supplies	US Foods, Inc.		$952.26
117328	08/19/2026	Recreation & Culture	Concession Supplies	US Foods, Inc.		$1,425.70
117328	08/19/2026	Recreation & Culture	Concession Supplies	US Foods, Inc.		$64.36
					Check Total:	$2,442.32
117329	08/19/2026	Sewer Fund	Professional Services	Verus Washington, LLC		$2,250.00
					Check Total:	$2,250.00
117330	08/19/2026	Recreation & Culture	Department Supplies	Walter E. Nelson Co.		$936.12
117330	08/19/2026	Recreation & Culture	Janitorial Services & Supplies	Walter E. Nelson Co.		$85.27
					Check Total:	$1,021.39
117331	08/19/2026	Capital Projects Fund	Buildings	Wellens General Contractor		$275,705.60

Check #	Check Date	Fund	Account	Vendor Name		Amount
117331	08/19/2026	Water Capital Fund	Buildings	Wellens General Contractor		$16,825.05
117331	08/19/2026	Sewer Capital Fund	Buildings	Wellens General Contractor		$20,202.56
					Check Total:	$312,733.21
117332	08/19/2026	Sewer Fund	R & M - Equipment	WHITNEY EQUIPMENT CO		$696.72
					Check Total:	$696.72
117333	08/26/2026	Information Systems Fund	Professional Services - IS	Access Unlimited & Security, Inc.		$1,341.28
					Check Total:	$1,341.28
117334	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	Affinity Farm		$26.00
					Check Total:	$26.00
117335	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	AICHELE FARMS		$50.00
117335	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	AICHELE FARMS		$6.00
					Check Total:	$56.00
117336	08/26/2026	General Fund	Professional Services	Aidan Koval		$180.00
					Check Total:	$180.00
117337	08/26/2026	General Fund	Professional Services	Alex Jones		$810.00
					Check Total:	$810.00
117338	08/26/2026	Fleet Management Fund	Shop Supplies	ALSCO, INC.		$60.70
117338	08/26/2026	Recreation & Culture	Janitorial Services & Supplies	ALSCO, INC.		$105.51
117338	08/26/2026	Fleet Management Fund	Shop Supplies	ALSCO, INC.		$60.70
117338	08/26/2026	Fleet Management Fund	Shop Supplies	ALSCO, INC.		$86.15
117338	08/26/2026	Recreation & Culture	Janitorial Services & Supplies	ALSCO, INC.		$105.51
117338	08/26/2026	Recreation & Culture	Janitorial Services & Supplies	ALSCO, INC.		$64.98
117338	08/26/2026	Recreation & Culture	Janitorial Services & Supplies	ALSCO, INC.		$64.98
					Check Total:	$548.53
117339	08/26/2026	Capital Projects Fund	Roadway Improvement Program	ALTA SCIENCE AND ENGINEERING INC		$64,306.81
117339	08/26/2026	Capital Projects Fund	Roadway Improvement Program	ALTA SCIENCE AND ENGINEERING INC		$5,094.02
					Check Total:	$69,400.83
117340	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	Alvarez Family Farm		$12.00
					Check Total:	$12.00
117341	08/26/2026	Water Fund	Professional Services	Anatek Labs, Inc.		$210.00
					Check Total:	$210.00
117342	08/26/2026	Sewer Capital Fund	Lift Station Renovations	Ardurra Group, Inc.		$28,885.99
					Check Total:	$28,885.99

Check #	Check Date	Fund	Account	Vendor Name		Amount
117343	08/26/2026	General Fund	Uniform Expense	ARTBEAT, INC.		$52.00
117343	08/26/2026	Sewer Fund	Uniform Expense	ARTBEAT, INC.		$2,083.51
					Check Total:	$2,135.51
117344	08/26/2026	General Fund	Professional Services	Austin Weisse		$360.00
					Check Total:	$360.00
117345	08/26/2026	Information Systems Fund	Professional Services - IS	Blue Logix, LLC		$2,362.50
					Check Total:	$2,362.50
117346	08/26/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.		$164.01
					Check Total:	$164.01
117347	08/26/2026	General Fund	Professional Services	Bryce Anderson		$2,070.00
					Check Total:	$2,070.00
117348	08/26/2026	General Fund	Professional Services	Bryson Butterfield		$180.00
					Check Total:	$180.00
117349	08/26/2026	Information Systems Fund	Department Supplies	Canon U.S.A, Inc.		$25.55
					Check Total:	$25.55
117350	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	City of Moscow		$5.00
117350	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	City of Moscow		$6.00
					Check Total:	$11.00
117351	08/26/2026	Information Systems Fund	Professional Services - IS	CivicPlus, LLC		$18,788.06
					Check Total:	$18,788.06
117352	08/26/2026	Sewer Fund	R & M - Equipment	COLEMAN OIL CO.		$1,224.27
					Check Total:	$1,224.27
117353	08/26/2026	Capital Projects Fund	Improvements	D P Dunlap Construction LLC		$16,273.50
					Check Total:	$16,273.50
117354	08/26/2026	Stormwater Fund	Professional Development	Dana Rand		$253.00
					Check Total:	$253.00
117355	08/26/2026	General Fund	R & M - Buildings	Division of Occupational and Prof.		$125.00
					Check Total:	$125.00
117356	08/26/2026	General Fund	Professional Services	Eric Grimes		$180.00
					Check Total:	$180.00
117357	08/26/2026	Water Fund	Meters	Ferguson Waterworks		$4,065.60
117357	08/26/2026	Water Fund	Operations & Maintenance Parts	Ferguson Waterworks		$759.63

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$4,825.23
117358	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	FIDDLER'S RIDGE FARM		$10.00
					Check Total:	$10.00
117359	08/26/2026	Information Systems Fund	Telephones & Communications	FIRST STEP INTERNET, LLC		$50.00
					Check Total:	$50.00
117360	08/26/2026	Water Fund	Other Miscellaneous Supplies	GRAINGER, INC.		$360.90
					Check Total:	$360.90
117361	08/26/2026	Water Fund	R & M - Buildings	GROPP, LLC		$160.00
					Check Total:	$160.00
117362	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	HAGEN'S ORCHARD		$10.00
					Check Total:	$10.00
117363	08/26/2026	Streets Fund	Maintenance	HERCO, INC.		$777.60
					Check Total:	$777.60
117364	08/26/2026	Stormwater Fund	Department Supplies	Home Depot U.S.A, Inc.		$124.92
					Check Total:	$124.92
117365	08/26/2026	General Fund	Humane Society Allocation	HUMANE SOCIETY OF THE PALOUSE		$4,991.62
					Check Total:	$4,991.62
117366	08/26/2026	General Fund	Employee Recognition	Humble Burger		$1,300.00
					Check Total:	$1,300.00
117367	08/26/2026	Sewer Fund	Lab Supplies	IDEXX DISTRIBUTION, INC.		$307.69
					Check Total:	$307.69
117368	08/26/2026	Recreation & Culture	Events & Programs	J & H Printing, Inc.		$39.50
					Check Total:	$39.50
117369	08/26/2026	Sewer Capital Fund	WRRF Facility Improvements	J-U-B Engineers, Inc.		$45,660.00
117369	08/26/2026	Sewer Capital Fund	WRRF Facility Improvements	J-U-B Engineers, Inc.		$5,040.04
					Check Total:	$50,700.04
117370	08/26/2026	Sewer Fund	Professional Services	J-U-B Engineers, Inc.		$6,686.18
					Check Total:	$6,686.18
117371	08/26/2026	General Fund	Professional Services	Jacob Cleveland		$90.00
					Check Total:	$90.00
117372	08/26/2026	General Fund	Professional Services	Kade Terry		$1,600.00

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$1,600.00
117373	08/26/2026	Recreation & Culture	Concession Supplies	L.A. NELSON CO.		$412.05
					Check Total:	$412.05
117374	08/26/2026	General Fund	Professional Services	Lake City Law		$13,500.00
					Check Total:	$13,500.00
117375	08/26/2026	Water Fund	R & M - Grounds	Latitude Land Surveying, LLC		$2,800.00
					Check Total:	$2,800.00
117376	08/26/2026	Water Fund	Department Supplies	LAWSON PRODUCTS, INC.		$29.92
					Check Total:	$29.92
117377	08/26/2026	Sewer Fund	Professional Services	Lovells Tree Service		$2,000.00
					Check Total:	$2,000.00
117378	08/26/2026	Water Fund	Professional Services	Mchugh Bromley, PLLC		$1,015.00
117378	08/26/2026	Water Fund	Professional Services	Mchugh Bromley, PLLC		$528.00
					Check Total:	$1,543.00
117379	08/26/2026	General Fund	Rental Property & Equipment	MOSCOW VOLUNTEER FIRE DEPARTMENT		$1,750.00
					Check Total:	$1,750.00
117380	08/26/2026	Streets Fund	Maintenance	MOTLEY-MOTLEY, INC.		$3,750.95
					Check Total:	$3,750.95
117381	08/26/2026	General Fund	Professional Services	Nick Canto		$360.00
					Check Total:	$360.00
117382	08/26/2026	Water Fund	Office Supplies	Northwest Engraving Services		$13.00
					Check Total:	$13.00
117383	08/26/2026	Capital Projects Fund	Improvements	Omega Electric		$3,737.20
					Check Total:	$3,737.20
117384	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	PATTY OMODT		$45.00
117384	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	PATTY OMODT		$4.00
					Check Total:	$49.00
117385	08/26/2026	General Fund	Section 125 Administration	Peak 1 Administration, LLC		$275.00
117385	08/26/2026	General Fund	Professional Services	Peak 1 Administration, LLC		$3.00
117385	08/26/2026	General Fund	Professional Services	Peak 1 Administration, LLC		$20.00
117385	08/26/2026	General Fund	Section 125 Administration	Peak 1 Administration, LLC		$37.00
					Check Total:	$335.00

Check #	Check Date	Fund	Account	Vendor Name		Amount
117386	08/26/2026	Streets Fund	Professional Development	Peyton Waters		$15.00
117386	08/26/2026	Streets Fund	Professional Development	Peyton Waters		$29.00
					Check Total:	$44.00
117387	08/26/2026	Information Systems Fund	Telephones & Communications	PORT OF WHITMAN COUNTY		$503.75
					Check Total:	$503.75
117388	08/26/2026	Transit Center	Department Supplies	PRE-MIX INC		$1,500.00
117388	08/26/2026	General Fund	R & M - Grounds	PRE-MIX INC		$4,000.00
					Check Total:	$5,500.00
117389	08/26/2026	General Fund	R & M - Equipment	ROBERT MCGAHAN		$96.00
					Check Total:	$96.00
117390	08/26/2026	Recreation & Culture	Concession Supplies	Rosauers Supermarkets, Inc.		$19.95
					Check Total:	$19.95
117391	08/26/2026	General Fund	Professional Services	Russell Hill		$810.00
					Check Total:	$810.00
117392	08/26/2026	Sewer Fund	Miscellaneous Services & Charges	SE Moscow Sewer District		$144.00
					Check Total:	$144.00
117393	08/26/2026	Transit Center	Department Supplies	SHERWIN-WILLIAMS COMPANY		$15.11
					Check Total:	$15.11
117394	08/26/2026	Recreation & Culture	Refunds & Reimbursements - CE	Smilee Ice		$20.00
					Check Total:	$20.00
117395	08/26/2026	Information Systems Fund	Telephones & Communications	SoundLine Communications		$1,858.60
					Check Total:	$1,858.60
117396	08/26/2026	General Fund	Recruitment Expense	Susan Saxe-Clifford		$450.00
					Check Total:	$450.00
117397	08/26/2026	Sewer Fund	Chemicals	THATCHER COMPANY OF MONTANA		$12,180.17
					Check Total:	$12,180.17
117398	08/26/2026	Stormwater Fund	Professional Development	Trevor DeFoyd		$253.00
					Check Total:	$253.00
117399	08/26/2026	Capital Projects Fund	Buildings	TRIBUNE PUBLISHING COMPANY		$217.67
					Check Total:	$217.67
117400	08/26/2026	Recreation & Culture	Youth Center Programs	Triple Play		$1,049.40

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$1,049.40
117401	08/26/2026	General Fund	Recruitment Expense	Truth Be Told Polygraph, LLC		$350.00
					Check Total:	$350.00
117402	08/26/2026	Water Fund	Professional Development	Tyler Palmer		$480.64
117402	08/26/2026	Water Fund	Travel & Meetings	Tyler Palmer		$1,009.80
					Check Total:	$1,490.44
117403	08/26/2026	Capital Projects Fund	Buildings	Uline		$54,303.89
					Check Total:	$54,303.89
117404	08/26/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$161.83
117404	08/26/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$58.23
117404	08/26/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$63.75
117404	08/26/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$295.52
					Check Total:	$579.33
117405	08/26/2026	General Fund	Employee Recognition	US Foods, Inc.		$244.16
117405	08/26/2026	Recreation & Culture	Concession Supplies	US Foods, Inc.		$791.34
					Check Total:	$1,035.50
117406	08/26/2026	Sewer Fund	Lab Supplies	USABLUEBOOK		$1,001.00
					Check Total:	$1,001.00
117407	08/26/2026	Recreation & Culture	R & M - Buildings	Walter E. Nelson Co.		$(266.06)
117407	08/26/2026	Recreation & Culture	R & M - Buildings	Walter E. Nelson Co.		$(26.56)
117407	08/26/2026	General Fund	Department Supplies	Walter E. Nelson Co.		$571.30
117407	08/26/2026	Recreation & Culture	Department Supplies	Walter E. Nelson Co.		$137.80
					Check Total:	$416.48
117408	09/02/2026	Streets Fund	Traffic Control	3M COMPANY		$1,847.67
					Check Total:	$1,847.67
117409	09/02/2026	Streets Fund	Office Supplies	Amazon Capital Services		$260.16
					Check Total:	$260.16
117410	09/02/2026	Sewer Fund	Professional Services	Anatek Labs, Inc.		$88.00
					Check Total:	$88.00
117411	09/02/2026	Sewer Fund	R & M - Grounds	ATLAS SAND & ROCK, INC		$303.20
					Check Total:	$303.20
117412	09/02/2026	Water Fund	Operations & Maintenance Parts	Backflow Apparatus & Valve Co., Inc		$140.90

Check #	Check Date	Fund	Account	Vendor Name	Amount
				Check Total:	$140.90
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$9.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$6.03
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$9.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$9.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$6.67
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$9.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$4.67
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$16.00
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$4.67
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$6.67
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$14.00
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
117413	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$11.33
				Check Total:	$164.01
117414	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$10.57
				Check Total:	$10.57
117415	09/02/2026	General Fund	Uniform Cleaning	BLUE RIBBON LINEN SUPPLY, INC.	$10.57
				Check Total:	$10.57
117416	09/02/2026	Recreation & Culture	Professional Services	Brooke Lowry	$2,912.00
				Check Total:	$2,912.00
117417	09/02/2026	General Fund	R & M - Equipment	Canon U.S.A, Inc.	$312.46
117417	09/02/2026	General Fund	R & M - Equipment	Canon U.S.A, Inc.	$74.61
				Check Total:	$387.07
117418	09/02/2026	Recreation & Culture	Professional Services	CAROLYN BERMAN	$850.00
				Check Total:	$850.00
117419	09/02/2026	Sewer Fund	Professional Development	Carson Beckman	$850.76
				Check Total:	$850.76
117420	09/02/2026	Fleet Management Fund	Vehicles	CLINT TRICKETT	$5,930.80
				Check Total:	$5,930.80

Check #	Check Date	Fund	Account	Vendor Name		Amount
117421	09/02/2026	Water Fund	Operations & Maintenance Parts	CORE & MAIN		$1,561.38
117421	09/02/2026	Water Fund	Meters	CORE & MAIN		$(233.28)
					Check Total:	$1,328.10
117422	09/02/2026	Water Fund	Uniform Expense	Crown Enterprises		$147.96
117422	09/02/2026	Sewer Fund	Department Supplies	Crown Enterprises		$23.98
117422	09/02/2026	Sewer Fund	Department Supplies	Crown Enterprises		$14.99
117422	09/02/2026	Sewer Fund	Uniform Expense	Crown Enterprises		$36.99
117422	09/02/2026	Sewer Fund	R & M - Equipment	Crown Enterprises		$13.90
					Check Total:	$237.82
117423	09/02/2026	Sewer Fund	Professional Services	CULLIGAN, LLC		$483.80
117423	09/02/2026	General Fund	Department Supplies	CULLIGAN, LLC		$28.35
					Check Total:	$512.15
117424	09/02/2026	Recreation & Culture	Professional Development	David Schott		$221.00
					Check Total:	$221.00
117425	09/02/2026	Capital Projects Fund	Improvements	Design West Architects		$8,736.00
					Check Total:	$8,736.00
117426	09/02/2026	General Fund	Janitorial Services & Supplies	EVCAR, INC.		$2,218.00
117426	09/02/2026	Recreation & Culture	Janitorial Services & Supplies	EVCAR, INC.		$2,400.00
117426	09/02/2026	Recreation & Culture	Janitorial Services & Supplies	EVCAR, INC.		$976.00
117426	09/02/2026	Fleet Management Fund	Janitorial Services & Supplies	EVCAR, INC.		$138.66
117426	09/02/2026	Streets Fund	Janitorial Services & Supplies	EVCAR, INC.		$138.67
117426	09/02/2026	Recreation & Culture	Janitorial Services & Supplies	EVCAR, INC.		$138.67
117426	09/02/2026	Sewer Fund	Janitorial Services & Supplies	EVCAR, INC.		$1,680.00
117426	09/02/2026	Water Fund	Janitorial Services & Supplies	EVCAR, INC.		$520.00
					Check Total:	$8,210.00
117427	09/02/2026	Sewer Fund	R & M - Equipment	Ferguson Waterworks		$843.44
117427	09/02/2026	Water Fund	Meters	Ferguson Waterworks		$5,864.80
117427	09/02/2026	Water Fund	Meters	Ferguson Waterworks		$31,777.28
117427	09/02/2026	Water Fund	Meters	Ferguson Waterworks		$4,972.80
117427	09/02/2026	Water Fund	Meters	Ferguson Waterworks		$1,554.00
					Check Total:	$45,012.32
117428	09/02/2026	Recreation & Culture	Moscow Farmers Market Programs	GARY E. REED		$300.00
					Check Total:	$300.00
117429	09/02/2026	Water Fund	Travel & Meetings	Gayle Renzelman		$655.40

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$655.40
117430	09/02/2026	Recreation & Culture	Events & Programs	Geoff Crimmins		$300.00
					Check Total:	$300.00
117431	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	GRAINGER, INC.		$80.40
117431	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	GRAINGER, INC.		$27.21
117431	09/02/2026	Sewer Fund	R & M - Equipment	GRAINGER, INC.		$64.05
117431	09/02/2026	Capital Projects Fund	Buildings	GRAINGER, INC.		$5,258.33
117431	09/02/2026	Water Fund	Operations & Maintenance Parts	GRAINGER, INC.		$338.02
117431	09/02/2026	Water Fund	Operations & Maintenance Parts	GRAINGER, INC.		$177.04
					Check Total:	$5,945.05
117432	09/02/2026	Sewer Fund	R & M - Equipment	HEISE ELECTRIC INC.		$29,600.00
					Check Total:	$29,600.00
117433	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	Hells Canyon Upfitting & Sales		$584.50
					Check Total:	$584.50
117434	09/02/2026	Water Fund	Other Miscellaneous Supplies	Home Depot U.S.A, Inc.		$79.94
					Check Total:	$79.94
117435	09/02/2026	MSD Community Playfields	R & M - Grounds	Horizon Distributors, Inc.		$2,173.54
					Check Total:	$2,173.54
117436	09/02/2026	Capital Projects Fund	Buildings	HUBER ACTION FREIGHT, INC.		$648.27
					Check Total:	$648.27
117437	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	HUGHES FIRE EQUIPMENT, INC.		$666.25
117437	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	HUGHES FIRE EQUIPMENT, INC.		$12,104.55
					Check Total:	$12,770.80
117438	09/02/2026	Recreation & Culture	Concession Supplies	IDAHO BEVERAGES, INC.		$58.00
					Check Total:	$58.00
117439	09/02/2026	Water Fund	Utility Accounts Receivable	JASSEN BLUTO		$547.54
117439	09/02/2026	Sewer Fund	Utility Accounts Receivable	JASSEN BLUTO		$546.14
117439	09/02/2026	Water Fund	Utility Accounts Receivable	JASSEN BLUTO		$417.78
117439	09/02/2026	Sanitation Fund	Utility Accounts Receivable	JASSEN BLUTO		$265.14
117439	09/02/2026	Stormwater Fund	Utility Accounts Receivable	JASSEN BLUTO		$80.75
					Check Total:	$1,857.35
117440	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	JESS FORD OF PULLMAN		$615.00
					Check Total:	$615.00

Check #	Check Date	Fund	Account	Vendor Name		Amount
117441	09/02/2026	Fleet Management Fund	Travel & Meetings	Karl Riedinger		$56.00
					Check Total:	$56.00
117442	09/02/2026	Sewer Fund	R & M - Equipment	KGS Northwest		$7,935.36
					Check Total:	$7,935.36
117443	09/02/2026	Recreation & Culture	Concession Supplies	L.A. NELSON CO.		$475.40
					Check Total:	$475.40
117444	09/02/2026	General Fund	Department Supplies	L.N. Curtis & Sons		$582.76
117444	09/02/2026	General Fund	Department Supplies	L.N. Curtis & Sons		$836.00
117444	09/02/2026	General Fund	Department Supplies	L.N. Curtis & Sons		$1,076.78
117444	09/02/2026	General Fund	Department Supplies	L.N. Curtis & Sons		$496.80
117444	09/02/2026	General Fund	R & M - Equipment	L.N. Curtis & Sons		$239.00
117444	09/02/2026	General Fund	R & M - Equipment	L.N. Curtis & Sons		$1,690.00
117444	09/02/2026	General Fund	R & M - Equipment	L.N. Curtis & Sons		$4,628.30
117444	09/02/2026	General Fund	R & M - Equipment	L.N. Curtis & Sons		$239.00
					Check Total:	$9,788.64
117445	09/02/2026	General Fund	Professional Services	Lake City Law		$1,450.00
					Check Total:	$1,450.00
117446	09/02/2026	General Fund	Office Supplies	LANDGROVE COFFEE, INC.		$119.50
117446	09/02/2026	Water Fund	Other Miscellaneous Supplies	LANDGROVE COFFEE, INC.		$140.00
					Check Total:	$259.50
117447	09/02/2026	Recreation & Culture	Moscow Farmers Market Programs	Lisa Morris		$150.00
					Check Total:	$150.00
117448	09/02/2026	Water Fund	Office Supplies	Looking Glass		$78.80
117448	09/02/2026	Water Fund	Office Supplies	Looking Glass		$8.77
117448	09/02/2026	Stormwater Fund	Office Supplies	Looking Glass		$63.92
117448	09/02/2026	Stormwater Fund	Office Supplies	Looking Glass		$26.72
117448	09/02/2026	Stormwater Fund	Office Supplies	Looking Glass		$12.08
					Check Total:	$190.29
117449	09/02/2026	Recreation & Culture	Events & Programs	Madison King		$100.00
					Check Total:	$100.00
117450	09/02/2026	Water Fund	Operations & Maintenance Parts	McCoy Plumbing & Heating, Inc.		$25.35
					Check Total:	$25.35
117451	09/02/2026	General Fund	Professional Services	Minert & Associates, Inc.		$447.00

Check #	Check Date	Fund	Account	Vendor Name		Amount
					Check Total:	$447.00
117452	09/02/2026	General Fund	Uniform Expense	Moscow Apparel Co.		$274.94
					Check Total:	$274.94
117453	09/02/2026	Fleet Management Fund	Trash & Container Service	Moscow Recycling		$21.11
117453	09/02/2026	Streets Fund	Trash & Container Service	Moscow Recycling		$21.11
117453	09/02/2026	Recreation & Culture	Trash & Container Service	Moscow Recycling		$21.11
117453	09/02/2026	Stormwater Fund	Trash & Container Service	Moscow Recycling		$21.11
					Check Total:	$84.44
117454	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	Nelson Tire LLC		$636.00
					Check Total:	$636.00
117455	09/02/2026	General Fund	Office Supplies	ODP Business Solutions LLC		$221.03
117455	09/02/2026	General Fund	Office Supplies	ODP Business Solutions LLC		$66.51
					Check Total:	$287.54
117456	09/02/2026	Water Fund	Department Supplies	OVERHEAD DOOR, INC.		$268.60
					Check Total:	$268.60
117457	09/02/2026	Sewer Fund	Chemicals	OXARC, INC.		$6,700.03
117457	09/02/2026	Sewer Fund	Chemicals	OXARC, INC.		$421.33
					Check Total:	$7,121.36
117458	09/02/2026	Sewer Fund	R & M - Equipment	PHILLIP R. STRADLEY		$317.80
					Check Total:	$317.80
117459	09/02/2026	General Fund	R & M - Grounds	PRE-MIX INC		$3,750.00
117459	09/02/2026	Recreation & Culture	R & M - Grounds	PRE-MIX INC		$958.75
117459	09/02/2026	Recreation & Culture	R & M - Grounds	PRE-MIX INC		$860.00
117459	09/02/2026	Streets Fund	Maintenance	PRE-MIX INC		$610.00
					Check Total:	$6,178.75
117460	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	Red's Power Supply, LLC		$80.76
					Check Total:	$80.76
117461	09/02/2026	General Fund	Professional Development	Riley Alley		$321.00
					Check Total:	$321.00
117462	09/02/2026	General Fund	Dues, Subscriptions & Memberships	ROCKY MOUNTAIN INFORMATION NETWORK,		$100.00
					Check Total:	$100.00
117463	09/02/2026	Recreation & Culture	Concession Supplies	Rosauers Supermarkets, Inc.		$19.95
117463	09/02/2026	Recreation & Culture	Concession Supplies	Rosauers Supermarkets, Inc.		$5.07

Check #	Check Date	Fund	Account	Vendor Name		Amount
117463	09/02/2026	Recreation & Culture	Concession Supplies	Rosauers Supermarkets, Inc.		$11.98
117463	09/02/2026	General Fund	Miscellaneous Services & Charges	Rosauers Supermarkets, Inc.		$68.72
117463	09/02/2026	General Fund	Department Supplies	Rosauers Supermarkets, Inc.		$5.48
117463	09/02/2026	General Fund	Travel & Meetings	Rosauers Supermarkets, Inc.		$210.68
					Check Total:	$321.88
117464	09/02/2026	General Fund	Recruitment Expense	Shadow Trackers		$20.00
					Check Total:	$20.00
117465	09/02/2026	Fleet Management Fund	R & M - Buildings	SNAP-ON INC.		$625.03
					Check Total:	$625.03
117466	09/02/2026	Fleet Management Fund	Operations & Maintenance Parts	Spence Sales & Service		$274.99
117466	09/02/2026	Streets Fund	Maintenance	Spence Sales & Service		$65.98
117466	09/02/2026	Stormwater Fund	Department Supplies	Spence Sales & Service		$41.99
					Check Total:	$382.96
117467	09/02/2026	Sewer Fund	R & M - Equipment	Stoneway Electric Supply Co.		$194.75
117467	09/02/2026	Sewer Fund	R & M - Equipment	Stoneway Electric Supply Co.		$437.17
117467	09/02/2026	Sewer Fund	R & M - Equipment	Stoneway Electric Supply Co.		$108.19
117467	09/02/2026	Streets Fund	Traffic Control	Stoneway Electric Supply Co.		$670.52
					Check Total:	$1,410.63
117468	09/02/2026	Recreation & Culture	Refunds & Reimbursements - CE	Taylormade Kitchen		$26.00
					Check Total:	$26.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$20.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$14.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$31.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$38.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$38.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$50.00
117469	09/02/2026	General Fund	Uniform Expense	The Country Stitch		$14.00
					Check Total:	$205.00
117470	09/02/2026	Sewer Fund	R & M - Equipment	TMG SERVICES, INC.		$6,658.36
					Check Total:	$6,658.36
117471	09/02/2026	General Fund	Advertising & Publishing	TRIBUNE PUBLISHING COMPANY		$514.00
117471	09/02/2026	General Fund	Advertising & Publishing	TRIBUNE PUBLISHING COMPANY		$115.30
					Check Total:	$629.30
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$252.03

Check #	Check Date	Fund	Account	Vendor Name		Amount
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$527.09
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$5.36
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$11.21
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$167.60
117472	09/02/2026	General Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$21.77
117472	09/02/2026	Water Fund	Postage Expense	U.S. Postal Service (CMRS-FP)		$107.64
					Check Total:	$1,092.70
117473	09/02/2026	Recreation & Culture	Moscow Farmers Market Programs	Ukulele Players of Palouse		$150.00
					Check Total:	$150.00
117474	09/02/2026	Water Fund	Department Supplies	Uline		$2,236.68
					Check Total:	$2,236.68
117475	09/02/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$257.31
117475	09/02/2026	General Fund	Uniform Expense	Uniforms2Gear,Inc.		$63.75
					Check Total:	$321.06
117476	09/02/2026	Sewer Fund	Lab Supplies	USABLUEBOOK		$517.71
					Check Total:	$517.71
117477	09/02/2026	Recreation & Culture	Janitorial Services & Supplies	Walter E. Nelson Co.		$107.54
117477	09/02/2026	Recreation & Culture	Department Supplies	Walter E. Nelson Co.		$123.96
117477	09/02/2026	Capital Projects Fund	Buildings	Walter E. Nelson Co.		$516.00
					Check Total:	$747.50
117478	09/02/2026	Sewer Fund	R & M - Equipment	WHITNEY EQUIPMENT CO		$3,822.50
					Check Total:	$3,822.50
117479	09/02/2026	Water Fund	Improvements	YOUMANS EXCAVATION SERVICE LLC		$6,217.94
					Check Total:	$6,217.94
117480	09/02/2026	General Fund	Dues, Subscriptions & Memberships	Zach Whisenhunt		$64.92
					Check Total:	$64.92

Check #	Check Date	Fund	Account	Vendor Name	Amount
				Total Amount Being Paid:	**$929,624.51**

Accounts Payable
Checks for Approval

September 02, 2026 02:50 PM

jlopez

Check #	Check Date	Fund	Account	Vendor Name		Amount
470	09/02/2026	Capital Projects Fund	Buildings	LCA Architects, Inc.		$11,834.76
470	09/02/2026	Water Capital Fund	Buildings	LCA Architects, Inc.		$445.39
470	09/02/2026	Sewer Capital Fund	Buildings	LCA Architects, Inc.		$445.40
					Check Total:	$12,725.55

Check #	Check Date	Fund	Account	Vendor Name	Amount
				Total Amount Being Paid:	**$12,725.55**

COMMITTEE / CITY COUNCIL STAFF REPORT

DATE: Tuesday, September 8, 2026

AGENDA ITEM TITLE

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

RESPONSIBLE STAFF

Laurie Hopkins, City Clerk

ADDITIONAL PRESENTER(S)

DESCRIPTION

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.

REVIEWED BY

This was reviewed by the Administrative Committee on August 24, 2026 and recommended for approval.

PROPOSED ACTIONS

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

STAFF RECOMMENDATION

Approve the resolution for the destruction of City records.

OTHER RESOURCES

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. Resolution 2026-__ Public Record Destruction per Retention Schedule_final

RESOLUTION NO. 2026 – __

A RESOLUTION OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE CLASSIFICATION AND DESTRUCTION OF CERTAIN TEMPORARY AND SEMI-PERMANENT PUBLIC RECORDS PURSUANT TO IDAHO CODE SECTION 50-907 AND MOSCOW RESOLUTION 2026-06; PROVIDING THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, Idaho Code Section 50-907, allows for the classification and retention of certain records as "permanent", "semi-permanent" and "temporary"; and

WHEREAS, "semi-permanent" records are those which must be retained for a period of not less than five (5) years after the date of issuance or completion of the matter contained within the record; and

WHEREAS, "temporary" records are those which need to be retained for not less than two (2) years and are so classified by the Council; and

WHEREAS, Idaho Code Section 50-907, allows for the City Council to order the destruction of those records which are not considered historical or permanent in accordance with Idaho Code and the City's records retention schedule as set by Resolution; and

WHEREAS, the records listed herein are only those records which are "temporary" or "semi-permanent" records pursuant to Idaho Code Section 50-907 and Resolution 2026-06; and

WHEREAS, such temporary or semi-permanent records have been classified as such by the Council hereinbelow; and

WHEREAS, Council has determined that such records have no intrinsic, historical or other value which would preclude their destruction, and upon advice of the City Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Moscow, Idaho as follows:

Section 1: That all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Resolution.

Section 2: That the following records be classified as temporary and that their destruction is hereby ordered:

Department:	**Date of Records:**
Administration	
City Public Record Requests and Responses	Through 2023
Alcohol Catering Permits	Through 2023
Business Certificates of Liability	Through 2023
Commission Applications	Through 2023

Community Events	
Cash Receipts	Through 2023
Bell Brigade Registrations	Through 2023
Poster Contest Entries	Through 2023
City Commission Tabling Registrations	Through 2023
Farmers Market Entertainment Applications	Through 2023
Vendor Surveys	Through 2023
Community Development	
Public Record Requests and Responses	Through 2023
General Administrative Working Files	Through 2023
Grant Documentation for Unfunded Grants	Through 2023
Engineering	
Right of Way Permit Records	Through 2023
Temporary Access/Construction Easement Records	Through 2023
Legal	
Public Records Requests and Responses	Through 2023
Prosecution Misdemeanor and Infraction Case Files	Through 2023
Police	
Pawn Receipts	Through 2023
Cash Receipts	Through 2023
Fingerprint Cards	Through 2023
Surveys	Through 2023
Street / Fleet	
Meeting sign-in forms	Through 2019

Section 3: That the following records are classified as semi-permanent records and that their destruction is hereby ordered:

Department:	**Date of Records:**
Administration	
Business Licenses (alcohol)	Through 2020
Liability Claim records (including property damage records)	Through 2015
Community Development	
Bond Certificates	Through 2020
Daycare Facility Licenses and Applications	Through 2020
Community Events	
Release and Hold Harmless Forms	Through 2020
Performance Vendor Program Registrations	Through 2020
Volunteer Registrations	Through 2020
POP Club Program Registrations	Through 2020

Event Applications and Permits	Through 2020
Finance	
Utility Billing Credits, Adjustments, Cash Receipts and Billing Records	Through FY2020
Utility Billing Shut-off Documentation and Water Meter Receipts	Through FY2020
Accounts Payable Documentation and Related Reports	Through FY2020
Budget Preparation Documentation	Through FY2020
Completed Bond Records (excluding ordinance and legal notice)	Through FY2020
Cancelled Checks	Through FY2020
Check Stubs	Through FY2020
Bank Statements	Through FY2020
Investment Statements	Through FY2020
Employee Time Records	Through FY2020
Wage and Tax Statements and W-2's	Through FY2020
Payroll Deduction and Month-end Payroll Records	Through FY2020
Completed Collection Records	Through FY2020
Accounts Receivables Invoices and Cash Receipts	Through FY2020
Human Resources	
Separated Employee Personnel Files – city, non-police	Through 2020
Separated Employee Personnel Files – police	Through 2015
Workers' Comp Claims	Through 2020
Police	
Business Licenses (taxi, vendor, solicitor, sidewalk café, pawn, daycare providers)	Through 8/2021
Temporary Parking Permits	Through 8/2021
Law Incident Files	Through 8/2021
Infraction Citations	Through 8/2021
Misdemeanor Citations	Through 8/2021
Auction Records	Through 8/2021
ITD Grants (mobilizations)	Through 8/2021
Car Seat Grants	Through 8/2021
Noise Exemption	Through 8/2021
Temporary Parking Permits	Through 8/2021
Digital Recordings Booked as Evidence in Closed Infraction, City Code and Misdemeanor Law Enforcement Investigations and Incident Files	Through 8/2021
Digital Recordings Booked as Evidence in Closed Felony Cases	Through 8/2016

Section 4: That provisions of this Resolution shall be deemed severable and the invalidity of any provisions of this Resolution shall not affect the validity of the remaining provisions.

Section 5: That this Resolution shall become effective as of the date of its passage and approval.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow, this ____ day of _____, 2026.

_____
Hailey Lewis, Mayor

CERTIFICATION and ATTESTATION. I hereby certify that the above is a true copy of a Resolution passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026 and attest to the Mayor's signature.

_____
Laurie M. Hopkins, City Clerk

DRAFT

COMMITTEE / CITY COUNCIL STAFF REPORT

DATE: Tuesday, September 8, 2026

AGENDA ITEM TITLE

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

RESPONSIBLE STAFF

Lucy Falcy, Planner

ADDITIONAL PRESENTER(S)

DESCRIPTION

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 moves the south line of 514 S. Washington Street approximately five (5) feet further south into 520 S. Main Street and 212 E. Sixth Street. 514 S. Main Street is owned by Bac Truong and houses the southern portion of Chang Sing Chinese Restaurant; Kestral Realty LLC owns 520 S. Main Street which houses a four-unit apartment complex and 212 E. Sixth Street which houses offices for Kestral Realty. All three lots are part of the Moscow original plat.

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. 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.

There has been some historical confusion regarding the location of this lot line, as reflected in the history supplied with the application materials. With the existing lot line location, the southern few feet of Chang Sing restaurant encroaches on the property to the south. This proposed lot line adjustment aims to remedy the confusion as well as the building intrusion on the southern lot.

REVIEWED BY

PROPOSED ACTIONS

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

STAFF RECOMMENDATION

Approve the lot line adjustment request with no conditions.

OTHER RESOURCES

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. Application Materials

LANDECK · FORSETH · LUNA
ATTORNEYS AT LAW
an Idaho professional corporation

Ronald J. Landeck+
Danelle C. Forseth*
Melissa Luna*

+ Of Counsel
*Licensed in Idaho & Washington

220 East 5th Street, Suite 212
Moscow, Idaho 83843
Telephone: (208) 883-1505
Fax: (208) 883-4593
attorneys@moscow.com

July 16, 2026

Sent via email to: jfleischman@ci.moscow.id.us and lfalcy@ci.moscow.id.us
City of Moscow Mayor
Moscow City Council

Re: Lot Line Adjustment Request – Kestrel Rentals LLC/Bac Truong

Dear Mayor and Council:

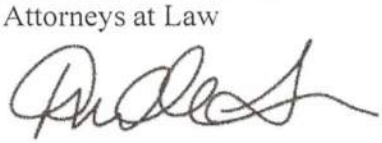
Bac Truong and Kestrel Rentals LLC hereby request a lot line adjustment between their parcels as shown on the attached Exhibit A, recorded as Instrument No. 640278 records of Latah County, Idaho.

Based on records from Latah County, in 1976 and 1977, what are now buildings housing Bac Truong's restaurant, Chang Sing, were constructed on the south end of Lot 4 in Block 6, Moscow Original Plat. In 1978, Lot 3 and the North 30' of Lot 4, Block 6, Moscow Original Plat was conveyed dividing Lot 4. In 1982 the South 10' of Lot 4, Block 6, Moscow Original was conveyed. In 1991, an additional structure and covered porch was constructed on the south end of Lot 4. In 2010, Mr. Truong acquired Lot 3 and the North 30 feet of Lot 4.

With respect to what is now Kestrel Rentals LLC property, in 2017 Rodney and Jenny Story acquired the South 10' of Lot 4, Lots 5 and 6. In July 2019, Mrs. Story caused a survey to be completed which identified the property line between Mr. Truong's and the Story's property, being 92.16' north of the Story's southern property line. In 2024, a subsequent survey was completed that identified the platted north property line of the former Story property and Mr. Truong's south property line to be 95.5' north of the southern property line rather than 92.16'.

To resolve a dispute related to the boundary line, Mr. Truong desires to purchase and Kestrel Rentals LLC desires to sell the small portion of land legally described in the attached Exhibit B and adjust the boundary line between them. Also enclosed are legal descriptions and square footage of pre and post boundary line adjustment for Kestrel Rentals LLC's and Mr. Truong's property. If you need further information or have additional questions, please let me know. Thank you.

Sincerely,
Landeck|Forseth|Luna
Attorneys at Law



Danelle Forseth

Received 07-20-2026

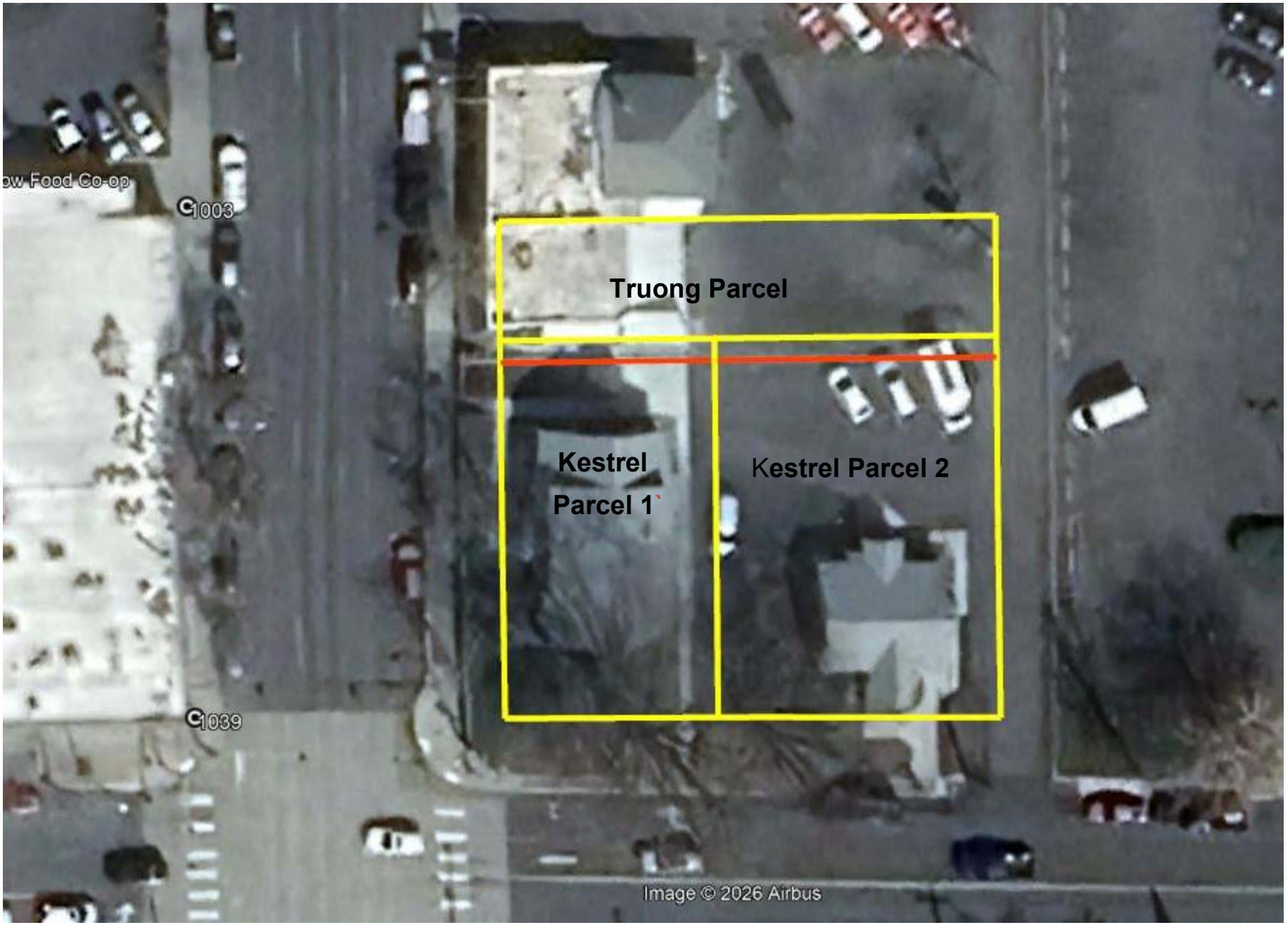
Kestrel Rentals LLC

By: _____
Mike Church, Authorized Representative

_____
Bac Van Truong

Enclosures

Received 07-20-2026



Received 07-30-2026

LUP-2026-0027

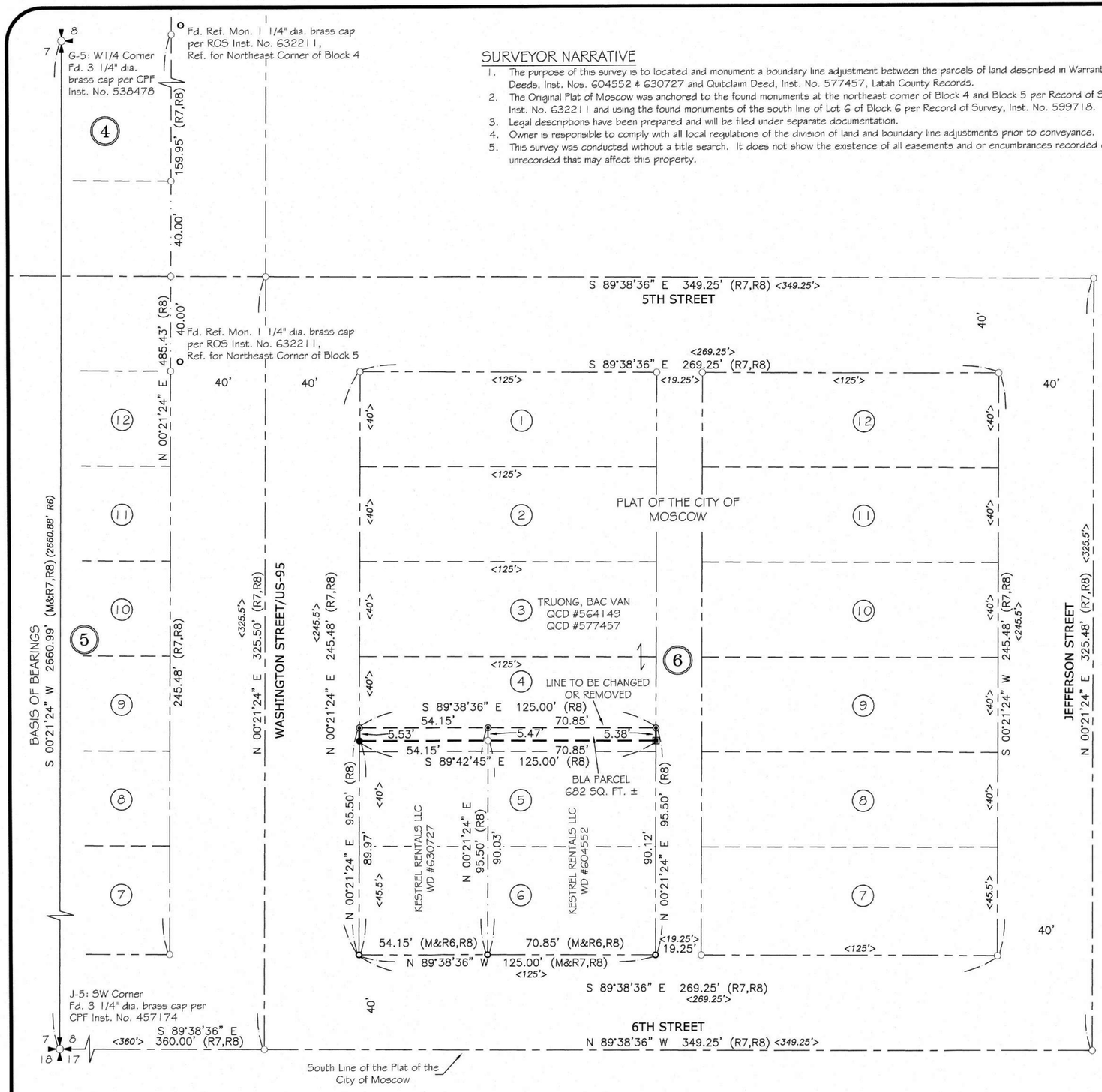
T 39 N, R 5 W, S 8

RECORD OF SURVEY

A Boundary Line Adjustment Located in Lot 4, Block 6 of the Plat of the City of Moscow, in Section 8, T39N, R5W, Boise Meridian, Latah County, Idaho

SURVEYOR NARRATIVE

1. The purpose of this survey is to located and monument a boundary line adjustment between the parcels of land described in Warranty Deeds, Inst. Nos. 604552 & 630727 and Quitclaim Deed, Inst. No. 577457, Latah County Records.
2. The Original Plat of Moscow was anchored to the found monuments at the northeast corner of Block 4 and Block 5 per Record of Survey, Inst. No. 632211 and using the found monuments of the south line of Lot 6 of Block 6 per Record of Survey, Inst. No. 599718.
3. Legal descriptions have been prepared and will be filed under separate documentation.
4. Owner is responsible to comply with all local regulations of the division of land and boundary line adjustments prior to conveyance.
5. This survey was conducted without a title search. It does not show the existence of all easements and or encumbrances recorded or unrecorded that may affect this property.



LEGEND

- Set 5/8" X 30" long rebar w/ aluminum cap PLS 22509
- Set 1" copper plug in concrete, PLS 22509
- Found aluminum cap or copper plug mkd. PLS 10162 or as Described
- Found aluminum cap or copper plug mkd PLS 17534
- Calculated Position - Nothing Found or Set
- Found Section or 1/4 Section Corner
- (6) Subdivision Block Number
- (1) Subdivision Lot Number
- (M) Measured
- (R) Record Per Survey References
- < > General Land Office Original Survey Record
- Proposed Boundary Line
- Property Line to be Changed or Removed
- Section Line
- City Street Centerline
- City Street Right of Way Line
- Subdivision Lot Line
- Adjacent Property Line
- Fly Tie Line

NORTH

30 0 30 60

ORIGINAL SCALE : 1" = 30 FEET

CADD FILE : Truong, Bac Van ROS.dwg

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found west quarter corner and found southwest corner of Section 8, said bearing being S 00°21'24" W.

SURVEY REFERENCES

1. Warranty Deed, Inst. No. 630727
2. Warranty Deed, Inst. No. 604552
3. Quitclaim Deed, Inst. No. 577457
4. Quitclaim Deed, Inst. No. 564149
5. Original Plat of Moscow per Book 1, Page 20, 1883
6. Record of Survey, Inst. No. 599718, PLS 10162, 2019
7. Record of Survey, Inst. No. 632211, PLS 11871, 2023
8. Record of Survey, Inst. No. 633639, PLS 17534, 2024

SURVEYOR CERTIFICATION

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act. This survey map was prepared at the request of Bac Van Truong, in June, 2025.

PROFESSIONAL LAND SURVEYOR LICENSED 22509 STATE OF IDAHO TAMARA L. WARDLE

Tamara L. Wardle - Idaho Professional Land Surveyor

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH

RECORDED AT _____

_____ RECORDER

_____ DEPUTY

Instrument # 640278
MOSCOW, LATAH, IDAHO
6-13-2025 01:50:00 PM No. of Pages: 1
Recorded for : RIM ROCK
JULIE FRY Fee: 5.00
Ex-Officio Recorder Deputy:
Index to: SURVEY

DATE	STATE	COUNTY	PROJECT	DRAWN BY
JUNE 2025	ID	LATAH	TRUONG - BLA	CMM

RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET 1 OF 1

Received 07-20-2026

Bac Van Truong
Legal Description before BLA

Lot 4, Block 6 of the original Plat of Moscow, less the S. 10 feet of Lot 4, Block 6, as shown by the recorded plat thereof, and commonly known as 514 S. Washington St., Moscow, Idaho 83843

3,750 square feet

Received 07-20-2026

Kestrel Rentals LLC
Legal Description before BLA

Parcel 1

A parcel of land located in Lots 5 & 6 and in the south 10 feet of Lot 4 of Block 6 of the Plat of the west part of the City of Moscow in Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the southwest corner of said Lot 6;
Thence along the west line thereof, N00°21'24" E, 95.50 feet;
Thence leaving said west line S 89°38'36"E, 54.15 feet;
Thence S 00°21'24" W, 95.50 feet to a point on the south line of Lot 6;
Thence along the south line thereof, N 89°38'36" W, 54.15 feet to the POINT OF BEGINNING.

5,171 sq ft

Parcel 2

A parcel of land located in Lots 5 & 6 and in the south 10 feet of Lot 4 of Block 6 of the Plat of the west part of the City of Moscow in Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the southeast corner of said Lot 6;
Thence along the south line thereof, N89°38'36" W, 70.85 feet;
Thence leaving said south line, N 00°21'24" E, 95.50 feet
Thence S 89°38'36" E, 70.85 feet to a point on the east line of Lot 4;
Thence along said east line, S 00°21'24" W, 95.50 feet to the POINT OF BEGINNING.

6,766 sq ft

Received 07-20-2026

Kestrel Rentals LLC to Bac Van Truong
BLA parcel

A parcel of land located in Lot 4, Block 6 of the Plat of the City of Moscow, Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the southwest corner of Block 6: Thence along the west line thereof, N 00°21’24” E. 89.97 feet to the POINT OF BEGINNING;

Thence continuing along said west line, N00°21’24”E, 5.53 feet;
Thence leaving said west line, S 89°38’36” E, 125.00 feet to a point on the east line of Lot 4;
Thence along said east line, S 00°21’24” W, 5.38 feet;
Thence leaving said east line, N 89°42’45” W, 125.00 feet to the POINT OF BEGINNING.

682 sq ft

Received 07-20-2026

Bac Van Truong
Legal Description after BLA

Lot 4, Block 6 of the original Plat of Moscow, less the S. 10 feet of Lot 4, Block 6, as shown by the recorded plat thereof, and commonly known as 514 S. Washington St., Moscow, Idaho 83843

TOGETHER WITH:

A portion of land located in Lot 4, Block 6 of the Plat of the City of Moscow, Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the southwest corner of Block 6: Thence along the west line thereof, N 00°21'24" E. 89.97 feet to the POINT OF BEGINNING;

Thence continuing along said west line, N00°21'24"E, 5.53 feet;
Thence leaving said west line, S 89°38'36" E, 125.00 feet to a point on the east line of Lot 4;
Thence along said east line, S 00°21'24" W, 5.38 feet;
Thence leaving said east line, N 89°42'45" W, 125.00 feet to the POINT OF BEGINNING.

4,432 square feet

Received 07-20-2026

Kestrel Rentals LLC
Legal Description after BLA

Parcel 1

A parcel of land located in Lots 5 & 6 and in the south 10 feet of Lot 4 of Block 6 of the Plat of the west part of the City of Moscow in Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the southwest corner of said Lot 6;
Thence along the west line thereof, N00°21'24" E, 89.97 feet;
Thence leaving said west line S 89°42'45"E, 54.15 feet;
Thence S 00°21'24" W, 90.03 feet to a point on the south line of Lot 6;
Thence along the south line thereof, N 89°38'36" W, 54.15 feet to the POINT OF BEGINNING.

Parcel 1 – 4,874 sq ft

Parcel 2

A parcel of land located in Lots 5 & 6 and in the south 10 feet of Lot 4 of Block 6 of the Plat of the west part of the City of Moscow in Section 8, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the southeast corner of said Lot 6;
Thence along the south line thereof, N89°38'36" W, 70.85 feet;
Thence leaving said south line, N 00°21'24" E, 90.03 feet
Thence S 89°38'36" E, 70.85 feet to a point on the east line of Lot 4;
Thence along said east line, S 00°21'24" W, 90.12 feet to the POINT OF BEGINNING.

Parcel 2 – 6,382 sq ft

Received 07-30-2026

Outlook

Re: 512/514 S Washington surveys

From Lucy Falcy <lfalcy@ci.moscow.id.us>
Date Fri 3/27/2026 2:07 PM
To Tamara Wardle <tamara@rimrockconsulting.net>

Tamara,

Thank you.

Lucy

From: Tamara Wardle <tamara@rimrockconsulting.net>
Sent: Friday, March 27, 2026 12:28 PM
To: Lucy Falcy <lfalcy@ci.moscow.id.us>
Subject: Re: 512/514 S Washington surveys

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hi Lucy,

Yes, Michael Dahlin did pull the incorrect pins in 2024.

I do believe your timeline is correct.

Tamara Wardle | PLS | EIT
Rim Rock Consulting, Inc. | 129 W. 3rd St, #102 | Moscow, ID 83843 | phone 208.883.5339 | fax 208.883.4309 | www.rimrockconsulting.net

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From: Lucy Falcy <lfalcy@ci.moscow.id.us>
Sent: Friday, March 27, 2026 12:03 PM
To: Tamara Wardle <tamara@rimrockconsulting.net>
Subject: Re: 512/514 S Washington surveys

Tamara,

I am hoping to get some clarification to pass on to Bac regarding pins. Please let me know if I am interpreting this history correctly.

In 2019, when John Duhn (Rimrock) did the survey, there were no pins within the vicinity of that common property line between Bac's property and the two lots to the south. John installed three pins in incorrect locations.

Received 07-20-2026

In 2023, When Michael Hoffman (Terramark), surveyed, he found the east and west pins that John put in but identified the common property line to be north of them.

In 2024, when Michael Dahlin (Rimrock) surveyed, he placed three pins along the common property line which was noted by Michael Hoffman in 2023. *Did he remove the three pins installed by John Duhn in 2019?*

In 2025, when Tamara Wardle (you, Rimrock) surveyed for Bac, you set two pins in the locations that you understood Bac to want the common property line moved to.

Does that look correct? Also, please address question about potential 2024 pin removal.

Lucy

From: Tamara Wardle <tamara@rimrockconsulting.net>
Sent: Monday, March 23, 2026 3:15 PM
To: Lucy Falcy <lfalcy@ci.moscow.id.us>
Subject: Re: 512/514 S Washington surveys

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hi Lucy,

When John did his survey and they assumed that all of the Lots were 40 feet wide (block dimension would be 240 feet), when they measured the block, they thought it was 6 feet too long. So instead of the 40+40+10= 90 feet they proportioned it to 92.16 feet. When Michael Dahlin found the error in the last two lots the block is supposed to be 245.5 feet long, so the proportioning comes out to match the original plat a lot better.

I think I told you wrong when I was on the phone, I didn't have the maps in front of me. The lots are 5.5 feet longer, and so the block is 5.5 feet longer. I think this is part of the reason for the confusion that started this whole thing was that the note was buried in the plat language.

The GIS mapper would need to rectify the difference on the GIS maps to show the block lengths. Record of Survey Inst. No. 632211 shows more of downtown and how the original lots and blocks are laid out, if that helps the mapper.

Tamara Wardle | PLS | EIT
Rim Rock Consulting, Inc. | 129 W. 3rd St, #102 | Moscow, ID 83843 | phone 208.883.5339 | fax 208.883.4309 | www.rimrockconsulting.net

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From: Lucy Falcy <lfalcy@ci.moscow.id.us>
Sent: Monday, March 23, 2026 2:51 PM
To: Tamara Wardle <tamara@rimrockconsulting.net>
Subject: Re: 512/514 S Washington surveys

Received 07-20-2026

Thank you Tamara,

Do you have any insight into why the south two lots run 92.16 feet north-south instead of 95.5 feet (45.5+40+10)?

Also, the entire block is currently mapped within our system and the county's as 240 feet north-south and does not reflect the extra 5.5 feet (240 feet= 6 lots by 40 feet deep). I assume that this is what you meant when you said that the block is 5 feet short. What is the solution to rectify this?

Lucy

From: Tamara Wardle <tamara@rimrockconsulting.net>
Sent: Monday, March 23, 2026 1:14 PM
To: Lucy Falcy <lfalcy@ci.moscow.id.us>
Subject: Re: 512/514 S Washington surveys

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hi Lucy,

When John Dunn did the first survey (ROS Inst. No. 599718) in 2019 he assumed that Lots 6 & 7 in Blocks 5 & 6 were 40 feet wide like the other lots in those blocks. However, in early 2024 we were made aware of the note on the Moscow Original map that Lots 6 & 7 in those blocks were actually 45.5 feet wide. So, Michael Dahlin did another survey to fix the lotting issue for those lots and filed a new Record of Survey (ROS Inst. No. 633639) which located Chang Sing restaurant over the north line of the Kestrel Rentals LLC parcel. In June of 2025, we were asked to do a boundary line adjustment for the Chang Sing Restaurant (ROS Inst. No 640278).

I do not know if the legal descriptions from my 2025 survey have been recorded and conveyed from Kestrel Rentals LLC to Bac Van Troung.

Let me know if you have any questions.

Thanks,

Tamara Wardle | PLS | EIT
Rim Rock Consulting, Inc. | 129 W. 3rd St, #102 | Moscow, ID 83843 | phone 208.883.5339 | fax 208.883.4309 | www.rimrockconsulting.net

---

From: Lucy Falcy <lfalcy@ci.moscow.id.us>
Sent: Monday, March 23, 2026 11:20 AM
To: Tamara Wardle <tamara@rimrockconsulting.net>
Subject: 512/514 S Washington surveys

Tamara,

Received 07-20-2026

I appreciate you providing clarification on the survey history between 512/514 S Washington (RPM0001006004A) and 520 S Washington (RPM0001006005C)/212 East 6th Street (RPM0001006006A).

We would really like to establish ownership over the strip of land in question prior to approving the pending fence permit.

Lucy Falcy
Planner 1
Community Development
City of Moscow
208-883-7095
lfalcy@ci.moscow.id.us

Received 07-20-2026

Outlook

512/514 Washington Surveys

From Lucy Falcy <lfalcy@ci.moscow.id.us>
Date Fri 3/27/2026 2:51 PM
To Michael Ray <mray@ci.moscow.id.us>
Cc Corey O'Brien <cobrien@ci.moscow.id.us>

Mike,

In case you ever need it, this is what I have sleuthed out about property pin locations through my conversations with Tamara Wardle of Rimrock.

In 2019, when John Duhn (Rimrock) did the survey (Instrument No. 599718), there were no pins within the vicinity of that common property line between Bac's property (512/514 Washington) and the two lots to the south. John installed three pins in incorrect locations due to a misread of the original plat.

In 2023, When Michael Hoffman (Terramark), did the survey (Instrument 632211), he found the east and west pins that John put in but identified the common property line to be north of them.

In 2024, when Michael Dahlin (Rimrock) did the survey (Instrument No. 633639), he placed three pins along the common property line which was noted by Michael Hoffman in 2023. Michael Dahlin pulled the pins that were installed in incorrect locations in 2019 by John Duhn.

In 2025, when Tamara Wardle (Rimrock) did the survey (Instrument No. 640278) for Bac, she set two pins in the locations that she understood Bac to want the common property line moved to. This was not reviewed or approved by the City.



Lucy

Received 07-20-2026

From: Lucy Falcy
To: Michael Ray
Subject: Fw: 512/514 S Washington surveys
Date: Monday, March 23, 2026 4:49:52 PM

Mike,
Just an FYI on Bac fence permit information. All of the relevant deeds/surveys are on my desk if you wish to look at them.
Lucy

From: Tamara Wardle <tamara@rimrockconsulting.net>
Sent: Monday, March 23, 2026 3:15 PM
To: Lucy Falcy <lfalcy@ci.moscow.id.us>
Subject: Re: 512/514 S Washington surveys

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Hi Lucy,

When John did his survey and they assumed that all of the Lots were 40 feet wide (block dimension would be 240 feet), when they measured the block, they thought it was 6 feet too long. So instead of the 40+40+10= 90 feet they proportioned it to 92.16 feet. When Michael Dahlin found the error in the last two lots the block is supposed to be 245.5 feet long, so the proportioning comes out to match the original plat a lot better.

I think I told you wrong when I was on the phone, I didn't have the maps in front of me. The lots are 5.5 feet longer, and so the block is 5.5 feet longer. I think this is part of the reason for the confusion that started this whole thing was that the note was buried in the plat language.

The GIS mapper would need to rectify the difference on the GIS maps to show the block lengths. Record of Survey Inst. No. 632211 shows more of downtown and how the original lots and blocks are laid out, if that helps the mapper.

Tamara Wardle | PLS | EIT
Rim Rock Consulting, Inc. | 129 W. 3rd St, #102 | Moscow, ID 83843 | phone 208.883.5339 | fax 208.883.4309 | www.rimrockconsulting.net

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From: Lucy Falcy <lfalcy@ci.moscow.id.us>
Sent: Monday, March 23, 2026 2:51 PM
To: Tamara Wardle <tamara@rimrockconsulting.net>

Received 07-20-2026

Subject: Re: 512/514 S Washington surveys

Thank you Tamara,

Do you have any insight into why the south two lots run 92.16 feet north-south instead of 95.5 feet (45.5+40+10)?

Also, the entire block is currently mapped within our system and the county's as 240 feet north-south and does not reflect the extra 5.5 feet (240 feet= 6 lots by 40 feet deep). I assume that this is what you meant when you said that the block is 5 feet short. What is the solution to rectify this?

Lucy

From: Tamara Wardle <tamara@rimrockconsulting.net>
Sent: Monday, March 23, 2026 1:14 PM
To: Lucy Falcy <lfalcy@ci.moscow.id.us>
Subject: Re: 512/514 S Washington surveys

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hi Lucy,

When John Dunn did the first survey (ROS Inst. No. 599718) in 2019 he assumed that Lots 6 & 7 in Blocks 5 & 6 were 40 feet wide like the other lots in those blocks. However, in early 2024 we were made aware of the note on the Moscow Original map that Lots 6 & 7 in those blocks were actually 45.5 feet wide. So, Michael Dahlin did another survey to fix the lotting issue for those lots and filed a new Record of Survey (ROS Inst. No. 633639) which located Chang Sing restaurant over the north line of the Kestrel Rentals LLC parcel. In June of 2025, we were asked to do a boundary line adjustment for the Chang Sing Restaurant (ROS Inst. No 640278).

I do not know if the legal descriptions from my 2025 survey have been recorded and conveyed from Kestrel Rentals LLC to Bac Van Troung.

Let me know if you have any questions.

Thanks,

Received 07-20-2026

Tamara Wardle | PLS | EIT
Rim Rock Consulting, Inc. | 129 W. 3rd St, #102 | Moscow, ID 83843 | phone 208.883.5339 | fax 208.883.4309 | www.rimrockconsulting.net

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From: Lucy Falcy <lfalcy@ci.moscow.id.us>
Sent: Monday, March 23, 2026 11:20 AM
To: Tamara Wardle <tamara@rimrockconsulting.net>
Subject: 512/514 S Washington surveys

Tamara,

I appreciate you providing clarification on the survey history between 512/514 S Washington (RPM0001006004A) and 520 S Washington (RPM0001006005C)/212 East 6th Street (RPM0001006006A).

We would really like to establish ownership over the strip of land in question prior to approving the pending fence permit.

Lucy Falcy
Planner 1
Community Development
City of Moscow
208-883-7095
lfalcy@ci.moscow.id.us

Received 07-20-2026

COMMITTEE / CITY COUNCIL STAFF REPORT

DATE: Tuesday, September 8, 2026

AGENDA ITEM TITLE

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

RESPONSIBLE STAFF

Alisa Anderson, Grants Manager, Luke Hajda, Civil Engineer

ADDITIONAL PRESENTER(S)

David Schott, Parks and Facilities Manager

DESCRIPTION

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 the purchase and installation of a fully accessible, precast family restroom at Lola Clyde Park, located at 1040 North Polk Street in Moscow. The new unit will include two single-user toilets with changing tables and an exterior-mounted ADA drinking fountain. This permanent restroom will replace the existing portable lavatory currently located near the park entrance. The grant application will be submitted under the public parks category requesting $220,000 in funding.

Under the ICDBG program, public park projects must meet the areawide benefit national objective. Priority is given to improvements to existing parks, including the installation of permanent playground equipment and enhancements to ADA accessibility for facilities such as restrooms, splash pads, pools, and courts. The City qualifies to apply for this funding because the project is an eligible activity and aligns with the national objective of developing public parks for residents in cities that primarily serve Idaho's Low-to-Moderate Income (LMI) households.

To qualify as a low and moderate-income project, at least 51% of those benefiting must be LMI persons. Household income determines eligibility by households earning 80% or less of the median county income. This project aims to benefit an serve all residents within the City, where at least 51% of the population is classified as LMI. Attached to this report is an outline of the ICDBG program and grant application requirements to include the documents that will require the Mayor's signature in the completed application.

Note: In June 2024, the City received notification from IDOC that, effective August 1, 2024, Moscow was no longer eligible to apply for ICDBG funds unless a survey to demonstrate that at least 51% of Moscow residents are LMI. Staff carried out this survey in the fall of 2025 and received confirmation from IDOC on December 12, 2025, that the City's LMI eligibility had been restored. This designation will remain valid for five years.

This project includes the purchase and installation of the pre-cast restroom unit as detailed in the attached quote from CXT totaling $128,053.90 (rounded to $130,000) covering the restroom building, delivery, site placement, and hookup on the prepared site. Construction costs for site preparation, utilities, and pathway connections are estimated at $115,000, including a 10% contingency. Total restroom purchase and construction costs are estimated not to exceed $245,000. Project funding sources total $297,000,

comprised of $220,000 ICDBG award, a City cash match of $25,000, $22,000 for required in-kind grant administration services, and $30,000 in-kind services for engineering, design and construction management.

The ICDBG funding application is due on September 21, 2026. Typically, IDOC staff will notify applicants if their request is recommended for approval to the Economic Advisory Board in January 2027, with final approval and the award agreement anticipated in April 2027. If awarded, the project will be constructed concurrently with frontage improvements along North Polk and Rodeo Streets, as well as an internal walking path within the park. The total estimated cost for these improvements is $1.2 million, funded 50% by an Idaho Land, Water, Conservation/National Park Service grant and City local cash match. This item was presented to the Administrative Committee on August 24, 2026, and was recommended for approval.

REVIEWED BY

This item was presented to the Administrative Committee on August 24, 2026, and was recommended for approval. Staff also presented this request to the Parks and Recreation Commission on August 27, 2026, and received their full support.

PROPOSED ACTIONS

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.

STAFF RECOMMENDATION

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.

OTHER RESOURCES

N/A

FISCAL IMPACT

Cash match not to exceed $25,000. *Please note: This cash match is not included in the FY27 budget and will require a budget amendment if awarded.*

PERSONNEL IMPACT

This project will be designed and inspected by City of Moscow Engineering Division personnel. The grant will be administered by the City of Moscow Grants Manager.

ATTACHMENTS

1. CDBG Application

ICDBG APPLICATION EXAMPLE

Application Overview

Funding Categories & Thresholds:

A. Public Parks – Maximum Award = $245,000

Statewide Goals and Strategies:

B. Public Facilities – Infrastructure New Construction
Sustainability: other public facility projects.

Funding Categories & Thresholds:

Community / Senior Center / Public Parks (*$245,000) *Maximum Grant Amount
10% of grant request can be used at in-kind match up to $24,500

Application Schedule:

Job Creation and Public Parks applications due – September 21, 2026, Third Monday

Eligibility

For an application to be eligible it must meet three requirements. The application must:

- be submitted by an eligible applicant,
- consist of eligible ICDBG activities, and
- address an ICDBG national objective
- Cities and Counties shall apply for only one (1) project from each funding set-aside

General Description

ICDBG can be used for new construction, rehabilitation, reconstruction, remodeling, improvements, clearance and demolition, acquisition, and installation of public facilities, infrastructure, and/or utilities. Design professional, construction management and grant administration services are eligible as well.

> **Note:** The Idaho CDBG program is structured to provide higher points for applications that are using grant funds on 'bricks-and-mortar' projects, versus planning or public service activities.

Eligible Activities

Based on the assessment of Idaho cities and counties—and to effectively serve primarily Idaho's Low-to-Moderate-Income households – Parks

A. **Public Parks Grants**
Public park projects must qualify under the area-wide benefit national objective. Priority is given to work on existing parks and to ICDBG funding for improving; playgrounds, which include permanent playground equipment, ADA accessibility of park facilities including bathrooms, splash pads, pools, and courts.

National Objectives

An eligible project must serve one of HUD's three national objectives: Benefiting Low-to-Moderate-Income (LMI) Persons

Activities Benefiting Low-to-Moderate-Income (LMI) Persons

Low-and-moderate-income projects must benefit (at least 51%) low-and-moderate-income persons. Household income is used to determine if a person falls in that category. If a household's income is 80% or less of the median county income, the household members are considered to be low-and-moderate-income persons.

Low-and-moderate-income benefit is achieved only if the project meets one of the following four criteria: LMI - Area Wide Benefit (at least 51% LMI)

Area Wide Benefit (at least 51% LMI) *(typical funding category – public facility or community center)* This is an activity or project that is available to benefit or serves all residents in a particular area (such as a city or special district) where at least 51% percent of the residents are low-and-moderate-income.

Application Review, Ranking and Award Process:

For each application submitted the application process outlined below is followed:

A. The application is reviewed for eligibility. If an application or project does not meet threshold criteria, it is considered disqualified and will not continue through the review process.

B. Commerce staff reviews qualified applications using the ranking system described in this handbook. They assign points to various project components.

C. Commerce staff also meets with other funding agencies to look at project funding, viability and the applicant's previous performance on prior CDBG projects.

D. The two staff members ranking the application meet to discuss the application and come to a consensus regarding the project's points.

E. The ICDBG team meets again to look at all of the proposed projects and ensure comparability between similar projects.

F. After the entire staff has agreed on the points awarded, they make their recommendations to the EAC. Information about the EAC members and their regions can be found on the Commerce website here: http://commerce.idaho.gov/communities/economic-advisory-council/

G. The EAC reviews the applications and may invite applicants to make presentations in person or by teleconferencing. An elected official of the local government applying for the ICDBG funds must attend the presentation.

H. The EAC will invite the most competitive public facilities and downtown revitalization projects to submit an addendum as part of the two-stage process.

I. After the addendum has been submitted, or after the presentation, the EAC makes its recommendation to the Governor.

J. The Governor awards the projects.

Application Points:

Each application is worth 1,000 points. These points are a combination of staff ranking and points assigned by the EAC. Economic development applications (downtowns and jobs) have minimum staff point thresholds that must be met to be considered by the EAC. After the EAC has assigned its points, again, there is a minimum point threshold that must be reached for project proponents to be invited to submit an application addendum or to gain recommendation to the Governor. The point thresholds are listed below.

They are reviewed by the staff to ensure the imminent threat criteria is met before recommending it to the EAC for review.

Application Type	Maximum Points Available		Max. Total Points Avail.	Minimum Threshold	
	Staff	EAC		Staff	EAC & Staff
Public Parks	800	200	1000	N/A	

Application Instructions:

Each applicant must complete and submit an application. The application describes and documents the proposed project. It should contain the information required to document that the proposed project will meet a national objective and consists of eligible activities. The application is also the basis of Commerce and the Economic Advisory Council's (EAC) review and ranking of the project.

Chapter 5 contains the general application material, Parts A, B, & C. Parts B & C must be completely filled out.

Chapters 6 through 11 contain specific documentation and questions that correspond to separate funding set asides. For these chapters follow all instructions and complete the application.

General Application (all set asides must complete) – Chapter 5
- Part A – instructions for completing the general application
- Part B – general application forms
- Part C – documents that must be signed, adopted or published. This information must be submitted with the mailed hard copy application and is optional for the electronic application.

Application Format:

A. All applications must follow the prescribed formatting:
   1. White 8 ½" by 11" paper.
   2. Text must be typed single-spaced.
   3. All pages must be numbered.
   4. Pages may be printed on both sides.
   5. Types of headings and numbering systems may be determined by the applicant.
   6. Maps and larger sheets must be folded to 8 ½" by 11".
   7. Supporting documents should be noted and placed in a tabbed appendix.
   8. All applications must be bound. This does **not** include binder clips.

B. Applications for all projects should contain the following sections in the specified order:
   1. Cover
   2. Cover Letter
   3. Table of Contents
   4. ICDBG Application Information Page
   5. Economic Advisory Council Page
   6. Threshold Factors
      a) Eligible Applicant
      b) Eligible Activity
      c) National Objective
      d) Citizen Participation Plan and Hearing
      e) Statewide Goals and Strategies
      f) Administrative Capacity
      g) Fair Housing Resolution
   7. Program Income
   8. General Project Description
   9. Budget Narrative
   10. Budget Form
   11. Detailed Cost Analysis

12. Project Schedule
13. Financial Profile
14. Project Site – Field Notes Review
15. Review & Ranking Criteria Specific to Project
    Instruction / Application Form or Parts of Chapters 6,7, 8, 9, 10, or 11)
16. Certifications
17. Appendices

Part A

Instructions

I. **Cover**

The cover shall contain "An application for an Idaho Community Development Block Grant by the _____ (city/county) of _____ (Name) Date: _____"

II. **Cover Letter**

An official letter of application for a grant, on official stationery, signed by the mayor or the chairperson of the Board of County Commissioners

III. **Table of Contents**

IV. **Grant Application**

The Grant Application must be completely filled out. For "Total # to Benefit", depending on how the project was qualified, the population will come from one of three sources as follows:

- If qualifying under HUD published LMI percentage, use the HUD population number from low mod univ
- If qualifying via income survey of a city or county use the most current population number from https://data.census.gov – enter the city or county - View Profile
- If qualifying on income survey of a district, use average county household size from https://data.census.gov – enter the city or county - View Profile

V. **Economic Advisory Council Page**

The Economic Advisory Council Page should summarize the project in no more than one page. This page should be able to stand alone in describing the project. At a minimum the page should summarize the following: the need, how the need will be addressed, total cost, the local ability to finance, the local effort and commitment, and impact.

VI. **Threshold Factors**

A – G must be addressed and documented before an application can be reviewed and ranked. If any of the criteria is not met, the application shall be deemed ineligible. For public facilities and downtown revitalization applications (F) Fair Housing can be addressed in the addendum.

A. **Eligible Applicant:** Check the box that corresponds to the applicant's jurisdiction. If the applicant is sub-granting to a sub-recipient—at a minimum, a draft sub-recipient agreement and/or acknowledgement from both parties of the arrangement should be the described and understood.
B. **Eligible Activities:** Identify the eligible activities that will be part of the project. See Chapter 2 for the list of Eligible Activities. Do not include the sheets within your application but rather include descriptions of the eligible activities that pertain to your project.
C. **National Objective:** See Chapter 2 for definitions of each objective. Choose only one of the six National Objectives listed on the next page to be met by the project.
    1. **Low-and-Moderate-Income Area Benefit**

2. **Low- and-Moderate-Income Limited Clientele Benefit**
3. **Low- and-Moderate-Income Housing**
4. **Low- and-Moderate-Income Job Creation**
5. **Prevention / Elimination of Slum and Blight**
6. **Post Disaster**

D. **Citizen Participation & Application Public Hearing:** Identify if the applicant has adopted the ICDBG Citizen Participation Plan. If not, the applicant must adopt before application submittal.
   1. A copy of the ICDBG Citizen Participation Plan, public hearing notice, proof of publication, meeting minutes and sign-in list of attendees must be attached in the appendix.
   2. Identify when the public hearing notice was published and the date the meeting was held.

   Note: The ICDBG Citizen Participation Plan and public hearing notice forms are located in Part C of this Chapter.

E. **Administrative Capacity:** Both components of administrative capacity must be addressed. One addresses the applicant (and sub-recipient) and the second addresses the grant administration.
   1. Describe the applicant's (and if applicable the sub-recipient's) capacity to manage the project. Identify:
      a) the experience of the clerk and public works director (years of experience & professional credentials);
      b) the most recent audited financial statements and if there were any material weaknesses, deficiencies, or findings;
      c) the most recent ICDBG grant the applicant managed.
      d) For sub-recipients, identify the governing structure and if and when last audited. Also, explain the status of the sub-recipient agreement.
   2. Identify whether the applicant is in the process of procuring a certified grant administrator for the project. Include the necessary procurement documentation in the appendix.

F. **Fair Housing:** Each applicant must submit an adopted Fair Housing Resolution. Senior and community center, job creation and post disaster projects must submit the adopted Resolution with their applications. Public facility and downtown revitalization projects must submit their adopted Resolution with their addendum. The Resolution should not be over five years. If so, adopt a new one. The publication of the Resolution must occur prior to contract execution for all projects. See the Fair Housing chapter of the grant administration manual for a sample resolution.

G. **Anti-Displacement Policy:** Each applicant will need to certify that it will follow Commerce's anti-displacement plan. Applicants certify to this by signing the Certifications Page in the back of this chapter.

VII. **Program Income:** Commerce will contact you if your project has the potential to generate program income. Program income is typically generated from leasing or renting a facility that was purchased, constructed or improved with CDBG funds. Example: The City of Parkline receives over $35,000 annually from renting out their community center that was recently renovated with ICDBG funds.

If the project does generate program income, it is likely the applicant or sub-recipient will need to develop and adopt a program income reuse plan. If you believe your project is expected to generate program income, please contact Commerce.

VIII. **Project Description and Property**

A. Project Description: A half-page narrative that should at a minimum include explanation to the following:

- Define the existing situation to be addressed by the proposed project.
- Explain why the proposed project is necessary.
- Provide a detailed scope of work.
- Identify the expected outcomes and benefits from the proposed project.
- If the construction is phased, identify which phase(s) will utilize ICDBG funds.
- In the appendix, include a site plan of the project.

B. **Property and Permits:** Answer the following questions and attach documentation in the appendix.

IX. Budget Narrative:

CDBG projects generally leverage a variety of funding sources that are counted as 'match'. Listed below are definitions of typical match funding and required documentation. Describe the funding sources and the commitment status of each funding source. Describe, in detail, the method used to formulate the amounts assigned for any volunteer, force account, or in-kind labor for the project.

Expenditures made prior to the application submittal will only be counted if the community has requested approval in writing and Commerce has approved the request in writing, prior to application submittal.

A. **Government** funds are typically grants provided by various federal, state and local government sources. Examples might include a DEQ Planning Grant, a USDA RD Grant or a USACE Grant.

B. **Local match** is considered to be cash donations, capital reserves, cash from debt financing, local improvement districts, general obligation or revenue bonds, tax levies, land sales and other revenue or program income. Examples might include a loan from DEQ or USDA RD. Local match may also include contributions from local residents, force account labor (which can include engineering), donations of land, materials and equipment for the project, waiver of local fees and volunteer labor.

C. **Private match** includes funding from individuals, businesses and corporations that is spent on private property but is needed for the completion of the project. Private match is mostly likely to occur in job creation or downtown revitalization projects. Private match could be anything from a $2,000 donation from a foundation up to a $10 million-dollar business expansion.

Documentation of committed match must be in the appendix. Support letters are not considered documentation of commitment. Only the match with proper documentation will be counted in the review and ranking process. Expenditures made prior to application submittal will only be counted as match if Commerce has approved these expenditures in writing, prior to application submittal date and the approval letter is included in the application.

For volunteer labor, the estimated value of the match can be calculated by the estimated number of work hours multiplied by the appropriate Davis-Bacon wage rate classification. There should also be documentation of insurance coverage for volunteers in the application. For more information on volunteer coverage plans, see the Labor Section of the grant administration manual.

X. Budget:

A. To fill out the budget form, use only the line items and funding sources identified below. If the project has a funding source not identified below or if you are having difficulty identifying a line-item that meets the project activity, please contact your Commerce project specialist.

B. Line Items
   1. Planning (grant writing and market study)
   2. Facility Plan
   3. Administration (grant administration)
   4. Soft Cost (archaeological, soils test, ASTM environmental)
   5. Design Professional (design fees, construction administration, reimbursable)
   6. Construction (div 1-16, permits, plan check fees, contingency, etc.)

7. Equipment
8. Property Value
9. Acquisition/Relocation (property, real estate, easements, R-O-W)
10. Legal
11. LMI Assessment / Hook-ups
12. Financing Expenses (loan fees, interim interest, Bond/LID/BID admin)
13. Material

C. Funding Sources

1. Local Cash
2. Local In-Kind
3. DEQ Loan
4. DEQ Grant
5. USACE Grant
6. USDA RD Loan
7. USDA RD Grant
8. Private Cash
9. Private In-Kind
10. Foundation Grant
11. Donations
12. Urban Renewal
13. Volunteer
14. Non-Profit Cash
15. Non-Profit In-Kind
16. Other

XI. **Detailed Cost Analysis:** Answer all the questions on the Detailed Cost Analysis sheet and provide in the appendix the current cost estimate completed by the project's design professional. The cost estimate should identify construction costs and be signed and dated within four weeks of the application due date.

XII. **Project Schedule:** Fill in the project schedule with completed or to be completed dates. The dates must take into consideration weather conditions (winter shutdown for construction), other funding availability, environmental mitigation issues, and property site control.

XIII. **Financial Profile:** Complete the Financial Profile form, paying particular attention to the sections for each type of project. If the project includes a sub-recipient, the profile should be completed using the sub-recipient's information.

XIV. **Project Site – Field Notes Review:** Each applicant must complete the field notes review. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable in order to commence project construction.

XV. **Reviewing and Ranking Narrative (Chapter 6, 7, 8, 9, 10, 11):** Refer to the chapter of this handbook that addresses your particular project type. Within that chapter you will find a detailed description of the ranking criteria used by Commerce staff and the EAC. Address each ranking category as it applies to the project that is: Public Parks

Part C: Forms requiring signature and publication if applicable

XVI. **Certifications:** The applicant must sign the certifications forms that certify they will comply with the required federal laws and regulations for grant program participation. Complying with these state and federal regulations is a condition of accepting an ICDBG.

XVII. **Citizen Participation:** All applicants must adopt a citizen participation plan and must conduct a public hearing.

A. **Citizen Participation Plan** must be executed and complied with.

B. **Public Hearing:** <u>At least one public hearing is required prior to application submission to allow the public to examine the application</u>. The hearing must be held at a time and in a location that provides for full participation of all citizens and is accessible to citizens with disabilities. Notification of the hearing must be given by public advertisement in a local newspaper no less than seven days prior to the meeting date, beginning with the date of the advertisement and ending the day before the hearing.

1. An outline of the public hearing notice may be found at the end of this section. Note that it includes:
   a) A brief description of the project.
   b) The amount of funds being requested.

c) The time and place of the hearing, including a statement that the hearing will be held in a handicapped accessible facility upon request.

2. It is also recommended that the applicant post notices of the hearing in public places and use media sources to disperse notification of the hearing.
3. All information presented in the hearings must be available upon request, in a form usable by persons with disabilities. If a significant number of non-English speaking residents reside in the community, the public hearing materials must also be provided in the appropriate translations. The application and application handbook must be available for review and the amount of funds available for local community development and housing, range of activities to be undertaken and the impact.
4. Provide public hearing documentation in the Application.
5. The grantee should include a description of any plans for the project regarding citizen participation, specifically the formation of a citizen's advisory committee, and a description of any assistance for persons with disabilities or special needs that was requested and provided.

XVIII. **Appendix:** Documentation that will need to be provided.

All Applications

- National Objective Documentation – (survey report, census data, resolutions)
- Sub-Recipient Agreement, if applicable
- Program Income Reuse Plan, if applicable
- Citizen Participation – (the plan, copy of public notice, affidavit of publication, meeting minutes, signup sheet)
- Fair Housing – Resolution (PF and DT projects can submit with addendum)
- Acquisition Documentation, if applicable – (notices, appraisal, sales agreement, settlement statement, property deed)
- Funding Commitments (loan or grant agreements, commitment letters)
- Design Professional Documents – (RFP, solicitation notices, evaluation sheets)
- Grant Administrator Documents – (RFP, solicitation notices, evaluation sheets)
- Design Professional Cost Estimate
- Support letters
- Site Plans / Building Plans / Map

Public Parks

- Park Assessment

Part B Application

Chapter 10: Public Parks
Instructions / Application

Public park projects must qualify under the area-wide benefit national objective. Priority is given to existing neighborhood parks and CDBG funding will be focused on improving park facilities which consist of:

- playgrounds including equipment,
- ADA accessible restrooms,
- ADA accessible routes and parking,
- splash pads,
- pools,
- courts, and
- shade structures for playgrounds.

Reminder: School facilities are ineligible to receive CDBG funding.

I. **Physical Conditions and Park Facility Assessment (350 points):** Points will be awarded to each application based upon the park facility's documented needs.

A. Park Planning Assessment (250 points):

1. The following should be conducted or assessed (250 points):
   The park assessment can be completed by a design professional, parks staff, public works staff, or city official. The plan or report should include:
   a. Existing Facilities
      1. Location map
      2. Condition of existing facilities (include at least eight (8) photos)
   b. Need for Project
      1. Public Survey
      2. Health and safety concerns
      3. Violation of standards, codes or ADA Accessibility
      4. Damaged and aging park facilities and equipment
   c. Proposed Project
      1. Project Description
      2. Preliminary Project Design
      3. Total Project Cost Estimate
      4. Alternatives Considered
   d. Park Facility - Annual Operating Budget and Maintenance
      1. Income – Provide information about all sources of income for the park facility
      2. Annual O&M Costs – Provide itemized annual operating budget information. Include personnel costs, administrative costs, water purchase or treatment costs, accounting fees, utilities, energy cost, insurance, annual repairs and maintenance, supplies, chemicals, professional services, and miscellaneous as applicable—OR—if you do not have a budget you will need to complete Attachment A - Annual Cost of Park Maintenance Per Category

B. Public Parks: Identify the problems or needs of the park facilities (playground, pool, splash pad, courts and/or restrooms). Check the park components as **critical, urgent,** or **potential concern.** Document below why a component is considered critical (violation of standards, codes, or ADA requirements), urgent (health and safety problems), or potential concern (end of useful life). (100 points)

Criticalness and Urgency of Problems

Identification of physical problems	**Critical (9)**	**Urgent (5)**	**Potential Concern (1)**
	(insert ✓)	(insert ✓)	(insert ✓)
Playground Fixtures			
Example: Swing set		✓	
ADA Accessibility			
Does Not Exist			
Pool			
ADA Accessibility			
Does Not Exist			
Splash Pad			
ADA Accessibility			
Does Not Exist			
Courts:			
Basketball			
Tennis			
Volleyball			

Bocce			
Other			
ADA Accessibility			
Does Not Exist			
ADA Accessibility Related To:			
Restrooms			
Sidewalks			
Parking			
Other			

1. Identify why each specific component is considered critical or urgent. If applicable, reference safety codes.
2. Provide sufficient photos to document condition.
3. Provide user group support letters (swim team, pickle ball league, etc.)

II. **Project Implementation (200 points)**: Using the categories below, the applicant must describe and document the process used to plan and implement the project and describe the components of the project.

1. **Planning (40 points):** Respond to the following questions.

   Explain expected form of construction. (Examples: single bid, construction management-general contractor, design build, owner build, or other)

   Has there been any site plans, schematics, or sketches prepared for the project?
   ___ Yes ___ No
   If yes, provide drawing in the appendices.

   List of work that has been completed on the park facility in the last year.
   Example:
   Installed accessible lift at pool – August 2022

2. **Design Professional (20 points)**:

   Option 1: To receive points the applicant must have completed the design professional selection process using procurement requirements as described in the most recent Grant Administration Manual.

   Option 2: However, sometimes in existing facilities, a design professional is not required and the work by qualified specialist vendors, force account, or even volunteers can be sufficient. If this is the option chosen, provide convincing support for the alternative option. Approaching a project this way also requires the grantee or sub recipient to demonstrate its ability to provide competent construction management.

3. **Grant Administration (20 points)**: To receive points the applicant must be soliciting or has solicited for grant administration services using the procurement requirements as described in the most recent Grant Administration Manual. **Note:** Grant Administration services estimated under $25,000 allow for micro-purchase procedures.

4. **Schedule (5 points)**: Points will be awarded based on the project schedule completed in the general application.

5. **Project Site – Field Notes Review (10 points)**: Maximum points will be awarded if the applicant has completed the field notes review and mailed out environmental information request letters before submission of application.

6. **Property acquisition (20 points)**: Full points will be awarded if the applicant or subrecipient has ownership of the property including easements (or right of way permits) or has an option to purchase pending completion of the environmental release.

7. **Cost analysis (20 points)**: The detailed cost analysis sheet should be completed and dated/signed within four weeks of submission of application.

8. **Applicant administrative capacity (65 points)**: Points will be awarded based on:

    a. The city or county's financial audit reports, quality of management systems, history of performance, and audit findings. If sub-recipient, provide description of the agency's governing structure or framework such as nonprofit corporation, district, and the board composition.
    b. Use Fee – Is there a fee charged for the use of or access to the park facility? If yes, justify the need to charge and specify the amount, to whom the fee will apply, and how the collected fee will be used.
    c. Has the applicant completed an ADA/Section 504 self-evaluation of the accessibility of its public programs and facilities and also completed a Transition Plan?
    ___ Yes ___ No
    d. Affirmatively Furthering Fair Housing
    e. Does the applicant have unrestricted cash reserves in the amount of at least 5% of estimated construction cost to cover unforeseen expenses such as higher than expected bids or necessary change orders?
    ___ Yes ___ No

III. **Benefits (150 points)**

1. **Activities provided (100 points):**
    a. List the number and frequency of activities and events the park facility is providing to the neighborhood and the community on a monthly basis. Applicants should include formal activities and services such as health, recreation, swim lessons, senior exercise, leagues, and after school programs. Put a check mark (✓**)** to indicate if the activity exists or is proposed.

Park Facility Activities

Activity / Event	Existing Activity (insert: ✓)	Proposed Activity (insert: ✓)	No. of Days Offered Per Month or Year*	Types of Users
Example:	✓			
Swimming lessons		✓	15 x month	Ages 4-10
Basketball 3 on 3 rec			8 x month	Ages 12-18
Totals				

* A service/activity that is offered 6 times per year = .5 days per month

b. Does the park facility have restrooms and bike racks?
c. Are there trails or pathways connected to the park facility?
d. Does the road along the park facility have a sidewalk?
e. Does the park have security cameras? If not, it's likely Commerce will recommend the installation of security cameras as part of the project.
f. What are the park facility hours?
g. How many months per year is the park facility open?
h. Does the city or county have park ordinances in place?

2. **Outreach (50 points):**
    a. Describe the park facility's existing and/or proposed affirmative marketing and outreach efforts aimed at including participation by low-and-moderate-income persons, minorities, disabled persons and non-English speakers. Examples might include: website or social media, postings, radio, television, outdoor signage, etc. *(1/3 page narrative)*
    b. Has the city/county conducted a Limited English Proficiency (LEP) Four-Factor Analysis? ____Yes ____No
    c. Does the city/county have a park or recreation director?
        - If yes, is the position full time / part time / seasonal?
            - What is the job description?
        - If not, who is responsible to manage park facilities and activities?

IV. **Project Local Match (100 points):** Measures the amount of cash and in-kind donations that are committed to just the CDBG project. A commitment letter must be provided in the appendix. If local match is a bond, the applicant must provide documentation that the bond has passed and who will buy it. The CDBG project can include prior planning, design, and property acquisition.

A. **Project cash match (60 points):** This criteria measures the percentage of cash matching funds committed to the ICDBG project. It is match to the ICDBG project only. Cash match includes cash on hand, bonds, loan funds, urban renewal funds, recreation district, or resort city tax.

B. **Project in-kind match (40 points):** This measures the percentage of in-kind funds committed to the project which includes in-kind activities, force account work, volunteer work, donations, or waiving of fees to fund the ICDBG project. It is in-kind match to just the ICDBG project.

**Volunteer work capped at 25% of construction costs.*

Attachment A
Annual Cost of Park Maintenance Per Category

Maintenance Plan & Annual Costs for _____ Park **Acreage: _____**

Line Item	Cost	Hours	How Often	How Many Weeks	Total Annual Cost
Mow/Trim					
vehicle cost (mower)					
Aeration					
vehicle cost					
labor					
Herbicide/Weed Control					
Glyphosate					
Irrigation					
Litter Control					
Pruning					
Lighting & Electrical					
Surfaces, sidewalks, pathways etc.					
Pressure Washing					
Repairs, building, benches, tables,					
Playground Inspection					
Irrigation System Repairs					
Security Cameras					
Flowers, landscaping					
Restroom Supplies					
Snow Removal					
Total					

Chapter 5: General Application Sample Cover Letter

REQUIRES MAYOR'S SIGNATURE

OFFICIAL LETTERHEAD

Date

Director _____
Idaho Department of Commerce
P.O. Box 83720
Boise, ID 83720-0093

Dear Director:

The City/County of _____ respectfully submits this application for an Idaho Community Development Block Grant. Our community lacks/needs/requires _____.

A _____ study has indicated that _____.

This application for a $_____ grant will help to eliminate the problem.

The city/county has raised $_____ to help finance this project.

We appreciate your concern and attention to our CDBG request.

Sincerely,

_____
Chief Elected Official
Title

.

Part C

REQUIRIES MAYOR'S SIGNATURE

XVI. CERTIFICATIONS

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of _____ (city/county) and we will comply with the following laws and regulations if this application is approved and selected for funding.

Specific CDBG Provisions:

Section 110 of the Housing and Community Development Act of 1974, as amended, by the Housing and Urban-Rural Recovery Act of 1983 and the Housing and Community Development Act of 1987, 24 CFR 570.603, and State regulations regarding the administration and enforcement of labor standards;

It will comply with all parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws;

Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;

Provide opportunities for citizen participation comparable to the state's requirements (those described in Section 104(a) of the Act, as amended);

Not use assessments or fees to recover the capital costs of CDBG funded public improvements from low- and moderate-income owner occupants;

Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce's anti-displacement and relocation assistance plan and the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24);

Policy on the Prohibition of the Use of Excessive Force:

It hereby prohibits any law enforcement agency operating within its jurisdiction from using excessive force against any individuals engaged in nonviolent civil rights demonstrations. In addition, it hereby agrees to enforce any applicable state or local laws against physically barring entrances or exits from a facility or location that is the subject of a non-violent protest demonstration.

It further pledges enforcement of this policy within its jurisdiction and encourages any individual or group who feels that it has not complied with this policy to file a complaint.

Civil Rights and Equal Opportunity Provisions:

Title VI of the Civil Rights Act of 1964 (Public Law 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United State shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under any program or activity for which the applicant received Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which Federal

financial assistance is extended, or for another purpose involving the provision of similar services or benefits;

The Fair Housing Act (previously known as Title VIII of the Civil Rights Act of 1968) (Public Law 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;

Section 109 of Title I of the Housing and Community Development Act of 1987, as amended, and the regulations issued pursuant thereto (24 CFR 570.602), which provides that no person in the United States shall, on the grounds of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to otherwise qualified handicapped individuals as provided in Section 504 of the Rehabilitation Act of 1973 shall also apply to any such program activity;

Executive Order 11063, as amended by Executive Order 12259 on equal opportunity in housing and non-discrimination in the sale or rental of housing built with Federal assistance, and requiring that programs and activities relating to housing and urban development be administered in a manner affirmatively to further the goals of Title VIII of the Civil Rights Act of 1968;

Executive Order 11246 as amended by Executive Order 11375 and 12086, and the regulations issued pursuant hereto (24 CFR Chapter 60), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontracts on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training and apprenticeship;

It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing within the unit of local government;

Property Acquisition Provision:

It will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Federal implementing regulation at 49 CFR Part 24, and the requirements of section 570.496a and it is following a residential anti-displacement and relocation assistance plan under section 104(d) of Title I of the Housing & Community Development Act of 1974, as amended;

Environmental Standards and Provisions:

Its chief executive official:

1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. S 4321 et seq.) and other provisions of Federal law, as specified at 24 CFR 58.1 (a) (3) and (a) (4), which further the purposes of NEPA insofar as the provisions of such Federal law apply to the Idaho Community Development Block Grant Program; and
2) Is authorized and consents on behalf of the applicant and himself/herself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such an official.

It will comply with:

1) The National Environmental Policy Act of 1969 (42 U.S.C. S 4321 et seq.) and 24 CFR Part 58, and in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archaeological and Historical Data Act of 1966 (U.S.C. 469a-1, et seq.) by:
   a) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity; and
   b) Complying with all requirements established by the State and to avoid or mitigate adverse effects upon such properties.
2) Executive Order 11988, Floodplain Management;
3) Executive Order 11990, Protection of Wetlands;
4) Endangered Species Act of 1973, as amended, (16 U.S.C. Section 1531 et seq.);
5) The Fish and Wildlife Coordination Act of 1958, as amended, (16 U.S.C. Section 661 et seq.);
6) The Wild and Scenic Rivers Act of 1968, as amended, (16 U.S.C. Section 1271);
7) The Safe Drinking Water Act of 1974, as amended, (42 U.S.C. Section 300f et seq.);
8) Section 401(f) of the Lead-Based Paint Poisoning Prevention Act, as amended, (42 U.S.C. Section 4831 (b);
9) The Clean Air Act of 1970, as amended, (42 U.S.C. Section 7401 et seq.);
10) The Federal Water Pollution Control Act of 1972, as amended, (33 U.S.C. Section 1251 et seq.);
11) The Clean Water Act of 1977 (Public Law 95-217); and
12) The Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et. seq.);
13) Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) as it relates to the mandatory purchase of flood insurance for special flood hazard areas.

Labor Standards and Provisions:

The provisions of the Davis-Bacon Act (46 U.S.C. S 276a-5) with respect to prevailing wage rates (except for projects for rehabilitation of residential properties of fewer than eight units);

Contract Work Hours and Safety Standards Act of 1962, 40 U.S.C. 327-332, requiring that mechanics and laborers (including watchmen and guards) employed on federally assisted contracts be paid wages of not less than one and one-half times their basic wage rates for all hours worked in excess of forty in a work-week;

Federal Fair Labor Standards Act, 29 U.S.C. S 102 et seq., requiring that covered employees be paid at least the minimum prescribed wage, and also that they be paid one and one-half times their basic wage rate for all hours worked in excess of the prescribed work-week;

Anti-kickback (Copeland) Act of 1934, 18 U.S.C. S 874 and 40 U.S.C. S 276c, which outlaws and prescribes penalties for “kickbacks” of wages in federally financed or assisted construction activities;

Anti-Lobbying Certification:

No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the

undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

The applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Administrative and Financial Provisions:

2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Miscellaneous:

It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business or other ties;

It will comply with the provisions of the Hatch Act, which limits the political activity of employees;

It will give State, HUD and the Comptroller General through any authorized representatives, access to and the right to examine all records, books, papers, or documents related to the grant; and

The local government hereby certifies that it will comply with the above stated assurances.

_____ _____

Signed by Chief Elected Official Date

_____

Printed Name

REQUIRES MAYOR'S SIGNATURE

XVIII. A. Idaho Community Development Block Grant (CDBG) Citizen Participation Plan

City/County of _____

Pursuant to citizen participation requirements for Idaho Community Block Grant participants, the City/County of _____ hereby certifies the following activities will be completed:

Provide for and encourage citizen participation, particularly for low- and moderate-income persons who reside in slum or blighted areas and areas in which CDBG funds are proposed to be used. Provide technical assistance to group's representative of low- and moderate-income persons that request assistance in developing proposals in accordance with procedures developed by the department. Such assistance need not include providing funds to such groups.

Hold a minimum of two public hearings, each at a different stage of the program, for the purpose of obtaining citizens' views. The first public hearing shall include a description of the proposed project, scope of work, budget, schedule, location, and beneficiaries. Any earned program income must also be noted. The application, related documents, and the Application Handbook shall be available for citizens to review.

The second public hearing on the status of funded activities and accomplishments to date; a general description of remaining work and a general description of changes made to the CDBG project scope of work, budget, schedule, location or beneficiaries.

A public hearing shall also be held in the event CDBG project activities are added, deleted or substantially changed from the application. Substantially changed means changes made in terms or purpose, scope, location or beneficiaries as defined by the CDBG program.

Provide reasonable and timely access to local meetings, information and records pertaining to the local government's proposed and actual use of CDBG funds. Public hearings shall be conducted at times and locations convenient to local citizens.

Public hearings shall be advertised in a local newspaper no less than seven (7) twenty-four (24) hour days prior to the hearing date. If there is no local newspaper, public notification will occur through some other method where there is wide distribution to citizens within the project area. The Community Development staff must approve this method.

A copy of the publication and/or affidavit of publication shall be submitted to the department. The notice should identify all of the topics to be addressed in the public hearing including the assurances that hearings shall be held in facilities that are accessible to persons with disabilities and that alternative formats shall be available to persons with disabilities where practicable, and with advance notice to the unit of local government.

Citizens shall also be notified they will be given the opportunity to comment orally or in writing at a minimum of _____(*timeframe*)_____ prior to and at the hearing. Special accommodations shall be available for persons with disabilities who may wish to comment within this period.

Public hearings shall be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can be expected to participate.

Local citizen participation records which shall be made available to the state and local citizens shall include: A copy of the public notice and/or affidavit of publication which describes proposed or actual project activities, scope of work, location, budget, schedule, objectives, and beneficiaries. Notices shall also contain the accessibility clause for persons with disabilities.

Grantees must provide the address, telephone number, and times for submitting complaints and grievances, and provide timely written answers to written complaints and grievances within fifteen (15) working days where practicable.

Local staff shall be familiar with citizen's complaint procedures. These procedures shall provide local citizens with the opportunity to protest project activities or related issues. A written complaint or grievance is formal notification of a concern, allegation or protest to a proper authority. A formal complaint will be considered filed at the time it is delivered to the appropriate authority's office. To file a complaint, citizens must provide enough information to allow an investigation. The complaint should be clear and concise and include the following information:

A. Identification of the project, project location, and program activities.
B. Reason for the complaint (hearsay and innuendo will not be considered valid).
C. Sufficient data to substantiate any claims or charges. If possible, supporting documentation should be included.
D. If desired, citizens may propose a solution to the problem.

If the complaint is concerning local activities or project implementation, complaints and grievances shall first be filed with the appropriate elected official. If this is the case, grantees shall be required to notify the department of the complaint. A copy of the response shall also be submitted to the department. Every attempt must be made to respond to citizens within fifteen (15) days where practicable.

If a citizen feels the response from the local jurisdiction is unsatisfactory, he or she may appeal to the department for resolution. The department at that time may request additional information. Every effort will be made by the department to provide a full response within thirty (30) days.

If valid and sufficient data has been provided to substantiate the complaint, an investigation will be conducted. The extent of an investigation depends on the scope and depth of the issues involved.

If the complaint is more appropriately directed toward the CDBG program activities, the same procedure will be followed except all communications are between the state and the complainant.

This plan shall become effective _____.
(Date)

_____
Chief Elected Official

REQUIRES MAYOR'S SIGNATURE

XIX. B. Notice of Public Hearing on Proposed Grant Activities

The city/county (_____) is submitting a proposal to the Idaho Department of Commerce for an Idaho Community Development Block Grant (CDBG) in the amount of $_____. The proposed project is to (brief description)
_____
_____
_____. The hearing will include a discussion of the need of the project; the application process; and the project's scope of work, location, funding/budget, schedule, and expected benefits. The application, related documents, and ICDBG Application Handbook will be available for review.

The hearing has been scheduled for _____ (month, day, year, time location). Verbal and written comments will be accepted prior to and at the hearing.

The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the hearing in a format that is usable for persons with disabilities. For more information, contact _____ at _____.

_____
Name and Title of Chief Elected Official

_____
Street Address/Post Office Box

_____
City/State/Zip

This Notice can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

Al ser solicitada, ésta notificación puede ser proveída en un formato fácil de usar para personas con discapacidad y/o personas con conocimientos limitados del Inglés.

**This is a sample public hearing notice. Please include a copy of your published public hearing notice along with a copy of the meeting minutes and a list of attendees. If there were any comments, complaints or grievances, please include how the community addressed them and if, as a result, the application was modified before submittal.

WA Master
Contract No: 02620

Sourcewell
Awarded Contract
Contract # 052725-CXT

CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to- use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):
Remitting by check:
CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:
Beneficiary: CXT, Inc.
Beneficiary Bank: PNC Bank, Pittsburgh, PA
Account: 1077766885 ABA/Routing: 043000096
Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

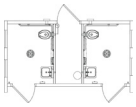
- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.
- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.
- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

Rev. 01/06/2026

CORTEZ — 10’ 3” x 17’

Cortez with chase has two single user fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded, and set up at site.





CXT
800.696.5766
cxtinc.com

	***Base Price**	$ 69,003.90

Optional Sections

Restroom* $69,003.90	Qty:	= $0.00	Shower* $83,452.95	Qty:	= $0.00
Family Assist Shower/Restroom Combo* $80,514.00	Qty:	= $0.00	Multipurpose Room $63,882.00	Qty:	= $0.00
Concession* $80,003.70	Qty:	= $0.00			

**Includes 4-gallon water heater.*

Total Optional Sections $ 0.00

Added Cost Options		Price Per Unit	Click to Select	
Final Connection to Utilities (per section)		$ 7,000.00	☑	7,000.00
Optional Wall Texture (per section)- *choose one* ○ Split Face Block ($6,500) ◉ Custom Texture ($8,500)		Reset Wall Texture		8,500.00
Optional Roof Texture (per section) ☐ Ribbed Metal		$ 6,500.00		0.00
Insulation and Heaters (per section)		$ 19,500.00	☐	0.00
Stainless Steel Water Closet (each)	Qty:	$ 2,500.00	☐	0.00
Stainless Steel Lavatory (each)	Qty:	$ 1,750.00	☐	0.00
Electric Hand Dryer (each)	Qty:	$ 1,000.00	☐	0.00
Electronic Flush Valve (each)	Qty:	$ 1,500.00	☐	0.00
Electronic Lavatory Faucet (each)	Qty:	$ 1,500.00	☐	0.00
Paper Towel Dispenser (each)	Qty:	$ 350.00	☐	0.00
Toilet Seat Cover Dispenser (each)	Qty:	$ 350.00	☐	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty:	$ 150.00	☐	0.00
Baby Changing Table (each)	Qty: 2	$ 1,100.00	☑	2,200.00
Marine Grade Skylight in Restroom (each)	Qty: 2	$ 1,800.00	☑	3,600.00
Marine Package- *excluding fiberglass doors and frames* (per section)		$ 4,500.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	$ 6,500.00	☑	6,500.00
Exterior Mounted ADA Drinking Fountain w/Bottle Filler (each)	Qty:	$ 8,500.00	☐	0.00
2K Anti-Graffiti Coating (per section)		$ 5,000.00	☑	5,000.00
Optional Door Closure (each)	Qty:	$ 850.00	☐	0.00
Fiberglass Entry and Chase Doors and Frames	Qty:	$ 5,300.00	☐	0.00
Timed Electric Lock System (each)	Qty: 2	$ 2,500.00	☑	5,000.00
Exterior Frostproof Hose Bib with Box (each)	Qty:	$ 1,200.00	☐	0.00
Smart Buildings—Remote Monitoring and Control Technology *[includes 1 year core license, router, antenna, 2 electrified locks, 2 light/occupancy sensors, relay/ IO system, wiring terminal block, power subsystem , embedded software agent]* ***Cell service required at location.***	Qty:	$ 10,000.00	☐	0.00
Powered by Anatomy™ Core License ○ Free Trial + 1 Year ($720) ○ Free Trial + 2 Years ($1,370)		Reset License Option		
			Total for Added Cost Options:	$ 37,800.00
Custom Options: Extra Crane 8 HR Min $6,100				$ 6,100.00
			Engineering and State Fees:	$ 7,200.00
			Estimated One-Way Transportation Costs to Site (quote):	$ 8,400.00
			Estimated Tax:	$
Estimated monthly payment on 5 year lease **$2,582.93**			Total Cost per Unit Placed at Job Site:	$ 128,503.90

This price quote is good for 60 days from date below, and is accurate and complete.

Disclaimer: Please call to confirm selected sections are compatible.

CXT® Incorporated

Todd Weger — Digitally signed by Todd Weger
Date: 2026.07.21 12:24:59 -07'00'

Signature Date

Sourcewell Awarded Contract Contract # 052725-CXT

WA Master Contract No: 02620

I accept this quote. Please process this order.

Company _____

Name _____ Title _____

Signature Date

SIGN HERE

Building Options

Exterior Color(s)— *For single color mark an X or use W for walls and R for roof.*

_____ Amber Rose	_____ Berry Mauve	_____ Buckskin	_____ Cappuccino Cream
_____ Charcoal Gray	_____ Cocoa Milk	_____ Evergreen	_____ Georgia Brick
_____ Golden Beige	_____ Granite Rock	_____ Hunter Green	_____ Java Brown
_____ Liberty Tan	_____ Malibu Taupe	_____ Mocha Caramel	_____ Natural Honey
_____ Nuss Brown	_____ Oatmeal Buff	_____ Pueblo Gold	_____ Raven Black
_____ Rich Earth	_____ Rosewood	_____ Sale Green	_____ Salsa Red
_____ Sand Beige	_____ Sun Bronze	_____ Toasted Almond	_____ Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color— *Mark with an X.*

_____ Basalt* _____ Mountain Blend* _____ Natural Gray* _____ Romana*

***If option is not available verify custom wall option is selected on previous page.**

Roof Texture

X Cedar Shake _____ Ribbed Metal*

***If option is not available verify custom roof option is selected on previous page.**

Wall Texture(s)— *For single texture mark an X or use T for top texture and B for bottom texture.*

_____ Split Face Block* _____ Horizontal Lap* _____ Board & Batt* _____ Stucco*

_____ Brick* _____ Distressed Wood* _____ Barnwood

***If option is not available verify custom wall option is selected on previous page.**

Stone Wall Texture— *Available as bottom texture only.*

_____ Napa Valley* _____ River Rock* _____ Flagstone* _____ Stacked Rock*

***If option is not available verify custom wall option is selected on previous page.**

Accessible Signage

☐ Men ☐ Women ☐ Unisex

Notes:

COMMITTEE / CITY COUNCIL STAFF REPORT

DATE: Tuesday, September 8, 2026

AGENDA ITEM TITLE

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

RESPONSIBLE STAFF

Michael Ray, Assistant CD Director/Planning Manager

ADDITIONAL PRESENTER(S)

DESCRIPTION

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.

REVIEWED BY

Planning and Zoning Commission

PROPOSED ACTIONS

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.

STAFF RECOMMENDATION

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.
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.

OTHER RESOURCES

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. Staff Report
2. Public Hearing Notice
3. Packet
4. P&Z Minutes
5. Rezone RCS
6. Preliminary Plat RCS
7. Ordinance 2026 - Harvest Hills 2 Rezone_final

CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

Hearing Date: September 8, 2026

GENERAL INFORMATION

Hearing Body: City Council

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

Attachments:

1. Notice of Public Hearing
2. Application for Rezone
3. Proposed Rezone Materials
4. Application for Preliminary Plat
5. Proposed Preliminary Plat
6. Neighborhood Meeting Materials

STAFF REVIEW

Proposal: 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 which is currently zoned Moderate Density, Single Family Residential (R-2) to the Medium Density Residential (R-3) Zone. The proposed preliminary subdivision plat is a 17.2-acre area to create 64 parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition.

Site and Area Land Use: The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west. Moser Park is directly adjacent to the east and is currently undeveloped.

Background: In 2005, the subject property was annexed into the City and rezoned from Agriculture/Forestry (AF) to the Moderate Density Single Family Residential (R-2) Zoning District. The Comprehensive Plan Land Use Designation at the time was Low Density Residential (LR). Also included in the land use actions in 2005 was a preliminary plat for the Windfall Hills Subdivision. The Windfall Hills Subdivision included 77 single family residential lots, averaging 9,700 sq. ft. at a density of approximately 4.5 units per net acre.

The Windfall Hills preliminary plat was approved by City Council on August 1st, 2005 subject to seven conditions. The developer then submitted a preliminary Planned Unit Development (PUD) to reduce the required front yard setbacks from 25 feet as required by the R-2 Zone to 10 feet. The

PUD also included sample home elevations that specified a certain architectural style for the development. In exchange for the reduction in setback requirements, the developer proposed to provide additional landscaping and public amenities above those required by the code, as well as certain design elements of the proposed houses intended to improve the aesthetic appeal of the neighborhood and reduce the amount of site grading. On July 19th, 2006, the Planning and Zoning Commission approved the preliminary PUD for Windfall Hills with three conditions. On July 21st, 2008 the Windfall Hills final plat and development agreement came before the City Council and both were subsequently approved.

In 2008, the developer of Windfall Hills approached the City about a Verizon pedestal that needed to be moved as part of the proposed subdivision. At the time, the City was contemplating a road improvement project on the portion of Mountain View Road that includes the Windfall Hills Subdivision frontage. There was also a desire by the City to extend the section of Janson Street from the north subdivision plat boundary to its intersection with Damen Street since the development of the Janson Street Extension was not required of the previous subdivision plats to the north. The City and the developer reached an agreement whereas the City would contribute up to $50,000 towards the relocation of the Verizon pedestals and be responsible for the underground utilities on the Janson Street Extension, if the developer paid for public improvements to Mountain View Rd including the bicycle and pedestrian path on the east side and paid for the above-ground improvements for the Janson Street Extension. This agreement was executed through a Memorandum of Understanding (MOU) which was approved by Council on April 21st, 2008. Subsequently in 2009 a revised MOU was entered into which replaced the 2008 MOU. Below is a detailed description of what was required within the 2008 MOU and the subsequent 2009 MOU.

The 2008 MOU was entered into on July 21st, 2008 and contained the following requirements of the developer:

1. That the developer deposit a security for all Mountain View Road bicycle and pedestrian path public improvements by July 27th, 2008; and
2. That the developer deposit a security for the above-ground improvements to extend Janson Street from the north subdivision boundary to Damen Street; and
3. Designating the timing of the aforementioned Janson Street extension to occur in Phase II of the development; and
4. That the developer dedicate a portion of property for street right-of-way for the widening of Mountain View Road and a 25 ft. wide pedestrian and bicycle path easement to the east of Mountain View Road; and
5. That the developer assumes the costs in excess of the City's $50,000 contribution for moving a Verizon pedestal located on the east side of Mountain View Road.

The MOU also required that the City:

1. Assume full financial responsibility up to $50,000 toward the cost of relocation of the Verizon pedestal; and
2. Assume full financial responsibility for or shall install all required below-ground public improvements for the Janson Street Extension prior to the developer installing all above-ground public improvements required for the Janson Street Extension.

For various reasons, portions of the July 21st, 2008 MOU were not completed and the City and the developer then entered into a June 8th, 2009 MOU which replaced the previous MOU. The 2009 MOU contained the following requirements of the developer:

1. That the developer assumes the total cost of the Janson Street Extension prior to receiving building permits on lots within Phase I of the development.

2. That the developer dedicate a portion of property for street right-of-way for the widening of Mountain View Road and a 25 ft. wide pedestrian and bicycle path easement to the east of Mountain View Road on or before June 3, 2009; and
3. That the developer shall grant a 35 ft. wide easement for street purposes on the east side of Mountain View Road for the widening of the road; and
4. That the developer shall file the final plat for Windfall Hills Subdivision by June 3rd, 2009.

The 2009 MOU required that the City:

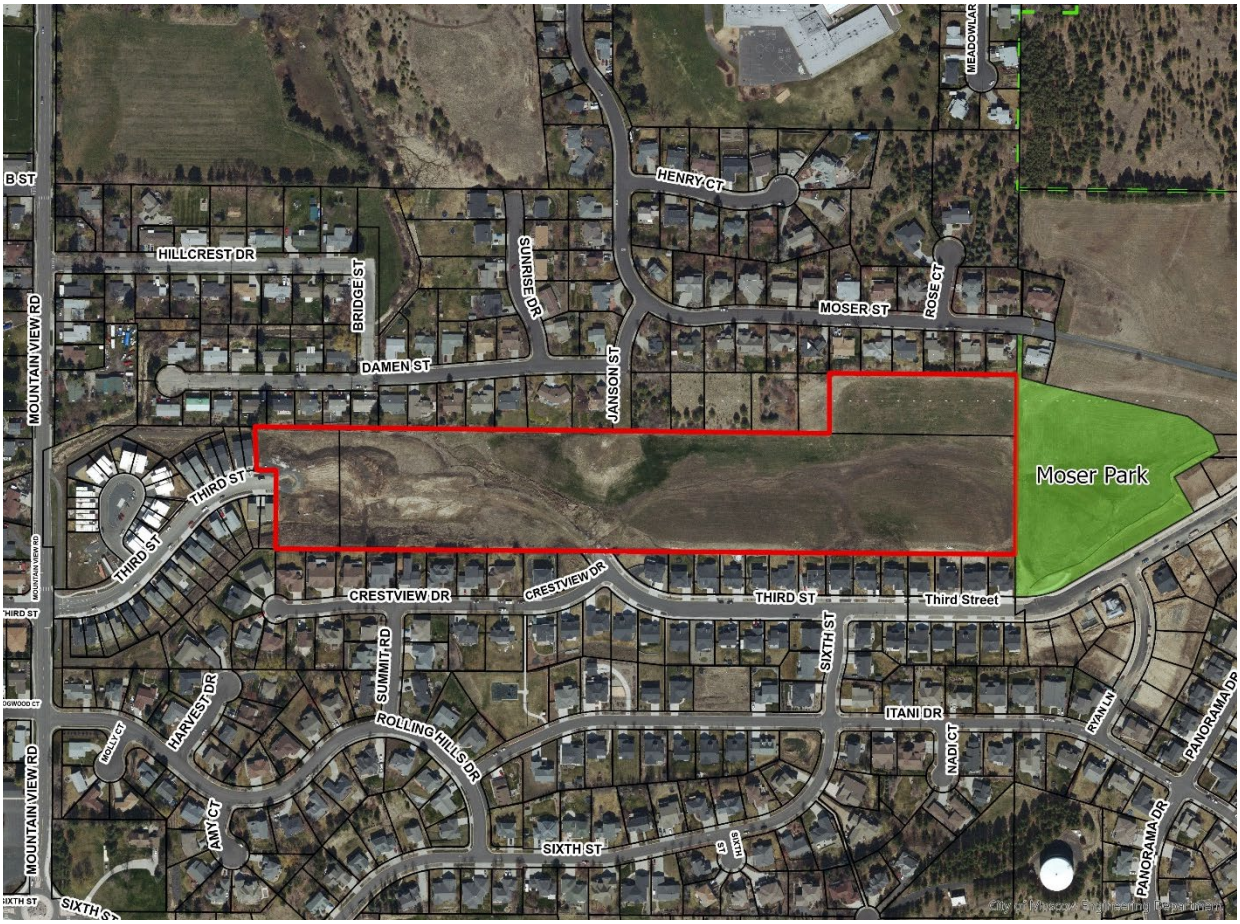
1. Construct improvements on Mountain View Road including paving, curb and gutter, and a drainage system; and
2. The aforementioned improvements shall include the entire subdivision frontage as well as the Hoffman unplatted property to the south of the subdivision.

The City has since constructed the agreed-upon construction improvements on Mountain View Road and the developer only completed conditions #2 and #3 that were required above. The developer failed to record the final plat for the Windfall Hills Subdivision so consequently the Windfall Hills Subdivision final plat approval expired and the Janson Street Extension was never paid for or completed.

In 2013, a preliminary subdivision plat on the subject property was approved for Harvest Hills Addition that was very similar to the original Windfall Hills proposal. There were five conditions placed upon the approval which included the requirement that the applicant construct Janson Street and that a portion of Third Street be widened to accommodate on-street parking on one side of the street. After the preliminary plat approval the applicant indicated that the approved project was not financially feasible and never proceeded with the final plat stage of the subdivision plat process.

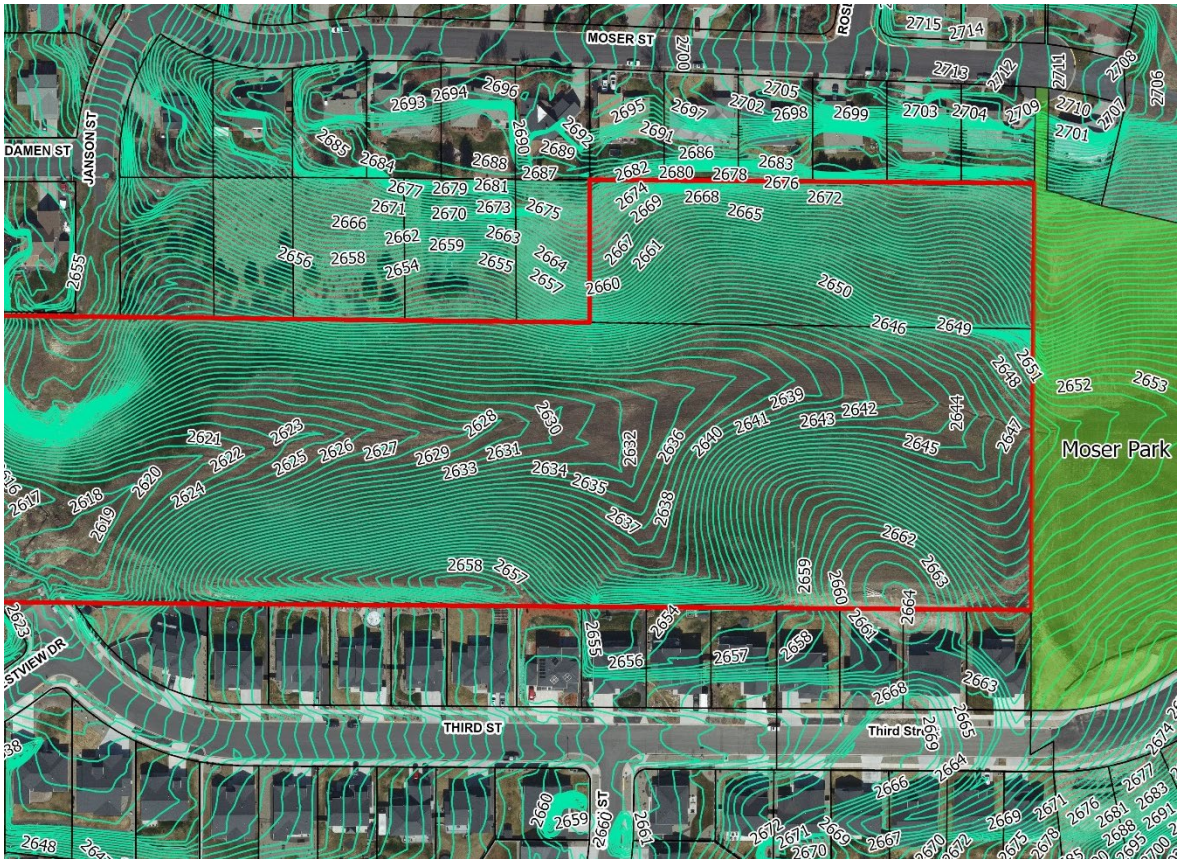
Then in 2015, the applicant submitted a new Harvest Hills subdivision plat for only 7.45 acres of the entire 24.7-acre property. The applicant proposed to rezone the majority of the property to Medium Density Single Family Residential (R-3) and plat twinhomes lots and also create a 2.2-acre Neighborhood Business (NB) lot at the intersection of Mountain View Road and Third Street. On February 1, 2016, City Council approved the proposed rezone request and then on April 18, 2016 the Council approved the preliminary subdivision plat for Harvest Hills 1st Addition with three conditions. Since the proposed subdivision plat boundary did not extend to the Janson Street intersection, the Council allowed the deferral of the construction of Janson Street to future plats to the east.

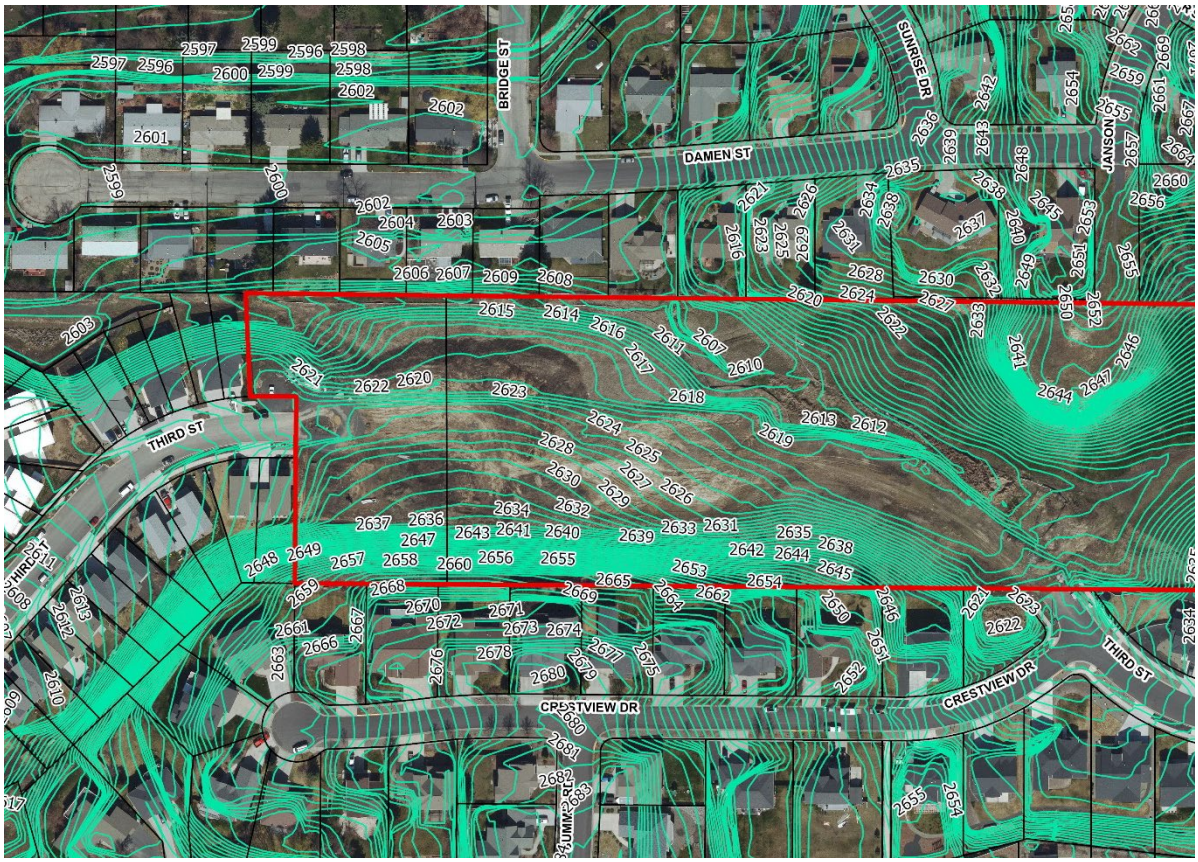
In 2021, the applicant then submitted a preliminary subdivision plat for the remaining 17.2-acre area of land located directly east of the Harvest Hills 1st Addition and referred to as Harvest Hills 2nd Addition. The proposal included 56 lots ranging from 7,219 to 24,075 square feet in size and was approved by City Council on September 7, 2021. The applicant then failed to submit the final plat documents to the Latah County Recorder's Office within 180 days of Council approval, so the 2021 approval was rendered null and void.



Vicinity Map

The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.





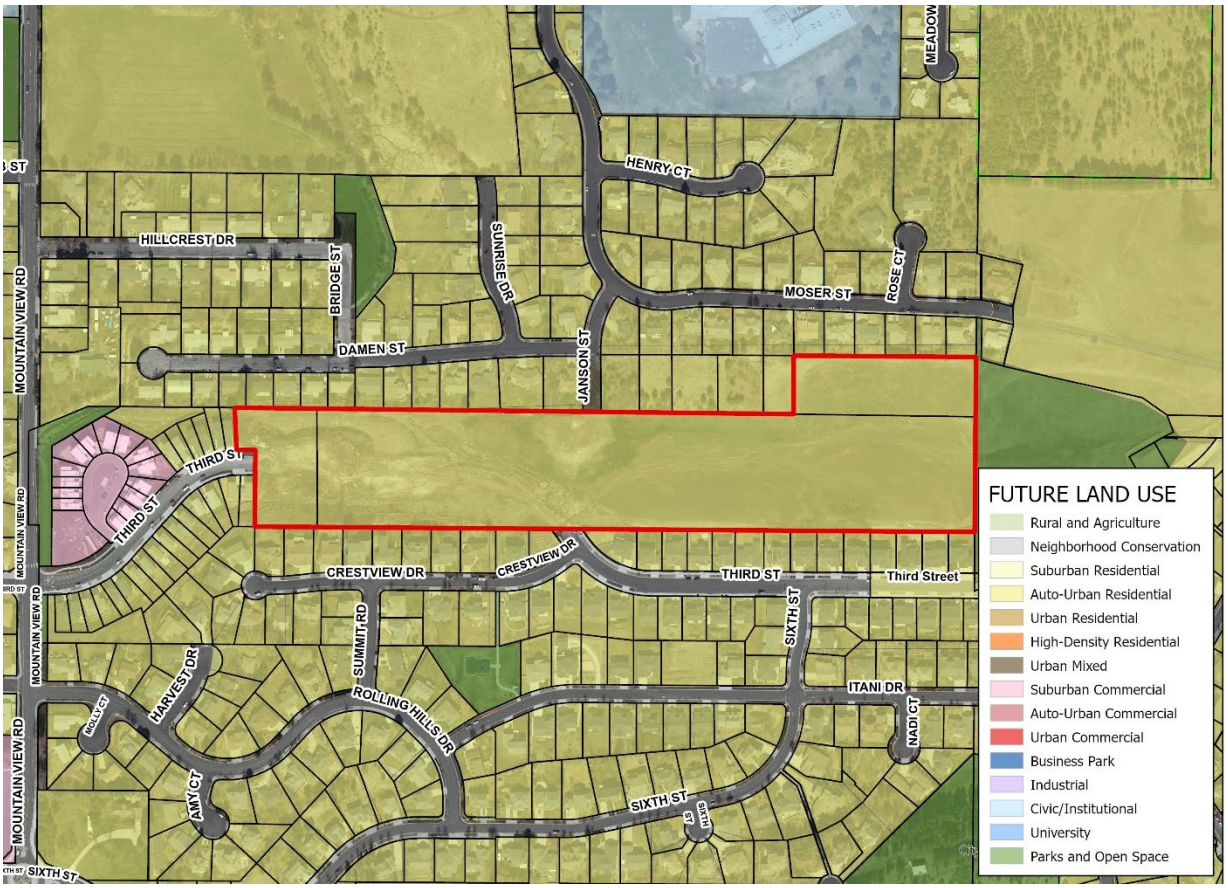
Topography Maps

Comprehensive Plan Land Use Designation:
The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

> *"designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."*

All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.

The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.



Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones. The applicant is proposing to rezone a 2.68-acre area which is currently zoned Moderate Density, Single Family Residential (R-2) to the Medium Density Residential (R-3) Zone.

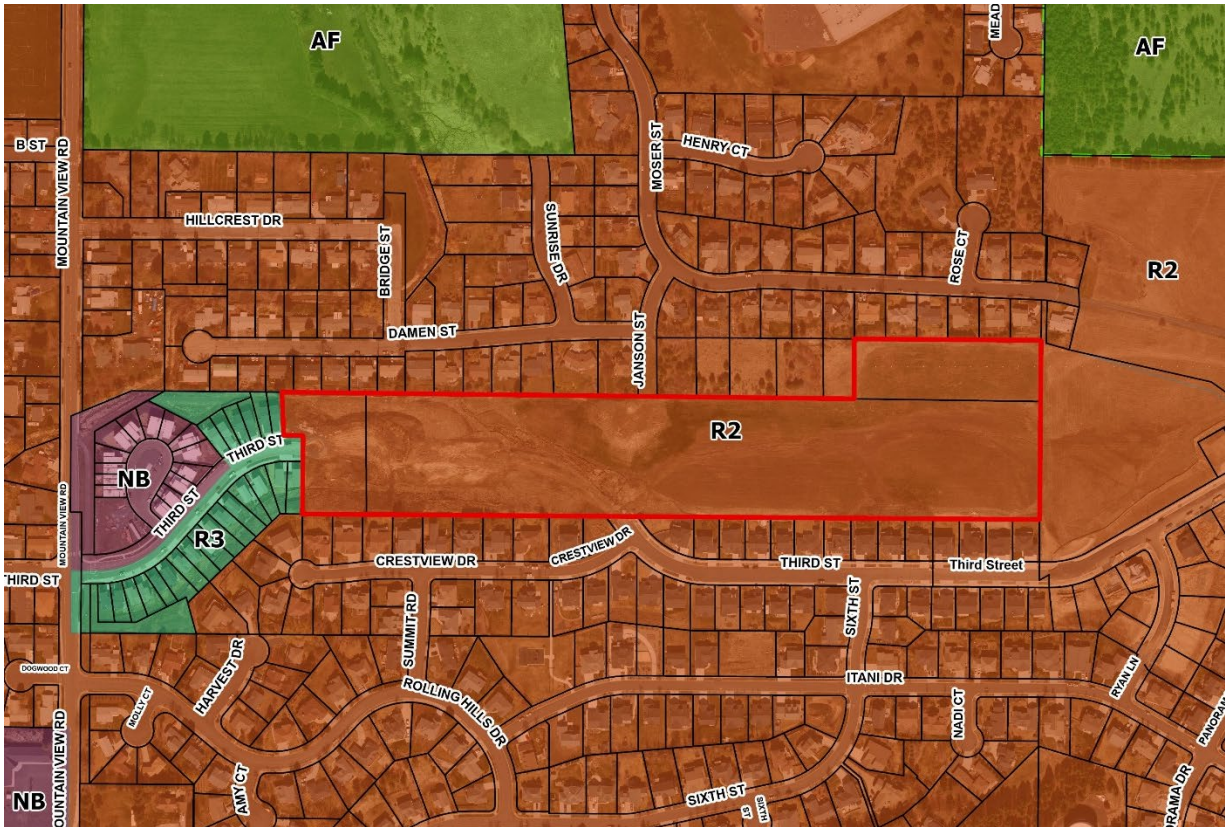
The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

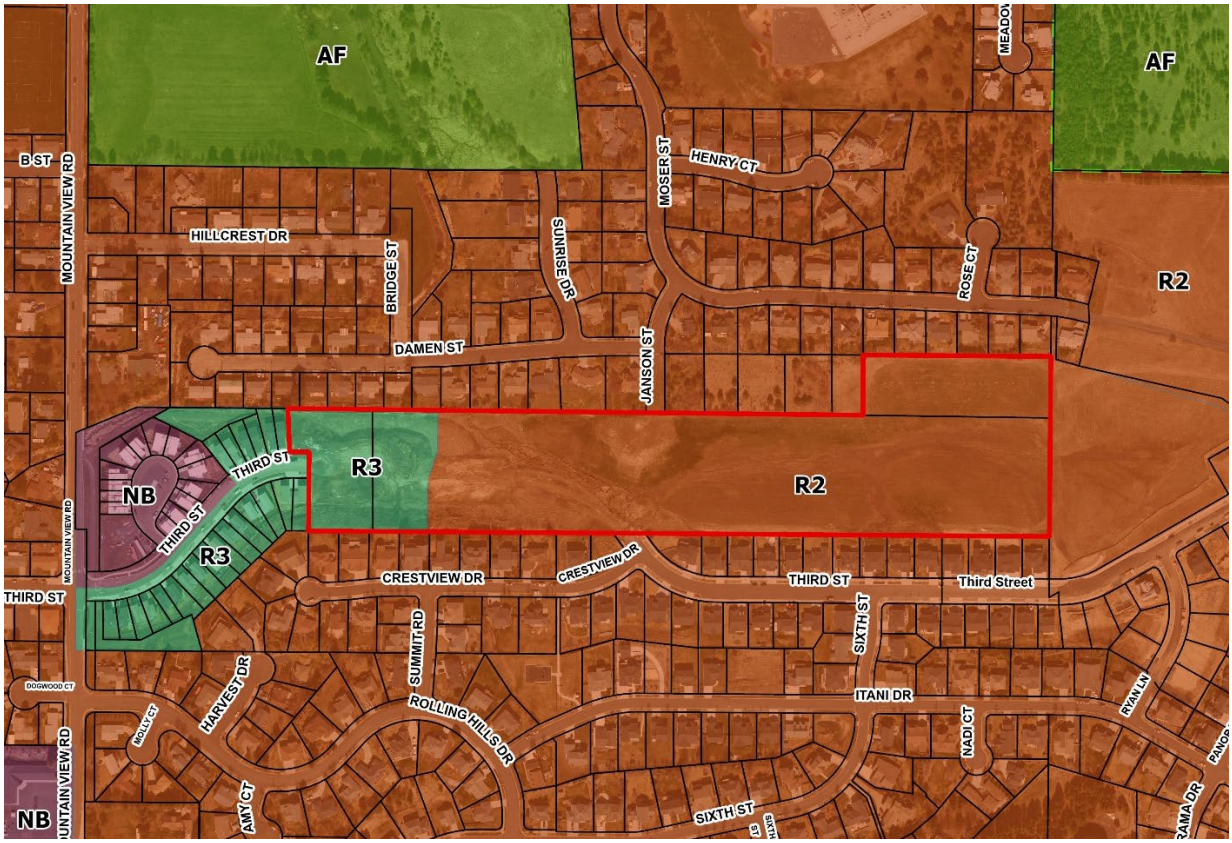
Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.

The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

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.



Current Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 17.2-acre area to create 64 parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition. There are 18 twinhome lots which are proposed within the R-3 portion of the subdivision and 46 standard single-family lots within the R-2 portion.

The minimum lot size within the R-2 Zone is 7,000 sf and minimum lot width of 60 feet. The minimum lot size for twinhomes within the R-3 Zone is 3,250 square feet and the minimum lot width is 30 feet. All proposed lots meet the minimum lot size and width requirements for their respective zones.

Water and Sewer: Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Third Street at the far east end of Harvest Hills 1st Addition. A new water main will be extended off of the existing and will extend along the Third Street alignment to the eastern subdivision boundary.

Sanitary sewer currently exists within the Third Street alignment on the subject property and is currently connected to Rolling Hills 8th Addition. This 8" sanitary sewer main was installed previously as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.

Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.

Access, Streets, Traffic: The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.

The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.

There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.

Parkland Dedication: The subject property contains approximately 13.32 acres of net developable land. The R-2 Zoning District requires a 5% parkland dedication and the R-3 Zone requires a 7% dedication, which equates to 30,876 square feet. There is an excess balance of 10,896 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland

dedication requirement of 19,980 square feet. The developer has proposed a 19,083 square foot island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications exceeds the parkland dedication requirement of the proposed subdivision by 628 square feet. David Schott, Parks and Facilities Manager, has indicated that he is in support of the proposed dedication.

Input From Other Departments:

RELEVANT CRITERIA & STANDARDS – ZONING AMENDMENT:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.

RELEVANT CRITERIA & STANDARDS - SUBDIVISION:

1. The proposed subdivision is in conformance with all applicable City Code requirements.
2. The proposed subdivision is in general conformance with the Comprehensive Plan.
3. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.
4. The proposed subdivision will not be detrimental to the public health, safety, or general welfare.

RECOMMENDATIONS:

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.

Staff recommends that the City Council 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.
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.

NOTICE OF PUBLIC HEARING

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

A public hearing at which you may be present and speak will be conducted by the City Council of the City of Moscow at which time the following proposals will be considered:

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

The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Rezone and Preliminary Plat on August 12, 2026, and recommended approval to City Council.

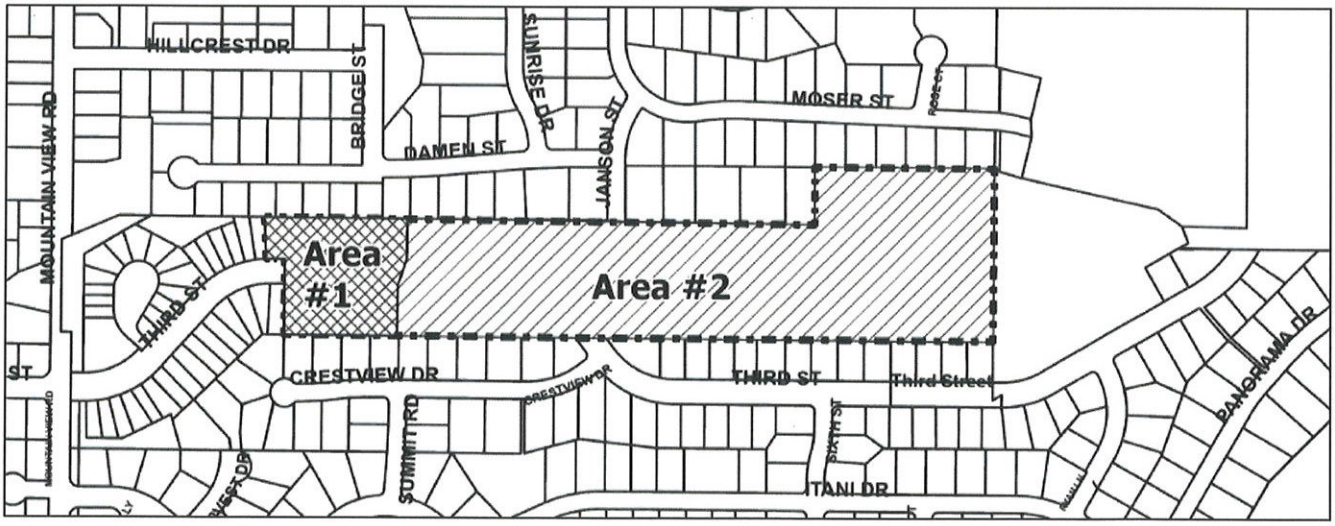
MEETING DATE: Tuesday, September 8, 2026

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Emailed comments can be received at P&Z@ci.moscow.id.us. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making board. You may obtain further information about the public hearing process and procedures on the City's Website at: https://www.ci.moscow.id.us/593/Public-Hearing-Notices



Laurie M. Hopkins, Moscow City Clerk

Jennifer R. Fleischman, Deputy City Clerk

Published: Saturday, August 22, 2026

LUP2026-0025

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	$1,053.00	
	Receipt Number		

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Phil Rheingans Phone: [redacted]

Address: Po Box 8986, Moscow, ID 83843 Email: [redacted]

OWNER: (if other than applicant)

Name: same Phone: _____

Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Phone: 208-882-3520

Address: 405 S Washington St, Moscow, ID 83843 Email: [redacted]

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

PROPERTY:

1. Proposed Subdivision Name: Harvest Hills Second Addition
2. Address(es) or Parcel Number(s): Parcel # RPM00000095765
3. Legal Description: *Please attach copy of full description.*
4. Gross Area of all land involved: 17.2 acres, and/or _____ sq. ft.
5. Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
   13.32 acres, and/or _____ square feet.
6. Total number of lots: 64 Average lot size: 9080
7. Existing Zoning of subject property: R-2

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use (i.e. 75% single-family residential; 20% multi-family; 5% commercial). Also include any proposed park land and the acreage:

100% single family residential . 0.47 acres of additional parkland dedication

Received 06-29-2026

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 written approval of such a request is issued by the City Engineer.

PRELIMINARY PLAT CHECKLIST - Please provide the following information:

_____ 1. Subdivision name
_____ 2. Location: Section, Township, Range
_____ 3. Subdivider's name & address
_____ 4. Engineer/surveyor name & address
_____ 5. Date of subdivision
_____ 6. Reference to adjoining subdivisions with names
_____ 7. North arrow
_____ 8. Scale, not less than 1 in. = 60 ft.
_____ 9. Existing and proposed right-of-way or public tracts with widths and names
_____10. Lot and block layout with numbering and dimensions
_____11. Existing zoning designation, or proposed if a rezone is requested
_____12. All existing and proposed easements of record stating width and purpose
_____13. Location of any existing open spaces or permanent structures
_____14. General layout of sewer and water utilities
_____15. Proposed phasing, if any
_____16. Acreage breakdown with gross and net (less right-of-way)
_____17. Plan/profile of proposed street grades
_____18. Existing Topography*
_____18. Proposed finished grading plan*
_____19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥5 acres or ≥50 lots)
_____20. Vicinity sketch

*5' max. contour interval (except for slopes >50% may have 10' interval). Areas with existing slopes ≥ 20% shall be shaded or clearly indicated on the plans.

APPLICATION SUBMITTAL:

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Planning and Zoning Commission. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

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

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. One full-sized Preliminary Plat Map and one electronic copy.

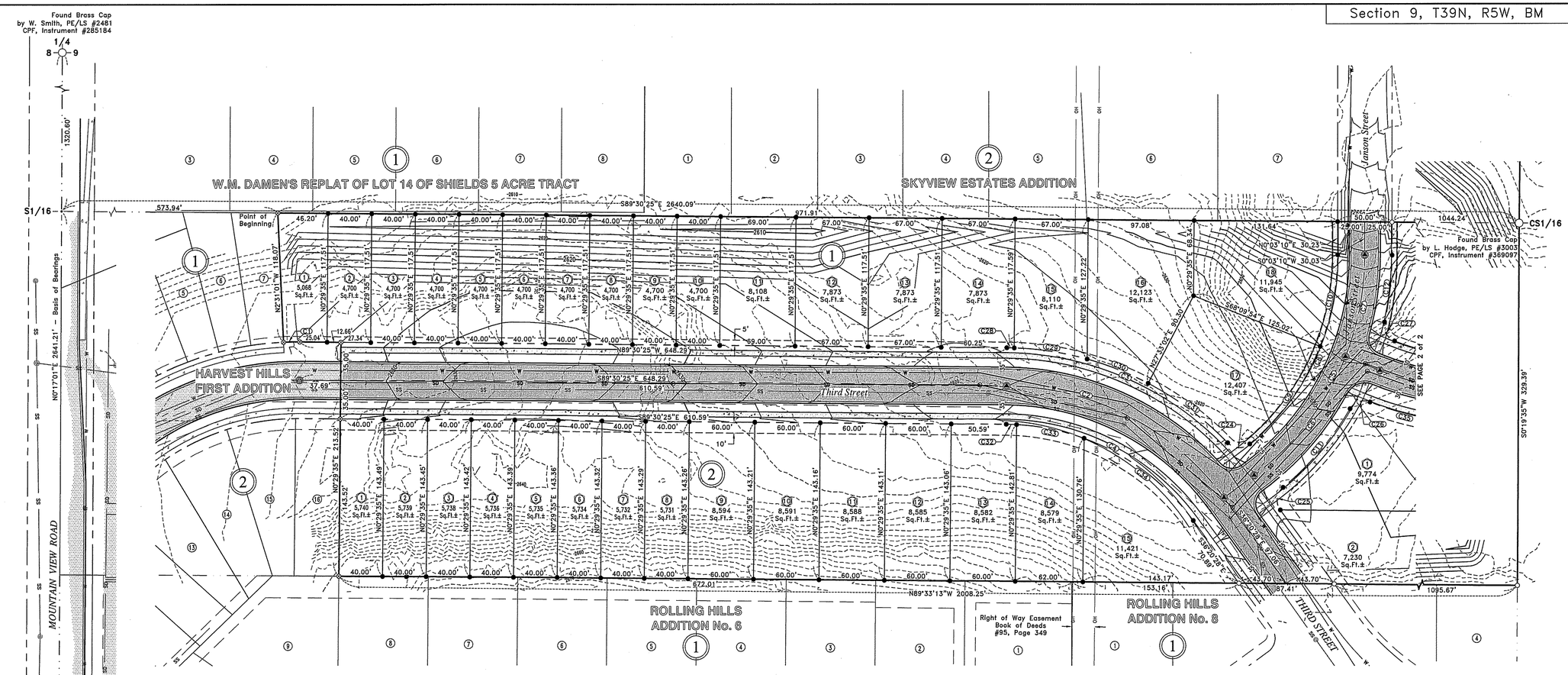
I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.

_____ 6-25-26
Signature of Applicant Date

_____ 6-25-26
Signature of Property Owner (if different) Date

Received 06-29-2026

Section 9, T39N, R5W, BM



Legal Description

A parcel of land located in the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, more particularly described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17'01"E, 1320.60 feet, to the northwest corner of the South Half of the Southwest Quarter of Section 9; Thence along the north line of said South Half, S89°30'25"E, 573.94 feet to the northeast corner of Harvest Hills First Addition and the **Point of Beginning**:

Thence continuing along said north line the following three courses:
- Thence S89°30'25"E, 971.91 feet to the west right-of-way line of Janson Street;
- Thence S89°30'25"E, 50.00 feet to the east right-of-way line of Janson Street;
- Thence S89°30'25"E, 538.16 feet;

Thence leaving said north line, N0°12'44"W, 157.00 feet to the southwest corner of Lot 5, Block 2 of Moser Estates Third Addition;
Thence along the south line of Moser Estates Third Addition, S89°32'04"E, 508.66 feet to the southeast corner of said Addition and the east line of the North Half of the Southwest Quarter of Section 9;
Thence along said east line, S0°43'42"W, 157.23 feet to the northeast corner of the South Half of the Southwest Quarter of Section 9;
Thence along the east line of the South Half of the Southwest Quarter of Section 9, S0°19'35"W, 329.39 feet;
Thence leaving said east line, N89°33'13"W, 291.71 feet to the northeast corner of Rolling Hills Addition No. 8;
Thence along the north line of Rolling Hills Addition No. 8 the following three courses:
- Thence N89°33'13"W, 803.96 feet to the northeasterly right-of-way line of Third Street;
- Thence N89°33'13"W, 87.41 feet to the southeasterly right-of-way line of Third Street;
- Thence N89°33'13"W, 153.16 feet to the northeast corner of Rolling Hills Addition No. 6;

Thence along the north line of Rolling Hills Addition No. 6, N89°33'13"W, 672.01 feet to the southeast corner of Harvest Hills First Addition;
Thence along the easterly boundary of Harvest Hills First Addition the following five courses:
- Thence N0°29'35"E, 143.52 feet to the south right-of-way line of Third Street;
- Thence N0°29'35"E, 70.00 feet to the north right-of-way line of Third Street;
- Thence continuing along said easterly boundary and along said north right-of-way line the following two courses:
  - Thence N89°30'25"W, 37.69 feet;
  - Thence 14.97 feet along a curve to the left, having a Delta = 3°00'35", Radius = 285.00 feet, Chord = 14.97 feet and a Chord Bearing = S88°59'17"W;
- Thence continuing along said easterly boundary and leaving said north right-of-way line N2°31'01"W, 118.07 feet to the **Point of Beginning.**

Parcel Contains 17.20 Acres±

Notes

1. Plat area is currently Zoned R2. Lots 1–10 in Block 1 and Lots 1–8 in Block 2 are to be rezoned R3. Surrounding area in Harvest Hills First Addition is Zoned R-3, area in W.M. Dahmen's Replat of Lot 4 of Shields 5 Acre Tract, Skyview Estates Addition, Moser Estates Third Addition, Rolling Hills Additions No. 5, & No. 8, Rolling Hills 9th Addition and unplatted surrounding areas are Zoned R-2.
2. Total plat area: 17.20 acres±
   Plat R/W area: 3.41 acres±
   Tracts A & B: 0.47 acres± (Parkland Dedication)
   Net Lot Area: 13.32 acres±.
3. All the area within of Harvest Hills Second Addition is within designated Flood Zone "C": Areas of minimal flooding.

   Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community–Panel Number 16057860240D, dated 4–15–2002. No delineated wetlands on site.
4. All Harvest Hills Second Addition Subdivision lots lying in the South Half of the Southwest Quarter are subject to the provisions of the right–of–way easements for overhead power to Washington Water Power as set forth in Instrument #128680, Book 95 of Deeds, Page 349, dated 4–15–1936 and Instrument #128796 Book 95 of Deeds Page 374, dated 4–28–1936.

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 southwest corner of Section 9 and the found northwest corner of the Southwest Quarter of Section 9, said bearing being N0°17'01"E.

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	14.97'	3°00'35"	285.00'	14.97'	S88°59'17"W
C2	231.98'	53°09'57"	250.00'	223.75'	S62°55'27"E
C3	225.96'	45°25'36"	285.00'	220.09'	N66°47'38"W
C4	199.50'	53°09'57"	215.00'	192.42'	S62°55'27"E
C5	233.89'	53°36'12"	250.00'	225.45'	S26°51'16"W
C6	138.85'	31°49'16"	250.00'	137.07'	N37°44'44"E
C7	95.04'	21°46'56"	250.00'	94.47'	N10°56'38"E
C8	196.65'	50°04'34"	225.00'	190.45'	S25°05'27"W
C9	111.11'	28°17'38"	225.00'	109.98'	N35°58'55"E
C10	85.54'	21°46'56"	225.00'	85.02'	N10°56'38"E
C11	95.05'	19°48'11"	275.00'	94.58'	N40°39'41"E
C12	61.69'	12°51'10"	275.00'	61.56'	N6°28'45"E

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C24	22.46'	85°47'26"	15.00'	20.42'	N86°58'33"W
C25	22.75'	86°54'15"	15.00'	20.63'	N7°06'39"E
C26	21.11'	80°37'14"	15.00'	19.41'	N71°04'13"E
C27	21.40'	81°43'25"	15.00'	19.63'	N27°57'23"W
C28	6.75'	1°21'25"	285.00'	6.75'	N88°49'43"W
C29	67.85'	13°38'24"	285.00'	67.69'	N81°19'48"W
C30	60.11'	12°05'05"	285.00'	60.00'	N68°28'03"W
C31	91.25'	18°20'41"	285.00'	90.86'	N53°15'10"W
C32	9.41'	2°30'29"	215.00'	9.41'	N88°15'11"W
C33	63.38'	16°53'25"	215.00'	63.15'	N78°33'14"W
C34	126.71'	33°46'04"	215.00'	124.89'	N53°13'30"W
C35	53.42'	10°55'49"	280.00'	53.34'	S74°05'05"E

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS #6271566"
- Set Centerline Monument Stamped "Hodge PLS #6271566"
- Found 5/8" Rebar Stamped "Priest 6449"
- Found 5/8" Rebar Stamped "Hodge 3003" or as Described
- Found CenterLine Monument Stamped "Priest 6449"
- Calculated Position
- (2) Block Number
- (A) Lot Number – Harvest Hills Second Addition
- (B) Lot Number – Other Subdivision
- (C1) Curve Data – See Curve Table
- Proposed Man Hole
- Existing Man Hole
- Harvest Hills Second Addition Plat Boundary
- Proposed Lot Line
- Existing Lot Line
- Proposed Right of Way
- Existing Right of Way
- Proposed Easement
- Section Line
- Existing Public Easement to City of Moscow
- W Proposed Water Line
- SS Proposed Sanitary Sewer Line
- SD Proposed Storm Drain Line
- W Existing Water Line
- SD Existing Storm Drain Line
- SS Existing Sanitary Sewer Line
- OH Existing Overhead Power Line
- Existing 2' Contour Interval
- Asphalt Paving
- Concrete Paving

SCALE: 1"=50'
FEET
50 37.5 25 12.5 0 25 50

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
(208) 882-3580

PROFESSIONAL LAND SURVEYOR
LICENSE
6271566
12-25-2026
STATE OF IDAHO
BENJAMIN C. BAILEY

Harvest Hills Second Addition

to the City of Moscow, Latah County, Idaho – Preliminary Plat

Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843

July, 2026

Drafted by:	SW
Checked by:	TT?/MED
File Name:	HH FIRST ADD PRELIM
Tab:	P1
Layer Style:	TOPO
Plot Style	Primary.ctb
Project:	3483-07-13
Date:	6/25/26

1 OF 2

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Received 06-29-2026

Section 9, T39N, R5W, BM

MOSER ESTATES THIRD ADDITION

ROLLING HILLS ADDITION No. 8

ROLLING HILLS 9th ADDITION

Amber Court

Janson Street

Third Street

Moser Park (City of Moscow)

Found Brass Cap by L. Hodge, PE/LS #3003 CPF, Instrument #369097

Parkland Dedication Lot 19,083 Sq.Ft.±

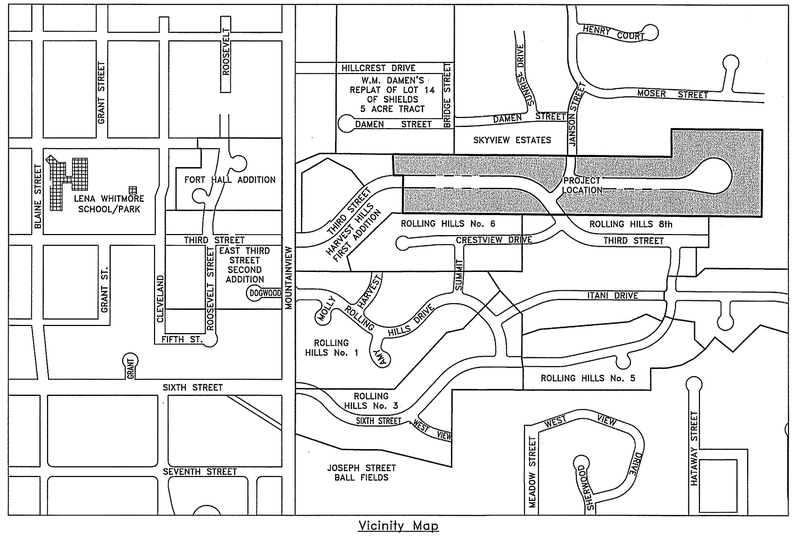
10' Wide Pedestrian Easement

Ex. 10' Wide Pedestrian Easement

SEE PAGE 1 of 2

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C5	233.89'	53°36'12"	250.00'	225.45'	S26°51'16"W
C6	138.85'	31°49'16"	250.00'	137.07'	N37°44'44"E
C7	95.04'	21°46'56"	250.00'	94.47'	N10°56'38"E
C8	196.65'	50°04'34"	225.00'	190.45'	S25°05'27"W
C9	111.11'	28°17'38"	225.00'	109.98'	N35°58'55"E
C10	85.54'	21°46'56"	225.00'	85.02'	N10°56'38"E
C11	95.05'	19°48'11"	275.00'	94.58'	N40°39'41"E
C12	61.69'	12°51'10"	275.00'	61.56'	N6°28'45"E
C13	93.12'	21°20'31"	250.00'	92.58'	S78°50'10"E
C14	102.08'	20°53'15"	280.00'	101.51'	S79°03'48"E
C15	79.44'	20°41'20"	220.00'	79.01'	N79°09'45"W
C16	29.14'	9°32'24"	175.00'	29.10'	S84°44'13"E
C17	24.14'	9°32'24"	145.00'	24.12'	S84°44'13"E
C18	123.01'	48°36'27"	145.00'	119.36'	N66°11'21"E
C19	357.46'	238°08'51"	86.00'	150.33'	N19°02'28"W
C20	480.07'	238°08'51"	115.50'	201.89'	N19°02'27"W
C21	295.11'	238°08'52"	71.00'	124.11'	N19°02'27"W
C22	148.46'	48°36'27"	175.00'	144.05'	N66°11'21"E

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C23	53.17'	121°51'09"	25.00'	43.70'	S19°02'27"E
C24	22.46'	85°47'26"	15.00'	20.42'	N86°58'33"W
C25	22.75'	86°54'15"	15.00'	20.63'	N7°06'39"E
C26	21.11'	80°37'14"	15.00'	19.41'	N71°04'13"E
C27	21.40'	81°43'25"	15.00'	19.63'	N27°57'23"W
C35	53.42'	10°55'49"	280.00'	53.34'	S74°05'05"E
C36	48.66'	9°57'25"	280.00'	48.60'	S84°31'43"E
C37	56.18'	27°52'09"	115.50'	55.63'	N86°05'54"E
C38	46.05'	22°50'46"	115.50'	45.75'	N60°44'27"E
C39	46.52'	23°04'37"	115.50'	46.21'	N37°46'45"E
C40	47.20'	23°24'45"	115.50'	46.87'	N14°32'04"E
C41	10.00'	4°57'44"	115.50'	10.00'	N0°20'50"E
C42	54.82'	27°11'46"	115.50'	54.31'	N15°43'55"W
C43	54.82'	27°11'46"	115.50'	54.31'	N42°55'41"W
C44	54.82'	27°11'46"	115.50'	54.31'	N70°07'27"W
C45	54.82'	27°11'46"	115.50'	54.31'	S82°40'47"W
C46	54.82'	27°11'46"	115.50'	54.31'	S55°29'01"W



Vicinity Map

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS #6271566"
- Set Centerline Monument Stamped "Hodge PLS #6271566"
- Found 5/8" Rebar Stamped "Priest 6449"
- Found 5/8" Rebar Stamped "Hodge 3003" or as Described
- Found CenterLine Monument Stamped "Priest 6449"
- Calculated Position
- Block Number
- Lot Number – Harvest Hills Second Addition
- Lot Number – Other Subdivision
- Curve Data – See Curve Table
- Proposed Man Hole
- Existing Man Hole
- Harvest Hills Second Addition Plat Boundary
- Proposed Lot Line
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- Existing Right of Way
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- Existing Public Easement to City of Moscow
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- SD — Proposed Storm Drain Line
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- SD — Existing Storm Drain Line
- SS — Existing Sanitary Sewer Line
- OH — Existing Overhead Power Line
- Existing 2' Contour Interval
- Asphalt Paving
- Concrete Paving

N

SCALE: 1" = 50'

50 37.5 25 12.5 0 25 50

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
(208) 882-3520

PROFESSIONAL LAND SURVEYOR LICENSED 6271566 STATE OF IDAHO BENJAMIN C. BAILEY 6-25-2026

Harvest Hills Second Addition
to the City of Moscow, Latah County, Idaho – Preliminary Plat
July, 2026
Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843

Drafted by:	SW
Checked by:	TPJ/MED
File Name:	HH FIRST ADD PRELIM
Tab:	P2
Layer Style:	TOPO
Plot Style	Primary.ctb
Project:	3483-07-13
Date:	6/25/26

2 OF 2

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Received 06-29-2026

LUP2026-0024

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	Zoning/Comp Plan Amend	$1,145.00	
CDV	Annexation	$1,145.00	
	Receipt Number		

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. **Applicant**

Name: Phil Rheingans Phone: [redacted]

Address: Po Box 8986 Moscow, ID 83843 Email: [redacted]

Relationship to affected property (please check one):

Owner [X] Purchaser [ ] Lessee [ ] Other [ ] (explain below):

2. **Owner of Affected Property** (if other than applicant)

Name: same Phone: _____

Address: _____ Email: _____

3. **Location of Affected Property**: see attached legal description

If described by Metes and Bounds, please attach deed on a separate sheet.

Legal Description: _____ (Subdivision) _____ (Block) _____ (Lot)

INFORMATION ON REQUESTED REZONE

4. **Proposal**: The applicant requests a rezone of the above-described property as follows:

From: R2 (Current zoning) to: R3 (Proposed zoning)

5. **Reason**: Applicant requests a rezone for the following reason(s):

to construct additional twin homes similar to the homes constructed west of the proposed zone.

Received 06-29-2026

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance pursuant to MCC 4-9-3, with the following five **Relevant Criteria and Standards**. Please describe in the spaces provided below what you believe to be justification showing compliance with each criteria:

   A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

   The zone is consistant with section 2.5.7. The zone is an expansion of the neighborhood identity to the west without creating an association.

   B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

   The zone change is for a portion of an infil lot which extends an existing R3 zone easterly for continuation of like properties.

   C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

   The expected use is for additional twin homes matching the ones to the west.

   D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

   The increased density is on a collector street with sufficent services available for the rezoned parcels.

Received 06-29-2026

E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.

The proposed rezone is on a collector street with access to public facilities and services.

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone, comprehensive plan amendment, or annexation request. The Planning and Zoning Commission may recommend, and the City Council may require, additional conditions and limitations as specified in Title 4, Chapter 9, Section 9-3. of the Moscow City Code.

All questions addressed on this application and the submitted documents must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time, date and place of the hearing pertaining to this application. The applicant, or their duly-appointed representative, must be present at the public hearings held before both the Planning and Zoning Commission and the City Council.

The following materials must be included with this application before it will be processed:

1. Application fee
2. Copy of neighborhood meeting invitation, mailing list, attendance list, and minutes
3. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description

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

Signature of Applicant — Date: 6-25-26

Signature of Property Owner (if different) — Date: 6-25-26

Received 06-29-2026

6/25/2026

Legal Description by Hodge & Associates for:
Harvest Hills Development Corporation
Rezone Parcel

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17'01"E, 1320.60 feet, to the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9; Thence along the north line of said Southwest Quarter of the Southwest Quarter, S89°30'25"E, 573.94 feet to the northeast corner of Harvest Hills First Addition and the **Point of Beginning**;

Thence continuing along said north line, S89°30'25"E, 406.20 feet;
Thence leaving said north line, S0°29'35"W, 117.51 feet;
Thence S21°49'41"W, 75.15 feet;
Thence S0°29'35"W, 143.26 feet to a point on the north line of Rolling Hills Addition No. 6 Instrument #478263, Latah County Records;
Thence along said north line, N89°33'13"W, 320.00 feet to the southeast corner of Harvest Hills First Addition Instrument #594141, Latah County Records;
Thence along the easterly boundary of Harvest Hills First Addition the following five courses:
- Thence N0°29'35"E, 143.52 feet to the south right-of-way line of Third Street;
- Thence N0°29'35"E, 70.00 feet to the north right-of-way line of Third Street;
- Thence continuing along said easterly boundary and along said north right-of-way line the following two courses:
  - Thence N89°30'25"W, 37.69 feet;
  - Thence 14.97 feet along a curve to the left, having a Delta = 3°00'35", Radius = 285.00 feet, Chord = 14.97 feet and a Chord Bearing = S88°59'17"W;

Thence continuing along said easterly boundary and leaving said north right-of-way line N2°31'01"W, 118.07 feet to the **Point of Beginning.**

Parcel Contains 2.68 Acres±



F:\3831 Harvest Hills\Word\3831 Rezone Legal.doc\Legal Description

Received 06-29-2026

Section 9, T39N, R5W, BM

1/4 8 — 9 Found Brass Cap by W. Smith, PE/LS #2481 CPF, Instrument #285184

1320.60'

W.M. DAMEN'S REPLAT OF LOT 14 OF SHIELDS 5 ACRE TRACT

Southeast Corner of Damen's Replat Found Iron Pin, "Hodge 3003" 3.2' North of Section Line See Record of Survey Instrument #367915(1)

SKYVIEW ESTATES ADDITION

JANSEN STREET 25' 25'

S1/16

573.94'

Point of Beginning

406.20'

S89°30'25"E 2640.09'

615.71'

"Hodge 3003" 1044.24'

CS1/16

Found Brass Cap by L. Hodge, PE/LS #3003 CPF, Instrument #369097

N2°31'01"W 118.07'

Length: 14.97'
Delta: 3°00'35"
Radius: 285.00'
Chord: 14.97'
Chrd Brng: S88°59'17"W

N89°30'25"W 37.69'

THIRD STREET 35' 35'

S0°29'35"W 117.51'

75.15' S27°49'41"W

Rheingans

Warranty Deed Instrument #540586

Rezone Parcel 2.68 Acres±

HARVEST HILLS FIRST ADDITION

N0°29'35"E 213.52'

143.52'

S0°29'35"W 143.26'

320.00'

N89°33'13"W 825.18'

505.18'

ROLLING HILLS ADDITION No. 8

TRACT A

THIRD STREET

ROLLING HILLS ADDITION No. 6

N0°17'01"E 2641.21' - Basis of Bearings - 1320.60'

8 — 9 Found Brass Cap by W. Smith, PE/LS #2481 CPF, Instrument #278778

17 — 16

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 southwest corner of Section 9 and the found northwest corner of the Southwest Quarter of Section 9 said bearing being N00°17'01"E.

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS #6271566"
- Found 5/8" Diameter Rebar "Priest 6449" or as Described
- Found 5/8" Diameter Rebar "Younger 12724"
- Calculated Position
- Block Number
- Lot Number
- Curve Data, See Curve Table
- Rezone Parcel Boundary Line
- Parent Parcel Boundary Line
- Other Subdivision Lot Line
- Section/Section Subdivision Line
- Centerline
- Right-of-Way
- Existing Access & Utility Easement

N

SCALE: 1"= 60'

FEET 60 45 30 15 0 30 60

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

PROFESSIONAL LAND SURVEYOR LICENSED 6271566 6-26-2026 STATE OF IDAHO BENJAMIN C. BAILEY

Harvest Hills Second Addition

Rezone Exhibit

City of Moscow, Latah County, Idaho

Drafted by:	SW
Checked by:	BB
File Name:	3831 HH2 rezone
Tab:	Layout
Plot Style	Primary.ctb
Project:	3831-07-13
Date:	6/26/26

1 of 1

Received 06-29-2026

Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Harvest Hills 2nd Addition plat and partial rezone

WHEN: Friday, June 19, 2026 4:00 pm

WHERE: Latah County Fairgrounds, Grange Building, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding a partial rezone and plat for Harvest Hills 2nd addition. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

I will also respond to email questions and comments at [redacted] as well as phone calls at (208) 882-3520 through June 19, 2026. All questions and comments will be recorded and submitted to the city as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future City of Moscow public hearing for the project.



Sincerely,

Scott Becker
Project Manager
Hodge and Associates, Inc.

Received 06-29-2026

ABELS, AMY
[redacted]
MOSCOW, ID 83843

ACORD, JOEL
[redacted]
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ADAMS, JUDY
[redacted]
MOSCOW, ID 83843

ADMASSU, WUDNEH
[redacted]
MOSCOW, ID 83843

ALBRECHT, MIA
[redacted]
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ALEXANDER, BENJAMIN
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AMICK, BRANDON
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ANDERSON, ALISA
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ANDERSON, DWIGHT
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ARDEESER REVOCABLE LIVING TRST
[redacted]
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ATONDO, ALYSON
[redacted]
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AUGENSTEIN, ELISE
[redacted]
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BACON, ADAM
[redacted]
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BAKER, JERRY
[redacted]
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BAKER, RUSSELL
[redacted]
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BARBOUR REVOCABLE LIVING TRUST
[redacted]
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BARNES, CARSON
[redacted]
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BAXTER LIVING TRUST
[redacted]
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BECKER, CHRISTY
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BECKER, JAMES
[redacted]
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BELL, DOUGLAS
[redacted]
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BENTZ REVOCABLE SURVIVORS TRST
[redacted]
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BERG, JAMIE
[redacted]
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BERGLEY, LORETTA
[redacted]
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BIFFORD, JOEL
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BLISS, JOMARIE
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BLUTO, JASSEN
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BRAGG, JANE
[redacted] ST
MOSCOW, ID 83843

BROWER, KIRK
[redacted]
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BROWNING, BRIAN
[redacted]
MOSCOW, ID 83843

CAMPBELL, JOSEPH
[redacted]
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CANTRELL, BRIGITTE
[redacted]
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CAPILITAN, MEL
[redacted]
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CARLYLE, RYAN
[redacted]
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CARTER FAMILY LIVING TRUST
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CASEBOLT, DAVID
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CASTELLANOS, CINDY
[redacted]
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CHEATHAM, DAVID
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CLOTT, LARRY
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COLDIRON, LUKE
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COUPE, CHRISTOPHER
[redacted]
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COWAN, ROBERT
[redacted]
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CRACRAFT, SKYLAR
[redacted]
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CRAIG, JAMES
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CRIST, ZACKERY
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D STREET TREEFARM LLC
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MEDINA, WA 98039

DAVIS, JACKSON
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DEGOES, PAUL
[redacted]
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DINNING, BRIAN
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DODGE REVOCABLE LIVING TRUST
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EDWARD & JUDITH WICHER TRUST
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IDAHO FALLS, ID 83404

ENG, KEVIN
[redacted]
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ENGELBRECHT, JOHN
[redacted]
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ERTLE, ANDREW
[redacted]
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FARMER, JEANNIE
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FEMREITE FAMILY REV LVNG TRUST
[redacted]
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FISHER, JASON
[redacted]
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FLATHERS, RONALD
[redacted]
MOSCOW, ID 83843

FLETCHER, RORY
[redacted]
MOSCOW, ID 83843

FLOCH, DALE
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FOISY, BRIAN
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FORD, THOMAS
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FOUTCH, BRYAN
[redacted]
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FRANCK, JOSHUA
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GABRIEL, RAFY
[redacted]
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GARCIA, PAUL
[redacted]
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GARDNER, STEVEN
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GODFREY, MATTHEW
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GREENE, SALLY
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GRIEBLING, DANIEL
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HALL, SARAH
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HEISIG, MATTHEW
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HELBLING, WILLIAM
[redacted]
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HELLMAN, PATRICIA
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HERMANN, DIANE
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HIERSCHBIEL, STUART
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HIGHFILL, MICHAEL
[redacted]
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HILL, JOHN
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HOANG, LINH
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HOHSTADT, CORBIN
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HORNE, JANA
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JEFFERS, NICKOLAS
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JEFFORDS, TAMI
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[redacted]
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KASSEM, EMAD
[redacted]
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KELLEY, ABEL
[redacted]
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KHADKA, KAMAL
[redacted]
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KIFLEMICHAEL, SELAM
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KINZER, ART
[redacted]
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KIRCHNER FAMILY TRUST
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KNEALE, RYAN
[redacted]
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KNEALE, SCOTT
[redacted]
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KOEPKE, LEONARD
[redacted]
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KONEN, CADE
[redacted]
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KREIS, ROBERT
[redacted]
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KURANAGA, LINDA
[redacted]
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LEESTMA, DANIEL
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LEWIS, JERALD
[redacted]
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LI, FENG
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LICHTE, AMY
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LIVELSBERGER, PHILLIP
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LOCKE, KENNETH
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LUNDQUIST, WILLIAM
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MARC & ANNE KLOWDEN TRUST
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MARCHANT, GREGORY
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MARILYN & JASON FRANKLIN TRUST
[redacted]
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MARR, MARK
[redacted]
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MARTIN TRUST
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MARTIN, ANDREW
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MARTIN, TODD
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MASCIOTRA, JAMES
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MCEVOY-NAVARRO, ELIZABETH
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MCLUEN, BENJAMIN
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MILLS, PETER
[redacted]
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MIXON, ALLEN
[redacted]
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MORDHORST, TODD
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MORGAN, DIANA
[redacted]
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MOSMAN, WYNN
[redacted]
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MURPHY, MICHAEL
[redacted]
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NANCE, JAMES
[redacted]
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NARUOKA, YUKIKO
[redacted]
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NEEDHAM, SHANE
[redacted]
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NESBITT, KASSIDY
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NEWMAN, ERIK
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NINI HOANG REVOCABLE TRUST
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NORMURA TOJO LIVING TRUST
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NORTON, ANDREW
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NUTER, CHRISTOPHER
[redacted]
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NYHUS, PETER
[redacted]
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OLIVEIRA, LOUISE
[redacted]
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OPLINGER, SCOTT
[redacted]
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PARIS, GEORGE
[redacted]
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PARKS, MITCHELL
[redacted]
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PAYTON, MARK
[redacted]
MOSCOW, ID 83843

PENG, CHING-AN
[redacted]
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PIERCE-GARNETT, DAVID
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PIMENTEL, DAVID
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PITTS, CRYSTAL
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[redacted]
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[redacted]
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RAYNER, PATRICIA
[redacted]
MOSCOW, ID 83843

REEVES, MARK
[redacted]
MOSCOW, ID 83843

RICHARDS REVOCABLE TRUST
[redacted]
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RICHARDS, BRANDON
[redacted]
MOSCOW, ID 83843

RICHARDS, SHAWN
[redacted]
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RICKER, BRYAN
[redacted]
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ROBINSON, WILLIAM
[redacted]
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ROBISON, BRADLY
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ROESLER, JASON
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RONALD EARL SEAMAN LIVING TRUST
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SABAN, PAUL
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SAUL, BRAD
[redacted]
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SCHETZLE, KICHANA
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SCOTT, LLOYD
[redacted]
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SEIDMAN, HARRY
[redacted]
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SENSING, WILBUR
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SHARMA, BAL
[redacted]
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SHELDEN, ERIC
[redacted]
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SHEPARD, PHILIP
[redacted]
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SHRESTHA, DEV
[redacted]
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SHUFFIELD, BRIAN
[redacted]
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SKANDALOS, GEORGIOS
[redacted]
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SKIBIEL, AMY
[redacted]
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SMILEY-JOHNSON, WENDY
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SMITH, BRIAN
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SMITH, IAN
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SMITH, LLOYD
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SMITH, MARVIN
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[redacted]
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SPELLMAN, EMILY
[redacted]
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SPILLMAN, BRIAN
[redacted]
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STANKE, WILLIAM
[redacted]R
MOSCOW, ID 83843

STEELE, EDWARD
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STENLUND, TRACY
[redacted]
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STEVENSON, JOSHUA
[redacted]
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STINSON, LORI
[redacted]
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STRONG, NATHAN
[redacted]
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SUTERA, JOHN
[redacted]
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TALBOTT, JUDEE
[redacted]
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TAYLOR, CHRISTOPHER
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THOMPSON, NANCY
[redacted]
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THOMSON, BRYAN
[redacted]
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TOTTEN, WAYNE
[redacted]
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TREADWELL, JOHN
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TRUJILLO-BARRERA, ANDRES
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TULLSEN, ANDREW
[redacted]
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UNLU, GULHAN
[redacted]
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URQUIDI, ANTONIO
[redacted]
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VAN ECK, PETER
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VAN NULAND, KELLY
[redacted]
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VENEZIANO, ANNETTE
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VESTAL, BURK
[redacted]
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VOGEL, WARREN
[redacted]
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WAISANEN, CASSANDRA
[redacted]
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WALKER, MATTHEW
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WANAMAKER, NANCY
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WANG, YONG
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WARNER, PHILIP
[redacted]
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WARNERT REVOCABLE TRUST
[redacted]
SAN RAMON, CA 94582

WEAVER, COLLEEN
[redacted]
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WEBB, WILLIAM
[redacted]
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WESSELS, DUANE
[redacted]
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WEST, ISAAC
[redacted]
MOSCOW, ID 83843

WESTERMAN, SIERRA
[redacted]
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WHITT LIVING TRUST
[redacted]
COEUR D ALENE, ID 83814

WIECHERS FAMILY REV TRUST
[redacted]
MOSCOW, ID 83843

WIGLE, TONI
[redacted]
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WILLIAMSON, CHRISTIANE
[redacted]
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WINTERBOTTOM REVOCABLE TRUST
[redacted]
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WRAY, MARK
[redacted]
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WRIGHT, JOHN
[redacted]
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WU, XIAO
[redacted]
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ZUBA, JAMES
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Received 06-29-2026

Harvest Hills 2 Subdivision Plat and Partial Rezone

Neighborhood Meeting Minutes

Friday, June 19, 2026, 4:00pm
Presenter: Scott Becker, PE Hodge and Associates
Developer: Phil Rheingans
Meeting Location: Latah County Fairgrounds Grange Room

Meeting Purpose

The presentation and discussion of the proposed Harvest Hills 2nd Addition Plat and Partial Rezone

Meeting

The meeting was called to order at 4:00 and was open to the neighbors.

Scott Becker opened the meeting by introducing a general overview of the project. He presented boards with the subdivision plat layout and partial rezone.

There were an open discussion concerns, solutions and additional options

The following is a list of concerns by the neighbors and remedies by the engineer and developer:

1. I heard they are going to put in manufactured homes. *Scott explained there will be no manufactured homes in the subdivision. The developer is proposing some additional twin homes. It's possible someone confused twin homes with double wide homes.*

2. What is being done about run off from the site and flooding on Damen and Bridge Streets? *Scott explained that once the street and homes within the development have been constructed, direct runoff from the site will be reduced by 75% or more. Stormwater from the street area and from roofs will be directed to the storm drain system in the street and conveyed to the existing detention pond near Mountain View Street.*

3. With the new subdivision will flooding increase at Paradice Creek? The City told us there is nothing that can be done to increase the capacity of Paradice Creek. *Scott responded, the stormwater runoff from the sited will not increase flooding because stormwater will run into the detention pond and be released at the current rate. However, the development will not decrease the flooding potential either.*

4. Will there be development behind my home? The city and realtor told me no one would build around my house. *Scott: There will be construction behind your home but no construction along the park side of the property.*

5. We're concerned that Jansen Street will dramatically increase traffic on Moser Street if it is connected to 3rd Street. Can Jansen Street be a pedestrian path rather than a vehicle

405 South Washington Street
PO Box 8728
Moscow, ID 83843
Tel: (208) 882-3520
Fax: (208) 882-2622
E-mail: hodge@moscow.com
SCOTT BECKER, PE PRINCIPAL

Received 06-29-2026

route. *Scott: the City of Moscow wants the Jansen Street connection but the developer and engineer would support the neighbor's petition for a pedestrian only connection.*

6. Will there be additional parking on 3rd Street? *Scott: 3rd Street is a collector street with bicycle lanes no plan for additional parking on the street.*

7. People currently park on 3rd Street. Who regulates parking in a bicycle lane? *Scott: Moscow PD or code enforcement will regulate parking in a no parking zone but that is not the developer's responsibility.*

8. When will the 3rd Street Bridge be constructed for vehicle traffic? *Scott: The 3rd Street Bridge would be a valuable asset for City connectivity and traffic flow, but I do not see that being a priority until the Council has the fortitude to push it through.*

9. Will houses be built on the extension of Moser Street? Additional homes will completely destroy our view. *Scott: Moser Street is not part of this subdivision, but there are plans to develop it in the future and construct homes along it.*

There was general discussion of development in Moscow and the direction of the city. With no other questions, the meeting adjourned at 5:30 pm.

Attached is a copy of the attendance sheet and email correspondence.

Respectfully

Scott Becker, PE

Hodge & Associates, Inc.

Enc.

405 South Washington Street
PO Box 8728
Moscow, ID 83843

Tel: (208) 882-3520
Fax: (208) 882-2622
E-mail: hodge@moscow.com

SCOTT BECKER, PE PRINCIPAL

Received 06-29-2026

Meeting Attendance Sheet

Project Name:	Harvest Hills Second Plat and Parcial Rezone
Project Number:	3831
Meeting Type:	Neighborhood Meeting
Meeting Location:	Latah County Fairgrounds Grange Room
Meeting Time:	June 19, 2026, 4:00 PM

Name	Mailing Address
Jim Mascota	[redacted] Moscow
Amy Lichte	[redacted]
David Jackson	
Shannon Ford	[redacted]
Jan + John Graham	[redacted]
Cliff + Carolyn Tuttle	[redacted]
Erik & Jane Berg	[redacted]
Andrew Tullsen	[redacted]
Jim and Gi Nance	[redacted]
Phil Rheingans	[redacted]

Received 06-29-2026

Meeting Attendance Sheet

Project Name:	Harvest Hills Second Plat and Parcial Rezone
Project Number:	3831
Meeting Type:	Neighborhood Meeting
Meeting Location:	Latah County Fairgrounds Grange Room
Meeting Time:	June 19, 2026, 4:00 PM

Name	Mailing Address
Lyndee Walker	[redacted]
Eric Jensen	[redacted]
CARL BORG	[redacted]
Brad & Debra Saul	[redacted]
Phil Shepard	[redacted]
SCOTT OPLINGER	[redacted]
Ron Mascioto	[redacted]

Received 06-29-2026

scottbecker@moscow.com

From: scottbecker@[redacted]
Sent: Tuesday, June 16, 2026 12:51 PM
To: 'Shannon Ford'
Subject: RE: Harvest Hills 2nd Addition
Attachments: 3831 pre plat.pdf

Hi Shannon,
Your house backyard abuts Block 4 Lot 15. You can see this on the second page of the map I've attached. The south side of your home is along Moser Park.
I can better show you the layout at the neighborhood meeting or if you would like to stop by our office, I can show you that as well.
I hope that helps.
Thank you,
Scott

From: Shannon Ford <[redacted]
Sent: Tuesday, June 16, 2026 12:37 PM
To: scottbecker@moscow.com
Subject: Re: Harvest Hills 2nd Addition

Hi Scott,
Following back up on this with you.
Thanks,
Shannon

On Wed, Jun 10, 2026 at 6:04 AM <scottbecker@moscow.com> wrote:

> Shannon,
>
> I'm out of the office this week. I'll send that you early next week when I'm back in the office.
>
> Thanks,
>
> Scott

From: Shannon Ford <[redacted]
Sent: Tuesday, June 9, 2026 9:12 AM
To: scottbecker@moscow.com
Subject: Harvest Hills 2nd Addition

Morning Scott,

Received 06-29-2026

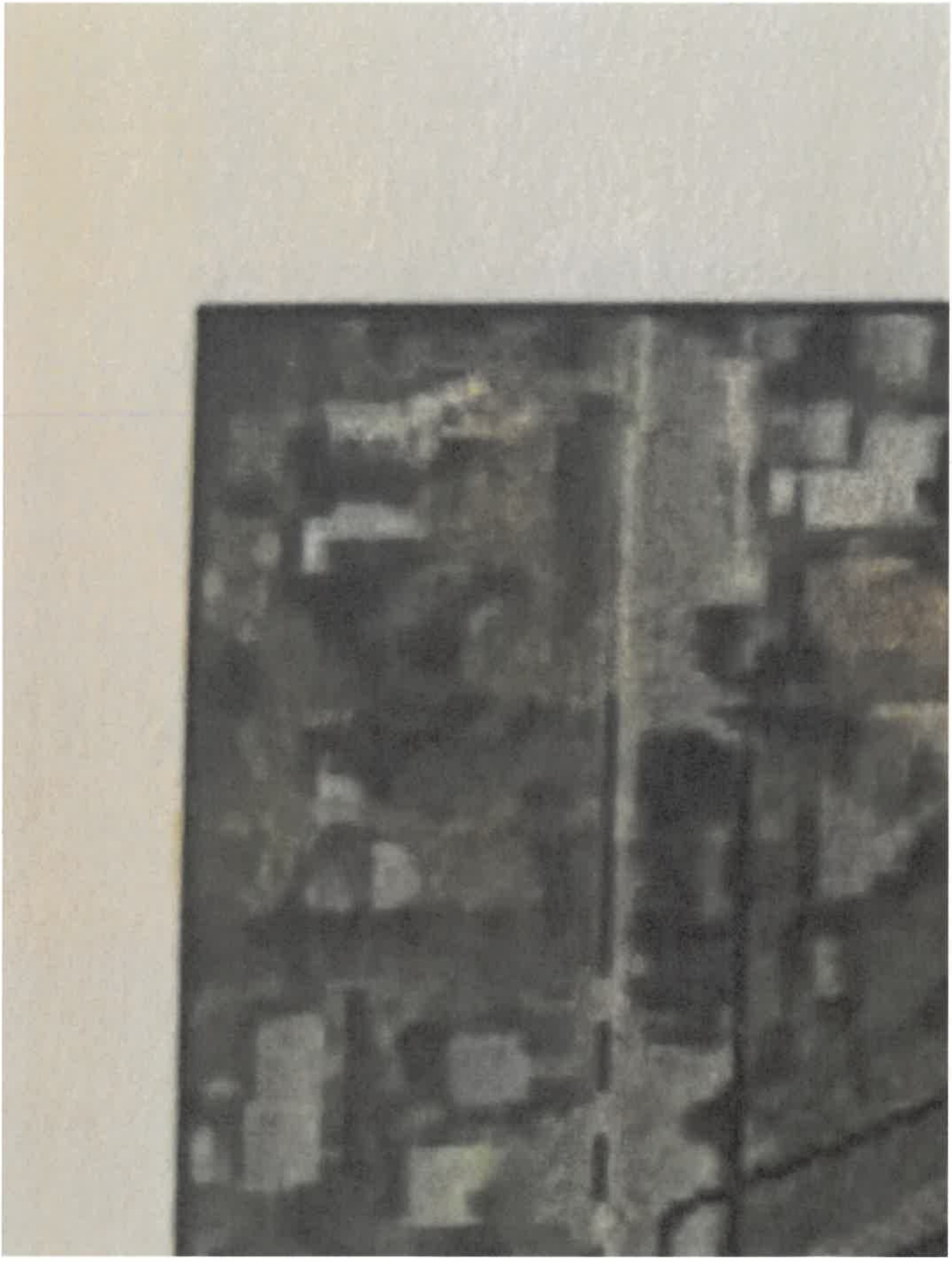
Can you please confirm where our house is on this picture?

Our address is [redacted]

Thank you,

Shannon

Received 06-29-2026



3

Received 06-29-2026

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Monday, June 15, 2026 7:41 AM
To: 'Barb Femreite'
Subject: RE: Harvest Hills 2nd Addition
Attachments: 3831 pre plat.pdf

Hi Barb,
Attached is the preliminary plat. The rezone would be for Block 1 lots 1-10 and Block 2 lots 1-8. This would be a continuation of the twin homes that are currently constructed to the west.
The project will connect the missing piece of Third Street and connect Jansen to Third Street so the City adamantly wants this project completed.
Let me know if you have any questions.
Thanks,
Scott

From: Barb Femreite [redacted]
Sent: Wednesday, June 10, 2026 7:59 AM
To: scottbecker@moscow.com
Subject: Re: Harvest Hills 2nd Addition

Thank you
Barb Femreite

On Wed, Jun 10, 2026 at 6:02 AM <scottbecker@moscow.com> wrote:

> Hi Barb,
>
> I'm out of the office this week. I'll send that to you next week.
>
> Thanks,
>
> Scott

From: Barb Femreite [redacted]
Sent: Monday, June 8, 2026 5:18 PM
To: scottbecker@moscow.com
Subject: Harvest Hills 2nd Addition

Please send me an electronic copy of the proposed map and the partial rezone.

Received 06-29-2026

Thank you,

Barb Femreite


Virus-free.www.avast.com

Received 06-29-2026

scottbecker@moscow.com

From: kjirsti day [redacted]
Sent: Friday, June 19, 2026 3:42 PM
To: scottbecker@moscow.com
Subject: Harvest Hills 2

Hi Mr. Becker,

I am a resident on Wheatland Court in the Harvest Hills neighborhood and am unable to attend the meeting tonight. I wanted to ask about parking for the new houses going in. We have a difficult time parking in our little cul-de-sac already and have to use 3rd street on occasion for guests or even our own vehicles. It is a big problem already. My concern is that adding these new homes without accounting for the fact that the current houses do not allow for even 2 cars to comfortably or conveniently fit into one lot will cause hardship on the new tenants, but also the current tenants. Especially with increased road traffic as well from the two neighboring developments. Additional cars parked along the road causes more opportunity for collisions and decreased visibility for the kids playing. I was surprised when we moved in that the current parking situation was approved for the number of houses in our little block.

Thank you so much for being willing to hear me out and for hosting this meeting tonight.

Kjirsti Leestma
[redacted]

Sent from Yahoo Mail for iPhone

Received 06-29-2026

scottbecker@moscow.com

From: Alida craig [redacted]
Sent: Friday, June 19, 2026 3:18 PM
To: scottbecker@moscow.com
Subject: Re: Harvest Hills 2 neighborhood meeting

Thank you so much for your quick reply.
I am very concerned with the number of town homes. Especially because Phil builds the garages so small. This is Idaho and a lot of people have pickup trucks. And they have larger SUVs which just don't fit in the garages that Phil has built.
Thank you so much for passing our concerns on to the city.
And I really appreciate your quick response.
Regards.
Alida

Get Outlook for Android

From: scottbecker@moscow.com <scottbecker@moscow.com>
Sent: Friday, 19 June 2026 15:06:44
To: 'Alida craig' [redacted]
Subject: RE: Harvest Hills 2 neighborhood meeting

Hi Alida,
Here are the answers to your questions:

1. There are 18 townhouse lots proposed. 8 on the south side of 3rd St and 10 on the north side of 3rd St.
2. The houses would be very similar to the one that are constructed to the west
3. One car for each side of the home
4. There will be driveway parking for those lots
5. The developer is Phil Rheingans

These are valid concerns that I will send to the City. I will include this email in our Neighborhood packet.
Thank you for reaching out.
Scott

From: Alida craig [redacted]
Sent: Friday, June 19, 2026 2:59 PM
To: scottbecker@moscow.com
Subject: Harvest Hills 2 neighborhood meeting

Dear Mr. Becker:

We will not be able to attend the meeting tonight but we have some questions.

How many of the lots will have townhomes on them?
What are the sizes of the houses?
Are their garages for 2 cars or just one?.
Is there going to be any additional parking set aside?

Received 06-29-2026

Who is the developer?

Our concern is that we live on Wheatland court. When the townhomes on 3rd street and Wheatland Court were constructed they did not include enough space allocated for parking. The Developer built 4 bedroom townhomes with one car garages. Please note that the garages are so small that the majority of cars will not fit into the garage and the very small parking space on Wheatland court does not handle the overflow so people are forced to park on 3rd street. Eventually, one side of 3rd street will not allow parking anymore due to the bike path. We are extremely concerned about the number of new houses that are going to be put into this area because it appears there is no parking allocated for these homes.

An additional concern is that we have a number of children that live in this area. Traffic will be dramatically increased on 3rd street because the 2 neighborhoods adjacent to 3rd street will have the option of now using 3rd street to get to mountain view.

It is our request that the city decrease the number of lots that are going to be developed. If the lots are bigger this will allow space for people to actually park on their own property instead of parking on 3rd street.

To summarize, we have 2 concerns about this development. #1 - parking. #2 - a dramatic increase in traffic on 3rd street. Thank you for acknowledging our comments.

Jim and Alida Craig

Virus-free.www.avast.com

Received 06-29-2026

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Monday, June 15, 2026 7:16 AM
To: 'Bohach, Gregory [redacted]
Subject: RE: Harvest Hills 2nd Addition
Attachments: _ags_d9c536e2-68c3-11f1-840a-005056935859.pdf

Greg,
Here's a better map. The subject parcel is located roughly between Damen St and Crest View Drive. The development would make the 3rd Street connection complete. It also connects Jansen St to 3rd St. The plat was approved and signed in 2021 but was never filed so the City views this as a formality.
You can also stop by the office and I can show you more for clarification. We have a front door again!
Thanks,
Scott

-----Original Message-----
From: Bohach, Gregory [redacted]
Sent: Wednesday, June 10, 2026 7:14 PM
To: scottbecker@moscow.com
Subject: Harvest Hills 2nd Addition

Hi Scott:

I was looking at the notice of the neighborhood meeting in the mail and was trying to determine where this is located. Nothing was labeled on the figure. I couldn't find much on line. Can you explain its location?

Thanks,
Greg Bohach

Received 06-29-2026

Jennifer R. Fleischman, Deputy City Clerk

July 27, 2026

206 East Third Street

Moscow, ID 83843

Attached is my textual material concerning the Proposed Preliminary Subdivision and Proposed rezone of the Harvest Hills 2nd Addition.

Philip G Warner

Philip Warner

[redacted]

Moscow, Idaho 83843

[redacted]

RECEIVED
JUL 30 2026
By: .....

Harvest Hills 2nd Addition - Laurie M. Hopkins, Moscow City Clerk

Your Notice of Public Hearing dated July 25, 2026 concerning the Harvest Hills 2nd addition states that textual material to the decision making board may be made in advance of the schedule hearing on August 12, 2026. These comments are submitted relevant to that statement.

My name is Philip Warner, I live at 1960 Crestview Drive adjacent to the proposed project. I would like to present my comments in two different categories. First the proposed preliminary subdivision and the proposed rezone.

I find it interesting that the city is presenting a proposed preliminary subdivision plat and proposed rezone when ground work has already begun on the project. Obviously the developers have been assured by the city that these proposed preliminary reviews will be approved otherwise they would not be expending considerable funds on the site work. The approval of these proposals becomes a moot point.

The construction zone has subsurface water near the excavation level. This can be determined by the water collection pond at the end of Crestview Drive. Also, the site preparation contractor is pumping subsurface water from a pond in the construction area. (photo attached) Any home built below that point will likely collect water at the lower levels and require sump pumps. A former wetland area (photo attached) has also been buried. This was confirmed by the city as they required a fence be place around it during previous site work. This is a direct violation of the US Army Corps of Engineers 404 permit system. The USACE is charged with regulating the discharge of fill material into waters including wetlands which has certainly taken place here. Also, since the single family homes of the project will be built in a gully the residents will have a fine view of a dirt bank. From my property we will have a view into two backyards which I suspect would not be appreciated by future home owners.

Secondly, I would like to address the site preparation work that is taking place at the construction site. Since site work will be done for the subdivision and rezone. I thought it would be worthwhile to discuss what is taking place now and in the future. Since the work is being accomplished very near established residences I assume that the city permit for this work has specifications for work hours, noise, dust control etc. The contractor has 3 bulldozers, 2 excavators and 2 scrapers working at the site as near as a couple of yards from my back fence. The bulldozers and scrapers emit large plumes of black smoke because the diesel engines are not tuned properly which doesn't help the air quality. A layer of dust has settled on our home as I am sure it has on our neighbors homes. The water truck has remained idle for the entire project.(photo of dust and exhaust smoke attached). I don't need to tell you what this project will do to our property value. Thank you for the opportunity to comment. – Philip Warner

RECEIVED
JUL 30 2026
By: .....



Wetland that has been buried



530170

MEMORANDUM OF UNDERSTANDING 2009
BETWEEN CITY OF MOSCOW, IDAHO AND
MICHAEL HOFFMAN, DEVELOPER,
WINDFALL HILLS SUBDIVISION

THIS MEMORANDUM OF UNDERSTANDING 2009 BETWEEN CITY OF MOSCOW, IDAHO AND MICHAEL HOFFMAN, DEVELOPER, WINDFALL HILLS SUBDIVISION OF THE CITY OF MOSCOW, IDAHO (hereinafter "2009 MOU") is entered into the 8th day of June, 2009 by and between City of Moscow, Idaho a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter referred to as "CITY"), and Michael Hoffman, Developer of Windfall Hills Subdivision of the City of Moscow, Idaho (hereinafter referred to as "DEVELOPER").

W I T N E S S E T H :

WHEREAS, on July 21, 2008, CITY and DEVELOPER entered into Memorandum Of Understanding Between City Of Moscow, Idaho Michael Hoffman, Developer, Windfall Hills Subdivision but, for various reasons, portions of such July 21, 2008 MOU were not completed; and

WHEREAS, CITY and DEVELOPER wish to replace such July 21, 2008 MOU with this 2009 MOU; and

WHEREAS, CITY desires to construct improvements on Mountain View Road within CITY limits which improvements include paving, curb and gutter, sidewalks, and a drainage system; and

WHEREAS, such improvements shall include Windfall Hills Subdivision frontage and the Hoffman-owned property immediately south of and adjacent to the Third Street extension (shown in the accompanying map); and

WHEREAS, the installation of the Plat monumentation or payment of the total amount of sixteen thousand five hundred dollars ($16,500) in security shall occur in accordance with the Monumentation Agreement dated July 21, 2008 on or before the date of filing of the final plat; and

WHEREAS, dedication of Mountain View right-of-way and parkland or dedication of an easement for Street purposes by DEVELOPER necessary for CITY to complete Mountain View improvement work (as shown on the accompanying map) must occur by May 25, 2009; and

WHEREAS, a portion of Windfall Hills Subdivision frontage shall be dedicated through the recording of the final plat by June 3, 2009; and

WHEREAS, remaining Hoffman-owned frontage on Mountain View shall be dedicated through a separate deed of dedication for the right-of-way and either a deed of dedication or an easement for parkland necessary for the existing asphalt trail shall be executed on or before June 3, 2009; and

WHEREAS, DEVELOPER wishes to and hereby agrees to construct Janson Street from its current terminus near Damon Street to the north line of the Windfall Hills Subdivision (as shown on the accompanying map) and agrees that such work shall include paving, curb and gutter, sidewalks, retaining walls, a drainage system, and a water main, and shall occur within Phase I of Windfall Hills Subdivision; and

WHEREAS, security may be utilized to defer construction of these improvements to a Phase subsequent to that of Phase I of the Windfall Hills Subdivision of the City of Moscow, Idaho as long as such deferral does not extend beyond the phase which includes the construction of the intersection of Windfall Court and Janson Street; and

WHEREAS, DEVELOPER agrees to be financially responsible for all costs of the extension of Janson Street from the northern boundary of the Windfall Hills Plat to its connection with Janson Street at the corner of Janson Street and Damon Street (hereinafter "Janson Street Extension" as shown in Exhibit "A"); and

WHEREAS, no party to this 2009 MOU wishes for this 2009 MOU to establish a precedence or to have any precedential value beyond this current MOU; and

WHEREAS, this 2009 MOU is entered into voluntarily by both parties; and

WHEREAS, time is of the essence in the execution of this 2009 MOU; and

WHEREAS, the valuable consideration exchanged between the parties includes the commitment by DEVELOPER to complete the filing of the final Plat of the Windfall Hills Subdivision on or before June 3, 2009;

NOW, THEREFORE, DEVELOPER and CITY hereby agree as follows:

I. PROPERTY AFFECTED

This 2009 MOU affects property commonly known as the Windfall Hills Addition to the City of Moscow, Latah County, Idaho and also affects the property shown as Hoffman Unplatted Property, both of which are more particularly described as follows and which are shown on the attached Exhibit "A", the same as if copied and transcribed herein:

A. WINDFALL HILLS PLAT

A parcel of land located in the SW 1/4 of Section 9, T39N, R5W, B.M., and being more particularly described as follows:

Beginning at the Southwest Corner of said Section 9; thence along the westerly line of said Section 9, N 0°16'55" E, 793.64 feet, to the TRUE POINT OF BEGINNING:

Thence continuing along said westerly line, N 0°16'55" E, 456.89 feet; Thence departing said westerly line, N 67°28'12" E, 179.00 feet; Thence S 89°45'15" E, 744.93 feet, along the southerly line of W.M. Dahmen's Replat of Lot 14 & Parts of Lots 10, 11, 12, 13 & 15 of Shield's Five Acre Tract Addition To The City Of Moscow, Idaho; Thence along the southerly line of Skyview Estates Addition to the City of Moscow, ID, S 89°11'47" E, 635.94 feet, to the southeast corner of said Skyview Estates; Thence S 89°31'07" E, 588.11 feet; Thence N 0°03'14" W, 156.94 feet, to the Southwest corner of Lot 5, Block 2 of Moser Estates Third Addition to the City of Moscow, ID; Thence along the southerly line of said Moser Estates Third Addition, S 89°32'39" E, 508.57 feet, to the southeast corner of said Moser Estates Third Addition; Thence S 0°48'25" W, 157.16 feet, to the Center-South 1/16 (CS 1/16) Corner; Thence along the easterly line of said SW 1/4 of Section 9, S 0°20'01" W, 329.48 feet; Thence N 89°33'23" W, 970.20 feet; Thence N 49°03'30" W, 59.13 feet; Thence S 64°56'31" W, 89.18 feet; Thence N 89°33'23" W, 973.45 feet, along the northerly line of the Rolling Hills Addition No. 6 To The City Of Moscow, Idaho, to the northwest corner of said Rolling Hills Addition No. 6; Thence S 46°04'46" W, 53.32 feet, along the northwesterly line of said Rolling Hills Addition No. 6; Thence departing said northwesterly line, N 48°09'15" W, 146.58 feet; Thence S 41°50'45" W, 210.74 feet; Thence 240.93 feet along a curve to the right, Delta = 48°26'10", Radius = 285.00 feet, Chord = 233.82 feet, and a Chord Bearing = S 66°03'50" W; Thence N 89°43'05" W, 69.81 feet, to the TRUE POINT OF BEGINNING.

Parcel contains 22.90 acres, more or less.

B. HOFFMAN UNPLATTED PROPERTY

A parcel of land situated in the southwest quarter of the southwest quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho and being more particularly described as follows:

Commencing at the southwest corner of said Section 9; thence N00°16'55" E 660.27 feet along the west line of said section to the northwest corner of the Rolling Hills Addition No. 1 to the City of Moscow, Idaho as shown on the recorded plat thereof; thence S89°33'24" E 30.00 feet, along the north boundary of said addition, to the easterly right-of-way line of Mountain View Road and the TRUE POINT OF BEGINNING; thence N00°16'55" E 133.46 feet along said right-of-way line to a point on the south boundary of the proposed Windfall Hills Addition to the City of Moscow, the plat being on file with said City of Moscow; thence along said south boundary S89°43'05" E

39.81 feet; thence continuing along said south boundary 240.93 feet along a curve to the left having a radius of 285.00 feet, a central angle of 48°26'10", and a chord of N66°03'50" E 233.82 feet; thence continuing along said south boundary N41°50'45" E 210.74 feet; thence continuing along said south boundary S48°09'15" E 146.58 feet to the westerly boundary of the Rolling Hills Addition No. 6 to the City of Moscow, Idaho as shown on the recorded plat thereof; thence along said westerly boundary S46°04'46" W 295.83 feet; thence continuing along said westerly boundary S15°36'14" E 87.79 feet to the north boundary of said Rolling Hills Addition No. 1; thence N89°33'24" W 314.50 feet along said north boundary to the TRUE POINT OF BEGINNING.

II. PUBLIC IMPROVEMENTS

DEVELOPER agrees to design and install the following Jansen Street Extension public improvements, at DEVELOPER'S expense, pursuant to this 2009 MOU in accordance with CITY standards duly adopted by resolution of the City Council and in accordance with approved engineering plans : subgrade, paving, curb and gutter, sidewalks, retaining walls, pathways, drainage system, and a water main.

DEVELOPER agrees to install the remaining Mountain View Road frontage public improvements, at DEVELOPER'S expense, shown on the approved Windfall Hills Subdivision engineering plans in accordance with the Development Agreement entered into between the parties on July 21, 2008.

III. DEVELOPER SHALL DO ALL OF THE FOLLOWING:

A. DEVELOPER shall assume total cost and financial responsibility for, and shall design and construct the Jansen Street Extension or, in lieu of construction, shall deposit with CITY in cash or security acceptable to City Council, sufficient monies to complete all improvements required by CITY in accordance with approved engineering design plans, to City standards, for the Janson Street Extension improvements from the north border of the Windfall Hills Plat to the intersection of Damon Street with the currently existing Janson Street prior to receiving building permits on lots within Phase I of the Plat.

B. DEVELOPER shall grant to CITY a portion of street right-of-way contiguous with the east side of Mountain View Road from the south side of the Hoffman Unplatted Property to the north end of the western border of the Windfall Hills Plat for the widening of Mountain View Road to the east and, in addition, DEVELOPER shall also grant to CITY a pedestrian and bicycle path easement twenty five feet (25') wide, the length of such properties on or before June 3, 2009 for purposes of allowing the public to use the bicycle and pedestrian path public improvements.

C. DEVELOPER shall grant a thirty five foot (35') wide easement for street purposes contiguous with the east side of Mountain View Road from the south side of the

Hoffman Unplatted property to the north end of the west border of the Windfall Hills Subdivision Plat for the widening of Mountain View Road to the east on or before May 25, 2009.

D. DEVELOPER shall file the final plat for Windfall Hills Subdivision by June 3, 2009.

IV. CITY SHALL DO ALL OF THE FOLLOWING:

A. CITY shall construct improvements on Mountain View Road within CITY limits which improvements include paving, curb and gutter, and a drainage system.

B. Such improvements shall include Windfall Hills Subdivision frontage and the Hoffman Unplatted Property immediately south of and adjacent to the Third Street extension (shown in the accompanying map).

V. BINDING ON HEIRS AND ASSIGNS AND SUCCESSORS IN INTEREST

This 2009 MOU shall be binding upon the heirs, assignees and successors in interest of the respective parties.

VI. MODIFICATION

DEVELOPER and CITY agree that the provisions of this 2009 MOU may be modified only upon written request of DEVELOPER accompanied by a complete set of plans, and acceptance of such plan modifications by the City Council or by a subsequent MOU between the parties.

VII. SPECIFIC AGREEMENTS

A. The parties hereby understand and agree that time is of the essence in this 2009 MOU and no building permit shall be issued for the Windfall Hills Plat until the filing of the Final Plat, installation of or the filing of security for the Plat Monumentation, and the construction of or placement of security for the public improvements within the Plat Phase for which the permits are requested, including the construction of Janson Street.

B. DEVELOPER specifically understands and agrees that this 2009 MOU is entered into voluntarily and not because of any inducement, threat or pressure from CITY or any other party.

C. This 2009 MOU supersedes Memorandum Of Understanding Between City Of Moscow, Idaho Michael Hoffman, Developer, Windfall Hills Subdivision entered into by the parties on July 21, 2008.)

IN WITNESS WHEREOF, the parties have executed this 2009 MOU to be effective the date first above written.

DEVELOPER:

Michael Hoffman, Developer

CITY:

CITY OF MOSCOW, IDAHO

Nancy Chaney, Mayor

ATTEST:

Stephanie Kalasz, City Clerk

CITY OF MOSCOW INCORPORATED JULY 12 1887 STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF LATAH)

On this 22 day of May, 2009, before me, a Notary Public in and for said State, appeared Michael Hoffman, known to me to be the person named above and acknowledged that he executed the foregoing document as the duly authorized representative for DEVELOPER and has the legal authority to bind DEVELOPER to the duties and obligations contained in this 2009 MOU.

PATRICIA K. MINK NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at Troy, Idaho
My commission expires 12/22/09

Agreement/MOU Windfall Hills (04-2009)/pm

No. 530170
AT THE REQUEST OF:
CITY OF MOSCOW
DATE & HOUR: 2:30 PM
6-11-09
SUSAN PETERSEN
LATAH COUNTY RECORDER
Fee $ 0 BY
ENGINEERING
PO BOX 9203
MOSCOW ID 83843

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

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

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

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

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a 2.68-acre property proposed generally located east of the current terminus of Third Street.

3. The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west.

4. The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.

5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential.

6. Auto-Urban Residential (AU-R) designated areas,

   "contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between

three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

7. All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.

8. The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.

9. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.

10. The applicant is proposing to rezone the subject property from the Moderate Density, Single Family Residential (R-2) Zoning District to the Medium Density Residential (R-3) Zone.

11. The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

12. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.

13. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.

14. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 19, 2026, to discuss the proposed rezone.

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

II. RELEVANT CRITERIA AND STANDARDS

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

III. DECISION

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 26 day of August, 2026.

Dennis Wilson, Chairman
Planning and Zoning Commission

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	**7:00 PM**	**Council Chambers**
August 12, 2026		**206 E. Third Street**

Wilson called the meeting to order at 6:59 PM

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

REGULAR AGENDA

1. Approval of Minutes from July 22, 2026 (ACTION ITEM)
Seever moved for approval of the minutes as written, seconded by Smith. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. Public Comment
Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.
John Slagboom, Moscow, read his comments regarding a specific building application pending before the City of Moscow, the recent Zoning Code amendments, and cost of public records requests. He requested the Commissioners release some City records without cost (see attached).

3. Public Hearing: Proposal for a Rezone and Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road, within the City of Moscow, known as Harvest Hills 2nd Addition. Permit Applications LUP2026-0024 and LUP2026-0025 (ACTION ITEM)
1. Proposed Rezone of a two point six eight (2.68) acre area from the Moderate Density, Single Family Residential (R-2) Zone to the Medium Density Residential (R-3) Zone.
2. Proposed Preliminary Subdivision Plat of a 17.2-acre area to create sixty-four (64) parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition.
Ray presented the proposed rezone and preliminary plat as described above, and recommended the Commission recommend approval to City Council with no conditions. There was a short conversation about the current storm runoff that frequently occurs on the subject property that comes from the Rolling Hills subdivision to the south. Some grading has already been completed on the property, similar to what has been required for development of the surrounding subdivisions.

Public Hearing opened at 7:21 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearing closed at 7:54 PM

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

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

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

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

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

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

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

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

Public Hearing opened at 8:20 PM

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

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

Public Hearing closed at 8:24 PM

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

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

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

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

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

Public Hearing opened at 8:36 PM

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

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

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

Public Hearing closed at 8:41 PM

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

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

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

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

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

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

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

7. Citizen Survey Questions (ACTION ITEM)

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

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

REPORTS

1. Transportation Commission meeting report.

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

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

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

The meeting was adjourned at 9:13 PM

Dennis Wilson, Chair

8/20/26
Date

Jennifer Fleischman

From: John Slagboom <john.slagboom@me.com>
Sent: Wednesday, August 12, 2026 8:16 PM
To: Planning & Zoning Commission
Subject: Written copy of my public comment, P&Z meeting of August 12 (Ordinance 2026-04)

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Commissioners,

Below is the text of the public comment I delivered at tonight's meeting, for your records and for the meeting record.

The two requests in it stand. First, the 111 plan sets staff told this Commission it reviewed: the property list and the review criteria. My records request for that list is invoiced at $242.68 which I, frankly, cannot afford. Each of you can ask staff for it directly. Second, the specific buildings behind the plan sets staff showed this Commission in May and gave the Council before its July vote.

Chair and Commissioners, my name is John Slagboom. I live at 924 East A Street.

A builder told me about a young father, about my age, whose family saved five years to build on Spotswood Street. The City said the permits would issue once the old building came down. It issued the demolition permit on October 6. The building came down in late October. It stamped the plans Final Reviewed Plans on October 29. Six days later, it stopped everything on that parcel, in writing. Seven applications sit there today. To my knowledge, the only permit ever issued is the demolition.

That family is young, like mine: single income, saving what we can, trying to get ahead. They did everything right. Their losses stand near $600,000, not including the daily opportunity cost of not having a building occupied with tenants.

Three questions.
One: why did the City issue a demolition permit, then no permit once the building was down?

Two: if the plans did not meet code, why did the City approve and stamp them?

Three: if they did meet code, what gave the City the power to stop the permits? Plans stamped, demolition permitted, then nothing. This looks like a rug-pull.

I pulled the City's permit reports and the full public files behind these projects. This summer, a dozen duplex applications sat waiting. At least eight were withdrawn in the last two weeks. Meanwhile, the City issued permits for buildings with the same kinds of features. I ask staff to name the written standard, in force on November 13, that passes one and fails the other.

The standards codified by Ordinance 2026-04 were enforced for eight months before Council adopted them, through staff memos whose own text said the Code needed an amendment. Zoning law is written by this Commission and the elected Council, not by staff memo. If that was not illegal, it is still deeply concerning: zoning standards passed informally by memo, and seemingly applied unevenly.

I ask for two things. First, the 111-plan study staff cited to you: the property list and the criteria that were used to build it. My records request sits invoiced at almost $250, which I cannot afford. Each of you can ask for it at no cost. Second, the specific buildings behind the plan sets on the PowerPoint staff showed this Commission this May, and gave the Council in July.

The Spotswood plans passed two Fire Department reviews in the City's own records. I am not asking anyone to touch building safety codes, only the zoning rules that decide what housing people may build, and where. Please consider re-reviewing this zoning code and pull it back where you can, to make room for affordable housing. Thank you.

John Slagboom
924 East A Street, Moscow, Idaho
john.slagboom1@gmail.com

Sent from my iPhone

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A SEVENTEEN POINT TWO (17.2) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF EAST THIRD STREET, KNOWN AS HARVEST HILLS 2ND ADDITION TO THE CITY OF MOSCOW, IDAHO.

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

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

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street.

3. The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west. Moser Park is directly adjacent to the east and is currently undeveloped.

4. The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.

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

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

family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

6. All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.

7. The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.

8. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.

9. The applicant has concurrently applied for a rezone of a 2.68-acre portion of the subject property to the Medium Density Residential (R-3) Zoning District.

10. The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

    1. Single family dwellings predominate.
    2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
    3. Utilities and other public facilities are adequate for the densities allowed.
    4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

11. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.

12. The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

13. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.

14. The applicant is proposing to subdivide the existing 17.2-acre area to create 64 parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition. There are 18 twinhome lots which are proposed within the R-3 portion of the subdivision and 46 standard single-family lots within the R-2 portion.

15. Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Third Street at the far east end of Harvest Hills 1st Addition. A new water main will be extended off of the existing and will extend along the Third Street alignment to the eastern subdivision boundary.

16. Sanitary sewer currently exists within the Third Street alignment on the subject property and is currently connected to Rolling Hills 8th Addition. This 8 inch sanitary sewer main was installed a few years ago as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.

17. Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.

18. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.

19. The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.

20. There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.

21. The subject property contains approximately 13.32 acres of net developable land. The R-2 Zoning District requires a 5% parkland dedication and the R-3 Zone requires a 7% dedication, which equates to 30,876 square feet. There is an excess balance of 10,896 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland dedication requirement of 19,980 square feet. The developer has proposed a 19,083 square foot island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications exceeds the parkland dedication requirement of the proposed subdivision by 628 square feet. David Schott, Parks and Facilities Manager, has indicated that he is in support of the proposed dedication.

22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 19, 2026 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) Zoning District and Medium Density Residential (R-3) Zoning District, including lot area, dimensions and other relevant provisions.

The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland

2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Third Street is consistent with the Thoroughfare Plan to ultimately connect to the segment of Third Street that continues through the Rolling Hills 8th Addition. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.

3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Mountain View Road which is a minor arterial, and includes the extension of Third Street which is designated as a collector street. Water and Sewer connections are readily available in the area and a sanitary sewer main has already been installed on the Third Street alignment to connect with Rolling Hills 8th Addition to the southeast. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.

4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street, referred to as the Harvest Hills 2nd Addition with the following condition:

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 26 day of August, 2026.

Dennis Wilson, Chair
Planning and Zoning Commission

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF AN APPROXIMATELY TWO POINT SIX EIGHT (2.68) ACRE PROPERTY, DESCRIBED IN SECTION 2, FROM MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) TO MEDIUM DENSITY RESIDENTIAL (R-3); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the land described in Section 2 of this Ordinance, generally shown on Exhibit "A" attached hereto and incorporated by this reference, is located within the City of Moscow; and

WHEREAS, the land described in Section 2 of this Ordinance is currently zoned Moderate Density, Single Family Residential (R-2); and

WHEREAS, the proposed change is to adopt the Medium Density Residential (R-3) designation; and

WHEREAS, the proposed changes for the property described is generally consistent with the 2019 Comprehensive Plan; and

WHEREAS, the proposed uses that would be allowed by the proposed zoning are consistent and compatible with the surrounding land uses, and provide for the logical, orderly and efficient development of the subject property; and

WHEREAS, on August 12, 2026, the Moscow Planning and Zoning Commission held a duly noticed public hearing and recommended approval of zoning the subject property R-3; and

WHEREAS, the Moscow City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on September 8, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: LEGAL DESCRIPTION.
This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17‘01"E, 1320.60 feet, to the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9; Thence along the north line of said Southwest Quarter of the Southwest Quarter, S89°30'25"E, 573.94 feet to the northeast corner of Harvest Hills First Addition and the Point of Beginning;

Thence continuing along said north line, S89°30'25"E, 406.20 feet;
Thence leaving said north line, S0°29'35"W, 117.51 feet;
Thence S21°49’41”W, 75.15 feet;
Thence S0°29’35”W, 143.26 feet to a point on the north line of Rolling Hills Addition No. 6 Instrument #478263, Latah County Records;
Thence along said north line, N89°33'13"W, 320.00 feet to the southeast corner of Harvest Hills First Addition Instrument #594141, Latah County Records;
Thence along the easterly boundary of Harvest Hills First Addition the following five courses:
Thence N0°29'35"E, 143.52 feet to the south right-of-way line of Third Street;
Thence N0°29'35"E, 70.00 feet to the north right-of-way line of Third Street;
Thence continuing along said easterly boundary and along said north right-of-way line the following two courses:
Thence N89°30'25"W, 37.69 feet;
Thence 14.97 feet along a curve to the left, having a Delta = 3°00'35",
Radius = 285.00 feet, Chord = 14.97 feet and a Chord Bearing = S88°59'17"W;
Thence continuing along said easterly boundary and leaving said north right-of-way line N2°31’01"W, 118.07 feet to the Point of Beginning.

Parcel Contains 2.68 Acres±

SECTION 3: ZONING. That the property described in Section 2 of this Ordinance be and the same hereby is zoned Medium Density Residential (R-3); and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 504 South Washington Street, Moscow, Idaho.

SECTION 4: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

DRAFT

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this, ____ day of _____, 2026.

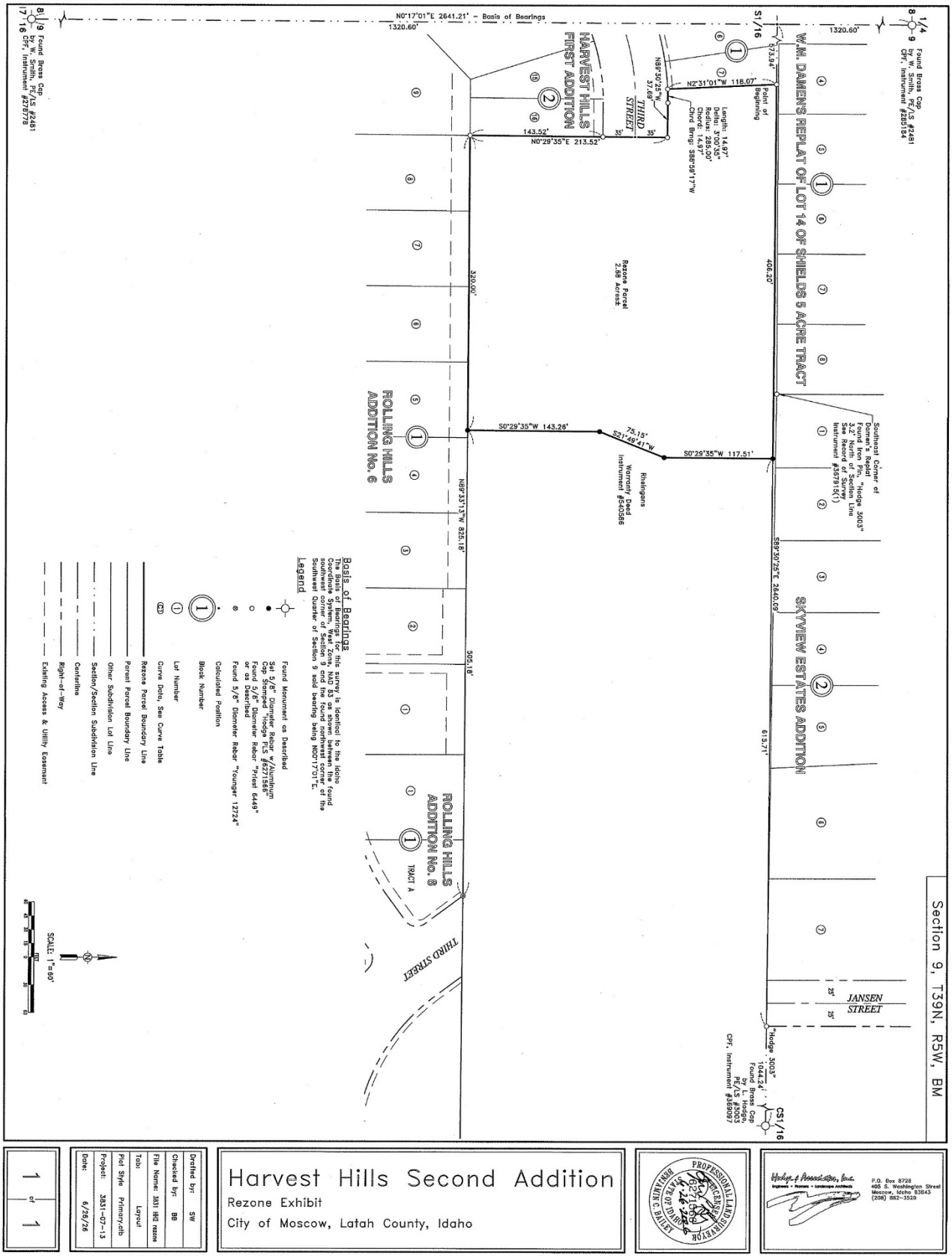
_____
Hailey Lewis, Mayor

CERTIFICATION and **ATTESTATION**. I hereby certify that the above is a true copy of an Ordinance passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026.

_____
Laurie M. Hopkins, City Clerk

DRAFT

EXHIBIT "A"


Harvest Hills Second Addition
Rezone Exhibit
City of Moscow, Latah County, Idaho
Section 9, T39N, R5W, BM
WM. DAMEN'S REPLAT OF LOT 14 OF SHIELDS 5 ACRE TRACT
HARVEST HILLS FIRST ADDITION
ROLLING HILLS ADDITION No. 6
ROLLING HILLS ADDITION No. 8
SKYVIEW ESTATES ADDITION
THIRD STREET
JANSEN STREET
Rezone Parcel 2.58 Acres±
Point of Beginning
Basis of Bearings
Legend
Found Monument as Described
Lot Number
Curve Data, See Curve Table
Rezone Parcel Boundary Line
Parcel Boundary Line
Other Subdivision Lot Line
Section/Section Subdivision Line
Centerline
Right-of-Way
Existing Access & Utility Easement
SCALE: 1"=60'
Drafted by: SW
Checked by: BB
File Name: 3331 RHS rezone
Tab: Layout
Plot Style Primary.ctb
Project: 3331-07-13
Date: 6/26/26
1 of 1
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

COMMITTEE / CITY COUNCIL STAFF REPORT

DATE: Tuesday, September 8, 2026

AGENDA ITEM TITLE

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

RESPONSIBLE STAFF

Michael Ray, Assistant CD Director/Planning Manager

ADDITIONAL PRESENTER(S)

DESCRIPTION

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.

REVIEWED BY

Planning and Zoning Commission

PROPOSED ACTIONS

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.

STAFF RECOMMENDATION

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.
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.
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.

OTHER RESOURCES

FISCAL IMPACT

PERSONNEL IMPACT

ATTACHMENTS

1. Staff Report
2. Public Hearing Notice
3. Packet
4. P&Z Minutes
5. P&Z Comp Plan RCS
6. P&Z Rezone RCS
7. Ordinance 2026 - Orchard Annexation_final
8. Ordinance 2026 - Orchard Rezone_final
9. Resolution 2026 - Orchard Comp Plan_final

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: September 8, 2026

GENERAL INFORMATION

Hearing Body: City Council

Subject: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 43.02-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033

Attachments:
1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Neighborhood Meeting Materials

Prepared by: Mike Ray, AICP – Planning Manager

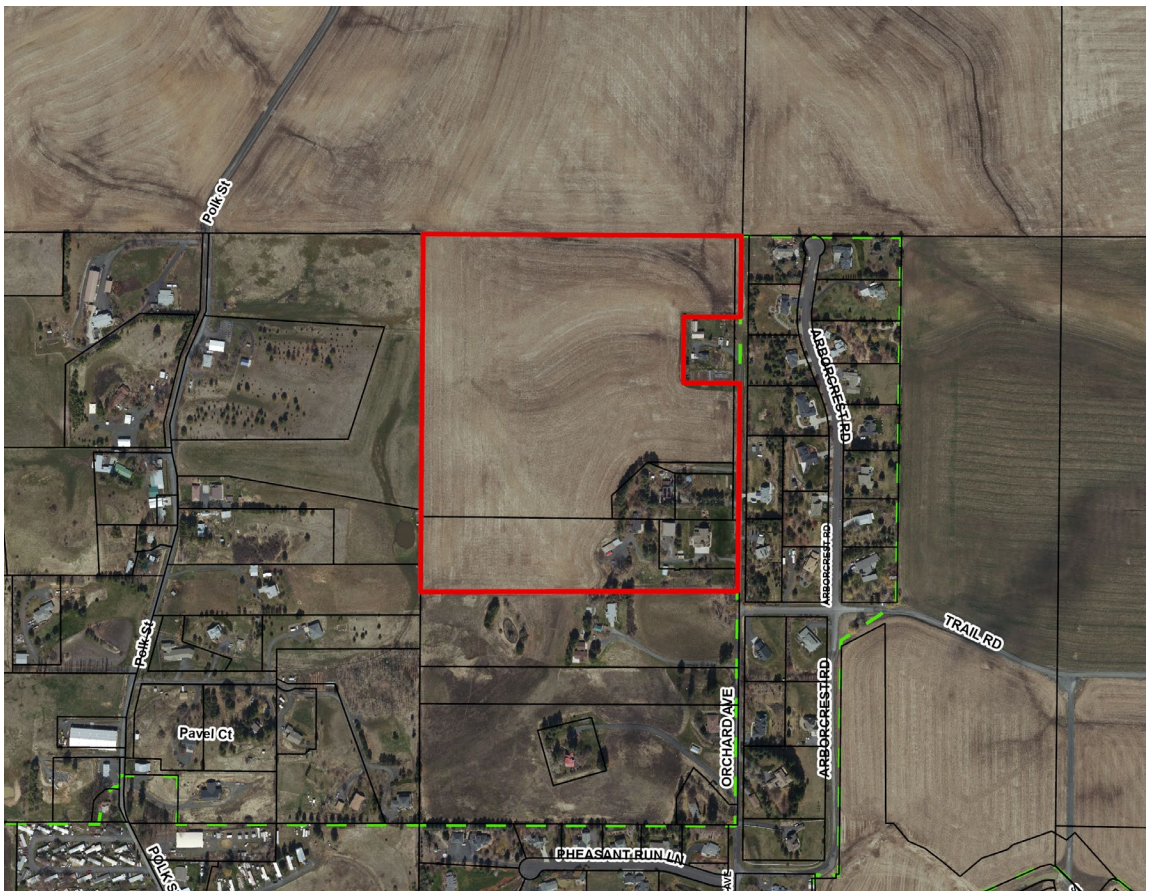
STAFF REVIEW

Proposal: The applicant, Gerard Marineau, is proposing a Comprehensive Plan land use designation and zoning designation for a 43.02-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. 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.

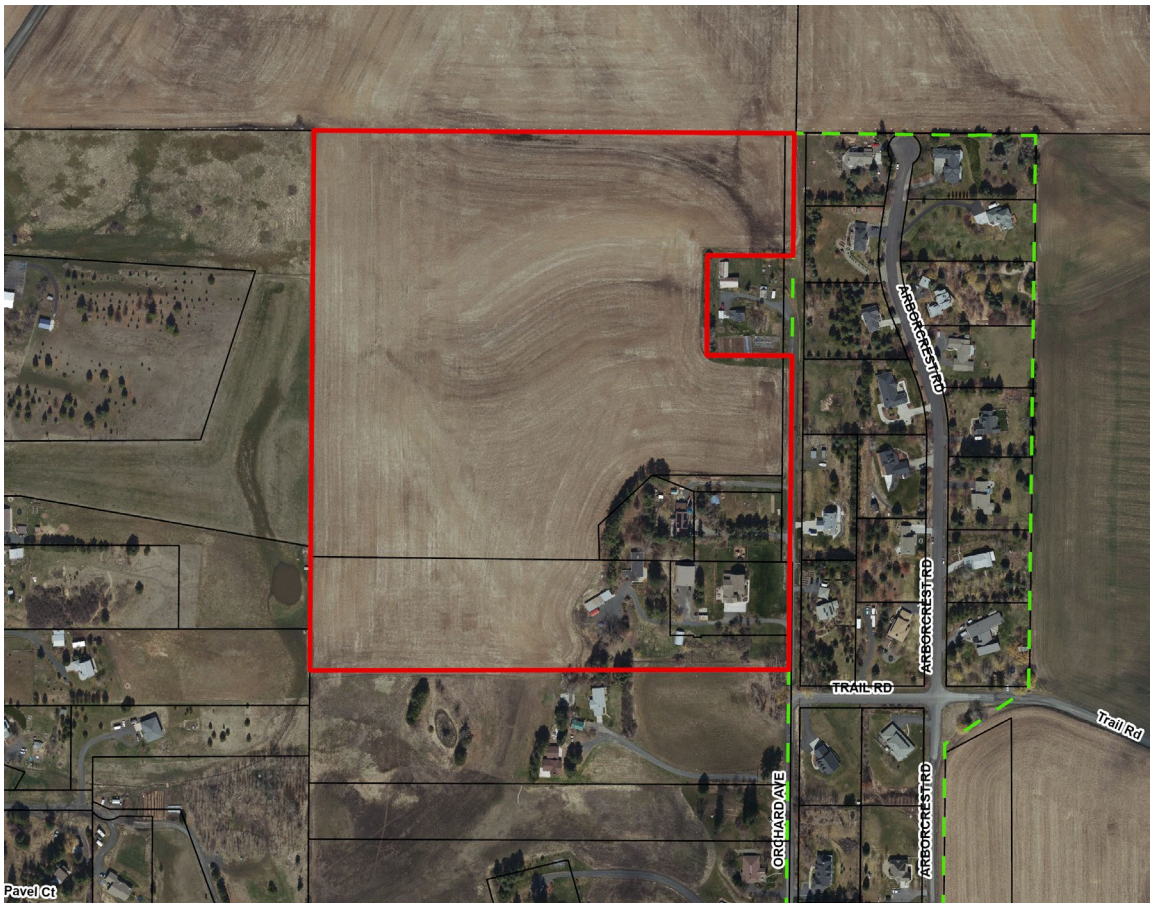
Background and Area Land Use: The subject property is a 43.02-acre area which contains six parcels. The original application only contained the northernmost parcel which is 30.75 acres in size. When the application was received, staff contacted the property owners on the west side of Orchard Avenue within the county to determine whether there was interest in expanding the annexation request to include a larger area. Properties at 2111 Orchard Ave and 2103 Orchard Ave indicated that they would like to be included in the annexation request. The property at 2215 Orchard Ave which for some reason includes three parcels, is currently connected to city water and sewer service and a prior owner had agreed to annex into the city in order to obtain a city water connection. 2215 Orchard Ave is being included in the annexation under the "implied consent" provision of Idaho State Code Section 50-222. Implied consent means that *valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system owned and operated in its entirety by the city if the connection was requested in writing by the owner or the*

owner's authorized agent prior to July 1, 2024, or if the connection was completed before July 1, 2008. Since this property is currently connected to city water and sewer service and the prior owner requested the water connection on August 29, 2018, the implied consent provision to annex the property is met.

The original 30.75-acre parcel is actively being farmed and currently has no structures on it. The three additional properties at 2103, 2111, and 2215 Orchard Ave are cumulatively 11.19 acres in size and all have single-family dwellings and various outbuildings constructed upon the properties. The current city limits boundary extends down the center of Orchard Ave and is directly adjacent to the east of the subject property. To the east of the subject property are the Orchardview Acres 1st and 2nd Addition Subdivisions which are within the city limits and are developed with single-family dwellings on lots that are at least an acre in size. To the north is agricultural land and to the west there are large residential lots which are accessed from North Polk Extension, all within Latah County. To the south there are four single-family dwellings which are also located in the county but will be surrounded by the city limits on three sides if the annexation request is approved. The 30.75-acre parcel also extends around a 1.32-acre parcel which contains a farm, single-family dwelling, and a business. The owners of the 1.32-acre parcel have indicated that they do not wish to be included in the annexation request, and their property will become a county island should the annexation be approved.



Vicinity Map

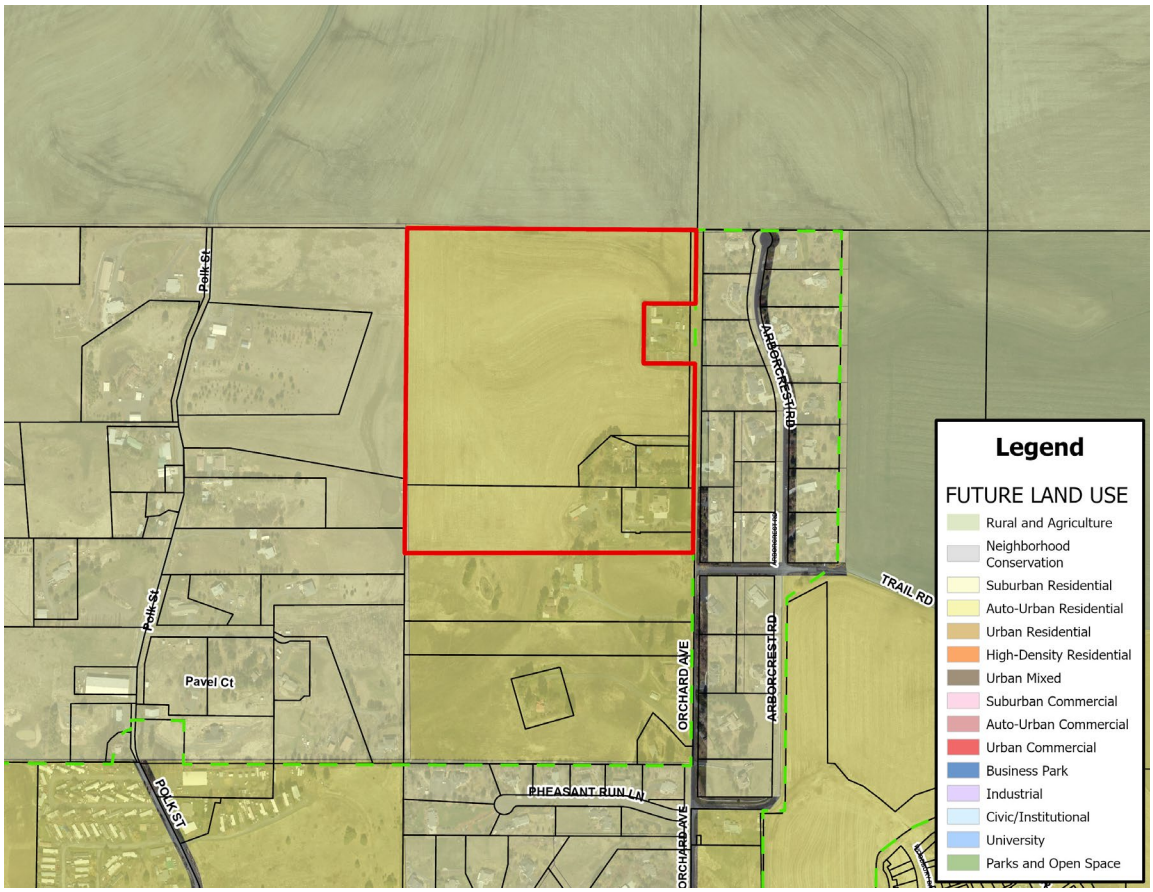


Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

> *"contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."*

Adjacent properties to south are also within the Auto-Urban Residential designation, while properties to the east and west are designated as Suburban Residential. Properties to the north are within the Rural and Agricultural designation. The subject property is adjacent to Orchard Ave which is designated as a collector street on the Thoroughfare Plan.



Current Comprehensive Plan Land Use Designations

Zoning: The subject property and adjacent properties immediately to the north, west, and south are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the east of the subject property are currently designated as the Suburban Residential (SR) Zoning District. The applicant is proposing to rezone the 43.02-acre area from the Agriculture/Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone. The total area of the proposed R-2 Zone is 32.09 acres, and the total area of the proposed SR Zone is 10.93 acres.

The R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:

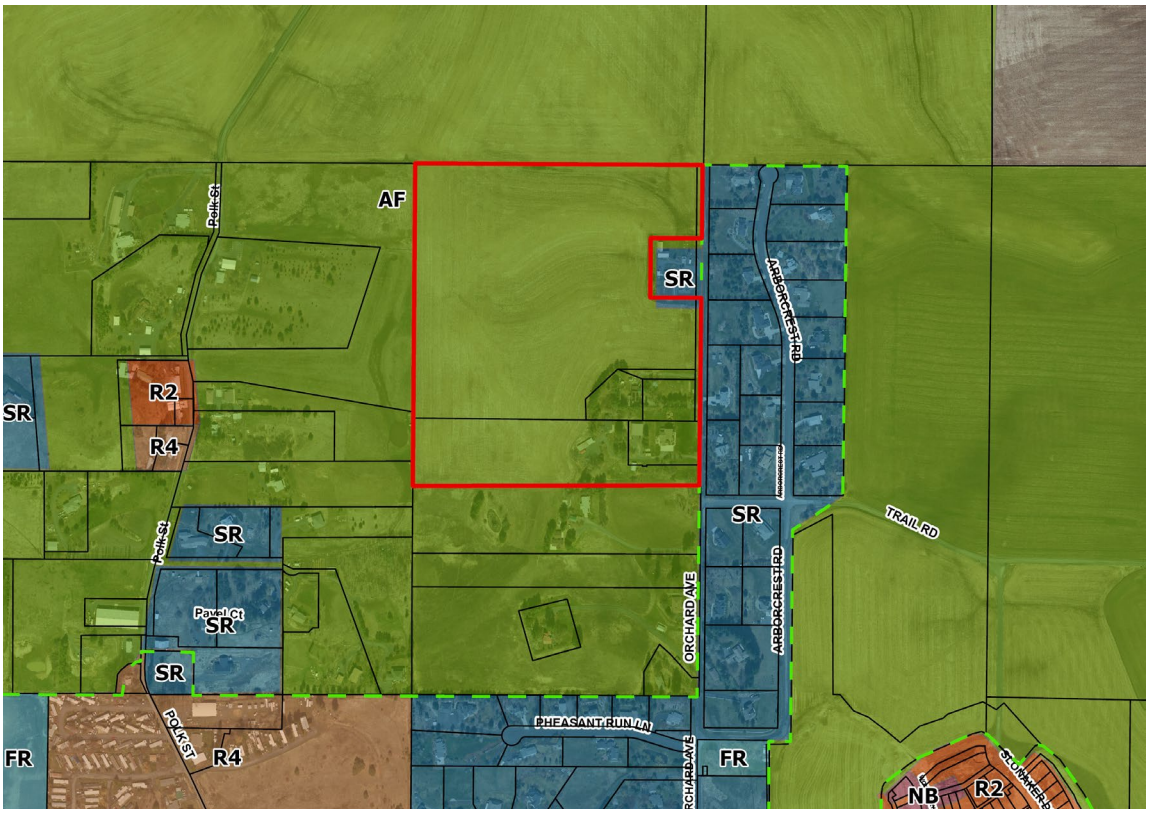
1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.

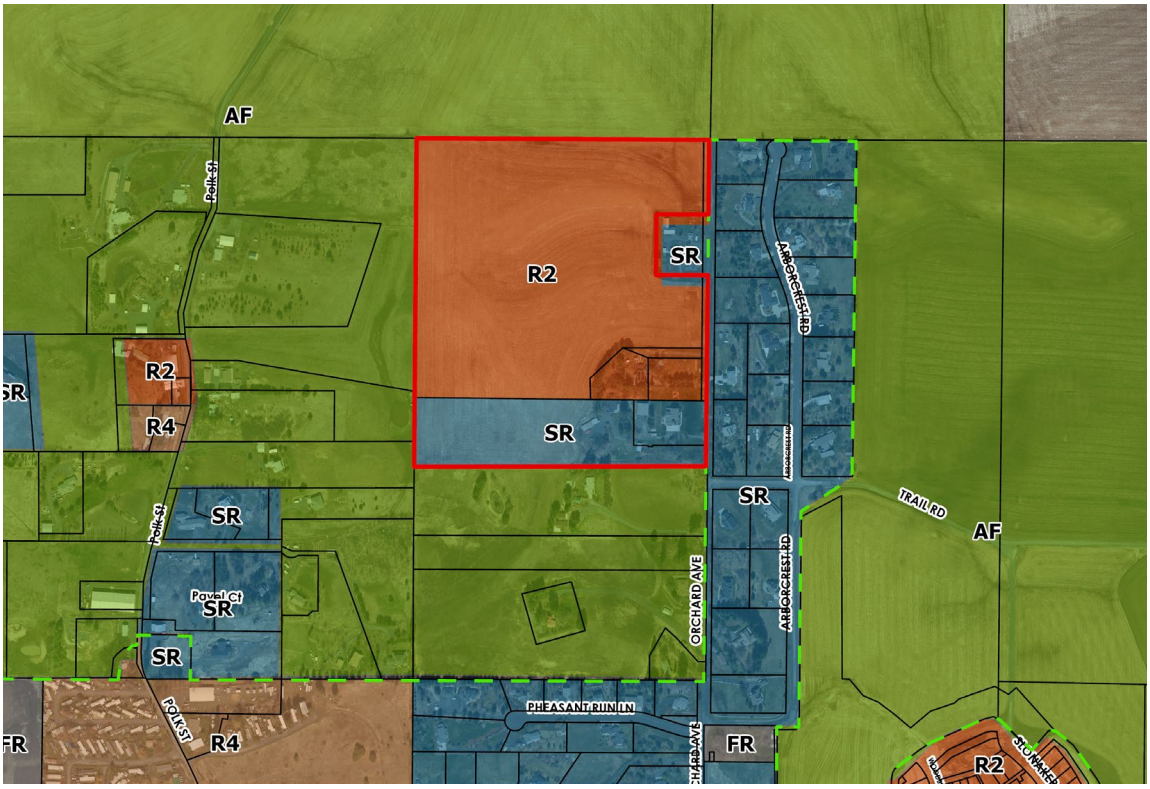
The Suburban Residential (SR) Zone is intended to create and protect a permanent single family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district; for this reason and because some uses permitted in the SR zoning district may not be compatible with more intensive zoning districts, the following conditions shall apply to the designation of land in the SR zoning district:

1. Local streets developed to a reduced standard specially applicable in the SR zoning district shall not provide primary access to development with a higher density than permitted in the SR zoning district.
2. The minimum size of an SR zoning district shall be ten (10) acres.
3. The SR zoning district shall be located only in areas specifically designated A or A/LR on the Comprehensive Plan Map. Because the SR zoning district may interfere with higher density, more efficient land use, it should be applied where such interference would be unlikely, such as in areas primarily rural in character and not close to schools, public facilities and shopping areas. The SR zoning district should not be applied where the reduced street standards permitted would interfere with present or future transportation needs for the area in which the SR zoning district is proposed.
4. After zoning and development of land in the SR zoning district occurs, changes from this zoning district can only take place concurrently with or after redevelopment of streets and utilities to standards applicable in the proposed zoning district for which the person is applying.

Uses permitted within the SR Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the SR Zone is one acre and the minimum lot width is 100 feet.



Existing Zoning



Proposed Zoning

Access, Streets, Traffic: The subject property has existing access via Orchard Avenue which is designated in the Thoroughfare Plan as a collector street. The collector street standard is a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. There are portions of Orchard Ave which meet this standard, primarily south of the intersection of Orchard Ave and Highland Drive. North of Lanny Drive the street transitions to more of a rural street standard with pavement widths which vary from 20 to 30 feet and sporadic curbing and sidewalks. North of the Orchard Ave/Trail Road intersection the street pavement width is reduced to approximately 16 feet and north of the first driveway approach to the house at 2215 Orchard Ave the street transitions to a gravel roadway.

Roadway improvements, both adjacent and off-site, are reviewed through the subdivision plat process. The current proposal is for the annexation, Comp Plan designation, and rezoning of the subject property and no subdivision plat is proposed at this time. Should the proposed annexation be approved, the 30.75-acre parcel would be eligible for one single-family dwelling. In order to allow additional dwellings to be constructed on the property, the owner would either need to go through the lot division or subdivision plat process.

As the Engineering Department has indicated in the attached memo from Bob Buvel, Senior Civil Engineer, as part of a future platting process a Traffic Impact Analysis (TIA) may be required to evaluate projected traffic generated by the proposed development and determine whether improvements to Orchard Avenue will be necessary. Per Moscow City Code Section 5-1-4 and Idaho State Code Section 67-651, no public improvements required through the subdivision plat process *shall be greater than necessary to mitigate the effects of such subdivision development on the ability of the City to deliver services without compromising quality of service delivery or imposing substantial additional costs upon City residents to accommodate the proposed subdivision, as of the time of the application for subdivision development.* Furthermore, in accordance with US Supreme Court cases *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*, it has been established that there must be an essential nexus between any public improvement imposed through the plat process and the specific impacts that the development is anticipated to create. There must also be rough proportionality between the development's anticipated impacts and the public improvements which are required as part of the plat process.

Water: A water main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the proposed annexation area can be served by the Ponderosa Boosted Water Zone. According to the City of Moscow Draft Water Comprehensive Plan, sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development.

Sanitary Sewer: A sanitary sewer main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the Orchard Lift Station has adequate capacity to serve the proposed annexation. The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-

term capacity for the Orchard Lift Station. Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development. Engineering has also indicated that existing site topography may present challenges in providing gravity sanitary sewer service throughout the entire annexation area. This issue would be evaluated at the time of any future subdivision development on the subject property.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on October 28, 2025 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

Input from other Departments/Commissions:

Engineering Department
The Engineering Department has provided comments within the attached July 14, 2026 memo from Bob Buvel, Senior Civil Engineer.

RELEVANT CRITERIA & STANDARDS – COMP PLAN AMENDMENT:

1. The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.
3. The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.
4. The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).

RELEVANT CRITERIA & STANDARDS – ZONING AMENDMENT:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.

RECOMMENDATIONS:

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.

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.
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.
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.

NOTICE OF PUBLIC HEARING

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

A public hearing at which you may be present and speak will be conducted by the City Council of the City of Moscow at which time the following proposals will be considered:

1. Annexation of the 44.01-acre subject property.
2. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
3. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.

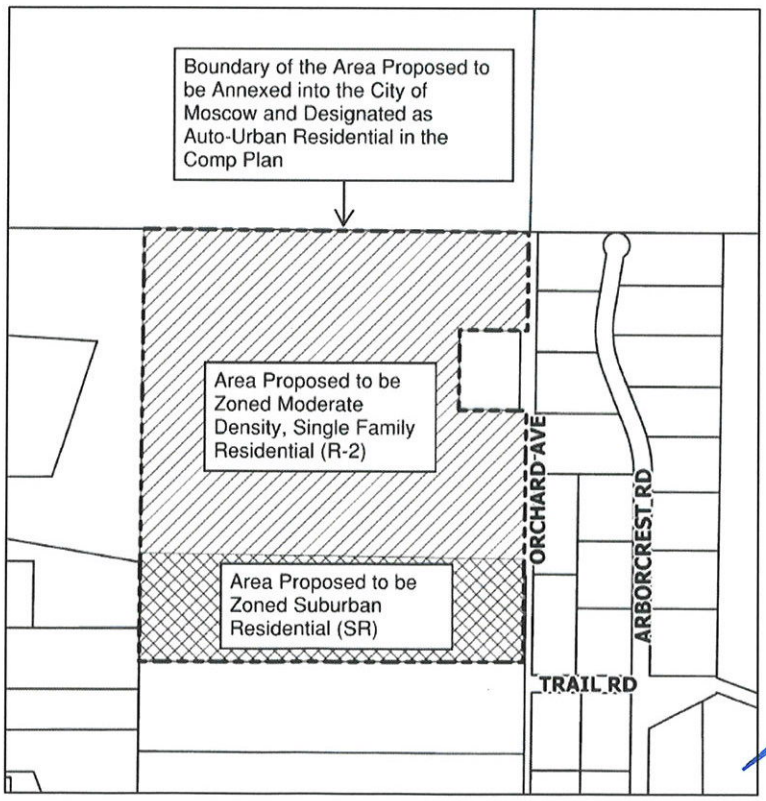
The City of Moscow Planning and Zoning Commission conducted a public hearing for the proposed Comprehensive Plan Land Use Designation and Rezone on July 22, 2026, and recommended approval to City Council.

MEETING DATE: Tuesday, September 8, 2026

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.



Verbal testimony at the hearing is generally limited to three (3) minutes time. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Emailed comments can be received at P&Z@ci.moscow.id.us. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making board. You may obtain further information about the public hearing process and procedures on the City's Website at:

https://www.ci.moscow.id.us/593/Public-Hearing-Notices

Laurie M. Hopkins, Moscow City Clerk

Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, August 22, 2026

July 6, 2026

Mayor and City Council
City of Moscow
206 E. 3rd Street
P.O. Box 9203
Moscow, ID 83843

Re: Annexation of parcel # RP39N05W050210, Orchard Avenue North

Dear Mayor and City Council,

This letter is to formally request the annexation of my property into the City of Moscow. The property is located west of Orchard Avenue near the northern terminus, parcel # RP39N05W050210 Latah County.

My property is adjacent to the current Moscow city limits, making it a natural extension for orderly city development.

Please accept this letter as my official request for annexation. I look forward to working with the Planning and Zoning Commission, City Staff, and the City Council to proceed with this process.

Sincerely,

Gerard Marineau

Gerard Marineau, Member
Two Brothers Development, LLC.
20504 NE 5th Place
Sammamish, WA 98074

Received 07-07-2026

LUP2025-0033

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	Zoning/Comp Plan Amend	$1,145.00	
CDV	Annexation	$1,145.00	
	Receipt Number		

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. **Applicant**
   Name: Gerard Marineau Phone: _____

   Address: 20504 NE 5th Place, Samish, WA 98075 Email: gerardmarineau@hotmail.com

   Relationship to affected property (please check one):
   Owner ☐ Purchaser ☐ Lessee ☐ Other ☐ (explain below):

   _____

2. **Owner of Affected Property** (if other than applicant)
   Name: _____ Phone: _____
   Address: _____ Email: _____

3. **Location of Affected Property**: RP39N05W050210, RP39N05W050700, RP39N05W050195, RP39N05W050720, RP39N05W051215, RP39N05W051220
   If described by Metes and Bounds, please attach deed on a separate sheet.

   Legal Description: _____ (Subdivision) _____ (Block) _____ (Lot)

INFORMATION ON REQUESTED REZONE

4. **Proposal**: The applicant requests a rezone of the above-described property as follows:
   From: AF (County) (Current zoning) to: R2 (Proposed zoning)

5. **Reason**: Applicant requests a rezone for the following reason(s): _____
   Annexation requires rezone

Received 11-12-2025

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance pursuant to MCC 4-9-3, with the following five **Relevant Criteria and Standards**. Please describe in the spaces provided below what you believe to be justification showing compliance with each criteria:

   A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
   Comp plan map identifies this area as "auot -urban residential. R2 is consistent with this designation.

   B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
   R2 is a logical zone for an agriculture to residential transition zone.

   C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
   Yes, the surrounding are is : residential to south and east with agriculture to the west and north

   D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
   services are currently provided to adjacent properties.

Received 11-12-2025

E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.
street improvements will be required as part of any development.

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone, comprehensive plan amendment, or annexation request. The Planning and Zoning Commission may recommend, and the City Council may require, additional conditions and limitations as specified in Title 4, Chapter 9, Section 9-3. of the Moscow City Code.

All questions addressed on this application and the submitted documents must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time, date and place of the hearing pertaining to this application. The applicant, or their duly-appointed representative, must be present at the public hearings held before both the Planning and Zoning Commission and the City Council.

The following materials must be included with this application before it will be processed:

1. Application fee
2. Copy of neighborhood meeting invitation, mailing list, attendance list, and minutes
3. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description

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.

Gerard Marineau
Signature of Applicant

11/6/2025
Date

Signature of Property Owner (if different)

Date

Received 11-12-2025

Section 5, T39N, R5W, BM

1/4 32 5

N 1/4
FOUND 2 1/2" BRASS CAP
RECORDED BY M. TAGGART
PE/PLS #1768 IN 1981
CPF INSTRUMENT #316434

POB ANNEX PARCEL 1

N00°24'06"E 1126.33'

S89°41'38"E 2647.12' BASIS OF BEARINGS

1323.56'

1293.56'

See DETAIL A

N89°41'38"W 1323.56'

660.00'

32 33 5 4

E 1/16
2" ALUMINUM CAP SET BY L. HODGE
PER ROS #412150 NOT FOUND.
CORNER RE-ESTABLISHED USING
STANDARD SECTION SUBDIVISION METHODS.
CPF INSTRUMENT #646673

3" ALUMINUM CAP
D. BAUNE #3245

S00°35'39"W 336.11'

E 1/16
2" ALUMINUM CAP SET BY L. HODGE
PER ROS #412150 NOT FOUND.
CORNER RE-ESTABLISHED USING
STANDARD SECTION SUBDIVISION METHODS.
CPF INSTRUMENT #646673

S17°50'24"W 3.70'

S00°35'39"W 3.52'

NW CORNER
ORCHARDVIEW
ACRES ADDITION

N89°58'56"W 1.10'

DETAIL A
Scale 1" = 20'

"PLS 6271566"
Monument 0.36'
east of City
Boundary

"PLS 6271566"

209.64'

N89°24'21"W 210.00'

Two Brothers Development, LLC
TD #644045

Proposed R-2 Zone

Record of Survey
Instrument # 412150

GOVERNMENT LOT 2

S00°35'39"W 273.90'

Jaeckel
QCD #643898
1.32 Acres±

N00°35'39"E 273.90'

S00°35'39"W 1498.76'

Orchardview Acres Addition

"PLS 6271566"

S89°24'21"E 210.00'

209.64'

NO CAP
Monument 0.36'
east of City
Boundary

S00°35'39"W 1126.33'

CORPORATE LIMITS TO THE CITY OF MOSCOW

516.32'

NO CAP

ANNEX PARCEL 1
(Proposed R-2 Zoning)
32.09 Acres±

Ziegler
QCD #640531

NO CAP
Monument 0.90'
west of city
boundary

"PLS 6271566"
POB ANNEX PARCEL 2

NO CAP

N89°38'22"W 790.63'

S89°46'51"E 499.15'

50.26'

"HODGE 3003"

Beebe
QCD #578363

Orchard Avenue

Orchardview Acres Second Addition

NE 1/16
FOUND 5/8" IRON REBAR
CAP UNREADABLE
RECORDED BY L. HODGE
PE/PLS #3003 IN 1991
CPF INSTRUMENT #365151

N00°24'06"E 366.84'

316.58'

Colbert
WD #345698

Proposed SR Zone

SW1/4 NE1/4

ANNEX PARCEL 2
(Proposed SR Zoning)
10.93 Acres±

S00°35'39"W 325.67'

30' 30'

S89°24'21"E 5.00'

S00°35'39"W 46.62'

25' 30'

"GOLDING PLS 7379"

N89°27'07"W 1293.53'

"GOLDING PLS 7379"
Monument 4.91' west
of city boundary

950.47'

S00°24'06"W

944.68'

S00°35'38"W

C 1/4
FOUND 3 1/2" BRASS CAP
RECORDED BY L. HODGE
PE/PLS #3003 IN 1991
CPF INSTRUMENT #385361

CE 1/16
FOUND 5/8" IRON REBAR W PLASTIC
CAP STAMPED "HODGE 3003"
RECORDED BY L. HODGE
PE/PLS #3003 IN 1991
CPF INSTRUMENT #385158

Basis of Bearings

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83 as shown between the found North Quarter corner of Section 5 and the found Northeast corner of Section 5, said bearing being S89°41'38"E.

Legend

- Found Monument as Described
- Found 5/8" Diameter Rebar
- Found PK Nail
- Calculated Point – Nothing Found or Set
- POB — Point of Beginning Per Corresponding Legal Description
- Annexation Boundary
- Lot Line
- Corporate Limits of the City of Moscow Boundary per Ordinance #2009-02
- Section/Section Subdivision Line
- Street Right-of-Way

N

SCALE: 1"=100'

FEET 100 75 50 25 0 50 100

Exhibit Prepared by B. Bailey on June 26, 2026
Revised exhibit prepared June 30, 2026.
Revised exhibit prepared August 10, 2026.
Revised exhibit prepared August 27, 2026.

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

PROFESSIONAL LAND SURVEYOR
LICENSED
6271566
8-27-2026
STATE OF IDAHO
BENJAMIN C. BAILEY

Northern Orchard Avenue

Annexation Exhibit

City of Moscow, Latah County, Idaho

Drafted by:	BB
Checked by:	SW/DC
File Name:	4873 ANNEX 0827.dwg
Tab:	Layout
Plot Style	OCE.ctb
Project:	4873 06 2026
Date:	8/27/26

1 of 1

Received 08-27-2026

August 27, 2026

Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;

Thence along the north line thereof, S89°41'38"E, 1293.56 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County Records;

Thence along said city limit boundary, S00°35'39"W, 336.11 feet, to a point on the north line of a parcel described in Quitclaim Deed, Instrument #643898, Latah County Records;

Thence along the boundary of said property the following three (3) courses:

Thence N89°24'21"W, 209.64 feet;

Thence S00°35'39"W, 273.90 feet;

Thence S89°24'21"E, 209.64 feet, to a point on said city limit boundary;

Thence along said city limits boundary the following three (3) courses:

Thence S00°35'39"W, 841.99 feet;

Thence S89°24'21"E, 5.00 feet;

Thence S00°35'39"W, 46.62 feet, to a point on the south line of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;

Thence along said south line, N89°27'07"W, 1293.53 feet, to the southwest corner of said parcel, also being a point on the west line of said Southwest Quarter of the Northeast Quarter;

Thence along said west line, N00°24'06"E, 316.58 feet, to the southwest corner of said Government Lot 2;

Thence along the west line thereof, N00°24'06"E, 1176.59 feet, to the **Point of Beginning**.

Parcel contains 43.02 acres, more or less.

Legal description prepared by Benjamin C. Bailey on June 26, 2026.
Revised legal description prepared by Benjamin C. Bailey on June 29, 2026.
Revised Legal Description prepared by Benjamin C. Bailey on August 27, 2026.



F:\4873-Marineau Orchard Ave\4873-Word\Legal Description Annexation Rev 2.docx

Received 08-27-2026

August 27, 2026

Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow for Proposed Zoning R-2 Designation

A parcel of land located in Government Lot 2 of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;

Thence along the north line thereof, S89°41'38"E, 1293.56 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County Records;

Thence along said city limit boundary, S00°35'39"W, 336.11 feet, to a point on the north line of a parcel described in Quitclaim Deed, Instrument #643898, Latah County Records;

Thence along the boundary of said property the following three (3) courses:

Thence N89°24'21"W, 209.64 feet;

Thence S00°35'39"W, 273.90 feet;

Thence S89°24'21"E, 209.64 feet, to a point on said city limit boundary;

Thence along said city limit boundary, S00°35'39"W, 516.32 feet, to the southeast corner of a parcel described in Quitclaim Deed, Instrument #640531, Latah County Records;

Thence along the south line thereof, N89°46'51"W, 499.15 feet, to the southwest corner thereof;

Thence along the south line of a parcel described in Trustee Deed, Instrument #644045, Latah County Records, N89°38'22"W, 790.63 feet;

Thence along the west line thereof, N00°24'06"E, 1126.33 feet, to the **Point of Beginning**.

Parcel contains 32.09 acres, more or less.

Legal description prepared by Benjamin C. Bailey on June 26, 2026.
Revised legal description prepared by Benjamin C. Bailey on June 30, 2026.
Revised legal description prepared by Benjamin C. Bailey on August 10, 2026.
Revised legal description prepared by Benjamin C. Bailey on August 27, 2026.



F:\4873-Marineau Orchard Ave\4873-Word\Legal Description Annex R2 Parcel.docx

Received 08-27-2026

August 27, 2026

Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow for Proposed Zoning SR Designation

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2; thence along the west line thereof, S00°24'06"W, 1126.33 feet, to the southwest corner of a parcel described in Trustee Deed, Instrument #644045, Latah County Records, and the **Point of Beginning**;

Thence leaving said west line and along the south line of said parcel, S89°38'22"E, 790.63 feet, to the southwest corner of a parcel described in Quitclaim Deed, Instrument #640531, Latah County Records;
Thence along the south line thereof, S89°46'51"E, 499.15 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County Records;
Thence along said city limits boundary the following three (3) courses:
Thence S00°35'39"W, 325.67 feet;
Thence S89°24'21"E, 5.00 feet;
Thence S00°35'39"W, 46.62 feet, to a point on the south line of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;
Thence along said south line, N89°27'07"W, 1293.53 feet, to the southwest corner of said parcel;
Thence along the west line thereof, N00°24'06"E, 366.84 feet, to the **Point of Beginning**.

Parcel contains 10.93 acres, more or less.

Legal description prepared by Benjamin C. Bailey on June 26, 2026.
Revised legal description prepared by Benjamin C. Bailey on June 30, 2026.
Revised legal description prepared by Benjamin C. Bailey on August 10, 2026.
Revised legal description prepared by Benjamin C. Bailey on August 27, 2026.



F:\4873-Marineau Orchard Ave\4873-Word\Legal Description Annex SR Parcel.docx

Received 08-27-2026

Instrument # 643898
MOSCOW, LATAH, IDAHO
1-23-2026 03:52:00 PM No. of Pages: 4
Recorded for : BRADLEY M JAECKEL
JULIE FRY Fee: 15.00
Ex-Officio Recorder Deputy: Heather Cal
Index to: QUIT CLAIM DEED

UNOFFICIAL COPY

PREPARED BY AND RECORDING REQUESTED BY
Bradley M. Jaeckel and Kathleen H. Jaeckel
2351 Orchard Avenue
Moscow, Idaho 83843
2083103381

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Bradley M. Jaeckel and Kathleen H. Jaeckel
2351 Orchard Avenue
Moscow, Idaho 83843
2083103381

Quitclaim Deed

GRANTORS:

Bradley M. Jaeckel and Kathleen H. Jaeckel, a married couple, whose address is 2351 Orchard Avenue, Moscow, Idaho 83843.

GRANTEES:

Bradley M. Jaeckel and Kathleen H. Jaeckel as Trustees of The Bradley and Kathleen Jaeckel Revocable Living Trust dated January 09, 2026, whose address is 2351 Orchard Avenue, Moscow, Idaho 83843.

QUITCLAIM

This quitclaim deed is made between Bradley M. Jaeckel and Kathleen H. Jaeckel, a married couple, (Grantors) and Bradley M. Jaeckel and Kathleen H. Jaeckel as Trustees of The Bradley and Kathleen Jaeckel Revocable Living Trust dated January 09, 2026 (Grantees). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in Latah, Idaho.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.

PROPERTY DESCRIPTION

Street address of the property: 2351 Orchard Avenue, Moscow, Idaho 83843

Legal description of the property: See Exhibit A, attached.

RP39N05W050605A

COPY

Received 08-27-2026

643898

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature: _____ Date: 1/23/26
Bradley M. Jaeckel, Grantor

Signature: _____ Date: 1/23/26
Kathleen H. Jaeckel, Grantor

NOTARY ACKNOWLEDGMENT

State of Idaho

County of Latah

This record was acknowledged before me on 1/23/2026 (date) by Bradley M. Jaeckel and Kathleen H. Jaeckel (names of grantors).

KELSEY N HYLTON
COMMISSION NUMBER 69921
NOTARY PUBLIC
STATE OF IDAHO

[stamp]

Signature of Notarial Officer: Kelsey N Hylton

Title of Office: Office Manager

My commission expires: 05/10/2029

SPECIMEN COPY

Received 08-27-2026

LUP2025-0033

643398

161
57 8-21-67 Tax #2482

Beginning at the Southeast corner of Lot 2 (9) of Sec 5, Twp 39 N, R 5 WBM, which point is 30 feet West and 901.5 feet North from a steel pin marking the Southwest corner of Lot 1 of the Merl W. Stubbs Addition to the City of Moscow, and running thence North along the East line of said Lot 2 of Sec 5 a distance of 517.6 (157) feet; thence West at right angles 30 feet to the TRUE POINT OF BEGINNING; thence North and parallel to the East line of Lot 2 of Sec 5 a distance of 273.9 feet to a point which is 30 feet West and 336.1 feet South from the Northeast corner of Lot 2 of

UNOFFICIAL COPY

Received 08-27-2026

LUP2025-0033

643898

Sec 5; thence West at right angles 210 feet; thence South and parallel to the East line of Lot 2 of Sec 5 a distance of 273.9 feet; thence East at right angles 210 feet to the True Point of Beginning, and containing 1.3 acres, more or less.

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Received 08-27-2026

T39N R5W S05 412150

LUP2025-0033

UNOFFICIAL COPY

Fnd. Brass Cap Monument
Set by Mel Taggart in 1981
LS # 1768
Instrument #316434

1/4 32 5

1323.43'
S 89°37'08" E

See Detail "A"

Fnd. Brass Cap Monument
Set by Dale Baune,
PE/LS #3245
Instrument #313356

E1/16 32 5 1323.43 S 89°37'08" E 32 33 5 4

30

1/16 Line

30.75 ACRES

(Basis of Bearing)

1176.24'
N 0° 29'37" E

1125.98'

[210']
N 89°19'04" W

30

[273.90']
S 0°40'56" W

Warranty Deed
#389212
1.32 Acres

N 0°40'56" E
[273.90']

[210']
[S 89°19'04" E]

30

Avenue

N 0°40'56" E -1183.63'

Orchardview Acres Addition

Orchard

Orchardview Acres Second Addition

CURVE DATA
CALCULATED FROM MAP OF ORIGINAL
SURVEY BY H. J. SMITH IN 1971
Δ = 10°23'
R = 1045.36'
CHRD = 189.25'
L = 189.50'

SET BY H. J. SMITH
IN 1971

[364.89']

30'

[122.98']

Warranty Deed #385698
[250.00']

[43.79']

SET BY
H. J. SMITH
1971

SET BY
H. J. SMITH
1971

[189.50']

Property Boundary as per
Instrument #253938, #304414,
and #345698. Established from
Found Property Corners and
Existing Occupation Lines.

Warranty Deed #253938

C.M. Shaffer
Warranty Deed #304414

[63.00']
N 0°24' W

[S 89°25' W]
[250.00']

[150.90']

[150.10']

[S 89°25' W]
[250.00']

SET BY
H. J. SMITH
1971

[30]
29.51

790.20'
N 89° 33'17" W

50.26'

N 1/16 C-C S.5
Set 2" Aluminum Cap

1319.53'
S 89° 17'56" W

34.15'

30'

[North, 1320']

1167.03'
N 0° 29'37" E

DETAIL "B"

1258.72'
N 0° 40'56" E

C1/4
S.5

Fnd. Brass Cap Monument
Set by Larry J. Hodge
PE/LS #3003 in 1991
Instrument #385361

1315.38'
S 89° 39'37" W

CE 1/16 S.5
FND. 5/8" Rebar
Instrument #385361

E1/16 Corner
Set 2" Aluminum Cap

32
5

3.55'
N 24° 45' E

1/16 Line

FND. Brass Cap
NW Cor. Orchardview
Acres Addition

Orchardview Acres Addition

Detail "A"
NTS

Note:

The E 1/16 Cor. 32/5 was erroneously established during the platting of Orchardview Acres Addition and Orchardview Acres Second Addition. The monument (Brass Cap) remains in the field as the NW Cor. of Orchardview Acres Addition. A 2" Aluminum Cap was set during this survey to mark the proper location of E 1/16 Cor. 32/5.

Surveyor's Certificate

I, Larry J. Hodge PE/LS #3003 State of Idaho, do hereby certify that the survey represented by this plat was performed by me or under my supervision in accordance with laws the laws of the State of Idaho and at the request of Jack Marineau in June, 1994.

Legend

- Set Monument
- Found Monument
- Set 5/8" dia. x 30" long rebar w/yellow plastic cap stamped "Hodge 3003"
- Found Property Corner
- ( ) GLO Measurement
- [ ] Record Measurement
- Theoretical Point

NE1/16 S.5

1/16 LINE

8.94'
N 8°38'44" E

Fnd. 5/8" Rebar
Angle point on west
line of Orchardview
Acres Second Addition
Filed as NE 1/16 Cor.
Instrument #365151

DETAIL "B"
NTS

Note:

The NE 1/16 Cor. Section 5 was erroneously established during the platting of Orchardview Acres Second Addition. The Monument, 5/8" rebar, remains in the field as an angle point on the west boundary of Orchardview Acres Second Addition. A theoretical point of the proper location of the NE 1/16 Cor. Section 5 is shown in Detail "B" of this survey.

NO. 412150
AT THE REQUEST OF:
Larry J. Hodge
DATE & HOUR:
5/2/95 11:15 A.M.
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE $ 5.00 CK BY Deputy

FILED IN THIS OFFICE
FILMED

Scale: 1" = 100'

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
125 East Third Street
Moscow, Idaho 83843
(208) 882-3520

PROFESSIONAL ENGINEER & LAND SURVEYOR
REGISTERED
3003
5-2-95
STATE OF IDAHO
LARRY J. HODGE

A.J. & Judy Marineau

Record of Survey: SE 1/4, Section 5, T39N, R5W, B.M.

May 1995

Drawn By: JSB
File Name: 1177rs1
Checked By:
Project: 1177-10-92

1 of 1

412150

Received 08-27-2026

Instrument # 640531
MOSCOW, LATAH, IDAHO
6-27-2025 03:27:00 PM No. of Pages: 2
Recorded for : LATAH COUNTY TITLE COMPANY
JULIE FRY Fee: 15.00
Ex-Officio Recorder Deputy: .
Index to: QUIT CLAIM DEED

QUIT CLAIM DEED

65009 (1)

The Grantor(s), **Mark J. Ziegler and Cindy J. Ziegler, husband and wife**

for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations, in hand paid, does hereby remise, release and quit claim unto the Grantee,

Mark J. Ziegler and Cindy J. Ziegler, husband and wife
Who C. Ziegler, a single woman
Race G. Ziegler, a single man
Camper S. Ziegler, a single ~~man~~ woman

Having a mailing address of 2215 Orchard Ave., Moscow, ID 83843

the following described real estate situated in Latah County, Idaho:

A parcel of land located in Government Lot 2 (NW1/4NE1/4) of Section 5, Township 39 North, Range 5 West, B.M., described as follows:

BEGINNING at a point 30.0 feet S. 89°25' W., of the Southeast corner of Government Lot 2 of Section 5, Township 39 North, Range 5 West, B.M., and on the South line of said Government Lot 2; thence S. 89°25' W., 250.0 feet on said south line; thence N. 00°24' W., 150.9 feet on a line parallel to the East line of said Government Lot 2; thence N. 89°36' E., 250.0 feet to a point 30.0 feet West of the East line of said Government Lot 2; thence S. 00°24' E., 150.1 feet on a line parallel to and 30.0 feet West of said East line of Government Lot 2 to the POINT OF BEGINNING.

ALSO, BEGINNING at the Southeast corner of said Government Lot 2; thence S. 89°25' W., 30.0 feet along the south line of said Government Lot 2; thence N. 00°24' W., 150.10 feet to the POINT OF BEGINNING; thence S. 89°36' W., 250.0 feet; thence N. 69°32 W., 122.95 feet; thence N. 89°36' E., 364.89 feet; thence S. 00°24' E., 43.79 feet to the POINT OF BEGINNING.

ALSO, BEGINNING at a point 280.0 feet S. 89°25' W., of the southeast corner of Government Lot 2 and on the South line of said Government Lot 2; thence S. 89°25' W., 250.0 on said South line of Government Lot 2; thence N. 00°24' W., 63.0 feet, more or less, on a line parallel to the East line of said Government Lot 2 to a point on the Southeastern boundary line of a proposed street; thence in a Northeasterly direction 189.5 feet, more or less, on a curve, on said Southeastern boundary line to a point located 195.0 feet N. 00°24' W,. and 395.0 feet S. 89°25' W., of said Southeast corner of Government Lot 2; thence S. 69°32' E., 122.95 feet; thence S. 00°24' E., 150.9 feet to the POINT OF BEGINNING.

Mark J. Ziegler

Cindy J. Ziegler

SAMPLE COPY

Received 11-12-2025

LUP2025-0033

640531

STATE OF Idaho)
) ss.
COUNTY OF Latah)

On this 23 day of June, 2025, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Mark J. Ziegler and Cindy J. Ziegler** known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose name are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

Notary Public for the State of Idaho.
Residing at: Moscow
My commission expires: 2/10/2031

DAVID KIBLEN
COMMISSION NO. 20250483
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/10/2031

UNOFFICIAL COPY

Received 11-12-2025

LUP2025-0033

LCee
0 43868-4m

481240

WARRANTY DEED

NATHAN A. HESPELT and TRUDY HESPELT, husband and wife, do hereby grant, bargain, sell and convey to BRADLEY M. & KATHLEEN H. JAECKEL, husband and wife, whose address is 2351 Orchard Avenue, Moscow ID 83843, the real property in Latah County, Idaho, located at that address and legally described as follows:

Beginning at the Southeast corner of Lot 2, Section 5, Township 39 North, Range 5, W.B.M., which point is 30.0 feet West and 901.5 feet North from a steel pin marking the Southwest corner of Lot 1 of the Merl W. Stubbs Addition to the City of Moscow, and running thence North along the East line of said Lot 2 of Section 5 a distance of 517.6 feet; thence West at right angles 30.0 feet to the TRUE POINT OF BEGINNING; thence North and parallel to the East line of Lot 2 of Section 5 a distance of 273.9 feet to a point which is 30.0 feet West and 336.1 feet South from the Northeast corner of Lot 2 of Section 5; thence West at right angles 210.0 feet; thence South and parallel to the East line of Lot 2 of Section 5 a distance of 273.9 feet; thence East at right angles 210.0 feet to the TRUE POINT OF BEGINNING.

The grantors warrant that the title hereby conveyed is free of encumbrances and they will defend said title against all lawful claims and demands, except the following:

1. General taxes for the year 2003 now in process of assessment;

2. Reservations and restrictions in the United States patent of record;

3. All rights of way for public utilities and public roads as the same may now exist over and across the above-described property; and

4. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by a Record of Survey recorded as instrument number 412150, records of Latah County, Idaho, but excluding any preference, limitation, or discrimination that would violate 42 United States Code section 3604(c).

Dated 10/3/03, 2003

Nathan A. Hespelt
NATHAN A. HESPELT

COPY

Received 11-12-2025

LUP2025-0033

UNOFFICIAL DOCUMENT

Trudy Hespelt
TRUDY HESPELT

STATE OF IDAHO)
COUNTY OF LATAH) ss.

On this 30 day of Oct, 2003, before me, a Notary Public, personally appeared NATHAN A. HESPELT and TRUDY HESPELT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

DAVE KARVEN
NOTARY PUBLIC
STATE OF IDAHO
EXPIRES 7-20-2006

Dave Karven
Notary Public
Commission expires _____

481240

NO. _____
AT THE REQUEST OF:
LATAH COUNTY TITLE CO
DATE & HOUR:
10.3.03 344
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE $ 6.00

Received 11-12-2025

588044 LUP-2025-0033

NO.
AT THE REQUEST OF
Susan Wilson
DATE & HOUR
9-14-17 4:40
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
FEE $ 15.00 BY:

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Susan R. Wilson, Attorney at Law, PLLC
208 S. Main St. Ste 2
Moscow, ID 83843

(Space Above For Recorder's Use)

QUITCLAIM DEED

This Quitclaim Deed is made this 11th day of July, 2017, from JUDITH L. MARINEAU ("Grantor") to the JUDITH L. MARINEAU REVOCABLE LIVING TRUST, dated July 11, 2017, ("Grantee"), whose address is 522 N. Eisenhower Street, Moscow, ID 83843.

Grantor, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does by these presents, remises, releases and forever quitclaims unto Grantee and to Grantee's successors and assigns, all right, title and interest now owned or hereafter acquired in the real property situated in the County of Latah, State of Idaho, legally described as follows:

Government Lot 2, located in Section 5, Township 39 North, Range 5, W.B.M.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, reservations, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year first above written.

GRANTOR:

Judith L Marineau
JUDITH L. MARINEAU

STATE OF IDAHO)
) ss.
County of Latah)

On this 11 day of July, 2017, before me Susan R. Wilson, personally appeared JUDITH L. MARINEAU, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this instrument first above written.

SUSAN R. WILSON
Notary Public
State of Idaho

Susan R. Wilson
NOTARY PUBLIC for the State of Idaho
My Commission Expires: 4-21-2021

QUITCLAIM DEED - PAGE 1 OF 1

UNOFFICIAL COPY

Received 11-12-2025

LUP2025-0033

Neighborhood Meeting

RECEIVED
OCT 20 2025
By: .....

TO: Neighbors and Interested Community Members

RE: Orchard Ave. Annexation and Rezone

WHEN: Tuesday, October 28, 2025 @ 4:00 pm

WHERE: Latah County Fairgrounds, **Grange Meeting Room**, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding an annexation and rezone for the Marineau property located at the north end of Orchard Ave. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through October 28, 2025. All questions and comments will be recorded and submitted to the city as part of the annexation and rezone request submittal. You will also have an opportunity to comment on the annexation at a future public hearing at City of Moscow Planning and Zoning.



Sincerely,

Scott Becker, PE
Project Manager
Hodge and Associates, Inc.

Received 11-12-2025

APT, JASON
2351 ARBORCREST RD
MOSCOW, ID 83843

BEEBE, RICHARD
2103 ORCHARD AVE
MOSCOW, ID 83843

BENDER, DONALD
2236 ARBORCREST RD
MOSCOW, ID 83843

BODE, THOMAS
2106 ORCHARD AVE
MOSCOW, ID 83843

BRYAN, RICHARD
2090 N POLK EXT
MOSCOW, ID 83843

BUSCH, STEPHEN
2279 ARBORCREST RD
MOSCOW, ID 83843

CAIN, GREGORY
2435 ARBORCREST RD
MOSCOW, ID 83843

CAIN, GREGORY
2435 ARBORCREST RD

MOSCOW, ID 83843

CITY OF MOSCOW
ATTN: JENNIFER FLEISCHMAN
504 S WASHINGTON ST
MOSCOW, ID 83843

COLBERT, JIMMY
2111 ORCHARD AVE
MOSCOW, ID 83843

ERICKSON, JAIMIE
2045 ARBORCREST RD
MOSCOW, ID 83843

GRAUKE, JEREMIAH
2332 ARBORCREST RD
MOSCOW, ID 83843

HANEY, STEFAN
652 PAVEL CT
MOSCOW, ID 83843

HEICK, JOHN
1309 PUBLIC AVE
MOSCOW, ID 83843

HILL, JEFFREY
2272 ARBORCREST RD
MOSCOW, ID 83843

HUGHES, CLINTON
2005 ORCHARD AVE
MOSCOW, ID 83843

ISAKSON, KELLY
2157 ARBORCREST RD
MOSCOW, ID 83843

JAECKEL, BRADLEY
2351 ORCHARD AVE
MOSCOW, ID 83843

JOHNSON, DEREK
2048 ARBORCREST RD
MOSCOW, ID 83843

KNECHT, JOHN
2200 N POLK EXT
MOSCOW, ID 83843

KNECHT, JOHN
2200 N POLK EXT

Moscow, ID 83843

LATAH COUNTY
ATTN: BOARD OF COMMISSIONERS
PO BOX 9979
MOSCOW, ID 83843

MAKAMSON, RYAN
2241 ARBORCREST RD
MOSCOW, ID 83843

MARINEAU REVOCABLE LIVING TRST
20504 NE 5TH PLACE
SAMMAMISH, WA 98074

PATRICK, JANIE
600 PAVEL CT
MOSCOW, ID 83843

PLANCK, MARK
2442 ARBORCREST RD
MOSCOW, ID 83843

ROBINSON, KENNETH
2495 N POLK EXT
MOSCOW, ID 83843

STRONGONI, RICHARD
2214 ORCHARD AVE
MOSCOW, ID 83843

VOLLMER, DAVID
2170 N POLK EXT
MOSCOW, ID 83843

WALKER, JOSEPH
2478 ARBORCREST RD
MOSCOW, ID 83843

Received 11-12-2025

WILLMES, CATHRYN
2152 ARBORCREST RD
MOSCOW, ID 83843

ZIEGLER, MARK
2215 ORCHARD AVE
MOSCOW, ID 83843

Received 11-12-2025

Meeting Attendance Sheet

LUP2025-0033

Project Name:	Marineau Annexation and Rezone
Project Number:	4873
Meeting Type:	Neighborhood Meeting
Meeting Location:	Latah County Fairgrounds
Meeting Time:	October 28, 2028, 4:00 PM

Name	Contact Information
Brad + Kate Jaeckel	2351 Orchard Ave jaeckel_buse@hotmail.com
Richard Kastet	
Rich Beebe	2103 Orchad Ave
Jason Apt	2351 Arborcrest Rd
Greg Cain	BOX574@mac.com box574@mac.com 2435 Arborcrest Rd 540-207-1468
Joy Irving	1931 Orchard Ave.
SHANE HELCK	jshanehejdc@gmail.com. 208.641.1000 - 1309 PUBLIC AVE, MOSCOW
Bill Clark	1115 Orchard Ave. williamaclark78@gmail.com
Suzanne Planck	2442 Arborcrest Rd
Mess Melissa Epler	2467 Arborcrest Rd

10/23/2025

Received 11-12-2025

Marineau Annexation and Rezone Neighborhood Meeting

Marineau Neighborhood Meeting Minutes

Tuesday, October 28, 2025; 4:00pm

Presenter: Scott Becker, PE; Hodge & Associates, Inc

Owner: Marineau Revocable Living Trust

Meeting Location: Latah County Fairgrounds, Grange meeting room

Meeting Purpose

The presentation and discussion of the proposed Marineau Annexation and Rezone located west of Orchard Avenue near the northern terminus. The owner would like the parcel to be zoned R2. Solicit comments from the neighbors and submit feedback to the city.

Meeting

The meeting was called to order at 4:00 pm and was open to the neighbors.

Scott Becker introduced a general overview of the project. He invited the attendees to voice concerns and engage in general discussion regarding the proposed Annexation and Rezone for the 30.75-acre parcel. People were invited to view the displays and comment openly and to discuss concerns.

Open Discussion Points:

1. Orchard Avenue is too narrow for any new development. Would like to see the City widen it and add pedestrian infrastructure.

2. Truck traffic is excessive and travel too fast on Orchard Avenue

3. Will the City be constructing a water tower in the future. Scott did not know of plans for a future water tower but it could be in a strategic plan.

4. Would like to see zoning of Suburban Residential. Scott said R2 Single Family Residential is the proposed zone for this parcel with the belief that it would be the most appropriate use of the property for future development.

5. Brad and Kate Jaeckel discussed how two separate drainages converge at their property creating a seasonal wetland and that any future development will need to properly manage stormwater runoff without increasing flooding of their property. Scott ensured them that during future design he would reach out them to develop a stormwater runoff plan that would best protect everyone interest.

6. After no other discussion the meeting was closed.

405 South Washington Street
PO Box 8728
Moscow, ID 83843

Tel: (208) 882-3520
Fax: (208) 882-2622
E-mail: hodge@moscow.com

SCOTT BECKER, PE PRINCIPAL

Received 11-12-2025

Respectfully,

Scott Becker, PE
Hodge and Associates, Inc.

405 South Washington Street
PO Box 8728
Moscow, ID 83843

Tel: (208) 882-3520
Fax: (208) 882-2622
E-mail: hodge@moscow.com

SCOTT BECKER, PE PRINCIPAL

Received 11-12-2025

August 28, 2026

Mayor and City Council
City of Moscow
206 E. 3rd Street
P.O. Box 9203
Moscow, ID 83843

Re: Annexation of 2111 Orchard Ave, Parcel # RP39N05W051215A

Dear Mayor and City Council,

This letter is to formally consent to the annexation of our property into the City of Moscow, Idaho. The property is located at 2111 Orchard Avenue and is identified as Parcel # RP39N05W051215A in Latah County, Idaho. Please accept this letter as our official consent for annexation.

Sincerely,



Jimmy M. Colbert
2111 Orchard Ave

RECEIVED
AUG 29 2018
City of Moscow

Anna and Pete Mikkelsen

2215 Orchard Ave

Moscow ID 83843

Bob Buvel, P.E.

Staff engineer

Engineering Department

City of Moscow, Idaho

Dear Bob,

Anna Lim-Mikkelsen and Pete Mikkelsen request permission to connect to the Moscow City Sewer because our well is not functional and we don't have water for our home.

As we discussed, we will abide by the requirement to annex to the city in order to obtain city water connection.

Sincerely,

Pete Mikkelsen

Anna Lim-Mikkelsen

September 2, 2026

Mayor and City Council
City of Moscow
206 E. Third Street
P.O. Box 9203
Moscow, Idaho 83843

Re: Conditional Consent to Annexation
2103 Orchard Avenue - Latah County Parcel No. RP39N05W051220A

Dear Mayor and City Council:

We, **Richard C. Beebe Jr. and Christin N. Beebe, husband and wife**, are the owners of the property located at 2103 Orchard Avenue, identified as Latah County Parcel No. RP39N05W051220A. We consent to annexation of this property into the City of Moscow only upon the City's acceptance of the following conditions:

1. The commitments contained in the September 2, 2026 letter from City Planning Manager Mike Ray to Richard C. Beebe Jr. and Christin N. Beebe, attached as **Exhibit A**, shall be approved by the City Council as part of the annexation action and incorporated by reference into the annexation ordinance or another binding, Council-approved agreement.
2. We may continue using, maintaining and repairing the existing private well and septic systems serving the property and may replace either system when legally permitted.
3. Connection of the existing property and residence to City water or sewer shall not be required unless an existing private system fails and cannot lawfully or practically be repaired or replaced, or unless we voluntarily elect to connect.
4. Annexation, transfer of ownership, our acquisition of a portion of the adjoining Colbert property, parcel consolidation, or an approved lot-line adjustment shall not, by itself, trigger a requirement to connect the existing property or residence to City water or sewer.
5. Annexation and the proposed Suburban Residential zoning shall not prevent or impose any additional annexation-related restriction upon our proposed acquisition of a portion of the Colbert property and the associated lot-line adjustment. Any lot-line adjustment may be reviewed under the ordinary standards applicable in the Suburban Residential zoning district.
6. We acknowledge and agree that if the property is subsequently divided to create an additional building lot and a new principal structure is constructed on that new lot, the new principal structure shall be required to connect to City water and sewer as required by the City. That requirement shall not, by itself, require the existing residence at 2103 Orchard Avenue to connect to City water or sewer.
7. These conditions and the commitments in Exhibit A shall remain binding upon the City following annexation and shall not be affected solely by a subsequent transfer of ownership of the property.

This consent applies only to the property presently owned by Richard C. Beebe Jr. and Christin N. Beebe and identified above. We do not consent or make any representation on behalf of the Colberts or any other property owner.

If the City Council does not expressly accept and incorporate these conditions as part of its annexation action, this letter shall not constitute our consent and shall not be relied upon as evidence of consent to annexation.

Please include this letter and Exhibit A in the official record of the annexation proceeding.

Sincerely,

Richard C. Beebe Jr.
Date: 9/2/26

Christin N. Beebe
Date: 9/2/26

Attachment: Exhibit A - Signed September 2, 2026 letter from Mike Ray, Planning Manager

CITY OF MOSCOW IDAHO

Heart of the Arts

Community Development

Arts
Megan Cherry

Building Safety
Justin Goodwin

Community Events
Amanda Argona

Engineering
Scott Bontrager

Grants
Alisa Anderson

Planning
Michael Ray

Recreation
Betsy Rawls

Nichoel Baird Spencer
Deputy City Administrator

Community Development
c/o Nichoel Baird Spencer
Haddock Building
504 S Washington St
Moscow, ID 83843-1703
Website: www.ci.moscow.id.us

Moscow City Hall
206 East Third Street
Phone (208) 883-7000
Fax (208) 883-7018

September 2, 2026

Rich and Christin Beebe
2103 Orchard Ave
Moscow, ID 83843

RE: 2103 Orchard Ave Annexation

Mr. and Mrs. Beebe,

As you are aware, the approximately 37-acre property at the end of Orchard Ave owned by Two Brothers Development LLC, has submitted a request for annexation into the City of Moscow. In contacting adjacent property owners, Mr. and Mrs. Colbert, who own 2111 Orchard Ave, have agreed to be part of the expanded annexation area. As a result of the expanded annexation boundary, your property at 2103 Orchard Ave would become a county island surrounded by the City of Moscow. As we had previously discussed, if you are willing to consent to the annexation of your property, the City will not require you to connect to city water and sewer services until such time as your existing system fails and cannot lawfully or practically be repaired or replaced. You may continue using, maintaining, repairing, and if legally permitted, replacing the existing well and septic systems.

It is also my understanding that you wish to complete a property transaction with the Colbert's to acquire a portion of their property, south of your property at 2103 Orchard Ave. In order to facilitate this transaction, both your property and the Colbert's property are proposed to be rezoned to the Suburban Residential (SR) Zone upon annexation. The SR Zone has a minimum lot size of one acre and a minimum lot width of 100 feet. Every lot within the City is required to abut a public street right-of-way for a minimum distance of 40 feet, except in certain circumstances. One of the exceptions are for lots within the Agriculture/Forestry (AF), Farm Ranch (FR), and Suburban Residential (SR) Zoning Districts where access is provided by a permanent easement of no less than 20 feet in width at any point.

In order to complete this property transaction, you would need to submit a lot line adjustment request through the City, which would then be checked for compliance with the aforementioned standards as well as setback requirements. The lot line adjustment itself would not trigger the requirement to connect to city water and sewer services. However, any division of the property into additional building lots with new principal structures would be required to connect to city water and sewer services.

If you have any additional questions or concerns, I can be reached by phone at (208)883-7008 or by email at mray@ci.moscow.id.us

Sincerely,

Mike Ray
Planning Manager

Comments of Mark Solomon, PhD (Water Resources)

RE: Permit Application LUP2025-0033

July 14, 2026

RECEIVED
JUL 15 2026
By: .....

The proposed annexation and rezone will further increase the City of Moscow (City) water supply deficit. According to the most recently available public data from the Palouse Basin Aquifer Committee (2026), the City's annual water use increased by 7% over the previous year. At the same time, the rate of decline in the Grande Ronde aquifer, the City's primary water source, increased by 14% to a five-year average rate of 0.80 ft/yr after decades of steadily slowing as the area's pumping entities enacted water conservation plans and policies.

There are two driving factors for both the increased City water demand and the quickening decline of the aquifer: land use development and climate change. To identify the contribution of each to the City's overall pumping, PBAC was able to separate baseline residential use from landscape irrigation by comparing overall use on a monthly basis. Residential use exclusive of the irrigation months increased in 2025 by 2.8% city-wide. Irrigation use increased by 15.2% for the same time period, making up 53% of the City's annual pumping. The 2.8% increase can likely be attributed to new residential use. Statistically speaking, at least 2.8% of the 15.2% increase in irrigation use is likely associated with the new residential developments. The remaining is attributable to city-wide increases in landscape irrigation due to climate change as seen in 2025's hot summer weather. See attached slides from "2025 Pumping, Weather and Water Levels", PBAC Meeting, February 19, 2026.

There are currently approximately 425 undeveloped residential lots within the City, as ascertained by review of the Latah County plat viewer. Each of those lots is an already permitted use with an accompanying City obligation to provide water services. According to City staff, there are currently 4887 residential water meters in use. Development of the 425 lots will increase demand by just under 9%. City pumping will increase by 76 million gallons per year (mgy) from the current 845 million gallons per year. To reiterate, this 76 mgy increase has already been approved and permitted and has obligated the City to provide that water. Any future permissions, such as the one subject to this hearing, will further increase City water demand.

In 1992, the City entered into an agreement with the other area pumping entities now known as PBAC. In that agreement, the City agreed to limit its future water demand to 125% of its then current pumping, a limit of 875 mgy. Absent strict city-wide water

conservation regulation or development of an alternative water supply for the City, the already permitted developments will increase pumping to 921 mgy and violate the City's commitment to PBAC.

The State of Idaho ultimately holds the cards when it concerns groundwater withdrawals in excess of an aquifer's recharge capacity. The State has so far withheld exercising its authorities and obligations to protect the State's water resources as they have been satisfied by the progress made towards aquifer stabilization through PBAC. The City blowing through its agreed upon 875 mgy withdrawal is likely to trigger State designation of the Moscow aquifer sub-basin as a Critical Groundwater Management Area, complete with strict withdrawal limits.

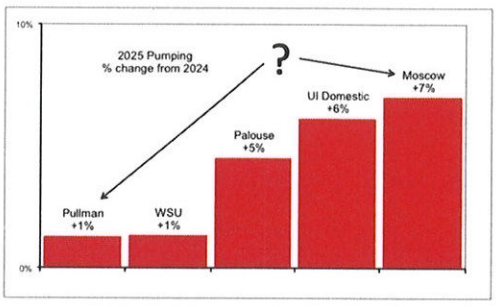
There is no doubt that the City needs additional housing. The suburban-style single family residence with its large irrigation demand is not the way to meet this demand. Densification is: densification decreases per capita water demand as there is less landscaping to irrigate, moving residential use closer to baseline use on an annual basis.[1] Until the City comprehensively addresses its zoning ordinance and water supply problems, no more suburban style single family developments should be approved.

Mark Solomon

704 E Third St, Moscow

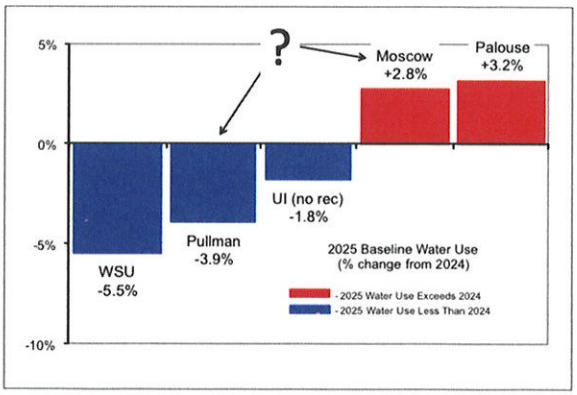
- "2025 Pumping, Weather and Water Levels", PBAC Meeting, February 19, 2026 (excerpted slides)

2025 Annual Pumping



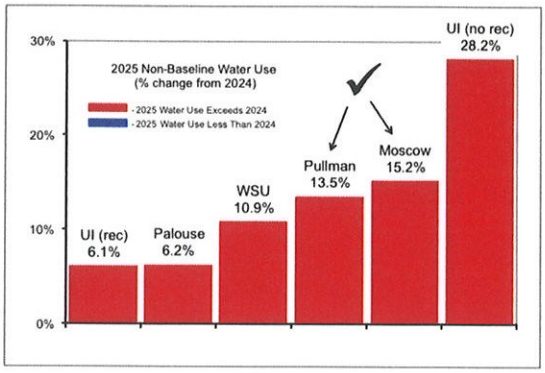
2025 compared to 2024

2025 Baseline Water Use



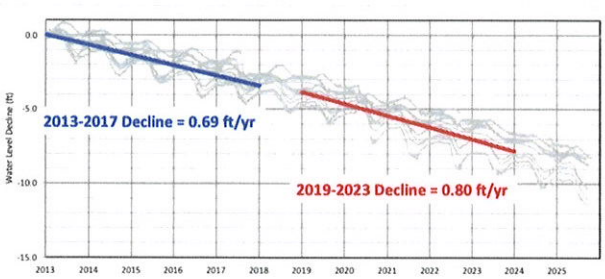
2025 compared to 2024

2025 Non-Baseline Water Use



2025 compared to 2024

2025 Water Levels – Lower Aquifer



Water Level Decline Since 2013

[1] "Rathdrum Prairie aquifer future water demand: Report to the Idaho Water Resources Board providing information for evaluation of Rathdrum Prairie Aquifer Reasonably Anticipated Future Need municipal provider water right applications.", Idaho Waters Digital Library, University of Idaho Library Digital Collections, https://www.lib.uidaho.edu/digital/iwdl/items/iwdl-201404.html)

RECEIVED
JUL 15 2026
By: .....

RECEIVED
JUL 16 2026
By: .....

Comments of Brad Jaeckel, 2351 Orchard Ave, Moscow
RE: Permit Application LUP2025-0033
July 15, 2026

I am not in favor of the proposed annexation and rezone. Specifically, the annexation of Parcel 1 considered for rezone to R-2. I have resided at 2351 Orchard Ave for 23 years, creating Orchard Farm with my wife Kate and raising our two children. There are many issues that come up with this proposal, but I would like to share my expertise on Orchard Avenue and the 32 acres being considered in Parcel 1.

Orchard Ave has become an artery for north Moscow and the surrounding areas. Most vehicles travel Orchard to the south intersecting "F Street" and then continuing into the city or to the east or west. According to the 2016 City of Moscow Urban "D" Traffic Volume Map, that intersection has 1509 average daily volume. We can easily estimate that number has increased in ten years due to new developments on Lanny Lane and Slonaker neighborhoods. It is also a frequently used street for bicycle traffic, walkers, and runners. Many residents connect from Orchard out Trail Rd to Mountain View. And traffic connecting to these roads access homes in the county and recreation areas on Moscow Mt.

From the intersection of F St. to Lanny Lane (.5 miles) the paved roadway is on average 35 feet wide, has two sidewalks, and a mix of bike lanes and street parking. From Highland Drive and the intersection of Lanny Ln the paved road diminishes to 22 feet and has no sidewalks, bike lanes, or street parking. At the corner of Trail Rd, the paved roadway again diminishes to 18 feet and stays at that width until the end of pavement, roughly adjacent to the Parcel 2 annex under consideration. The remainder of the road is 16 feet wide and gravel which extends to our property. This section from Lanny Ln to the north end of Orchard Ave is .7 miles in length and poses the greatest safety risk to auto, bike, and pedestrian traffic.

The narrow roadway makes passing difficult when presented with parked delivery vehicles, extra large construction equipment/ vehicles, or the presence of bikers and pedestrians. In addition to the narrow roadway there is a large hill between the intersection of Arborcrest Rd and Trail Road creating severe reduced visibility in either direction. The number of near misses in this section of road is of considerable importance. The traffic in this area of Orchard Ave has already increased with the development of Woodbury.

The R-2 Zoning for 32 acres, based on a maximum 7000 square foot lot could fit 6.2 lots per acre. When reduced by 20% (standard planning rule of thumb) for streets and other infrastructure, 5 lots per acre would be the maximum possible. The 32-acre parcel could then hold a maximum of 160 single-family homes. According to the ITE- Trip Generation Manual, 10 trips per unit per day would be expected. This would more than double the 2016 traffic volume numbers for the intersection at F St.

The Zoning Code does not pose much detail for definition of the R-2 district. In section 2-4 part E. #2 states "The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork." For the parcel in consideration this is not true. The parcel contains numerous slopes of 10-15% grades in multiple directions, generally defined by two larger drainages that merge at the intersection of our driveway and Orchard and flow into the drainage ditch on the east side of the road. The drainages have distinct slopes and ridges that lead to larger higher ground in the middle but again drops off to the west towards the properties located on Polk Street. The drainage to the north crosses into the adjacent property, contributing additional surface water south to a season pond that forms on the north boundary of our property.

On the west side of our property another drainage unique to the 32 acres flows directly towards our driveway and barn. When the groundwater rises, usually in the fall but sometimes not until the spring, both of these drainages produce flowing seasonal streams. The two streams converge on our property and eventually collect in the ditches on either side of Orchard Ave. Often these drainages can experience seasonal flooding especially with "rain on snow" events that produce rapid melting on already saturated soils. The attached pictures show some of these extreme conditions where water flows directly down the road, overflows culverts, through our property, and the ponding to the north.

The interesting and unique features of the 32 acres should be celebrated and preserved. These hills and seasonal waterways are a unique Palouse experience and one that is best preserved in farmland. Preserving these features keeps wetlands available for area wildlife and contributes to water basin recharge.

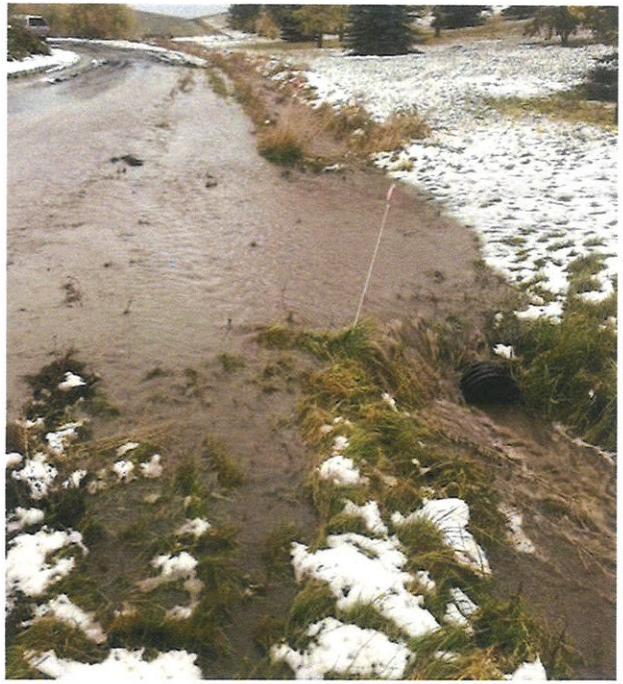
I encourage the Commission to decline this request. Consider these priorities:

- Work with the city and North Latah Highway District to improve the north .7 miles of Orchard Ave for the safety of the existing residents. The road should be wide enough to safely allow the current traffic as well as the expected increase from the Woodbury neighborhood. It should provide adequate sidewalks and if possible, a bike lane for all modes of travel.
- Encourage infill and development of the over 400 undeveloped residential lots already permitted within the city limits. The city's water pumping agreement with PBAC is in jeopardy with current commitment to the permitted undeveloped lots currently available in the city of Moscow. Focus development in the areas already zoned and permitted for housing.
- Reduce fragmentation of surrounding farmlands with low density housing that produces a loss of overall income to the city due to high cost of services. Infrastructure costs associated with road construction, water and sewer expansion, parks and other utilities are unlikely recovered from the modest property taxes generated in low-density development.

Brad Jaeckel: 2351 Orchard Ave, Moscow

RECEIVED
JUL 16 2026
By: .....







Flooded Culverts: Ziegler,Busch, Bode

(located between 2351 Orchard Ave and the intersection of Trail Rd)

RECEIVED
JUL 16 2026
By: .....



North Drainage and Ponding

(Looking NE from 2351 Orchard Ave)

RECEIVED
JUL 16 2026
By: .....







West Drainage, Driveway, and Turnaround

(2351 Orchard Ave)

RECEIVED
JUL 16 2026
By: .....

Jennifer Fleischman

From: Tom Bode <tgbode@gmail.com>
Sent: Wednesday, July 15, 2026 3:15 PM
To: Planning & Zoning Commission
Subject: Orchard Ave annexation and rezone

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Moscow Planning and Zoning Commission,

I received the Notice of public hearing regarding the annexation and rezone at the end of Orchard Avenue. I will not be in town on Wednesday July 22 and therefore am writing to you with my comments.

In my opinion, adding hundreds of additional houses on top of what you approved adding with Woodbury Estates, would make Orchard Avenue very dangerous. Before you add additional traffic, I believe Orchard must be SIGNIFICANTLY improved. I am shocked you approved Woodbury's addition that will have an entry from Orchard without improvement of Orchard. I suggest every one of you drive out Orchard so you can see for yourself how dangerous it is right now. It is very hilly, narrow and has no sidewalks. Approving this new development without first improving Orchard would make this road even more dangerous than it already is.

When I bought my lot from Jack Marineau he was developing their land into one acre + lots, which I believe is called Suburban residential. Now you have before you a plan to develop his former property in the adjacent area into moderate density single family residential. Under this plan rather than the 1 home per acre there will be 4 to 8 homes per acre. This plan will create an enormous increase in traffic and harm the neighborhood.

Thank you for your time serving on the Planning and Zoning Commission,

Tom Bode

2106 Orchard Avenue



Jennifer Fleischman

From: Kathleen Jaeckel <katejaeckel@gmail.com>
Sent: Thursday, July 16, 2026 8:35 AM
To: Planning & Zoning Commission
Subject: Annexation at the end of Orchard Ave

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I am reaching out as a farmer, business owner and care taker of the land at the end of Orchard Ave where the proposed annexation is for development. My husband and I purchased our farm in 2003 and have spent the greater part of the last 23 years improving and caring for this small plot north of Moscow. Our children were lucky to have such a special place with abundant frogs, salamanders, bugs, birds, and open space to grow up on. As a business we have relied on our amazing and abundant well to grow food , flowers and botanicals to sell at the farmers market. We are in our 23rd year of selling at the market. Our farm is unique as the well has never run dry in the decades of growing here. That is because of the incredibly high water table and wet lands to the north and west of our farm. We need these farms close to town to keep the vibrant agricultural roots alive on the Palouse. My business relies on my ability to have a garden and I worry about the infill of the wetlands that supply for our well water. Without access to well water we would not be able to afford the costs of growing. It is an amazing gift to have clean water so close to town and one we would like to see preserved for future generations. We need farms and farmland. This is what makes Moscow so special.

We would like the city to consider the lack of safe roads and pedestrian routes on Orchard Ave before approving the development. This road must be addressed before starting new projects. We simply can not have more housing, traffic and big equipment on top of the already approved building happening for Woodbury. We have seem how these developers get approval and then change their plans after approval according to profit rather than consideration for the residents that live there. What is happening north of Moscow is Urban Sprawl. I believe our town would benefit more from developing the over 400 available lots that have already been allocated for water use and have utilities within the city and current approved developments. We are not experiences tremendous growth here on the Palouse like the rest of the PNW and I believe we can do better with our city planning.
Thank You for the time and consideration in preserving farmland, small business and quality of life on the Palouse.

Kate Jaeckel
Owner, formulator manufacturer at Orchard Farm

RECEIVED
JUL 16 2026
By: .....

Jason and Jeannine Apt
2351 Arborcrest Road
Moscow, ID 83843
July 15, 2026

RECEIVED
JUL 15 2026
By: .....

City of Moscow Planning and Zoning Commission
Moscow, ID 83843

RE: Opposition to Proposed Comprehensive Plan and Zoning Redesignations Near Orchard Farm

Dear Planning and Zoning Commissioners:

We are writing to express our opposition to the proposed redesignation of land surrounding Orchard Farm, along the north end of Orchard Avenue, from agricultural use to Auto-Urban Residential and the associated rezoning of a portion of the subject property to R-2 Single-Family Residential. Our property, where we have lived since 2006, is located directly across Orchard Avenue from Orchard Farm. Since that time, we have enjoyed the rural nature of this part of the city and have also experienced the safety concerns for ourselves and our children as pedestrians and cyclists along this stretch of Orchard Avenue.

The proposed redesignations would facilitate future residential development and increased residential and construction traffic volumes along Orchard Avenue. Orchard Avenue currently functions as a rural roadway and lacks sidewalks and other pedestrian infrastructure north of Lanny Lane. As homes are constructed, vehicle trips will increase substantially, creating greater conflicts between automobiles, pedestrians, bicyclists, and farm equipment. Pedestrians and cyclists (including children) currently hug the sides of the road because no sidewalks or bike lanes exist between Lanny Lane and the north end of Orchard Avenue. This stretch of Orchard Avenue already presents safety risks for pedestrians and cyclists due to a narrow roadway (made worse by vehicles parking on the street, even though signs have been erected lately in an attempt to dissuade such activity), lack of street lights creating dangerous dark spots along the road at night, and hilly terrain, making it difficult for drivers to see and react to pedestrians and cyclists when coming over the hills. Increasing traffic along this road will further heighten safety risks and reduce the quality of life for existing residents along and in the vicinity of the road.

In addition to the long-term traffic concerns associated with the proposed redesignations, the city should carefully consider the cumulative impacts of construction activity in this area. The vicinity is already experiencing significant development pressure with the nearby Woodbury housing development. Residents and agricultural operations are currently subject to increased construction traffic (including along Orchard Avenue), noise, dust, road wear, and disruptions associated with that project. Approving additional residential development surrounding Orchard Farm would compound these impacts and extend construction-related disturbances for years into the future.

Construction noise is of particular concern. Extended periods of excavation, grading, utility installation, heavy equipment operation, trucking activity, and home construction would significantly affect the peaceful rural character of the area. Existing residents and agricultural operations would be subjected to prolonged noise and disruption well beyond what is currently experienced. These impacts are especially concerning given the area's longstanding agricultural nature and the expectation of a relatively quiet rural environment.

Any future residential development within the subject property would also have significant visual impacts on the surrounding agricultural landscape. The area around Orchard Farm is currently characterized by open fields, agricultural operations, natural viewsheds, and a low-density rural setting. Conversion of farmland to residential subdivisions could introduce streets, sidewalks, utility infrastructure, street lighting, fencing, parking areas, and a concentration of homes that would permanently alter the visual character of the area. Residents and visitors who currently experience an open agricultural landscape would instead be confronted with suburban-style development. The loss of open views and rural scenery would diminish the area's unique identity and erode one of the qualities that make this part of Moscow distinct from more urbanized portions of the city.

The visual impacts would be particularly pronounced because residential development tends to create a hard urban edge adjacent to active farmland. Rather than preserving the gradual transition that currently exists between agricultural lands and residential properties on larger lots, the proposed redesignations would introduce a more intensive development pattern that is visually incompatible with the surrounding rural environment. Once these viewsheds and open spaces are developed, they cannot realistically be restored, making the change effectively permanent.

The proposed redesignations are inconsistent with the existing character and integrity of the surrounding area. The area surrounding Orchard Farm is predominantly agricultural in nature, with open land, farming, and large residential parcels where homes do exist. This rural landscape serves as an important transition between more urbanized portions of Moscow and agricultural lands beyond. Introducing suburban-style residential development at R-2 densities would fundamentally alter the character of the area and create pressure for additional farmland conversions in the future.

Finally, the proposal could adversely affect Orchard Farm itself, an established working farm that contributes to Moscow's agricultural heritage and local economy. Orchard Farm relies on well water to sustain its operations. Future residential development may increase demand on groundwater resources and create uncertainty regarding long-term water availability and quality. Residential encroachment can also create conflicts involving noise, dust, equipment operation, odors, and other normal farming activities, threatening the long-term viability of the farm.

For these reasons, we respectfully request that the City deny the proposed Comprehensive Plan redesignation to Auto-Urban Residential and the associated R-2 zoning designation. At

a minimum, the city should conduct a thorough evaluation of traffic and pedestrian safety impacts, water and agricultural impacts, and consistency with the existing character of the area before considering such significant land-use changes.

Thank you for your consideration and for the opportunity to comment on this proposed action.

Sincerely,

Jeannine Apt

Jason and Jeannine Apt

RECEIVED
JUL 15 2026
By: .....

Jennifer Fleischman

From: Janice Weesner <janiceweesner@gmail.com>
Sent: Thursday, July 16, 2026 10:14 AM
To: Planning & Zoning Commission
Subject: Annexation of Orchard

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Hello,
I am very concerned with the potential annexation of the area at the end of Orchard street for yet another new subdivision. I live in the neighborhood off Orchard, and already the traffic is concerning. I am also very concerned with the lack of planning for both traffic and our water resources in this area. Our farmland is too valuable of a resource to build houses on. Please reconsider this development.

Janice Weesner

RECEIVED
JUL 16 2026
By: .....

Jennifer Fleischman

From: Cynthia Salisbury Mika <cynthia.mika@gmail.com>
Sent: Thursday, July 16, 2026 10:29 AM
To: Planning & Zoning Commission
Subject: Permit Application LUP2025-0033

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Planning & Zoning Members,

RE: Orchard Ave ANX UZ CP - PZ 07-22-26 (see 1. below)

Thank you for your conscientious volunteer service to the City of Moscow, making it work well for all of us who live here.

I am concerned about the application for the 44.01-acre area proposed to be annexed into the city of Moscow which would be designated as R-2 and SR. Based on the official City of Moscow Bulk and Placement Regulations, a theoretical maximum of **273 single-family residences can be built in an R-2 zone**, and exactly **44 residences can be built in an SR zone** on a 44-acre plot of land.
Additionally, in the City of Moscow, Idaho, the R-2 (Moderate Density Residential) zone fundamentally permits a maximum base density of 4.8 dwelling units per acre. Specifically, to build multifamily units, the zoning code requires a minimum lot area of 7,700 sq. ft. for the first unit, plus an additional 2,000 sq. ft. of land area for each additional unit.

None of this tells us how many people would then be living on this additional 44 acres, since we don't know how many bedrooms a single-family residence would have and we don't know how many apartments nor how many bedrooms per apartment would be included in a multifamily structure.

Even with a mix of R-2 and SR zones, how does the developer and/or the city account for that much more use of our apparently diminishing water resources? Is there a requirement for a gray water and black water plan? Are there restrictions on landscaping?

I would prefer to see expansion of the city limits stopped until water plans are not only in place, but working well. Is there a reason to proceed before we know a solution actually works right here?

Please use common sense in your deliberations about Orchard Ave ANX UZ CP - PZ 07-22-26, Application LUP2025-0033. Thank you.

Sincerely,
Cynthia Salisbury Mika
620 Ridge Rd, Moscow, ID 83843



1. https://www.ci.moscow.id.us/Search?searchPhrase=Permit%20Application%20LUP2025-0033&pageNumber=1&perPage=10&departmentId=-1

Jennifer Fleischman

From: Becky Chastain <bchastain@moscow.com>
Sent: Thursday, July 16, 2026 3:49 PM
To: Planning & Zoning Commission
Subject: Orchard development

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When hearing about the new Orchard development. I wondered how the city will be able to take care of more infrastructure. When I came to Moscow in 1990 there wasn't much development east of Mountain View road. Now in 2026 Mountain View is just now getting sidewalks on both sides of the road. The round about on 6 th and Mountain View is a welcome improvement. But we had so many years of traffic problems there. When will the pedestrian bridge that is suppose to connect paradise path to the ballfields on Mountain View and Joseph be installed?
Wetlands need to be saved they serve an important part of an ecosystem. Of course I worry about the aquifer too. I hope traffic patterns, pedestrian walkways, and protecting the wetlands will be very important goals for the new development.
Thanks,
Becky Chastain.
Sent from my iPhone

RECEIVED
JUL 16 2026
By: .....

Jennifer Fleischman

From: Steve Busch <stbusch66@gmail.com>
Sent: Wednesday, August 26, 2026 11:43 AM
To: Planning & Zoning Commission
Cc: Busch, Donna
Subject: Permit Application LUP2025-0033, West side Orchard Ave

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

City of Moscow Planning and Zoning Commission:

We live on the east side of Orchard Avenue. Our western property line is across the street from the proposed rezone land.

This annexation and rezone should not be approved unless a plan is in place to improve Orchard Avenue. We travel this section of road every day. Meeting oncoming traffic now can be dangerous. The road is narrow, has no ditches, curbs or sidewalks. The road is hilly and sight lines are not good. Due to new developments in the area, Orchard is already seeing increased traffic and is likely to become a major north/south arterial. It should be developed accordingly.

Stephen and Donna Busch
2279 Arborcrest Road
Moscow

Jennifer Fleischman

From: Kathleen Jaeckel <katejaeckel@gmail.com>
Sent: Tuesday, September 1, 2026 9:24 AM
To: Planning & Zoning Commission
Subject: Orchard Ave annexation and development proposal

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hello City Council
I am once again writing to ask the city to take more time in considering the development at the end of Orchard Ave. Placing this on hold is the only way forward until water ways and road safety are addressed.
We need more information and careful study of how the water moves through this area. It is difficult to imagine that this ground could be effectively altered without causing major flooding at our farm, home and place of business.
We have worked very hard to help move the spring run off through our farm effectively and safely with ditches, drain tile, and lots of shovel work. Our farm is at the low point for the hills surround us and a tremendous amount of flooding has occurred in the 23 years we have lived here but we have kept our home and business safe.
With the loss of the agricultural ground to the west and north of our farm we would also face a loss of our very high functioning well that we use to water our garden and run our business. The wetlands that feed our well would be gone. The water table is just below our home. We have been told that there was a creek that use to run out here and it is underground now making for a very high water table. We need wetlands in our area and the removal of wetlands off of Mountain View has increased the flooding in Moscow tremendously.
Also Woodbury is off the rails with the latest ground work off Arborcrest. They are currently removing the Palouse and as far as we can see they have no permits or plot maps approved for the work they are doing. I want to know why this is being allowed. Why this hasn't been addressed and who is responsible for keeping these guys above board with their construction and ground work. They often are starting projects, groundwork and home construction without city approval. This has been told to me from realtors, electricians and construction workers that work for them.
I think putting the development at the end of Orchard Ave on hold until we see what happens with the water run off at Woodbury this winter/spring is safer for the people that live here. Woodbury has already caused flooding and sewage issues in the Tamarack neighborhood.
I would like the city to first address our road, address the water issues, and listen to the people that live here.
If you remove the Palouse you better have a better reason than condos. Generations going forward will pay the price for this greed.
We need traffic impact studies, we need water impact studies, we need a better plan for this area.

Kate Jaeckel
Owner of Orchard Farm at the end of the road

Comments of Brad Jaeckel, 2351 Orchard Ave, Moscow
RE: Permit Application LUP2025-0033
September 1, 2026

I am not in favor of the proposed annexation and rezone. I have lived at the end of Orchard Ave for 23 years.

Orchard Ave has become an artery for north Moscow and the surrounding areas. Vehicles travel north and south to either access the city, enter one of the many neighborhoods, or connect out to Mountain View.

The section from Lanny Ln to the north end of Orchard Ave is .7 miles in length and poses the greatest safety risk to auto, bike, and pedestrian traffic. Statistically the most dangerous road is the mile closest to home. I have experienced that all too many times.

Also impacting the area is the Woodbury #2 Development. The developer has chosen to begin major excavation, earthwork and watermain installation prior to having completed the annex and thus the subsequent hearings and plat proposal process. Woodbury and Harvest Hills #2 addition have both chosen to complete this type of work before receiving approval for plat plans. While city staff call these choices risky, the developers must believe that the current city administration and staff are fully supportive of increased development in our community.

Staff have indicated the potential for a traffic study for Woodbury 2 Annex and Orchard Ave Annex. The traffic study and plat proposal would be used to determine what length of roadway the developer would be responsible for upgrading. Given the length of Orchard Ave that is undersized it's unclear how much the city would be able to improve. We need to do this study first rather than after approval to determine the scope of upgrades.

While this application is only for annexation and rezone, be sure that we're talking about future development. The property owner and the hired engineering firm are clearly working towards that goal. Number 5 of the Relevant Criteria and Standards states that the expected development should be served by existing transportation services and facilities. This is not the case.

Please take the time for thoughtful deliberation.

I encourage the Council to decline this request. Consider these priorities:

- Work with the city and North Latah Highway District to improve the north .7 miles of Orchard Ave for the safety of the existing residents. The road should be wide enough to safely allow the current traffic as well as the expected increase from the Woodbury neighborhood. It should provide adequate sidewalks and bike lanes.

- Prioritize infill and densification within current city limits. Reduce fragmentation of surrounding farmlands with low density housing that produces a loss of overall income to the city due to high cost of services. Infrastructure costs associated with road construction, water and sewer expansion, parks and other utilities are unlikely to recover from the modest property taxes generated in low-density development.

Brad Jaeckel: 2351 Orchard Ave, Moscow

9/1/2026

Dear Moscow Planning and Zoning Decision making board,

We are Ken & Carol Robinson of 2495 N Polk Ext, Moscow, Idaho. We boarder the west property line of the proposed annexation, permit application # LUP2025-0033. We attended the July 22, 2026 rezoning meeting and was surprised the Planning and Zoning Commission recommended approval, after hearing the evidence of concerns at that public hearing. So we've decided to address our concerns being adjacent property owners.

The area on N Polk Ext consists of small ranch properties with limited populations utilizing that space. Moving high populations into this area from the requested zone change (Moderate Density, Single family Residential, and Suburban Residential) could negatively impact our Agriculture Forestry zoned community.

We would like to see some restriction placed on the use of the land in this proposed annexation. And not allow so many houses to be built in our rural area.

Our Concerns:
1. The water aquifer is already in decline and adding more population could negatively impact our water wells in this area. This has been a concern in Latah county for many years and there should be more done about it.

2. Orchard Ave access, seems very congested with the added population in the Northeast part of the city. This annexation will only add to the Orchard Ave problem.

3. Although we don't live on Orchard Ave, we have concerns of roads being placed from Orchard Ave onto Polk Ext, causing more congestion on Polk road. In the last few years we have seen the road use (cars, Semi trucks, bicyclers, pedestrian, and baby buggies with NO sidewalks) on this narrow county road. It has dangerously increased usage, being a bypass around town.

4. Because we share the property line, keeping people and their pets off our property concerns us. Living next to the Robert Lloyd Park, we already know people don't respect signage of NO TREASPASSING and we want to address that now. There should be a large fence placed along the whole western property line of this 44.1 acres, to stop the city problems from drifting into our county acreages

Questions:
1.Where will the water come from for this 44.1 acreage development? Will a new city well need to be drilled impacting all our rural wells?
2. Who will pay for the Orchard Ave improvements for safe access to this 44.1 acre development?
3.Who will pay for the fencing that should surround this whole development?
4. Are there future plans to put a road from the development to Polk Ext?

Thank you for this opportunity to express our concerns.

Ken and Carol Robinson

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 **July 22, 2026**	**7:00 PM**	**Council Chambers** **206 E. Third Street**

Wilson called the meeting to order at 6:59 PM

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

REGULAR AGENDA

1. Approval of Minutes from June 24, 2026 (ACTION ITEM)
Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

2. Public Comment
Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.
None offered.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue, North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033 (ACTION ITEM)
1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.
Beebe stated a conflict of interest and excused himself from the meeting at 7:01 PM.

Ray presented the proposed rezone and comprehensive plan designation as described above, and recommended the Commission recommend approval to City Council with no conditions. The subject property is within the Area of City Impact.

Public Hearing opened at 7:12 PM

Scott Becker (applicant's representative), Moscow, introduced himself and offered to answer any questions.

Kate Jaeckel, Moscow, opposed the rezone request stating that R-2 would not be appropriate because of the steep grade on the property, impact on her personal well productivity, and the potential interference with the

wetlands located to the north. Urged the Commission to deny the request because she does not want more development in the area and has concerns about how the width of Orchard Avenue would handle a subdivision. With Woodbury 2nd Addition proposed to the east of Arborcrest Road, the increased traffic would affect the safety of property owners along Orchard Ave.

John O'Laughlin, Moscow, was opposed to the proposed development and upset about the current construction traffic along Orchard Ave for the Woodbury development. He requested the City delay approval of the annexation of the subject property until the developers submit their plans for the land. He also expressed concerns about the impact of the Woodbury subdivision on the water from the pump house.

Brad Jaeckel, Moscow, spoke in opposition of the proposed rezone and had concerns that the packet information was incorrect regarding the property that was being annexed, as well as the impact to traffic on Orchard Ave. He did not agree that the road is as wide as shared in the staff report and presented. He stated that the subject property is too steep for the density of the proposed zoning district.

Mark Solomon, Moscow, was opposed to the proposed rezone and talked about concerns for the water demand of the current residential developable lots already within the City. He stated that the City has gotten too close to the maximum water use recently.

Melissa Epler, Moscow, opposed the rezone and urged the Commission to make it Suburban Residential (SR) instead of a R-2 zoning district. She had concerns about the water use within the City without a long-term plan, losing farmland, and too high density for the topography. She also did not think the public hearing notice provided enough time for public input and requested that process be modified.

Jason Apt, Moscow, spoke in opposition to the proposed rezone because of the topography of the land. He had concerns about flooding along Orchard Avenue, as well as the current width of Orchard Ave being dangerous for increased traffic users.

Scott Becker (applicant's representative), Moscow, reminded the Commissioners that the proposed rezone and annexation does not include a development project as that has not been planned. Road improvements along Orchard Avenue would be required for future development projects, including the narrow portions of the road to the north. The grade of the property would be partially evened out to accommodate development on the top, as well as to provide access for water and sewer connections. He also mentioned that the Rolling Hills subdivisions are R-2 and have a similar topography.

Public Hearing closed at 7:41 PM

The Commission talked about what triggers the development and/or expansion of a City street. The current Comprehensive Plan Designation fits a zoning district of R-1, R-2, or R-3 for the subject property. There was continued conversation about the state of Orchard Avenue and the SR zone on the south side of the property. The Commission talked about how the adjacent Orchardview Acres subdivisions were developed. There were concerns about creating more islands of County land within City limits.

Scott moved to table the proposed rezone and comprehensive plan designation, seconded by Hamilton. After further discussion about reasons to table the decision, the motion was rescinded by Scott with Hamiltons agreement.

The Commission continued to discuss the proposed rezone and comprehensive plan designation.

Scott moved to deny the proposed rezone and comp plan designation, stating it does not provide for the logical and orderly location of land uses and lacks a sufficient existing transportation network. The motion was seconded by Hamilton. After further discussion about the reasons to deny the application, the motion was rescinded by Scott with Hamiltons agreement.

Reese moved to recommend approval of the proposed Comprehensive Plan Designation and Rezone request, seconded by Seever. Roll Call Vote; Ayes: Mize, Reese, Seever, Wilson (4). Nays: Hamilton, Scott (2). Abstentions: Smith (1). Motion carried.

Seever moved to direct staff to draft the Relevant Criteria and Standards, seconded by Mize. Roll Call Vote; Ayes: Hamilton, Mize, Reese, Seever, Wilson (5). Nays: Scott (1). Abstentions: Smith (1). Motion carried.

Beebe rejoined the meeting at 8:12 PM.

4. Final Review of Accessory Dwelling Unit (ADU) and Manufactured Home Code Draft Ordinance (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new laws. Staff has prepared a draft ordinance for the Commission's consideration.

Ray informed the Commissioners that the requested changes that were discussed at the last meeting have been provided in the packet. The proposed Ordinance is scheduled for Public Hearing at the August 12th meeting of the Commission. Recent Idaho State Code changes prompted the proposed code amendment.

5. 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 reminded the Commissioners that the questions for the Citizen survey are due at the end of August. There was a brief conversation about what questions were asked in past surveys.

REPORTS

1. Transportation Commission meeting report.

The next meeting of the Transportation Commission is scheduled for Thursday, August 13th. The last meeting had a traffic analysis presented by Engineering regarding the intersections at Hayes St and Third St, and Hayes St and Sixth St.

Scott requested Hamilton add a discussion item to the next Transportation Commission agenda about the stop sign at the corner of First St and Adams St.

ANNOUNCEMENTS

The Commissioners welcomed the newest member, Matthew Smith.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for August 12, 2026.

The meeting was adjourned at 8:22 PM

Dennis Wilson, Chair

8/12/26
Date

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING THE REVIEW OF A FORTY-FOUR POINT ZERO ONE (44.01) ACRE AREA OF LAND 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.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on November 12, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 22, 2026; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a 44.01-acre area proposed to be annexed into the City of Moscow and generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection.

3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.

4. The subject property is a 44.01-acre area which contains four parcels. The original application only contained the northernmost parcel which is 30.75 acres in size. 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.

5. Properties at 2111 Orchard Ave and 2103 Orchard Ave gave consent to be included in the annexation request.

6. The property at 2215 Orchard Ave is currently connected to city water and sewer service and a prior owner had agreed to annex into the city in order to obtain a city water connection. 2215 Orchard Ave is being included in the annexation under the "implied consent" provision of Idaho State Code Section 50-222. Implied consent means that *valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system owned and operated in its entirety by the city if the connection was requested in writing by the owner or the owner's authorized agent prior to July 1, 2024, or if the connection was completed before July 1, 2008.* Since this property is currently connected to city water and sewer service and the prior owner requested the water connection on August 29, 2018, the implied consent provision to annex the property is met.

7. The original 30.75-acre parcel is actively being farmed and currently has no structures on it. The three additional properties at 2103, 2111, and 2215 Orchard Ave are cumulatively 11.19 acres in size and all have single-family dwellings and various outbuildings constructed upon the properties. The current city limits boundary extends down the west side of Orchard Ave and is directly adjacent to the east of the subject property.

8. To the east of the subject property are the Orchardview Acres 1st and 2nd Addition Subdivisions which are within the city limits and are developed with single-family dwellings on lots that are at least an acre in size. To the north is agricultural land and to the west there are large residential lots which are accessed from North Polk Extension, all within Latah County.

9. To the south there are four single-family dwellings which are also located in the county but will be surrounded by the city limits on three sides if the annexation request is approved. The 30.75-acre parcel also extends around a 1.32-acre parcel which contains a farm, single-family dwelling, and a business. The owners of the 1.32-acre parcel have indicated that they do not wish to be included in the annexation request, and their property will become a county island should the annexation be approved.

10. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.

11. Auto-Urban Residential (AU-R) designated areas,

    "contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

12. Adjacent properties to south are also within the Auto-Urban Residential designation, while properties to the east and west are designated as Suburban Residential. Properties to the north are within the Rural and Agricultural designation. The subject property is adjacent to Orchard Ave which is designated as a collector street on the Thoroughfare Plan.

13. The subject property and adjacent properties immediately to the north, west, and south are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the east of the subject property are currently designated as the Suburban Residential (SR) Zoning District.

14. The subject property has existing access via Orchard Avenue which is designated in the Thoroughfare Plan as a collector street. The collector street standard is a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. There are portions of Orchard Ave which meet this standard, primarily south of the intersection of Orchard Ave and Highland Drive. North of Lanny Drive the street transitions to more of a rural street standard with pavement widths which vary from 20 to 30 feet and sporadic curbing and sidewalks. North of the Orchard Ave/Trail Road intersection the street pavement width is reduced to approximately 16 feet and north of the first driveway approach to the house at 2215 Orchard Ave the street transitions to a gravel roadway.

15. A water main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the proposed annexation area can be served by the Ponderosa Boosted Water Zone. According to the City of Moscow Draft Water Comprehensive Plan, sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development.

16. A sanitary sewer main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the Orchard Lift Station has adequate capacity to serve the proposed annexation. The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-term capacity for the Orchard Lift Station. Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development.

17. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 28, 2025 to discuss the proposed Comprehensive Plan Designation.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposal to retain the existing designation of Auto-Urban Residential is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and are consistent with the surrounding properties, as well as the surrounding land use and development patterns.

2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the proposed designation of Auto-Urban Residential is logical and harmonious with the surrounding land uses and development and is consistent with the land use designations of the surrounding properties.

3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The uses which are expected to occur with the Auto-

Urban Residential are primarily detached single family dwellings which are consistent and compatible with the uses in the surrounding area to the east, south, and west.

4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access via Orchard Street which is designated as a collector street and Trail Road which is designated as a minor arterial street. The Engineering Department has indicated that there are sufficient public utility services available to meet the needs of existing and future development.

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

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of the proposal to retain the current Comprehensive Plan Land Use Designation of Auto-Urban Residential for the 44.01-acre subject property generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 12 day of August, 2026.

Dennis Wilson, Chair
Planning and Zoning Commission

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A FORTY-FOUR POINT ZERO ONE (44.01) ACRE AREA OF LAND 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 FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2) ZONE AND THE SUBURBAN RESIDENTIAL (SR) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on November 12, 2025; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 22, 2026; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The subject property is a 44.01-acre area proposed to be annexed into the City of Moscow and generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection.

3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.

4. The subject property is a 44.01-acre area which contains four parcels. The original application only contained the northernmost parcel which is 30.75 acres in size. 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.

5. Properties at 2111 Orchard Ave and 2103 Orchard Ave gave consent to be included in the annexation request.

6. The property at 2215 Orchard Ave is currently connected to city water and sewer service and a prior owner had agreed to annex into the city in order to obtain a city water connection. 2215 Orchard Ave is being included in the annexation under the "implied consent" provision of Idaho State Code Section 50-222. Implied consent means that *valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system owned and operated in its entirety by the city if the connection was requested in writing by the owner or the owner's authorized agent prior to July 1, 2024, or if the connection was completed before July 1, 2008.* Since this property is currently connected to city water and sewer service and the prior owner requested the water connection on August 29, 2018, the implied consent provision to annex the property is met.

7. The original 30.75-acre parcel is actively being farmed and currently has no structures on it. The three additional properties at 2103, 2111, and 2215 Orchard Ave are cumulatively 11.19 acres in size and all have single-family dwellings and various outbuildings constructed upon the properties. The current city limits boundary extends down the west side of Orchard Ave and is directly adjacent to the east of the subject property.

8. To the east of the subject property are the Orchardview Acres 1st and 2nd Addition Subdivisions which are within the city limits and are developed with single-family dwellings on lots that are at least an acre in size. To the north is agricultural land and to the west there are large residential lots which are accessed from North Polk Extension, all within Latah County.

9. To the south there are four single-family dwellings which are also located in the county but will be surrounded by the city limits on three sides if the annexation request is approved. The 30.75-acre parcel also extends around a 1.32-acre parcel which contains a farm, single-family dwelling, and a business. The owners of the 1.32-acre parcel have indicated that they do not wish to be included in the annexation request, and their property will become a county island should the annexation be approved.

10. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation.

11. Auto-Urban Residential (AU-R) designated areas,

    "contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

12. Adjacent properties to south are also within the Auto-Urban Residential designation, while properties to the east and west are designated as Suburban Residential. Properties to the north are within the Rural and Agricultural designation. The subject property is adjacent to Orchard Ave which is designated as a collector street on the Thoroughfare Plan.

13. The subject property and adjacent properties immediately to the north, west, and south are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the east of the subject property are currently designated as the Suburban Residential (SR) Zoning District.

14. The applicant is proposing to rezone the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zoning District and the Suburban Residential (SR) Zoning District.

15. According to the City of Moscow Zoning Code, the R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:

    1. Single family dwellings predominate.
    2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
    3. Utilities and other public facilities are adequate for the densities allowed.
    4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

16. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.

17. The Suburban Residential (SR) Zone is intended to create and protect a permanent single family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district; for this reason and because some uses permitted in the SR zoning district may not be compatible with more intensive zoning districts, the following conditions shall apply to the designation of land in the SR zoning district:

    1. Local streets developed to a reduced standard specially applicable in the SR zoning district shall not provide primary access to development with a higher density than permitted in the SR zoning district.
    2. The minimum size of an SR zoning district shall be ten (10) acres.
    3. The SR zoning district shall be located only in areas specifically designated A or A/LR on the Comprehensive Plan Map. Because the SR zoning district may interfere with higher density, more efficient land use, it should be applied where such interference would be unlikely, such as in areas primarily rural in character and not close to schools, public facilities and shopping areas. The SR zoning district should not be applied where the reduced street standards permitted would interfere with present or future transportation needs for the area in which the SR zoning district is proposed.
    4. After zoning and development of land in the SR zoning district occurs, changes from this zoning district can only take place concurrently with or after redevelopment of streets and utilities to standards applicable in the proposed zoning district for which the person is applying.

18. Uses permitted within the SR Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The

minimum lot size for parcels within the SR Zone is one acre and the minimum lot width is 100 feet.

19. The subject property has existing access via Orchard Avenue which is designated in the Thoroughfare Plan as a collector street. The collector street standard is a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. There are portions of Orchard Ave which meet this standard, primarily south of the intersection of Orchard Ave and Highland Drive. North of Lanny Drive the street transitions to more of a rural street standard with pavement widths which vary from 20 to 30 feet and sporadic curbing and sidewalks. North of the Orchard Ave/Trail Road intersection the street pavement width is reduced to approximately 16 feet and north of the first driveway approach to the house at 2215 Orchard Ave the street transitions to a gravel roadway.

20. A water main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the proposed annexation area can be served by the Ponderosa Boosted Water Zone. According to the City of Moscow Draft Water Comprehensive Plan, sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development.

21. A sanitary sewer main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the Orchard Lift Station has adequate capacity to serve the proposed annexation. The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-term capacity for the Orchard Lift Station. Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development.

22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on October 28, 2025 to discuss the proposed rezone.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designations of Auto-Urban Residential.

2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed designations of the Moderate Density, Single Family Residential (R-2) Zoning District and the Suburban Residential (SR) Zoning District provide for the continuation of the existing zoning designations in the area. The proposed zoning of R-2 and SR allows for the same uses which exist in the surrounding area.

3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. Properties to the east, southeast, and south within the city limits are residential subdivisions which are the same designation as the subject property.

4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The Engineering Department has indicated that there are sufficient public utility services available to meet the needs of existing and future development. The City of Moscow Draft Water Comprehensive Plan indicates that there is sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development. The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-term capacity for the Orchard Lift Station. Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development.

5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access, via Orchard Street which is designated as a collector street and Trail Road which is designated as a minor arterial street. The Engineering Department has indicated that there are sufficient public utility services available to meet the needs of existing and future development.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for 44.01-acre subject property generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this 12 day of August, 2026.

Dennis Wilson, Chair
Planning and Zoning Commission

ORDINANCE NO. 2026 -

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

WHEREAS, the land described in Section 2 of this Ordinance, generally shown on Exhibit "A" attached hereto and incorporated by this reference, is adjacent to City limits on at least one (1) side; and

WHEREAS, the owner of a thirty point seven five (30.75) acre parcel, Gerard Marineau, has requested to be annexed into the City of Moscow; and

WHEREAS, Idaho Code Section 50-222 authorizes City annexation of tracts of land adjacent to the City; and

WHEREAS, the City contacted property owners in the immediate vicinity of the thirty point seven five (30.75) acre parcel to see if there was interest in being included in the proposed annexation request; and

WHEREAS, the annexation area was then expanded to include six (6) additional properties whose owners have given written consent to be annexed at this time, bringing the total annexation area to forty-three point zero two (43.02) acres; and

WHEREAS, the Moscow Planning and Zoning Commission held a public hearing regarding this matter on July 22, 2026; and

WHEREAS, the Moscow Mayor and City Council held a public hearing regarding this matter on September 8, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: LEGAL DESCRIPTION.
This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;
Thence along the north line thereof, S89°41'38"E, 1293.56 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County Records;
Thence along said city limit boundary, S00°35'39"W, 336.11 feet, to a point on the north line of a parcel described in Quitclaim Deed, Instrument #643898, Latah County Records;
Thence along the boundary of said property the following three (3) courses:
Thence N89°24'21"W, 209.64 feet;
Thence S00°35'39"W, 273.90 feet;
Thence S89°24'21"E, 209.64 feet, to a point on said city limit boundary;
Thence along said city limits boundary the following three (3) courses:
Thence S00°35'39"W, 841.99 feet;
Thence S89°24'21"E, 5.00 feet;
Thence S00°35'39"W, 46.62 feet, to a point on the south line of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;
Thence along said south line, N89°27'07"W, 1293.53 feet, to the southwest corner of said parcel, also being a point on the west line of said Southwest Quarter of the Northeast Quarter;
Thence along said west line, N00°24'06"E, 316.58 feet, to the southwest corner of said Government Lot 2;
Thence along the west line thereof, N00°24'06"E, 1176.59 feet, to the **Point of Beginning**.

Parcel contains 43.02 acres, more or less.

SECTION 3: ANNEXATION. The land described in Section 2 of this Ordinance be and the same hereby is annexed to the City of Moscow, Idaho and declared a part of the City of Moscow, Idaho; and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 504 South Washington Street, Moscow, Idaho.

SECTION 4: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this, ____ day of _____, 2026.

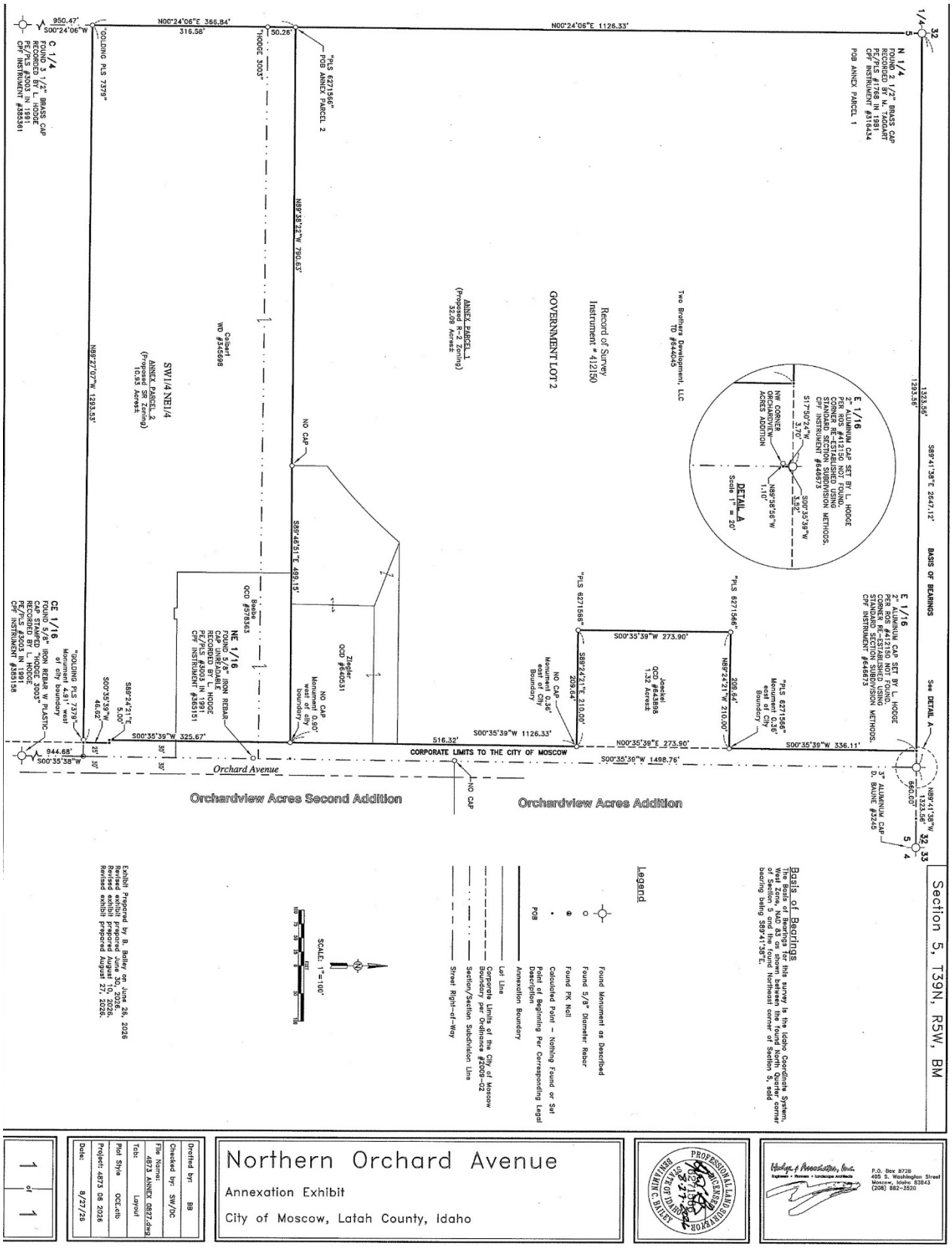
_____
Hailey Lewis, Mayor

CERTIFICATION and **ATTESTATION**. I hereby certify that the above is a true copy of an Ordinance passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026.

_____
Laurie M. Hopkins, City Clerk

DRAFT

EXHIBIT "A"


Section 5, T39N, R5W, BM
Basis of Bearings
Legend
Found Monument as Described
Found 5/8" Diameter Rebar
Found PK Nail
Calculated Point – Nothing Found or Set
Point of Beginning Per Corresponding Legal Description
Annexation Boundary
Lot Line
Corporate Limits of the City of Moscow Boundary per Ordinance #2006-02
Section/Section Subdivision Line
Street Right-of-Way
SCALE: 1"=100'
Orchard Avenue
Orchardview Acres Second Addition
Orchardview Acres Addition
CORPORATE LIMITS TO THE CITY OF MOSCOW
GOVERNMENT LOT 2
SW1/4 NE1/4
Record of Survey Instrument # 412150
Two Brothers Development, LLC TD #440045
Cubert WD #345898
Beebe QCD #378363
Ziegler QCD #440531
Joeckel QCD #443898
ANNEX PARCEL 1 (Proposed Zoning) 32.09 Acres±
ANNEX PARCEL 2 (Proposed Zoning) 10.35 Acres±
N 1/4 FOUND 2 1/2" BRASS CAP RECORDED BY M. TAGGART PE/PLS #1768 IN 1991 CPF INSTRUMENT #316434
POB ANNEX PARCEL 1
C 1/4 FOUND 3 1/2" BRASS CAP RECORDED BY L. HODGE PE/PLS #3003 IN 1991 CPF INSTRUMENT #385361
CE 1/16 FOUND 5/8" IRON REBAR W PLASTIC CAP RECORDED BY L. HODGE PE/PLS #3003 IN 1991 CPF INSTRUMENT #385156
NE 1/16 FOUND 5/8" IRON REBAR W PLASTIC CAP RECORDED BY L. HODGE PE/PLS #3003 IN 1991 CPF INSTRUMENT #385151
E 1/16 2" ALUMINUM CAP SET BY L. HODGE PER ROS #412150 NOT FOUND. CORNER RE-ESTABLISHED USING STANDARD SECTION SUBDIVISION METHODS. CPF INSTRUMENT #446873
DETAIL A Scale 1" = 20'
NW CORNER ORCHARDVIEW ACRES ADDITION
3" ALUMINUM CAP D. BAUNE #3245
BASIS OF BEARINGS
See DETAIL A
"PLS 6271566" POB ANNEX PARCEL 2
"GOLDING PLS 7379"
HODGE 3003"
NO CAP
Monument 0.36' east of City Boundary
Monument 0.90' west of city boundary
Monument 4.91' west of city boundary
950.47' S00°24'06"W
N00°24'06"E 366.84'
316.58'
50.26'
N00°24'06"E 1126.33'
1323.56'
S89°41'38"E 2647.12'
S17°30'24"W 3.70'
S00°35'39"W 3.92'
N89°58'56"W 1.10'
S89°38'22"W 790.63'
S89°46'51"E 499.15'
N89°27'07"W 1293.53'
S89°24'21"E 209.64'
S00°35'39"W 273.90'
N89°24'21"W 208.84'
S00°35'39"W 210.00'
N00°35'39"E 273.90'
S00°35'39"W 1126.33'
S00°35'39"W 336.11'
S00°35'39"W 1498.76'
S00°35'39"W 325.67'
S89°24'21"E 5.00'
S00°35'39"W 48.62'
944.68' S00°35'38"W
516.32'
560.00'
N89°41'38"W 1323.56'
Basis of Bearings
The basis of bearings for this survey is the Idaho Coordinate System, West Zone (NAD 83) as established between the found corner of Section 5, and the found Northeast corner of Section 5, said bearing being S89°41'38"E.
Exhibit Prepared by B. Bailey on June 26, 2026
Revised exhibit prepared June 30, 2026.
Revised exhibit prepared August 10, 2026.
Revised exhibit prepared August 27, 2026.
Northern Orchard Avenue
Annexation Exhibit
City of Moscow, Latah County, Idaho
Drafted by: BB
Checked by: SW/DC
File Name: 4873 ANNEX 0827.dwg
Tab: Layout
Plot Style: OCE.ctb
Project: 4873 08 2026
Date: 8/27/26
1 of 1
Hodge & Associates, Inc.
P.O. Box 8726
855 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ZONING OF A THIRTY-TWO POINT ZERO NINE (32.09) ACRE PROPERTY, DESCRIBED IN SECTION 2, PROPERTY #1 FROM AGRICULTURE/FORESTRY (AF) TO MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2); PROVIDING FOR THE ZONING OF A TEN POINT NINE THREE (10.93) ACRE PROPERTY, DESCRIBED IN SECTION 2, PROPERTY #2 FROM AGRICULTURE/FORESTRY (AF) TO SUBURBAN RESIDENTIAL (SR); PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the land described in Section 2 of this Ordinance, generally shown on Exhibit "A" attached hereto and incorporated by this reference, is located within the Moscow Area of City Impact; and

WHEREAS, the land described in Section 2, Property #1 and Property #2, of this Ordinance are currently zoned Agriculture/Forestry (AF); and

WHEREAS, the proposed change for Property #1 is to adopt the Moderate Density, Single Family Residential (R-2) designation; and

WHEREAS, the proposed change for Property #2 is to adopt the Suburban Residential (SR) designation; and

WHEREAS, the proposed changes for all the Properties described are consistent with the proposed 2019 Comprehensive Plan Land Use Designation of Auto-Urban Residential; and

WHEREAS, the proposed uses that would be allowed by the proposed zoning are consistent and compatible with the surrounding land uses, and provide for the logical, orderly and efficient development of the subject property; and

WHEREAS, on July 22, 2026, the Moscow Planning and Zoning Commission held a duly noticed public hearing and recommended approval of zoning the subject property R-2 and SR; and

WHEREAS, the Moscow City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on September 8, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: LEGAL DESCRIPTION.
This Ordinance shall apply to the following described lands in Moscow, Latah County, Idaho, to-wit:

PROPERTY #1

A parcel of land located in Government Lot 2 of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;
Thence along the north line thereof, S89°41'38"E, 1293.56 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County Records;
Thence along said city limit boundary, S00°35'39"W, 336.11 feet, to a point on the north line of a parcel described in Quitclaim Deed, Instrument #643898, Latah County Records;
Thence along the boundary of said property the following three (3) courses:
Thence N88°48'13"W, 209.64 feet;
Thence S00°35'39"W, 273.90 feet;
Thence S88°48'13"E, 209.64 feet, to a point on said city limit boundary;
Thence along said city limit boundary, S00°35'39"W, 516.32 feet, to the southeast corner of a parcel described in Quitclaim Deed, Instrument #640531, Latah County Records;
Thence along the south line thereof, N89°46'51"W, 499.15 feet, to the southwest corner thereof;
Thence along the south line of a parcel described in Trustee Deed, Instrument #644045, Latah County Records, N89°38'22"W, 790.63 feet;
Thence along the west line thereof, N00°24'06"E, 1126.33 feet, to the Point of Beginning.

Parcel contains 32.09 acres, more or less.

PROPERTY #2

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2; thence along the west line thereof, S00°24'06"W, 1126.33 feet, to the Point of Beginning;

Thence leaving said west line, S89°38‘22"E, 790.63 feet, to the southwest corner of a parcel described in Quitclaim Deed, Instrument #640531, Latah County Records;
Thence along the south line thereof, S89°46'51"E, 499.15 feet, to a point on the Corporate Limits of the City of Moscow, Ordinance 2009-02, Instrument #526994, Latah County

Records;
Thence along said city limits boundary the following three (3) courses:
Thence S00°35'39"W, 325.67 feet;
Thence S89°24'21"E, 5.00 feet;
Thence S00°35'39"W, 46.62 feet, to a point on the south line of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;
Thence along said south line, N89°27'07"W, 1293.53 feet, to the southwest corner of said parcel;
Thence along the west line thereof, N00°24'06"E, 366.84 feet, to the Point of Beginning.

Parcel contains 10.93 acres, more or less.

SECTION 3: ZONING. That the property described in Section 2, Property #1, of this Ordinance be and the same hereby is zoned Moderate Density, Single Family Residential (R-2); and that the property described in Section 2, Property #2, of this Ordinance be and the same hereby is zoned Suburban Residential (SR); and, the City Engineer is hereby ordered to make the necessary amendments to the official maps of the City of Moscow which are on file at 504 South Washington Street, Moscow, Idaho.

SECTION 4: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

DRAFT

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this, ____ day of _____, 2026.

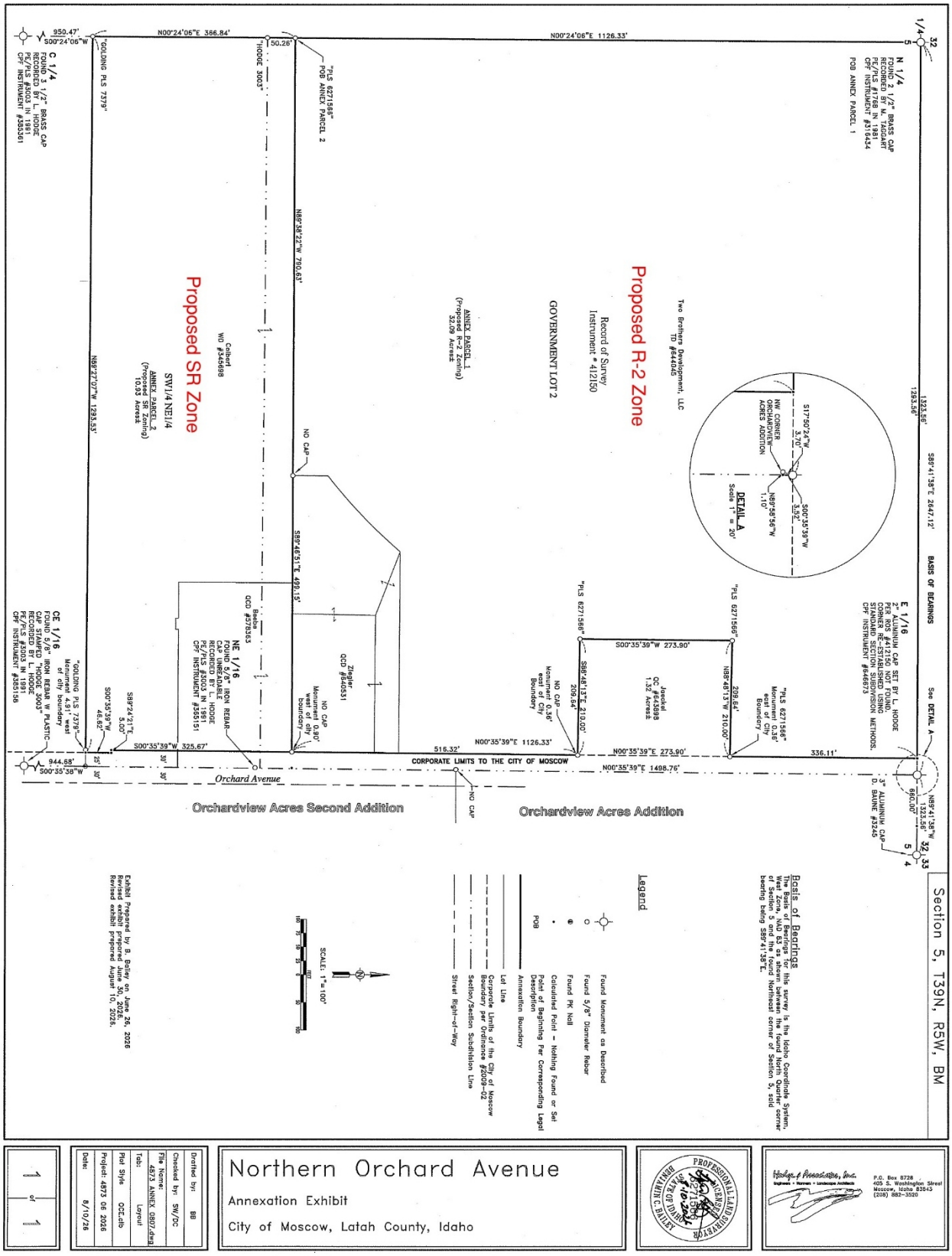
_____
Hailey Lewis, Mayor

CERTIFICATION and **ATTESTATION**. I hereby certify that the above is a true copy of an Ordinance passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026.

_____
Laurie M. Hopkins, City Clerk

DRAFT

EXHIBIT "A"


Proposed SR Zone
Proposed R-2 Zone
GOVERNMENT LOT 2
Orchard Avenue
Orchardview Acres Second Addition
Orchardview Acres Addition
CORPORATE LIMITS TO THE CITY OF MOSCOW
Section 5, T39N, R5W, BM
Northern Orchard Avenue
Annexation Exhibit
City of Moscow, Latah County, Idaho
Legend
Basis of Bearings

RESOLUTION 2026 -

A RESOLUTION OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AUTHORIZING THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF A FORTY-FOUR POINT ZERO ONE (44.01) ACRE PROPERTY ANNEXED INTO THE CITY OF MOSCOW, LEGALLY DESCRIBED IN SECTION 1 OF THIS RESOLUTION AS AUTO-URBAN RESIDENTIAL; PROVIDING THAT THIS RESOLUTION SHALL BE IN EFFECT UPON ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the owner of a thirty point seven five (30.75) acre parcel, Gerard Marineau, has requested to be annexed into the City of Moscow; and

WHEREAS, the City contacted property owners in the immediate vicinity of the thirty point seven five (30.75) acre parcel to see if there was interest in being included in the proposed annexation request; and

WHEREAS, the annexation area was then expanded to include three (3) additional properties whose owners have given written consent to be annexed at this time, bringing the total annexation area to forty-four point zero one (44.01) acres, as shown on the attached Exhibit "A", incorporated herein by reference; and

WHEREAS, in accordance with Idaho Code Section 50-222 and Idaho Code Chapter 65, Title 67, the City must determine the appropriate Comprehensive Plan Land Use Designation for the subject property upon annexation; and

WHEREAS, the subject property is currently located within the City of Moscow Area of City Impact and is designated as Auto-Urban Residential upon the City of Moscow Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission, after conducting a duly noticed public hearing on July 22, 2026, recommended that the Comprehensive Plan Land Use Designation of the subject property be Auto-Urban Residential upon annexation into the City of Moscow; and

WHEREAS, the Moscow City Council conducted a public hearing on September 8, 2026, and passed a motion to approve the designation of the subject property as Auto-Urban Residential upon annexation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Moscow, Idaho that all matters stated above are true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following:

SECTION 1: That the Comprehensive Plan Land Use Designation of forty-four point zero one (44.01) acre property legally described below, be designated as Auto-Urban Residential upon annexation into the City of Moscow, Idaho.

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;
Thence S00°24'06"W, 1493.16 feet, to the southwest corner of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;
Thence S89°27'07"E, 1318.53 feet to a point on the centerline of Orchard Avenue, also being a point on the west line of the Orchardview Acres Addition to the City of Moscow, Instrument #375174, Latah County Records;
Thence along said west line and along said centerline the following three (3) courses:
Thence N00°23'55"E, 306.04 feet;
Thence N00°32'08"E, 362.67 feet;
Thence N00°36'59"E, 826.52 feet, to the northwest corner of said Orchardview Acres Addition;
Thence S89°58'56"E, 1.10 feet to the east line of Government Lot 2;
Thence N00°35'39"E, 3.52 feet, to the northeast corner of Government Lot 2;
Thence N89°41'38"W, 1323.56 feet, to the Point of Beginning.

EXCEPTING THEREFROM: A parcel of land described in Quitclaim Deed, Instrument #643898, Latah County Records.

Parcel contains 44.01 acres, more or less.

SECTION 2: SEVERABILITY. Provisions of this Resolution shall be deemed severable and the invalidity of any provision of this Resolution shall not affect the validity of the remaining provisions.

SECTION 3: EFFECTIVE DATE. This Resolution shall be effective upon its passage, approval, and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow this, ____ day of _____, 2026.

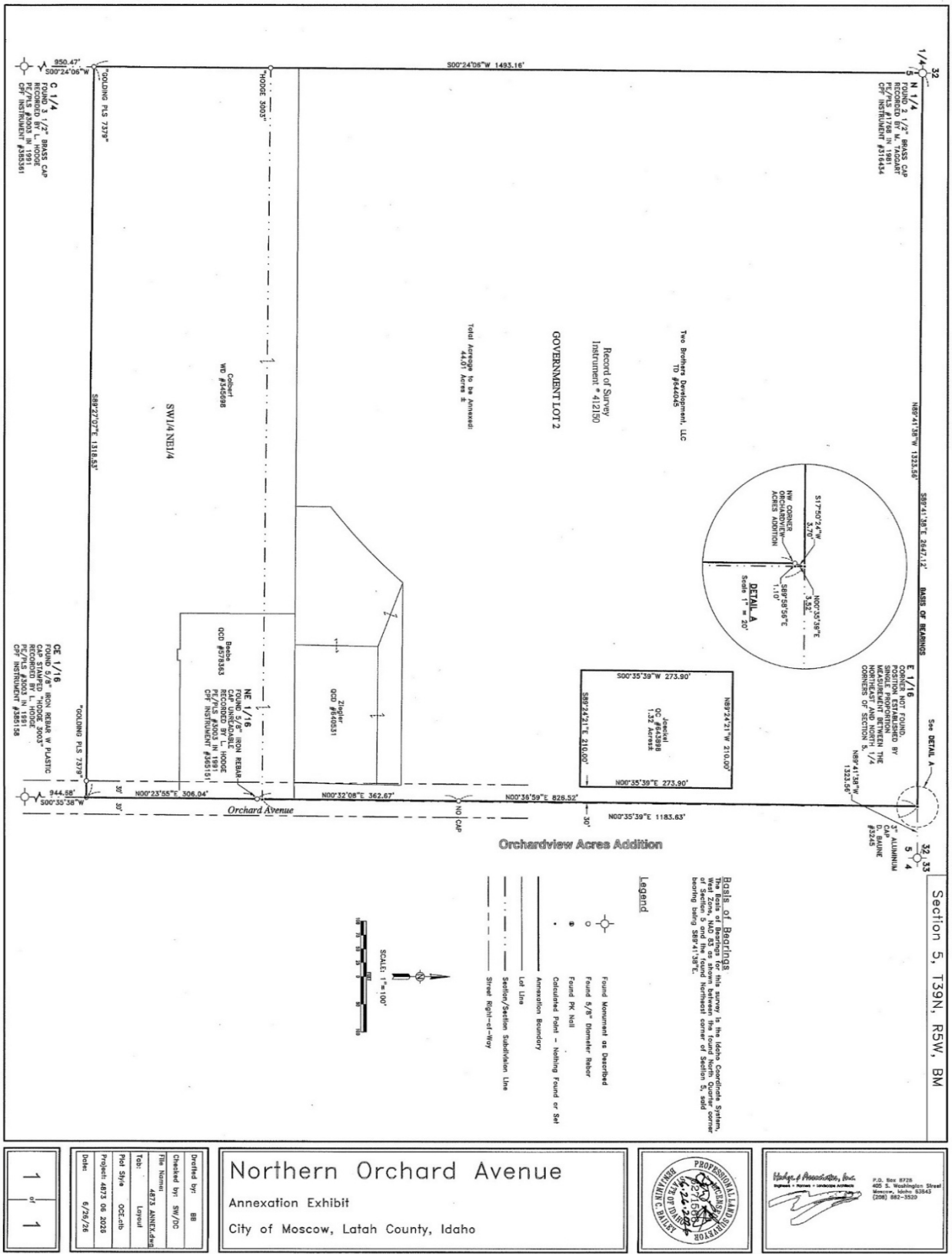
_____
Hailey Lewis, Mayor

CERTIFICATION and **ATTESTATION**. I hereby certify that the above is a true copy of a Resolution passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026.

_____
Laurie M. Hopkins, City Clerk

DRAFT

EXHIBIT "A"


Northern Orchard Avenue
Annexation Exhibit
City of Moscow, Latah County, Idaho
Orchardview Acres Addition
GOVERNMENT LOT 2
SW1/4 NE1/4
Record of Survey Instrument # 41250
Two Brothers Development, LLC TD #644045
Total Acreage to be Annexed: 44.01 Acres ±
Orchard Avenue
Section 5, T39N, R5W, BM
BASIS OF BEARINGS
DETAIL A
Legend
Found Monument as Described
Found 5/8" Diameter Rebar
Found PK Nail
Calculated Point - nothing Found or Set
Annexation Boundary
Lot Line
Section/Section Subdivision Line
Street Right-of-Way
Basis of Bearings
SCALE: 1" = 100'
Drafted by: BB
Checked by: SW/DC
File Name: 4873 ANNEX.dwg
Tab: Layout
Plot Style: OCE.ctb
Project: 4873 06 2026
Date: 6/26/26
1 of 1
Hodge & Associates, Inc.
P.O. Box 8728
401 S. Washington Street
Moscow, Idaho 83843
(208) 882-3523