



Moscow City Council Regular Meeting

Laurie M. Hopkins

~Agenda~

City Clerk

www.ci.moscow.id.us

208.883.7015

Monday

Council Chambers

7:00 PM

June 18, 2018

206 E. Third St.

The Moscow Mayor, City Council and Staff welcome you to tonight's meeting. 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. Thank you for your interest in City government.

Pledge Of Allegiance

1. Consent Agenda

A. Approval Of Moscow City Council June 4, 2018 Minutes – Laurie M. Hopkins

Documents:

[COUNCIL MINUTES OF 6-4-18.PDF](#)

B. Disbursement Report For May 2018 - Sarah Banks

Staff will present the Accounts Payable Report for the month ending May 2018. This was reviewed and recommended for approval by the Public Works/Finance Committee on June 11, 2018.

ACTION: Approve the Disbursements Report for the month of May 2018.

Documents:

[DISBURSEMENT REPORT FOR MAY 2018.PDF](#)

C. 1912 Center Roofing System Replacement - Change Order No. 1 - David Schott

The Parks and Recreation Department is requesting approval of Change Order No. 1 for the 1912 Center Roofing System Replacement Project. The Change Order No. 1 request is to replace the five (5) existing skylights with

five (5) new Kalwall skylights in the amount of \$53,000. Heart of the Arts, Inc. (HAI) has pledged to fund Alternate #2 (\$53,000) after receiving a gift of \$53,000 that is a restricted donation for the replacement of the skylights. The existing wire glass skylights have deteriorated to a point they are leaking rain water into the building. If Change Order No. 1 is approved, the contract amount of \$189,732 will be increased to \$242,732. In addition, the contract completion time will be increased by fifteen (15) calendar days. The revised date of Substantial Completion will be August 21, 2018 rather than August 6, 2018. The Public Works / Finance Committee reviewed the proposal on June 11, 2018 and recommended approval.

ACTION: Approve Change Order No. 1 in the amount of \$53,000 for the replacement of the existing skylights on the 1912 Center roof.

Documents:

[1912 CENTER ROOFING SYSTEM REPLACEMENT.PDF](#)

D. Itani Park Playground Equipment Selection - David Schott

The Parks and Recreation Department is requesting authorization to purchase playground equipment and safety tiles from Buell Recreation at a cost of \$67,000 to be installed in Itani Park. A Request for Proposals (RFP) was issued on May 3, 2018 to twenty (20) playground suppliers. Nine (9) proposals were received. Public voting on the proposals occurred May 14th to May 21st. Buell Recreation with Burke playground equipment received 146 of the 333 total votes. The Parks and Recreation Commission is recommending Buell Recreation to provide the playground equipment and tile safety surfacing for Itani Park. The Public Works/Finance Committee reviewed the proposal on June 11, 2018 and recommended approval.

ACTION: Approve the purchase of playground equipment for Itani Park in the amount of \$67,000 from Buell Recreation with funding source from the Hamilton Fund.

Documents:

[ITANI PARK PLAYGROUND.PDF](#)

E. 109 N Almon St Lot Division - Michael Ray

Garrett Thompson is requesting a lot division of a 1.89 acre parcel of land located at 109 N Almon Street. The applicant proposed to establish two parcels of 13,033 sf and 1.59 acres from the original 1.89 acre parcel. The subject property is currently located within the Multiple Family Residential (R-4) Zoning District which has a minimum lot size of 5,000 sf and a minimum lot width of 50 feet. The two proposed parcels will meet all minimum lot requirements for the R-4 Zone. The proposed 13,033 sf parcel currently contains a brick building that was formerly used as the Dumas Seed powerhouse building and is proposed to be remain. The existing powerhouse building will meet all setback requirements of the R-4 Zone, with the exception of the front setback which is currently legal nonconforming. In accordance with City of Moscow requirements, property owners within 600 ft of the property have been notified of the proposed division and the site had been posted seven (7) days prior to the meeting date. This was reviewed and recommended for approval by the Public

Works/Finance Committee on June 11, 2018.

ACTION: Approve the lot division request.

Documents:

[109 N ALMON ST LOT DIVISION.PDF](#)

F. 708 And 714 S. Jefferson Line Adjustment Request - Bill Belknap

The owners of 708 and 714 S. Jefferson Street are requesting a lot line adjustment between the two parcels to shift the common lot line between the two properties 15 feet to the south. 708 S. Jefferson is currently 5,000 square feet in size with a lot width of 40 feet and depth of 125 feet. 714 S. Jefferson is currently 9,375 square feet in size with a lot width of 75 feet and depth of 125 feet. Both properties are located within the Multiple Family Residential (R4) Zoning District which has a minimum lot area of 5,000 square feet and minimum lot width of 50 feet for single family, two family and multiple family residential uses. After the proposed lot line adjustment, 708 S. Jefferson would have a lot area of 6,875 and width of 55 feet, and 714 S. Jefferson would have a lot area of 7,500 square feet and lot width of 60 feet and would therefore comply with all current lot and setback requirements. This matter was received by the Public Works Finance Committee on June 11th and was recommended for approval with no conditions.

ACTION: Approve the proposed lot line adjustment request.

Documents:

[708 AND 714 S JEFFERSON LOT LINE ADJUSTMENT.PDF](#)

2. Staff Recognition Report - Gary J. Riedner

3. Mayors Appointments

4. Public Comment And Mayor's Response Period (Limit 15 Minutes)

5. Palouse Knowledge Corridor Report – Gary J. Riedner / Tom Lamar

6. Third Street Corridor Status Report - Les MacDonald

A report on the status of the multiple projects within the Third Street Corridor between Washington Street and Mountain View Road. These include the Third Street Reconstruction - Phase II project, the Third Street Corridor Improvements - Phase I Project, the Third Street Corridor Improvements - Phase II project, and the Third Street Bridge project. The report will also address the recent Transportation Commission Third Street Subcommittee discussion on the corridor improvements assessment performed by Alta Planning.

PROPOSED ACTIONS: Receive report and discuss upcoming project actions, or take other action deemed appropriate.

Documents:

[THIRD STREET CORRIDOR STATUS REPORT.PDF](#)

7. Indian Hills 9 Final Plat - Michael Ray

The Planning & Zoning Commission conducted a public hearing on March 28, 2018 to consider the request by Sally Powers for a Preliminary subdivision plat (Indian Hills 9 Addition) for a 21.73 acre area of land generally located east of Main Street and north of Palouse River Drive. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Preliminary subdivision plat with two conditions. City Council then conducted a public hearing on April 16, 2018 and approved the Indian Hills 9 preliminary plat with two conditions.

On May 8, 2018 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements, as well as the conditions of approval and found the final plat to be in conformance. Planning and Zoning Commission reviewed the final plat on May 23, 2018 and recommended approval to City Council.

PROPOSED ACTIONS: Approve the Indian Hills 9 Addition Final Plat; or take such other action deemed appropriate.

Documents:

[INDIAN HILLS 9TH FINAL PLAT.PDF](#)

8. Indian Hills 9th Development Agreement - Bob Buvel

The Indian Hills Trading Company LLC has submitted to the City a final plat for the development of their property abutting US 95 and the terminus of Southview Drive. The City Council has approved a preliminary plat for this property. The final plat is titled the Indian Hills 9th Addition Subdivision and will be presented for City Council approval on June 18, 2018. If the final plat is approved by City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The attached agreement covers these items. The parkland dedication requirement for the Indian Hills 9th Addition to the City of Moscow, Idaho was fulfilled via the Parkland Exchange Agreement 2018-020 which was approved by the Moscow City Council on April 2, 2018. There is no proposed phasing of the Indian Hills 9th Addition Subdivision.

The proposed development agreement was not prepared in time for consideration at Public Works/Finance Committee, and is proceeding to Council directly concurrently with the final plat of the subdivision and monumentation agreement in order to avoid delay.

PROPOSED ACTIONS: Conditioned upon approval of the Final Plat, approve the Development Agreement with The Indian Hills Trading Company LLC for Indian Hills 9th Addition Subdivision, or take such other action deemed appropriate.

Documents:

[INDIAN HILLS 9TH DEV AGRMT.PDF](#)

9. Indian Hills 9th Addition Monumentation Agreement - Bob Buvel

The Indian Hills Trading Company L.L.C. is the owner and developer of the proposed Indian Hills 9th Addition Subdivision abutting US 95 and at the

terminus of Southview Drive. The subdivision has received preliminary plat approval and the final plat is being presented for City Council consideration at the June 18, 2018 City Council meeting. If Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code.

The proposed monumentation agreement was not prepared in time for consideration at Public Works/Finance Committee, and is proceeding to Council directly concurrently with the final plat of the subdivision and development agreement in order to avoid delay.

PROPOSED ACTIONS: Conditioned upon approval of the final plat, recommend approval of the monumentation agreement for Indian Hills 9th Addition Subdivision with The Indian Hills Trading Company LLC or take such other action deemed appropriate.

Documents:

[INDIAN HILLS 9TH MONUMENTATION AGRMT.PDF](#)

10. Cancellation Of July 2 City Council Meeting - Gary J. Riedner

Due to the fact that Independence Day is a federal holiday observed by the City of Moscow and falls on a Wednesday, Mayor Lambert has proposed cancellation of the July 2, 2018 regular City Council meeting due to expected low attendance.

Per Moscow City Code 2-2-3, the City Council has discretion to cancel Council meetings.

ACTION: Cancel the regular City Council meeting scheduled for July 2, 2018, or take such other deemed appropriate.

Documents:

[CANCELLATION OF JULY 2 CC MTG.PDF](#)

Reports

City Council
Mayor
Staff

Adjourn

NOTICE: Moscow City Council and committee meetings are televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.



Moscow City Council

Regular Meeting
~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
June 4, 2018

7:00 PM

Council Chambers
206 E. Third St.

The meeting was called to order at 7:00 PM

PRESENT: Kathryn Bonzo Council President, Gina Taruscio Council Vice President, Art Bettge Councilmember, Brandy Sullivan Councilmember, Anne Zabala Councilmember, Bill Lambert Mayor

ABSENT: Jim Boland Councilmember (Excused)

STAFF: Jen Pfiffner, Mia Vowels, Bill Belknap, Les MacDonald, Mike Ray, David Schott, Laurie M. Hopkins

Pledge of Allegiance

Council President Bonzo led the Pledge of Allegiance.

1. Consent Agenda

A. Approval of Moscow City Council May 21, 2018 Minutes – Laurie M. Hopkins

B. South Main Pedestrian Underpass Project Feasibility Study Proposal – Bill Belknap

The Moscow Urban Renewal Agency (MURA) and the City have recently completed floodplain assessment work in the vicinity of the south couplet. During the assessment process, the City Council expressed interest in exploring the construction of a pedestrian underpass of South Main/U.S. 95 using the existing bridge structure in a similar fashion to the underpass that will be constructed this summer under State Highway 8 at the Styner/White intersection. Staff requested Alta Science and Engineering to provide a proposal for concept design, modeling analysis, cost estimate, and wetland delineation within the project area. This is the same approach that was utilized with the Styner/White project which was awarded a Transportation Alternatives Program (TAP) grant to fund the underpass construction. The total cost of Alta's proposal is approximately \$14,000. On May 17 the MURA Board committed to funding \$7,000 toward the study contingent upon additional funding from the City and support from the affected property owners. Staff has identified \$7,000 that is currently available within the Parks Professional Services line item that could be utilized to fund the City's share of the study in support of the Paradise Path Development. This matter was reviewed by the Public Works Finance Committee on May 29 and recommended for approval.

ACTION: Approve the City's contribution of \$7,000 from the Parks Professional Services line item.

C. Intermodal Transit Center Sidewalk Replacement Project – David Schott

On May 1, 2018, the City issued an invitation to bid for the Intermodal Transit Center Sidewalk Replacement Project to four concrete contractors. Two bid proposals were received ranging from \$67,597 to \$69,067.70. The project consists of the removal/disposal and installation of approximately 523 square yards of concrete sidewalk at the Intermodal Transit Center.

Minutes Acceptance: Minutes of Jun 4, 2018 7:00 PM (Consent Agenda)

In December of 2014, it was reported to staff that there were issues with the concrete flat work adjacent to the Intermodal Transit Center building, primarily on the north and east sides of the building. In July of 2015, a contractor applied an overlay to the affected areas of the concrete. In January of 2016, staff began to receive reports from University of Idaho employees and representatives of SMART Transit that the overlay was failing. Upon inspection, it was determined the overlay was not failing but rather the concrete below the overlay was continuing to deteriorate.

The funding source is the Transit Center Fund 128-198-40-658-30 R&M Buildings and was approved in the FY2018 budget in the amount of \$49,500. However, there is a budget shortfall of \$24,856.70. The University of Idaho has committed to their portion of the budget shortfall pursuant to the lease agreement in the amount of \$13,855.12 and the City will fund the other portion of the shortfall within the Transit Center fund balance in the amount of \$11,001.58.

The Public Works / Finance Committee considered and recommended approval to retain Knox Concrete for the Intermodal Transit Center Sidewalk Replacement Project on May 29, 2018.

ACTION: Accept the low bid from Knox Concrete, LLC for the Intermodal Transit Center Sidewalk Replacement Project in the amount of \$67,597 with a ten percent contingency \$6,759.70 for a total amount not to exceed \$74,356.70.

D. Proposed Lot Line Adjustment for Lots 1, 2 & 3 of the Rolling Hills 3Rd Addition - Bill Belknap

The owner of Lots 1, 2 & 3 of the Rolling Hills Third Addition is proposing a lot line adjustment between the three lots and the owner's adjacent unplatted property. The subject property is located within the R-2 Moderate Density Single-Family Residential Zoning District. The R2 Zoning District has a minimum lot area of 7,000 square feet and minimum lot width of 60 feet. The proposed adjusted lots would range from 11,407 to 14,009 square feet in size and from 75.5 to 109 feet in width. Due to the wording of the original letter of request, property owners within 600 feet of the subject property were mailed notice of the request as a lot division. Upon receiving the mailed notice the Owner contacted the Community Development Department to clarify that their intent was not to create any additional building lots and that Parcel 1 would remain a part of their unplatted property. As a result, no new building lots would be created from the proposed lot line adjustment. The applicant has also included the design for a shared driveway that would be utilized to access all three building lots. This matter was reviewed by the Public Works Finance Committee on May 29th and recommended for approval.

ACTION: Approve the lot line adjustment request.

RESULT:	ADOPTED FULL CONSENT AGENDA [UNANIMOUS]
MOVER:	Art Bettge, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

2. Staff Recognition Report - Gary J. Riedner

None offered.

3. Mayors Appointments

None offered.

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

Victoria Seever, 121 Lilly St Moscow, said she loves to see all the art projects around town and listed some of them. She feels the City is doing wonderful things.

Katrina Colla, 305 Lauder #403 Moscow, said there are quite a few crosswalks that are very dangerous and suggested installation of a flashing light above the intersection with a push button.

Jon Kimberling, 1923 East E St Moscow, said the 14th annual Officer Newbill Safety Fair took place last Saturday and was a huge success. He thought approximately 700-800 kids participated and 500 or so bike helmets were distributed. He commended Marie Miller for her work on the event and thanked the Council for the continued support.

Linda Pike, 1026 E 3rd St Moscow, agreed with Ms. Colla that crosswalks are dangerous, especially the one across from Papa Murphys. Between the sun in the spring and the rain/snow in the winter, it is a scary crossing. She suggested the least fix could be to put up flags to use.

5. Public Hearing: Urban Berm Addition Preliminary Plat – Michael Ray

The applicant, Tyler George, is proposing to subdivide a 24,274 square foot (sf) parcel of land generally located directly adjacent to Public Avenue into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size.

The developer is required by City code to dedicate street right-of-way for all streets within and adjacent to the subdivision. Public Avenue is designated as a collector street and the current street standard is a thirty five (35) foot of right-of-way on either side of the center line for a total of seventy (70) feet. In its proposed Preliminary Plat, the applicant is proposing to maintain the existing thirty (30) foot right-of-way south of the centerline of Public Avenue. The adjacent properties on either side of the subject property have been developed under the previous sixty (60) foot Public Avenue right-of-way requirement.

The Planning and Zoning Commission conducted a public hearing for the proposed preliminary plat on May 9, 2018 and recommended approval with one condition.

PROPOSED ACTIONS: Conduct the public hearing upon the proposed Preliminary Plat and upon consideration of any testimony presented, approve the Preliminary Plat with the recommended condition, including the approval of the thirty (30) foot right of way and adopt the Planning and Zoning Commission Reasoned Statement of Relevant Criteria; or approve the Preliminary Plat with no conditions and direct staff to prepare a Reasoned Statement of Relevant Criteria; or reject the Preliminary Plat and direct staff to prepare a Reasoned Statement of Relevant Criteria; or take such other action deemed appropriate.

Ray introduced the item and described the topography and Comprehensive Plan designation. The current zoning is Neighborhood Conservation, a zone the Planning & Zoning Commission (PZC) is currently reviewing. Ray explained more as written above adding if the 35 foot right-of-way (ROW) was applied, the sidewalk would jog from the neighboring property. Water and sewer systems are adequate for the development. This application includes a request for the parkland dedication to be a fee due to the small parcel size and Parks & Recreation Commission and staff both agree. PZC conducted a public hearing with recommendation with one condition and including the variance. MacDonald explained in 2014, the Transportation Commission reviewed the street standards. It was determined in order to accommodate parking, tree lawns, and the transition to 5 foot sidewalks, the ROW standard needed to be increased. The construction standards were adopted by the City Council on April 7, 2014.

Mayor Lambert opened the public hearing at 7:25 p.m.

Scott Becker, Hodge and Associates, 405 S Washington Moscow, reiterated if the variance is approved, the street standards (width of sidewalk, tree lawn, utilities) are still met. He doesn't feel parking will be an issue with having driveways for each unit. Having eight townhouses makes them affordable.

Richard Tavis, 941 Peachtree Drive Moscow, said he is glad to hear about the sidewalk. Ditches along Public Avenue hold surface water, edges of the road are not level and many people walk along the road. If these townhouses are sold to parents of college students, there will be additional traffic, potentially 32 additional cars if 2-3 students in each.

Becker responded the buildings have not been designed but the parking requirements will be met.

Mayor Lambert closed the public hearing at 7:32 p.m.

Comments from the Council included benefits of affordable housing; no benefit to the city for the extra 5 feet if the 35 foot ROW standard is enforced; payment in lieu of parkland dedication seems reasonable.

The Preliminary Plat with the recommended condition, including the approval of the thirty (30) foot right of way and adoption of the Planning and Zoning Commission Reasoned Statement of Relevant Criteria was approved by roll call.

RESULT:	APPROVED PRELIMINARY PLAT WITH CONDITION AND VARIANCE OF ROW AND ADOPTED P&Z RCS [UNANIMOUS]
MOVER:	Art Bettge, Councilmember
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

6. Third Street Corridor Assessment Report - Les MacDonald

Report on the status of the Third Street Corridor Assessment by Alta Planning + Design, Inc.

PROPOSED ACTIONS: Receive a Staff report on the status of the Alta Planning assessment of the proposed Third Street Corridor Plan C Multimodal Improvements and provide staff further direction.

MacDonald gave a brief history of the request to have a review of Third Street Corridor Enhancements Plan C by a consultant. He also described the elements in Plan C. In the consultant's report, they supported the Plan C concept and liked the 25 mph speed limit, lighted school zone signs, raised pedestrian crosswalks, four way intersections, center medians and the completion of the sidewalk system. Alta suggested a couple changes along the corridor.

MacDonald described two options for Third Street from Washington to Jefferson. One of the options would have to have Idaho Transportation Department approval. He also explained two options at the intersection of Jefferson and Third Streets. See attached presentation. If option one at Washington/Jefferson is what the Council wants to pursue, staff would take it forward for ITD approval. Option 2 does not need ITD approval as there is no changes to the highway. Other considerations are intermittent centerline striping, raised bikeway concept, and a HAWK beacon at Mountain View Road.

Bonzo, as well as Sullivan, liked option 2. Mayor Lambert asked for public comment.

Becker Gutch, 234 S Roosevelt Moscow, was part of the subcommittee and explained the intention of the divider was to announce you were entering a high pedestrian area, in between the lands of traffic for calming, and also to buffer pedestrians.

Pedestrian travel distance to the divider was discussed.

Susan Roberts, 105 S Blaine St Moscow, confirmed the speed limit of 25 mph with a school zone of 15 mph.

Becker reiterated the divider is meant for more than one purpose. Sullivan said there is a significant narrowing of the road that could have the same effect. Moving the divider would restore some parking as well. MacDonald confirmed the subcommittee discussed this in depth and felt the purpose of the median was traffic calming. Narrowing lanes, bulb outs and parking all help with calming. Both divider options allow for a pedestrian refuge. Landscaping and lights could be placed on both the median and the bulb out to provide the neighborhood entrance feel.

Taruscio asked if the options could be mixed. MacDonald explained option two terminates the two-lane bike system at Jefferson where option one continues the two-lane bike system. The real question is whether Council wants to continue the two-lane bike system past Jefferson.

Phil Cook, 804 Eisenhower St Moscow, is in favor of option one for Washington Street. The purpose of a separated bike lane is to attract new, less comfortable riders to the downtown and Washington Street is the biggest impediment. By terminating the lane at Jefferson, Moscow is not getting to the goal of getting people downtown.

Riedner said there are differing opinions even among the subcommittee members. These options are only suggestions by the consultant. Council can choose to accept one or not, or even send it back to committee or the subcommittee.

Taruscio moved to return the suggested options to the Transportation Subcommittee for review and bring recommendations back to Council. The motion was seconded by Sullivan. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Resolution Accepting FAA Grant for Pullman-Moscow Regional Airport – Gary J. Riedner

It is desirable to apply for a grant from the U.S. Department of Transportation Federal Aviation Administration (FAA) Airport Improvement Program for the purpose of completing Phase 4 of the Runway Realignment Project. The amount of the grant is \$46,000,000 with a local match of \$3,735,200.00 from multiple sources, which includes a possible Washington State Department of Transportation (WSDOT) Aviation Division state grant. To facilitate the FAA grant, it is appropriate to preauthorize its acceptance. The attached resolution has been prepared for that purpose. The resolution also authorizes the execution of related assurances and certifications. This was reviewed by Administrative Committee on May 28, 2018.

PROPOSED ACTIONS: Recommend adoption of the attached resolution preauthorizing the acceptance of grant offer AIP 3-53-0051-044 from the FAA Airport Improvement Program or take such further action deemed appropriate.

Riedner invited Tony Bean to the podium. Tony explained the grants are preauthorized by both Pullman and Moscow so that when FAA requests signatures on the paperwork, it can be signed immediately. This grant is \$46 million takes it over the \$119 million estimate. Bean went into the status report showing an

aerial of the airport property that illustrated what is in construction and what is still to come. The airport was required to purchase an additional 193 acres at a cost of \$1.5 million and also purchased the WSU property for \$10.3 million. See attached presentation for construction details. The FAA is supporting the additional fund request of \$8.9 million. The local match requested for the request is \$146,410.40 and Bean said he doesn't think he will have a problem finding contributions to cover it. A runway closure must happen for safety reasons and is scheduled for Sept 8 through October 3. The new runway will be open on October 10. Taxiway package begins 2020 and is the last large package and should be complete in 2021. Terminal development program is beginning and match is different for a building. The participation level by FAA for a terminal will be larger than normal thanks to the collaboration and the runway contributions.

The adoption of the resolution preauthorizing the acceptance of grant offer AIP 3-53-0051-044 from the FAA Airport Improvement Program was approved by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Art Bettge, Councilmember
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

8. Status Report on Moscow Pullman Regional Airport Realignment Project - Tony Bean

This was included in item #7.

9. Formal Resolution Adopting Farmers Market Handbook - Jen Pfiffner

Historically, as Moscow Farmers Market policies have been developed by staff and later by the Moscow Farmers Market Commission, the final document has been adopted by the Council via resolution. The last time policies were adopted via resolution was in 2012. Since that time no substantive changes were made to the policies until 2018. The Moscow Farmers Market 2018 Vendor Handbook which includes the current policies of the Market was presented to Council on March 5, 2018 by Daniel Stewart. At that presentation it was noted that the handbook was developed per the adopted Moscow Farmers Market Strategic Plan. Updates to the 2018 season policies included more robust changes than in recent years in order to enhance transparency and understanding and to provide vendors with additional information for the reasoning behind policies. Specifically, the goal of the update was to increase the clarity, quality, consensus on and consistency of policies. The document was reviewed and recommended for approval by the Administrative Committee on February 26, 2018; presented and adopted by the City Council on March 5, 2018. The proposed resolution will formally adopt the Farmers Market policies. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018. The Administrative Committee reviewed and recommended including the start time for setup on Market days and a reference to the 2012-05 Friendship Square Use Policy During Farmers Market Season. With those changes, the Committee recommended approval on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached resolution formally adopting the Farmers Market policies adopted by City Council on March 5, 2018, or take other such action deemed appropriate.

Pfiffner introduced the item as written above. The official start time for vendor setup and an appendix for the Friendship Square Use Policy resolution has been added. Staff and the Commission will continue to refine the handbook. The handbook is organized so that the first half is definitions and the second half are the policies. Policy updates include the new fee structure and an updated jury process. The resolution formally adopting the Farmers Market Handbook was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Brandy Sullivan, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

10. Moscow Farmers Market Commission Request to Adjust Regulations Relating to Pets at the Market – Jen Pfiffner

The Moscow Farmers Market Commission respectfully requests the adoption of a new resolution to allow for dogs and other animals and pets to traverse the Market using both the eastern and western sidewalks on Main Street throughout the Market boundaries as opposed to the current policy allowing access only on the eastern sidewalk. As the former policy previously stated, the Commission is in full agreement to maintain the access of service animals throughout the Market, with this suggested amendment being proposed to better balance the intent and access of pets to Main Street during Market. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached Resolution; or take other such action deemed appropriate.

Pfiffner explained the approach to non-service animals would be to allow those animals on the east sidewalk of the market. Pet owners have been wonderful but there has been some confusion, especially in the explanation of western and eastern sides. Farmers Market Commission (FMC) began looking at allowing both sides of the street, especially since there are sidewalk cafes that do allow pets. There are established pet crossings at Third, Fifth, and Sixth Streets. Safety issues that brought regulation are interaction with children and other dogs, heat and health of animals, hazard of leases, and sanitary issues around food with vendor items at low levels.

Taruscio asked how this will answer the safety concern of tripping over leases. Pfiffner said having the lease law in place then becomes the safety concern. The sidewalk is the public thoroughfare and would be similar to when the market is not in session. Other markets have put restrictions on what type and/or length of leases but the FMC has not discussed specifics. A discussion with the police department could also be necessary.

Bettge said if it doesn't work the Council can change it to no pets. Pfiffner said they do track interactions and no tripping hazards have been reported yet. Sullivan doesn't feel this will help the quantity of redirection interactions but may assist with the actual explanation. She suggested staff monitor the street zone. Pfiffner said the approach was very positive rather than using a "no dogs" approach. Signage will also take that same positive approach.

Sullivan would like to see a follow-up report on how it is going so Council can determine whether to continue or revamp.

The resolution was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [5 TO 1]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Art Bettge, Councilmember
AYES:	Bonzo, Bettge, Sullivan, Zabala, Lambert
NAYS:	Gina Taruscio
EXCUSED:	Jim Boland

11. Moscow Farmers Market Commission Request for Nicotine Free Market – Jen Pfiffner

The Moscow Farmers Market Commission respectfully requests the adoption of a new resolution to prohibit all forms of nicotine use at the Market. This would include the use of vapor pens to eliminate the chance of Market patrons inhaling secondhand vapor as well as chewing tobacco given the residue and waste that can accompany the use of such substances. Specific concerns regarding the negative impact of non-smoking nicotine use in the market includes regular occurrences of broken vapor pens, chewing tobacco pouches and spitting. This was reviewed and recommended for approval by the Administrative Committee on May 29, 2018.

PROPOSED ACTIONS: Adopt the attached Resolution, or take other such action deemed appropriate.

Pfiffner explained the market is already smoke-free. In recent years, vape pens are becoming popular and there is a difficulty in determining what is being inhaled in vape pens. With more use comes more broken vape pens, which with the glass, is a hazard. The Department of Health and Welfare developed a series of nicotine-free event space promotional/educational items that the FMC felt was a better approach than smoke-free. Nicotine-free would include pipes, cigars, chewing tobacco for the mess factor, etc. The Commission was unanimous in this resolution moving forward to City Council. Staff will do anew signage and education from the booth. Bettge said he liked that the resolution was more broad than only nicotine-free so that it includes vaping. The resolution was adopted by roll call vote.

RESULT:	ADOPTED THE RESOLUTION [UNANIMOUS]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Bettge, Sullivan, Zabala, Lambert
EXCUSED:	Jim Boland

Reports

City Council

Moscow Arts Commission - Bonzo said the Commission attended the staff booth at the market.

Parks & Recreation Commission - Bettge said the Commission is considering a donation from Bill Parks for exercise stations along Paradise Path and how to implement if accepted; bids for Itani Park playground equipment; working on Otness Park as pesticide free to see if it is feasible. The pool opens June 9th.

Planning & Zoning Commission - Zabala said the Commission is discussing PUD base densities for zoning districts; the expiration of land use actions.

SMART Transit - Zabala said the Board reviewed surveys and the result was to expand hours.

Palouse Knowledge Corridor - Taruscio reported they are finalizing the agenda for the Bootcamp.

Historic Preservation Commission - Sullivan said the Commission toured the Butterfield house on Polk St; settled on a location for the 1912 interpretation sign; Orchid awards are scheduled for September 20th at 1912 Center.

Reports on other attended meetings and events were also included.

Mayor

Mayor Lambert said he attended the Airport Board and discussion regarding the terminal is ongoing. The City received the new fire truck on June 1. The ribbon cutting for the library public art will occur on June 15 during Artwalk. Mayors Youth Advisory Council is taking off with three applicants already.

Staff

Pfiffner said there are several ribbon cuttings during Artwalk.

Adjourn

The meeting was closed at 9:22 PM

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

Minutes Acceptance: Minutes of Jun 4, 2018 7:00 PM (Consent Agenda)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Disbursement Report for May 2018**Responsible Staff:** Sarah Banks

Information

DESCRIPTION: Presentation of the Accounts Payable Report for the month ending May 31, 2018. A summary of the major expenditures has been approximated by category and represents 95% of the total expenditure of \$2,962,350.04. This was reviewed and recommended for approval by the Public Works/Finance Committee on June 11, 2018.

Payroll	\$1,020,159.00
Professional Services	78,070.00
Sanitation	294,026.00
ACH Wells Fargo	62,735.00
Supplies	235,158.00
Pre-Paid Expense	545,472.00
Capital Outlay	200,670.00
Utilities	77,968.00
Capital Outlay- Equipment	227,245.00
Capital Outlay- Improvements	15,348.00
Contractual Payments	72,016.00
Total	\$2,828,867.00

STAFF RECOMMENDATION: Approve report.

ACTION: Approve the Disbursements Report for the month of May 2018.

Necessary Resources/Impacts

\$2,962,350.04

Attachments

Disbursements Report FY18
Cash & Investments Balances - May 2018
Revenue 2018

DISBURSEMENTS REPORT FOR MAY 2018												
DATE	FUND NAME	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	VOID CHECKS	PAYROLL	PAYROLL	PAYROLL	GRAND TOTALS
		5/4/2018	5/10/2018	5/17/2018	5/24/2018	5/31/2018	5/11/2018 5/25/2018	5/11/2018	5/11/2018	5/16/2018	5/25/2018	
BATCH #		00001.05.2018	00003.05.2018	00004.05.2018	00006.05.2018	00001.06.2018	00005.05.2018 00007.05.2018	00001.05.2018	00200.05.2018	00200.05.2018	00201.05.2018	
CHECK #'s		87250-87344	87345-87454	87455-87500	87501-87584	87585-87649	May's CC ACHS	87337	20706-20713	20714	20715-20723	
Fund #												
101	GENERAL	242,969.68	23,935.14	24,626.06	38,670.91	18,672.88	15,835.90	(83.50)	295,761.92		311,208.66	971,597.65
105	STREETS	7,311.70	29,210.71	9,345.64	6,313.25	10,459.25	44.01		25,327.56		26,634.54	114,646.66
120	RECREATION AND CULTURE	2,225.03	45,665.56	823.62	14,615.45	4,805.38	10,735.43		50,107.36	144.54	52,703.95	181,826.32
121	MSD COMM. PLAY FIELDS	39.72	2,539.34			2,246.23	2,363.60		2,323.06		2,333.13	11,845.08
123	1912 CENTER	7,916.67										7,916.67
128	TRANSIT CENTER		1,893.38			200.00						2,093.38
220	WATER	8,295.94	29,960.82	4,179.95	1,987.81	7,141.52	4,827.17		46,495.65		47,469.23	150,358.09
230	SEWER	4,129.55	56,397.89	452.56	18,016.43	3,768.43	1,662.08		45,913.94		47,677.59	178,018.47
240	SANITATION	6,011.25	277,200.55		4.82	10,121.50	135.86		3,751.26		3,837.19	301,062.43
290	FLEET	1,173.98	558,076.37	753.61	21,958.66	1,369.88	1,473.28		11,992.30		12,626.99	609,425.07
295	INFORMATION SYSTEMS	161,539.27	1,375.64	37.32	4,217.28	59.95	24,668.42		16,706.42		17,144.11	225,748.41
320	WATER CAPITAL PROJECTS	1,592.90	106,186.48	3,856.14	37,236.37							148,871.89
330	SEWER CAPITAL PROJECTS		450.10	948.78	16,571.51							17,970.39
340	SANITATION CAPITAL PROJ											0.00
350	CAPITAL PROJECTS	5,700.00	19,559.42	10,590.21		4,130.90	989.00					40,969.53
355	LID CONSTRUCTION											0.00
380	HAMILTON - PARKS & REC											0.00
590	BONDS & INTEREST											0.00
	TOTAL	448,905.69	1,152,451.40	55,613.89	159,592.49	62,975.92	62,734.75	(83.50)	498,379.47	144.54	521,635.39	2,962,350.04

WIRE Transfers:

_____ Kathryn Bonzo, Chair

_____ Brandy Sullivan

_____ Jim Boland

_____ Gary J. Riedner, Acting Finance Director

City of Moscow Cash and Investments Balances as of 5/31/2018		
Fund	Year to Date Balance	
General Fund	\$	4,636,903.97
Street Fund	\$	1,475,481.75
Culture & Recreation	\$	1,416,621.60
MSDCPF	\$	157,783.83
1912 Fund	\$	77,304.38
Art Fund	\$	-
Transit Center	\$	109,005.71
Water Fund	\$	2,524,391.93
Sewer/WWTP	\$	3,829,786.41
Sanitation Fund	\$	2,218,956.14
Fleet Fund	\$	2,543,698.29
Information Systems	\$	1,711,124.65
Water Capital	\$	6,631,103.99
Sewer Capital	\$	7,190,299.83
Capital Projects	\$	5,571,179.92
Sanitation Capital	\$	4,673,280.26
LID construction	\$	179,471.37
Hamilton	\$	2,568,262.16
Bond & Interest	\$	179,009.66
LID Funds	\$	33,821.68
Payroll Service	\$	541,257.50
Total Cash & Investments	\$	48,268,745.03

RECEIPTS REPORT FOR MAY 2018

RECEIPTS REPORT FOR MAY 2018												
FUND NAME		Taxes	Franchise Fees	Licenses & Permits	Intergovernmental	Charges for Services	Fines & Penalties	Investment Income	Refunds & Reimbursements	Contributions & Donations	Other	Grand Total
Fund #												
101	GENERAL	36,711.85	106,642.43	45,075.19	145,274.62	128,798.93	13,378.97	25,666.63	1,614.62	0.00	8,469.53	511,632.77
105	STREETS	5,017.21	0.00	0.00	21,181.20	24,697.97	0.00	0.00	1,691.63	0.00	0.00	52,588.01
120	RECREATION AND CULTURE	0.00	0.00	25.00	0.00	57,180.78	0.00	0.00	1,145.25	1,250.00	0.00	59,601.03
121	MSD COMMUNITY PLAY FIELDS	0.00	0.00	0.00	6,631.55	0.00	0.00	0.00	0.00	0.00	0.00	6,631.55
123	1912 CENTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128	TRANSIT CENTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,379.54	1,379.54
220	WATER	0.00	0.00	0.00	0.00	417,945.78	0.00	36,498.84	120.00	0.00	0.00	454,564.62
230	SEWER	0.00	0.00	0.00	0.00	543,114.47	0.00	0.00	683.38	0.00	0.00	543,797.85
240	SANITATION	0.00	0.00	0.00	0.00	388,033.38	0.00	0.00	2,000.00	0.00	0.00	390,033.38
290	FLEET	0.00	0.00	0.00	0.00	72,659.79	0.00	0.00	10.50	0.00	0.00	72,670.29
295	INFORMATION SYSTEMS	0.00	0.00	0.00	0.00	97,568.34	0.00	0.00	5.28	0.00	0.00	97,573.62
320	WATER CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330	SEWER CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
340	SANITATION CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350	CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00	0.00	0.00	370.00
355	LID CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
380	HAMILTON P&R	0.00	0.00	0.00	0.00	0.00	0.00	3,788.31	0.00	0.00	0.00	3,788.31
590	BOND & INTEREST	1,168.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,168.43
595	LID FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	347.68	347.68
TOTAL		42,897.49	106,642.43	45,100.19	173,087.37	1,729,999.44	13,378.97	65,953.78	7,640.66	1,250.00	10,196.75	2,196,147.08

Attachment: Revenue 2018 (1735 : Disbursement Report for May 2018)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** 1912 Center Roofing System Replacement - Change Order No. 1**Responsible Staff:** David Schott

Information

DESCRIPTION: The Parks and Recreation Department is requesting approval of Change Order No. 1 for the 1912 Center Roofing System Replacement Project. The Change Order No. 1 request is to replace the five (5) existing skylights with five (5) new Kalwall skylights in the amount of \$53,000.

On April 2, 2018, the City Council awarded Dardan Enterprises for the Base Bid plus Alternate #1 for the 1912 Center Re-roofing Project. The replacement of the skylights, Alternate #2, was rejected due to cost.

However, Heart of the Arts, Inc. (HAI) has pledged to fund Alternate #2 (\$53,000) after receiving a gift of \$53,000 that is a restricted donation for the replacement of the skylights. The existing wire glass skylights have deteriorated to a point they are leaking rain water into the building.

If Change Order No. 1 is approved, the contract amount of \$189,732 will be increased to \$242,732. In addition, the contract completion time will be increased by fifteen (15) calendar days. The revised date of Substantial Completion will be August 21, 2018 rather than August 6, 2018.

The Parks and Recreation Department is requesting approval of Change Order No. 1 for the skylight replacement to be funded with the \$53,000 donation from Heart of the Arts, Inc.

The Public Works / Finance Committee reviewed the proposal on June 11, 2018 and recommended approval.

STAFF RECOMMENDATION: Approve Change Order No. 1 in the amount of \$53,000 for the replacement of the existing skylights on the 1912 Center roof.

ACTION: Approve Change Order No. 1 in the amount of \$53,000 for the replacement of the existing skylights on the 1912 Center roof.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

Change Order 1 - Skylights
05.23.18 Heart of the Arts Proposal Request CO#1

City of Moscow

CONTRACT CHANGE ORDER

To (Contractor) Dardan Enterprises, Inc
 23567 Hwy 53
 Post Falls, ID 83854

Name and Location of Project: Rebid 1912 Center Roofing System Replacement
 412 E. Third Street
 Moscow, ID 83843

CO No. 1

Date
 May 30, 2018

THE CONTRACT IS CHANGED AS FOLLOWS:

PR and/or CCD # (If applicable)	Description of Change	Change in Contract Amount
	Replace five existing skylights with five new Kalwall skylights as specified in Section 08452 of the Project Manual.	\$53,000.00
Original Contract Amount		\$189,732.00
Net Change by previous Change Order(s)		\$0.00
Total Contract Amount prior to this Change Order		\$189,732.00
Net increase/decrease in contract amount this Change Order		\$53,000.00
Revised Contract Amount		\$242,732.00

The time provided for completion in the contract is **increased/decreased** by 15 calendar days. The revised date of Substantial Completion therefore is August 21, 2018. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

**RECOMMENDED BY
 ARCHITECT/ENGINEER**

Associated Architects, LLP

Charles E. McHenry

Date
 May 30, 2018

**ACCEPTED BY
 CONTRACTOR**

Dardan Enterprises, Inc,

Tim Weeks

Date
 May 31, 2018

**APPROVED BY
 CITY ADMINISTRATOR**

Date

Attachment: Change Order 1 - Skylights (1737 : 1912 Center Roofing System Replacement - Change Order No. 1)

JUSTIFICATION FOR CHANGE

Change Order No. 1

1.C.a

The existing wire glass skylights are cracked, broken and chipped, and have deteriorated to point that they are leaking rain water into the building.

Attachment: Change Order 1 - Skylights (1737 : 1912 Center Roofing System Replacement - Change Order No. 1)



Heart of the Arts, Inc. • 1912 Center Facilities Management
412 E. Third Street • P.O. Box 8851 • Moscow, ID 83843 • (208) 669-2249 • www.1912Center.org

Wednesday, May 23, 2018

David Schott
Assistant Parks and Recreation Director
City of Moscow
PO Box 9203
Moscow, ID 83843

Dear David,

Heart of the Arts, Inc. (HAI) has received a generous gift of \$53,000 in cash that is a restricted donation for the replacement of the five skylights on the roof of the 1912 Center. This gift amount was determined based on the proposed price to add the skylights from the bids that were received on February 22, 2018 by the City for the Rebid 1912 Center Roofing Replacement Project. With this gift we are proposing the addition of alternate #2 to the project at this time.

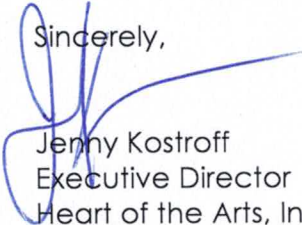
Heart of the Arts, Inc. is aware that this project's price and scope have already been determined. However, because the skylights were listed as an alternate on the project, the contractors who bid the project were aware that they could have been included in this summer's scope of work. RMR bid the skylights at \$50,500 and Dardan Enterprises bid alternate #2 at \$53,000. Dardan Enterprises would still have been the lowest qualified bidder if alternate #2 had been accepted. For this reason we are hoping to add alternate #2 to the scope of work for this project to make the roof complete and watertight and avoid future projects on the roof. This will help us to avoid a future construction project to do the skylights, which might impact the warranty of the roof project and could end up being done by a different contractor making warranty concerns more complicated.

Since City Council had approved the addition of alternate #1 (the lower seven roofs) with help from Heart of the Arts, Inc. for the \$11,300 alternate, we are proposing to add alternate #2 for \$53,000 to also be funded in full with donations made to Heart of the Arts, Inc. We can address the funding of the addition of alternate #2 in two ways. We can pay Dardan Enterprises directly for the \$53,000 for the skylights after the pay request review by Associated Architects to keep this money out of the budgeting by the City for this project. It will ultimately add that value to the facility owned by the City but would not need to be received and then expended by the City. Or if the City would prefer to continue the money relationship planned for alternate #1, Heart of the Arts, Inc. can be invoiced for \$64,300 toward the project, which would have a new total price of \$242,732. In the event that there is an reasonable and expected change order due to the addition of the skylights to the project, Heart of the Arts, Inc. is also willing to cover those expenses as well.

We realize that this is a big ask. We understand that bonds and agreements have been made already. With all jobs, change orders occasionally occur that are for the betterment of the total project and we are hoping that we all can roll with this change for the total benefit for all parties involved. We get a watertight roof that is complete for a dollar amount that will save our dedicated donors future outlays of cash toward the completion of the project. The work will get done this summer and the 1912 Center will be even more ready for the interior renovations for which we are continuing to raise funds.

In the meantime, Heart of the Arts, Inc. would like you, the Parks and Recreation Director, the City Supervisor, City Council and the Use and Development Committees to all know how very grateful we are for the willingness to help with this historic preservation project. Without your continuing partnership this work would not be possible and the cultural fabric in Moscow would not be so rich. Thank you very much for your consideration of this proposal.

Sincerely,



Jenny Kostroff
Executive Director
Heart of the Arts, Inc.

BID TABULATION

Project: Rebid 1912 Center Roofing Center Replacement
 Bid Opening Date & Time: February 22, 2018, 2:00 PM PST
 Location: City Hall Council Chambers, Moscow, Idaho

Contractor	RMR Construction	Darden Enterprises							
Base Bid	\$171,000	\$178,432							
Alternate #1 (Lower Roofs)	\$29,500	\$11,300							
Alternate #2 (Skylights)	\$50,500	\$53,000							
Signed Bid	yes	yes							
License	yes	yes							
Addendum 1	N/A	yes							
Bid Bond	yes	yes							
Power of Attorney	yes	yes							
Drug & Alcohol	yes	yes							
	\$251,000 /	\$242,732 total							
		still lowest qualified bidder with Alt #2 (Skylights)							

Recorder's Name

David Selott

Bidder's Name

Chick Malbott Associated Architects

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Itani Park Playground Equipment Selection**Responsible Staff:** David Schott

Information

DESCRIPTION: The Parks and Recreation Department is requesting authorization to purchase playground equipment and safety tiles from Buell Recreation at a cost of \$67,000. The playground equipment is intended for children ages 2-to-12 years of age and will be installed in Itani Park. The funding source is the Hamilton Fund, and was approved through the FY18 budget. The budgetary line item for expenses will be Capital Projects 350-165-30-770-76. Per City Council Resolution 2017-07, individual projects are required to be authorized through the annual budget process.

The City of Moscow Parks & Recreation Department issued a Request for Proposals (RFP) for playground equipment and safety tile surfacing on May 3, 2018 to twenty (20) playground suppliers. Nine (9) proposals were received.

Public voting on the proposals began on May 14th and closed on May 21st. Buell Recreation with Burke playground equipment received 146 of the 333 total votes. At the May 23, 2017 of the Moscow Parks and Recreation Commission, considered public input and recommended Buell Recreation to provide playground equipment and tile safety surfacing for Itani Park.

The purchase includes the playground equipment, safety tiles, and installation supplies. The project installation will be handled in-house by certified parks staff. The quote, site plan, and equipment specifications are attached.

The Public Works/Finance Committee reviewed the proposal on June 11, 2018 and recommended approval.

STAFF RECOMMENDATION: Approve purchase of playground equipment for Itani Park in the amount of \$67,000 from Buell Recreation with funding source from the Hamilton Fund.

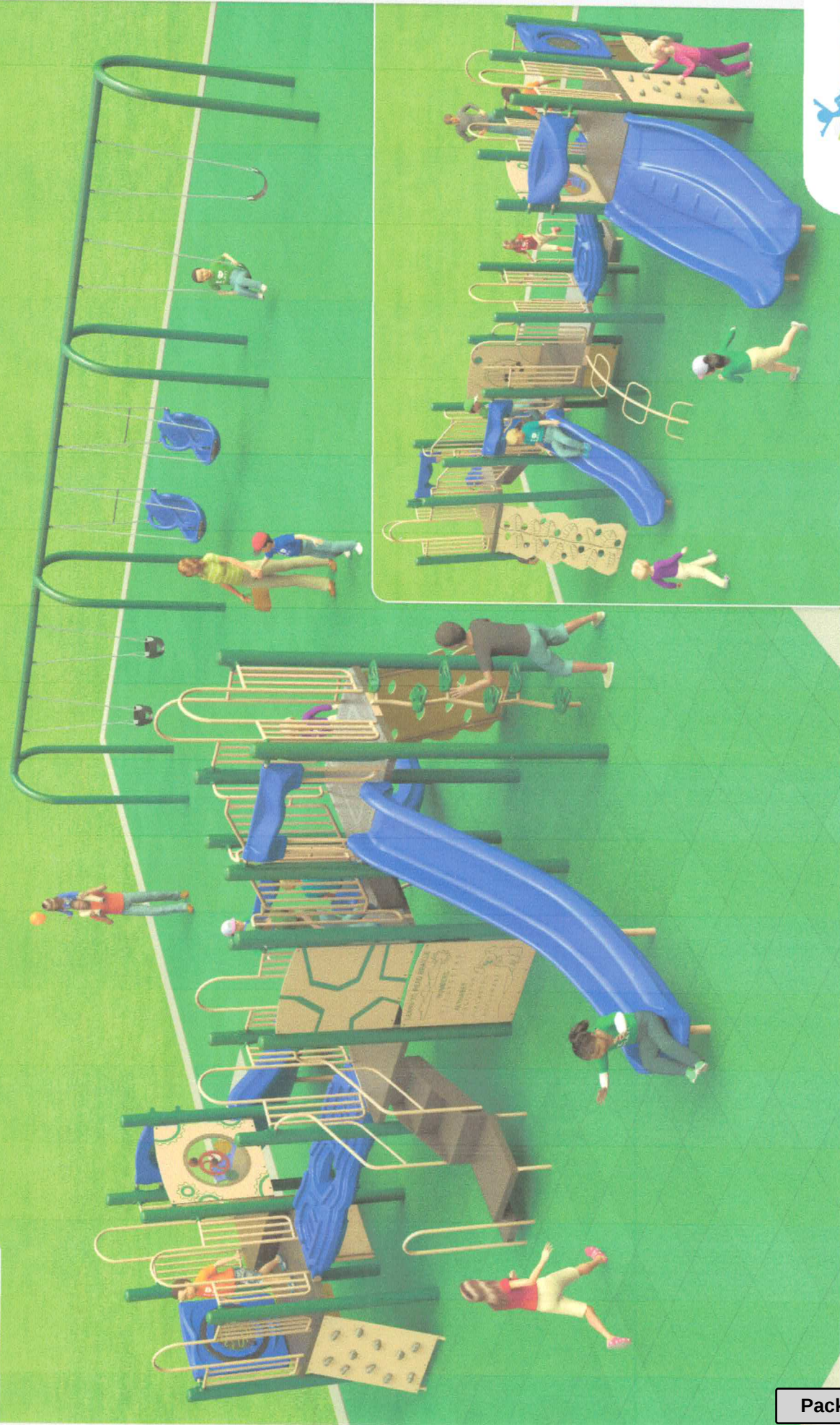
ACTION: Approve the purchase of playground equipment for Itani Park in the amount of \$67,000 from Buell Recreation with funding source from the Hamilton Fund.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

06.11.18 Itani Park Playground Equipment Committee Packet



PROPOSAL: 907-109038-1

ITANI PARK

Buell Recreation LLC
 Fax 866-597-0033
 Business Office:
 7327 SW Barnes Rd. #601
 Portland, OR 97225
 (503) 922-1650
 jeannie@buellrecreation.com



Quote

ADDRESS

Moscow City
 Accounts Payable
 PO Box 9203
 Moscow, ID 83843

SHIP TO

Moscow City
 Moscow, ID 83843

QUOTE

R053118A

DATE

05/31/2018

EXPIRATION DATE

07/01/2018

SALES REP

Rachel

PROJECT

Itani Park

DESCRIPTION

QTY

RATE

AMOU

Play Structure

BCI Burke Structure as per proposal #907-109038-2 a
 Nucleus-Intensity Structure recommended for ages 2-5.

1

34,093.00

34,093

Arch Swing

5" OD Arch Swing with two added bays with a pair of
 infant seats, a pair of belt seats, and a pair of freedom
 swing sets.

1

7,517.00

7,517

Discount

Special Pricing Discount

1

-11,298.00

-11,298

Freight

Shipping -does not include off loading
 Forklift generally required for offloading

1

3,400.00

3,400

Surface Mount

Additional cost for Surface Mount

*Please note the Arch Swings cannot be surface
 mounted.

1

1,800.00

1,800

RB Tiles

740- 3.5" Rubber Tiles to cover approximately 2,920
 SF area with tapered edges. This quote includes
 adhesive and freight.

1

31,488.00

31,488

Materials Only

This quote is for materials only and does not include
 installation or unloading of product.

1

0.00

0.

Buell Billing

Please make payment to Buell Recreation and fax to
 866-597-0033

1

0.00

0.

Terms Govt.

Govt. Purchase Order with payment due 30 days from
 product shipment and services due upon completion.
 Equipment may be invoiced separately from other
 services and are payable in advance of project/supply or
 completion. No retainage.

1

0.00

0.

A 3% charge will be added to all credit card orders over
 \$5,000.

DESCRIPTION	QTY	RATE	AMOUNT
TAX Taxes are subject to state laws and regulations. Taxes will be applied unless a tax exemption or resale certificate is provided at time of sale.	1	0.00	(
PLACING AN ORDER: Upon ordering please review and return this signed quote with a copy of your purchase order and tax exempt certificate, if applicable. Please mark any changes on the quote such as billing/shipping address, drivers contact and color selection.	TOTAL		\$67,000.

Accepted By

Accepted Date

Attachment: 06.11.18 Itani Park Playground Equipment Committee Packet (1736 : Itani Park Playground Equipment Selection)

DESIGN SUMMARY

Buell Recreation is very pleased to present this proposal for consideration for the Itani Park located in Moscow. BCI Burke Company, LLC has been providing recreational playground equipment for over 90 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of Moscow Parks & Recreation. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

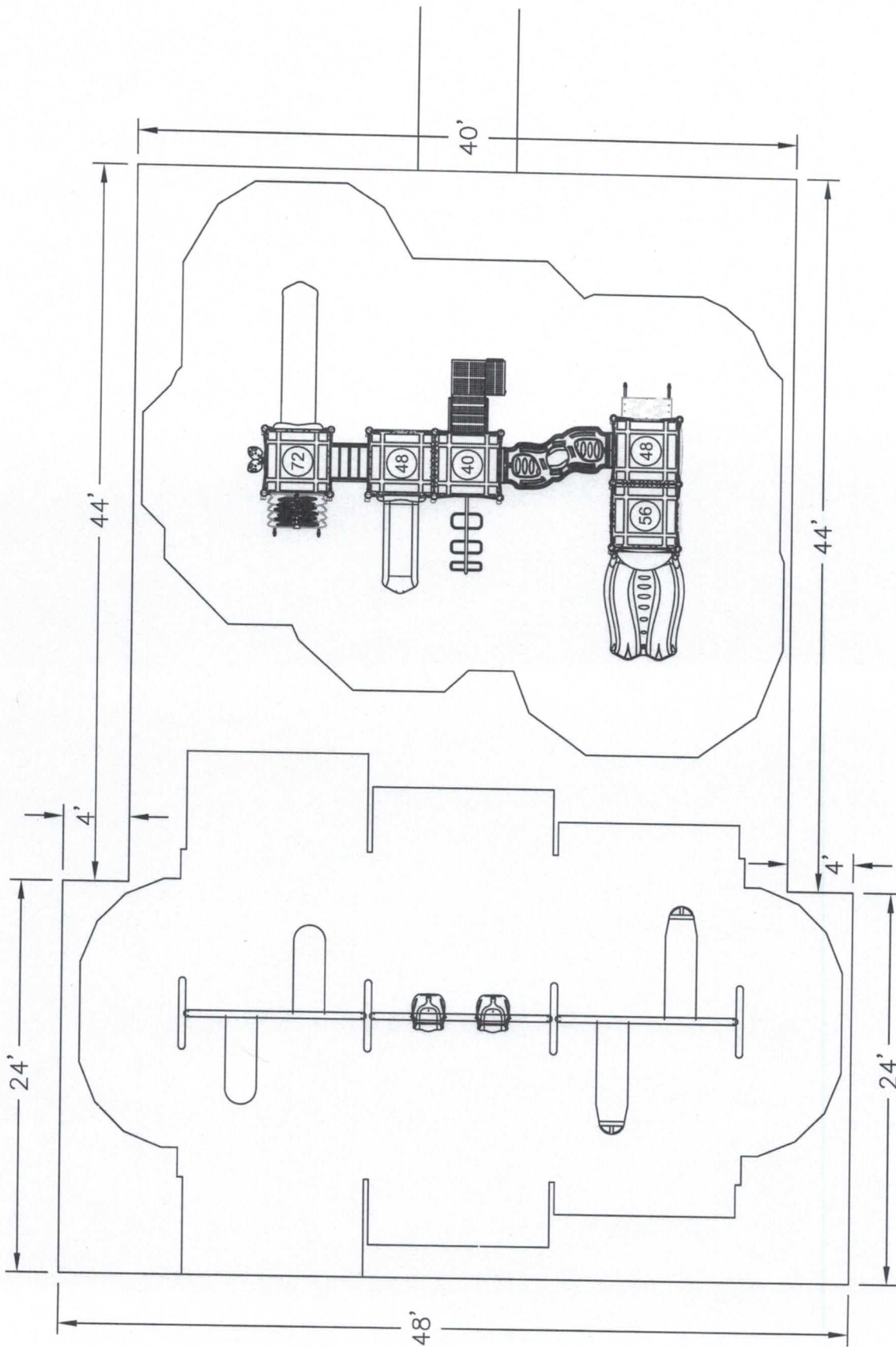
The following is a summary of some of the key elements of our proposal:

- Project Name: Itani Park
- Project Number: 907-109038-1
- User Capacity: 82
- Age Groups: Ages 2-5 years, 5-12 years
- Dimensions: 46' 3" x 67' 2"
- Designer Name: Joel Schleis

Buell Recreation has developed a custom playground configuration based on the requirements as they have been presented for the Itani Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 907-109038-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Itani Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



NOTE: ALTHOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE IT MAY NOT TRULY REPRESENT THE AREA WHERE THIS STRUCTURE IS TO BE PLACED.



SERIES: Basics, Nucleus
COMPONENT PLAN
DRAWN BY: Joel Schleis

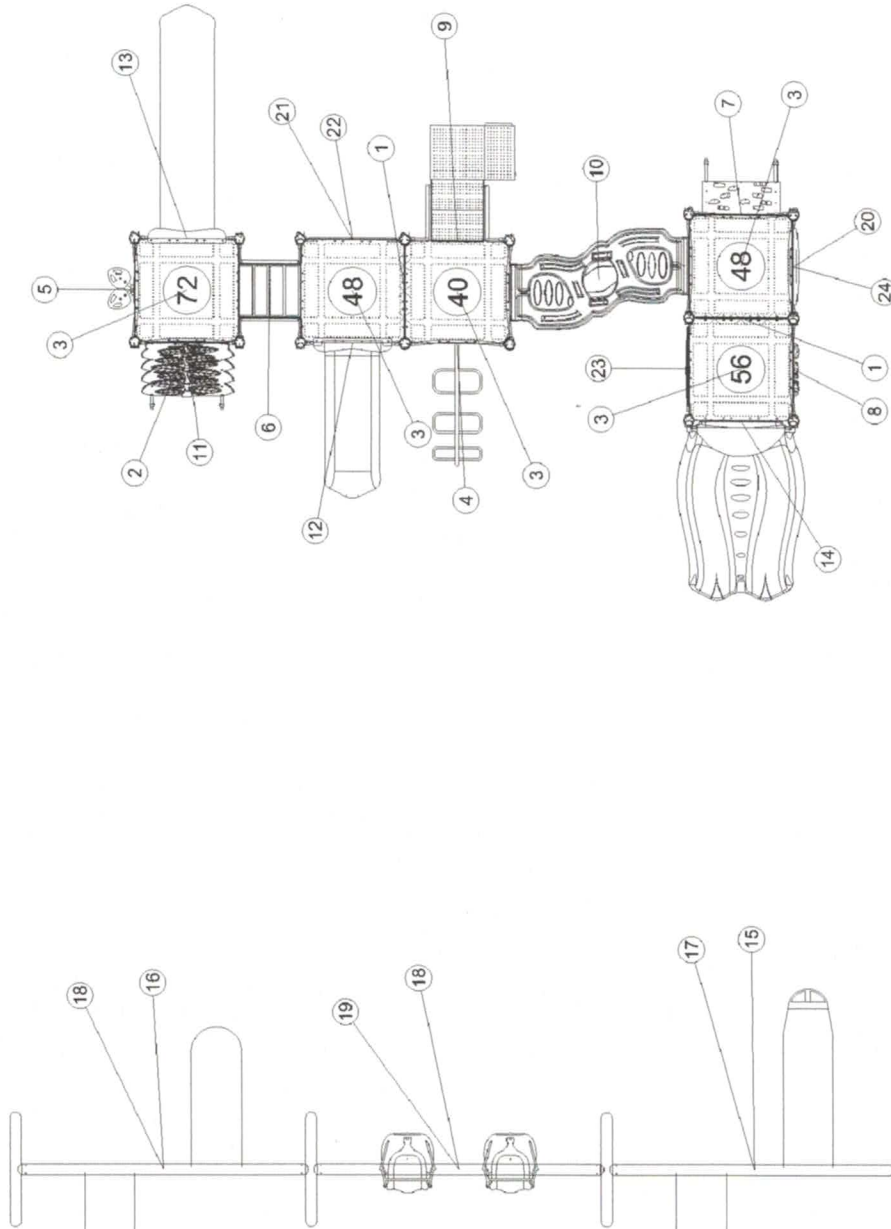
Itani Park
650 North Van Buren Street
Moscow, ID 83843

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

May 07, 201

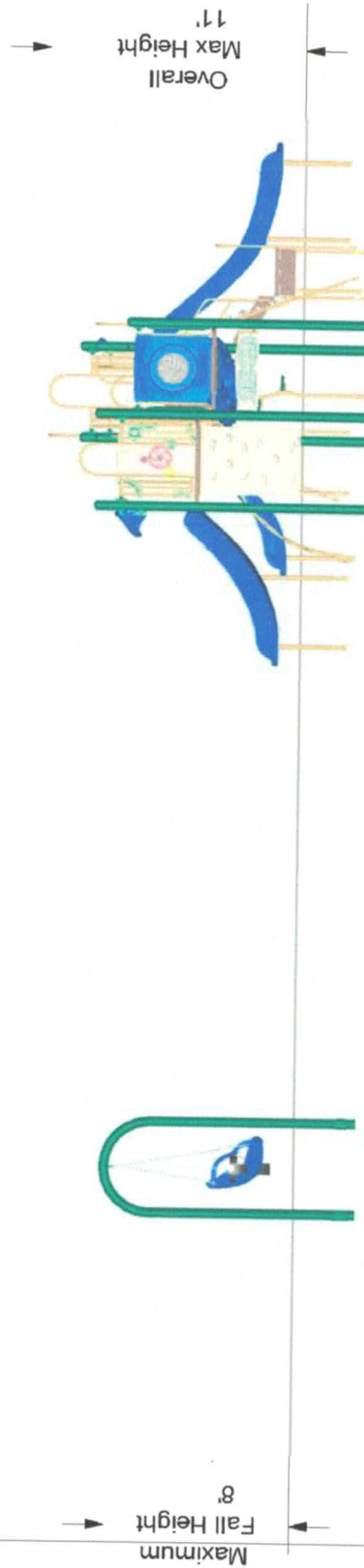
Buell Recreatio
907-109038-

Packet Pg. 30



ITEM	COMP.	DESCRIPTION
1	270-0050	8" CLOSURE PLATE
2	270-0112	UNITARY ENCLOSURE
3	270-0130	SQUARE PLATFORM
4	370-0160	CENTPEDE CLIMBER 32" - 40"
5	370-0424	LEAF CLIMBER 64" - 72"
6	370-0467	24" TRANSITION STAIR W/BARRI
7	370-0531	STONE SLOPE CLIMBER 48"
8	370-0534	STEEP PEAK CLIMBER 56"
9	370-0719	TRANSFER STATION, HANDRAIL
10	370-0746	AMPED LINK
11	370-0803	JUNGLE VINE CLIMBER 72"
12	470-0507	ROCKN ROLL SLIDE, 40" - 48"
13	470-0753	VELO SLIDE, 64"-72"
14	470-0755	LUGE SLIDE, 48"-56"
15	550-0100	TOT SEAT, 7' & 8' PAIR, STD CH
16	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
17	550-0135	5' OD ARCH SWING
18	550-0136	5' OD ARCH SWING ADD-ON
19	550-0175	FREEDOM SWING SEAT, PAIR, 8'
20	570-0797	CHARADE PANEL, ABOVE PLATF
21	570-0812	BRaille PANEL, BELOW PLATF
22	570-1858	3-IN-A-ROW PANEL, ABOVE PLA
23	570-1864	GEAR PANEL
24	570-2669	MAZE ACCESSIBLE REACH PANI

1.D.a



The protective surfacing for this design must accommodate the critical fall height.

Attachment: 06.11.18 Itani Park Playground Equipment Committee Packet (1736 : Itani Park Playground Equipment Selection)

Burke

SERIES: Basics, Nucleus
ELEVATION PLAN
DRAWN BY: Joel Schleis

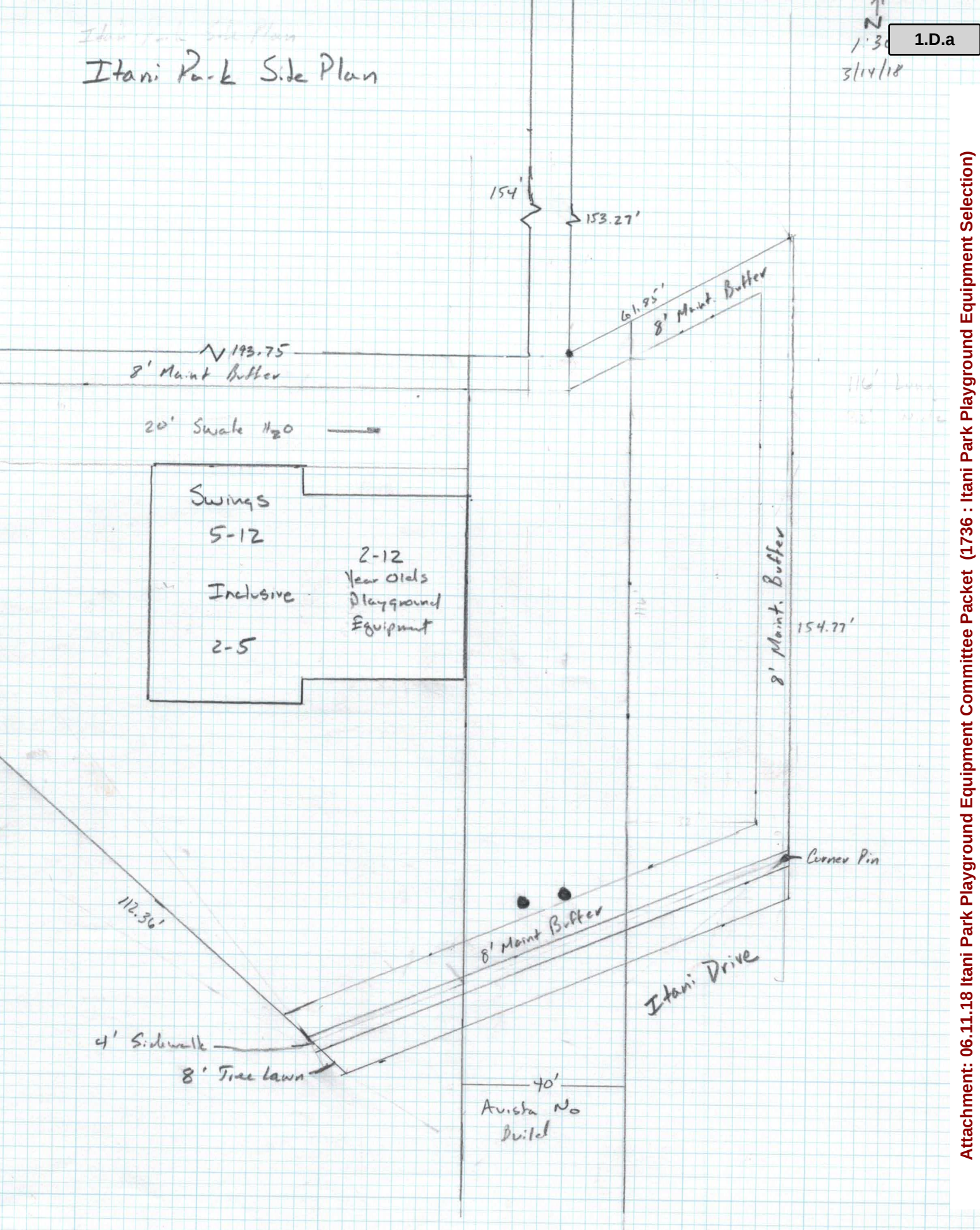
Itani Park
650 North Van Buren Street
Moscow, ID 83843

May 07, 2018

Buell Recreation
907-109038-1

Itani Park Side Plan

1.D.a
3/14/18



Itani Park Playground Public Voting Results - Ranked						
Ranking	Option #	Total Votes	Online Votes	Paper Votes	Playground Equipment	Supplier
1	7	146	49	97	Burke	Buell Recreation
2	6	81	45	36	Miracle	Garrett and Company
3	2	31	6	25	Landscape Structures	Playcreation
3	4	31	10	21	Landscape Structures	Playcreation
5	3	16	8	8	Little Tikes	Cascade Recreation
6	1	13	1	12	Playworld	Northwest Playground
6	8	13	9	4	Miracle	Garrett and Company
8	5	2	0	2	GameTime	Great Western Recreation
9	9	0	0	0	GameTime	Great Western Recreation
Total:		333	128	205		

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** 109 N Almon St Lot Division**Responsible Staff:** Michael Ray

Information

DESCRIPTION: Garrett Thompson is requesting a lot division of a 1.89 acre parcel of land located at 109 N Almon Street. The applicant proposed to establish two parcels of 13,033 sf and 1.59 acres from the original 1.89 acre parcel. The subject property is currently located within the Multiple Family Residential (R-4) Zoning District which has a minimum lot size of 5,000 sf and a minimum lot width of 50 feet. The two proposed parcels will meet all minimum lot requirements for the R-4 Zone. The proposed 13,033 sf parcel currently contains a brick building that was formerly used as the Dumas Seed powerhouse building and is proposed to be remain. The existing powerhouse building will meet all setback requirements of the R-4 Zone, with the exception of the front setback which is currently legal nonconforming. In accordance with City of Moscow requirements, property owners within 600 ft of the property have been notified of the proposed division and the site had been posted seven (7) days prior to the meeting date. This was reviewed and recommended for approval by the Public Works/Finance Committee on June 11, 2018.

STAFF RECOMMENDATION: Approve the lot division request.

ACTION: Approve the lot division request.

Necessary Resources/Impacts

N/A

Attachments

Public Meeting Notice
 Lot Division Packet
 109 N Almon Building Footprint

CORRECTED

NOTICE OF PUBLIC MEETING

Proposed Lot Division at 109 N Almon Street in the City of Moscow, Idaho
(LUP2018-0015)

A public meeting before the Public Works/Finance Committee of the City Council will be conducted during which the following proposal will be considered:

A lot division proposal to create a parcel of approximately 13,033 sf in size from the existing parcel as shown on the vicinity map below.

MEETING DATE AND TIME: Monday, June 11, 2018

LOCATION OF MEETING: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 4:30 p.m.

Note: Meeting start time is not necessarily indicative of discussion start time for the application 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 (an appointment may be necessary) at the Community Development Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 883-7035 to get meeting agenda, further information on the application, the public hearing process and/or to request a meeting with City Staff.



Laurie Hopkins, Moscow City Clerk

Anne Peterson, Deputy City Clerk

Attachment: Public Meeting Notice (1738 : 109 N Almon St Lot Division)

SUSAN R. WILSON**ATTORNEY AT LAW, PLLC**208 S. Main St., Ste 2, Moscow, ID 83843
Ph: 208-882-8060 ~ Fx: (866) 221-9397 ~ sw2@moscow.com

May 24, 2018

City of Moscow
Honorable Mayor and Councilmembers
Moscow, Idaho 83843

RE: Petition for Lot Division – Corner of Almon and A Streets, Moscow

Dear Mayor and Councilmembers,

I represent Garrett Thompson, the purchaser and applicant for a lot division of 109 N. Almon, Moscow, Idaho currently owned by Blum Enterprises, LLC. My client is requesting approval of a lot division, which would create an approximately 13,033 square foot lot as shown on the attached Record of Survey. My client is also requesting a rezone of that lot from R4 zone to Neighborhood Business to allow for some element of commercial/business use. This zone requires off-street parking which is accounted for in the proposed development.

The proposed lot is located in Lieuallen's Addition to the City of Moscow.

Per your lot division requirements, please consider the following:

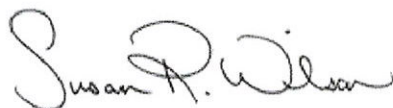
1. Lot Size, Width and Depth: - Lot size is 13,033 +/- square feet, approximately 92' wide fronting Almon and 140 feet deep. See attached.
2. Public Street Frontage and Lot Access: Almon and A Streets with access off of Almon.
3. Location of Utilities and City Services: See Attached
4. Required Street Improvements: Almon Street is already improved.
5. Park Land Dedication: Not applicable
6. Off-Street Parking: Not applicable to lot division but addressed in Rezone
7. Right-of-way dedication and/or Easement Issues: None
8. Building Setbacks: Not applicable
9. Required Street Trees: Not applicable (only creating one new lot)

Also enclosed please find the following:

- A. A scaled site plan with dimensions, property lines, adjacent streets, driveways, parking areas, easements, site drainage, and North arrow and scale. There are no structures existing.
- B. A check for the Community Development Application Fee and Engineering Review Fee.

Because we have a pending offer contingent upon the approval of this lot division and the accompanying rezone application, my client asks that this application be reviewed and put on the City agendas as soon as possible. If you have any further questions or concerns, please contact me at 208-882-8060.

Respectfully,

Susan R. Wilson
Attorney at Law

Attachment: Lot Division Packet (1738 : 109 N Almon St Lot Division)

CONSENT TO LOT DIVISION

I, Noel Blum, Managing Member of Blum Enterprises, LLC and the owner/seller of the property which includes the proposed 13,033+/- square foot lot, consent to the application by Garrett Thompson of a lot division of the property which would result in the approval of the proposed 13,033+/- square foot lot.

OWNER:**BLUM ENTERPRISES, LLC**
NOEL BLUM, Managing Member

Attachment: Lot Division Packet (1738 : 109 N Almon St Lot Division)



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFEDS
DUANE E. PRIEST, PLS / ID
MICHAEL E. DAHLN, PLS / ID, WA

PROPERTY DESCRIPTION FOR BLUM CONSTRUCTION REVISED PARCEL 1

A parcel of land located in Block 5 of Misses A.A. Lieuallen's Addition to the City of Moscow in the southwest quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the northeast corner of Lot 1, Block 5; thence along the east line thereof, S 00°28'02" W, 18.84 feet to the **POINT OF BEGINNING**:

Thence continuing along said east line, S 00°28'02" W, 73.16 feet;
Thence N 89°35'04" W, 144.99 feet;
Thence N 00°28'02" E, 92.00 feet;
Thence S 89°35'04" E, 5.18 feet;
Thence S 00°28'02" W, 1.50 feet;
Thence S 89°59'39" E, 121.62 feet to a point that is 0.63 feet south of the North line of Lot 1;
Thence S 44°31'40" E, 25.72 feet to the **POINT OF BEGINNING**.

Containing 13,033 square feet (0.30 acres), more or less.

This description was prepared by John L. Dunn on March 26, 2018 and revised on May 3, 2018.

129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



T 39 N, R 5 W, S 7

AMENDED RECORD OF SURVEY

A Division of Land Located in Lots 1-8 &
29-36 of Block 5 of Misses A.A. Lieuallens
Addition to the City of Moscow, Section 7
T39N, R5W, Boise Meridian
Latah County, Idaho



ORIGINAL SCALE: 1" = 100 FEET
CAAD FILE: Blum Construction RDS - Amended.dwg

LEGEND

- Set 5/8" X 30" long rebar w/ aluminum cap LS 10162
- Found Property Corner as Described
- Calculated Position - Nothing Found or Set
- ✚ Found Section or 1/4 Section Corner

- (M) Measured
(R) Record Per Misses Lieuallens Addition to the City of Moscow
- Subject Property Boundary Line
 - Section Line
 - Section Subdivision Line
 - Tie Line
 - City Street Centerline
 - City Street Right of Way Line

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found southeast corner and the found east quarter corner of Section 7, said bearing being N 00°21'05" E.

SURVEY REFERENCES

1. Warranty Deed Inst. No. 473350
2. Misses A.A. Lieuallens Addition to the City of Moscow, Book 3, Page 23424, 1883
3. Record of Survey, Instrument No. 368924, LS 3003, 1988
4. Record of Survey, Instrument No. 364441, LS 912, 1988
5. Record of Survey, Instrument No. 530914, LS 12724, 2009

SURVEYOR NOTES

1. This survey amends that survey recorded as Inst. No. 590945. The purpose of this amendment is to adjust the southerly property line of Parcel 1 and to produce a new legal description.

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 Blum Enterprises, LLC in April, 2018.



John L. Dunn - Idaho Professional Land Surveyor

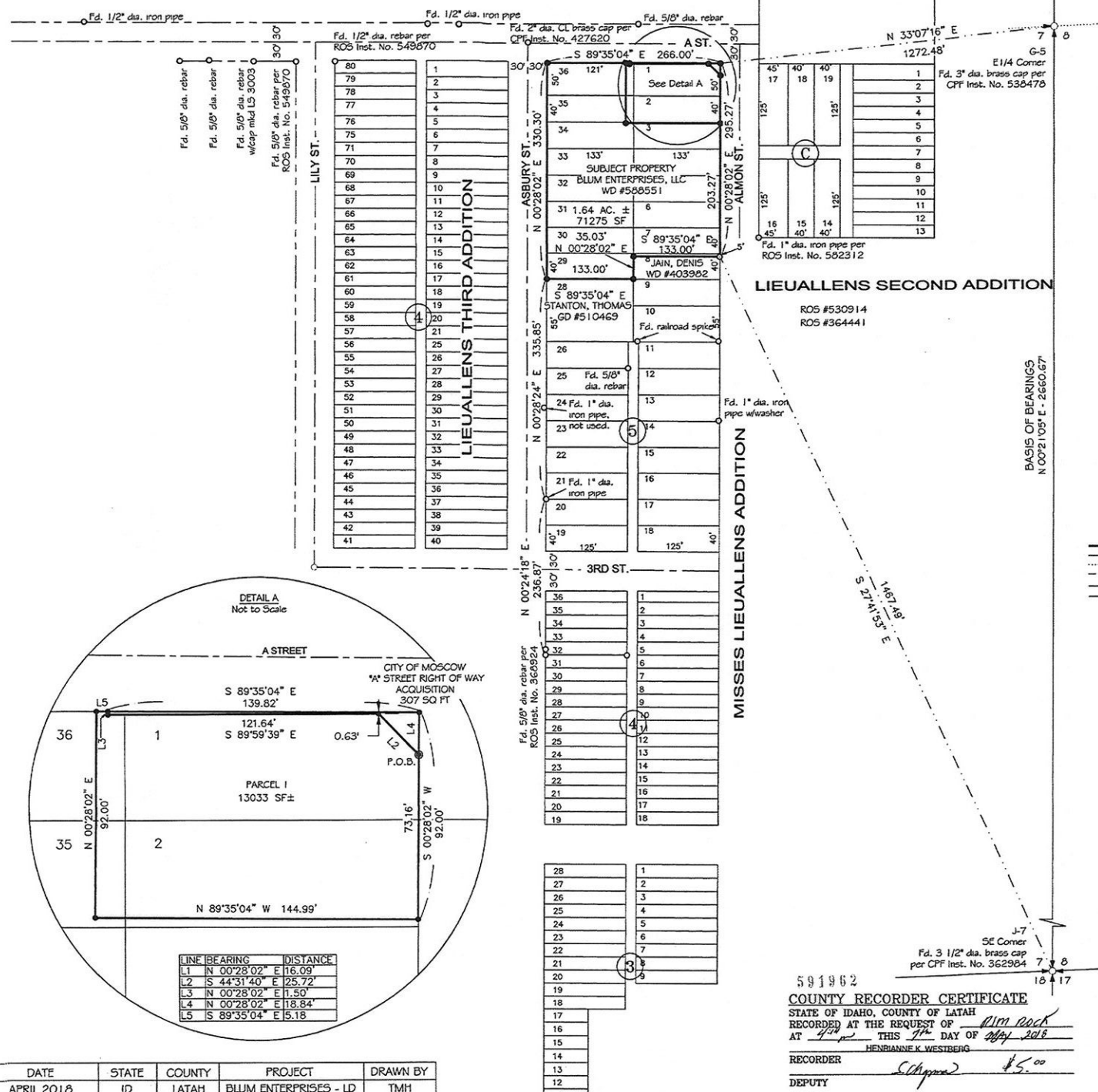


RIM ROCK CONSULTING, INC.

- Land Surveying
- Site Planning
- Mapping

129 West 3rd Street Boise, Idaho 83843 208-863-5139 rimrock@rimrockconsulting.net

SHEET
1
OF
1



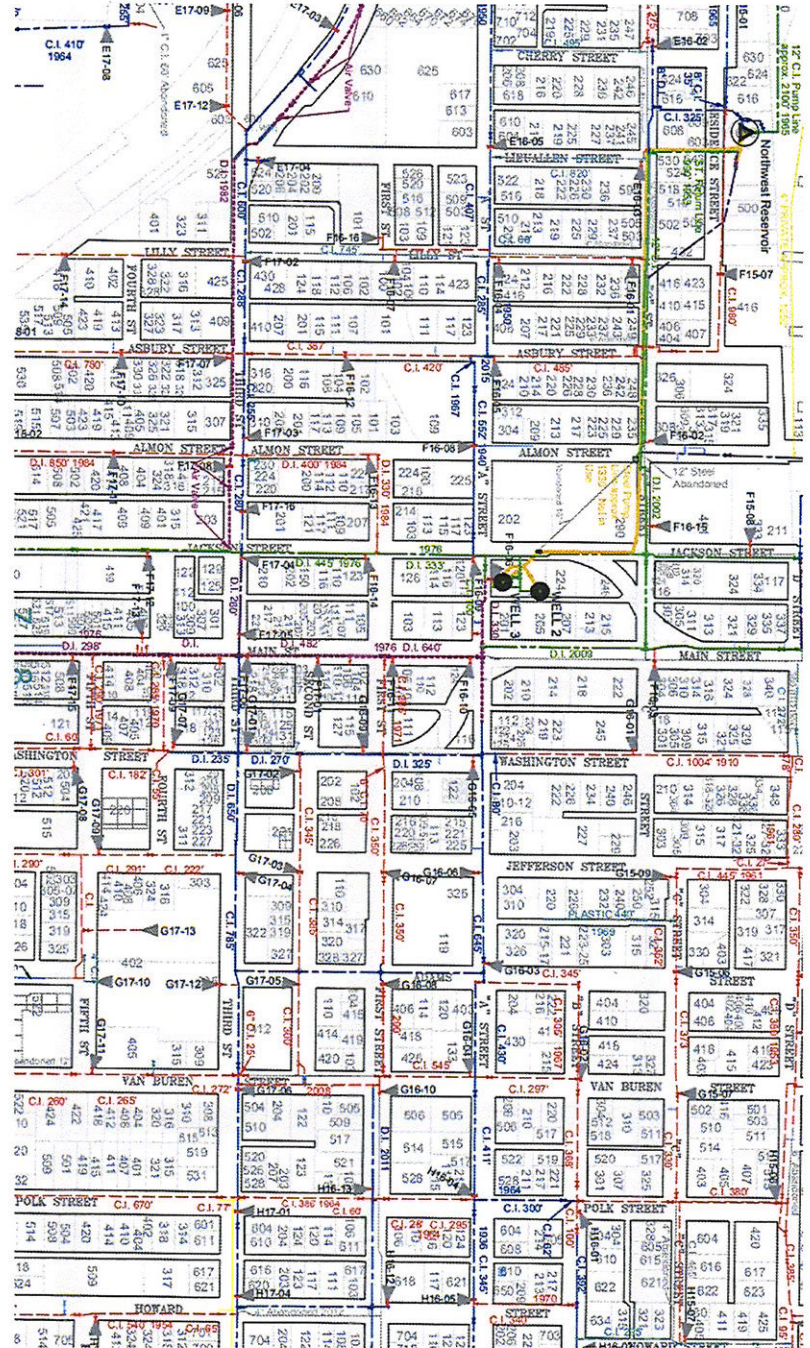
DATE	STATE	COUNTY	PROJECT	DRAWN BY
APRIL 2018	ID	LATAH	BLUM ENTERPRISES - LD	TMH

591962

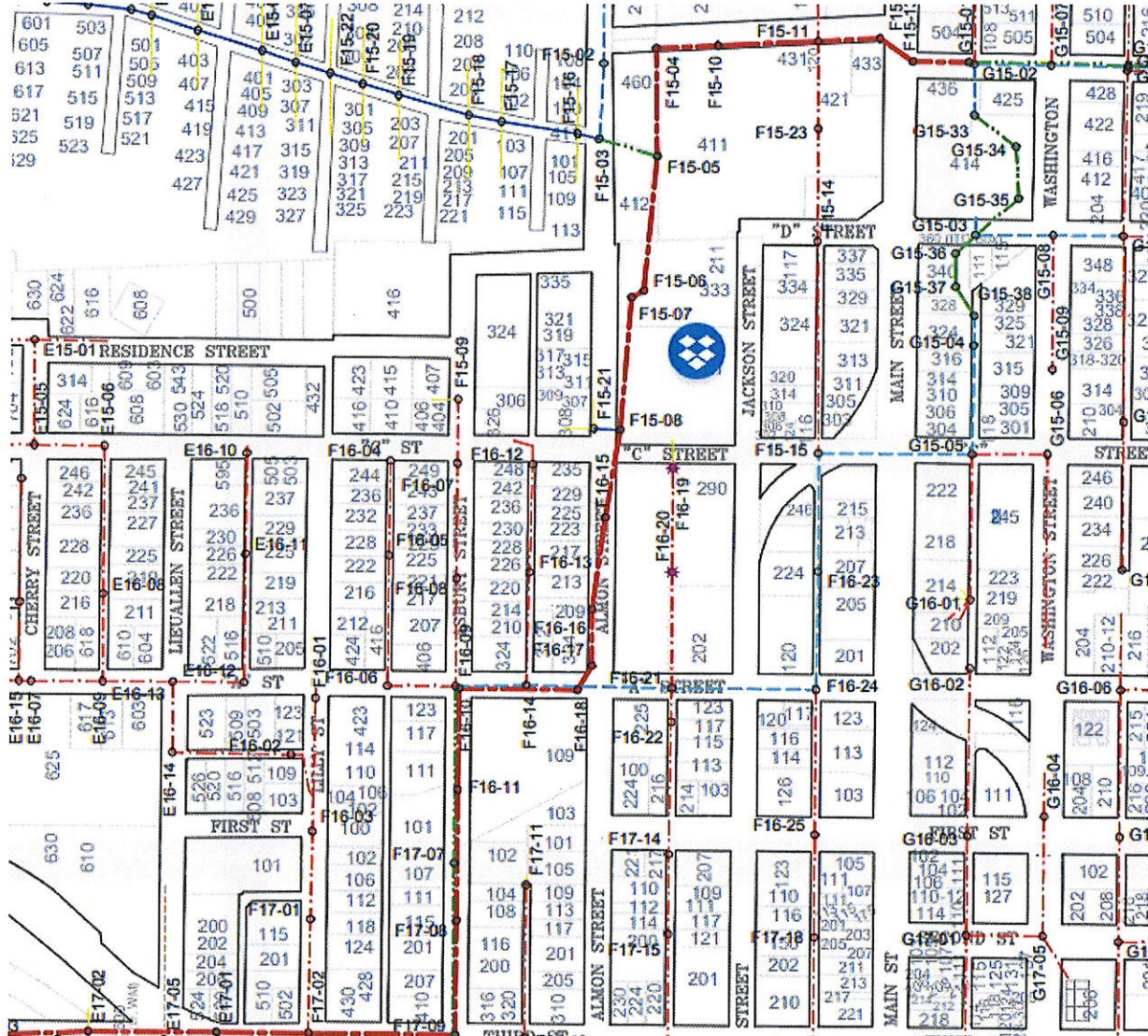
COUNTY RECORDER CERTIFICATE

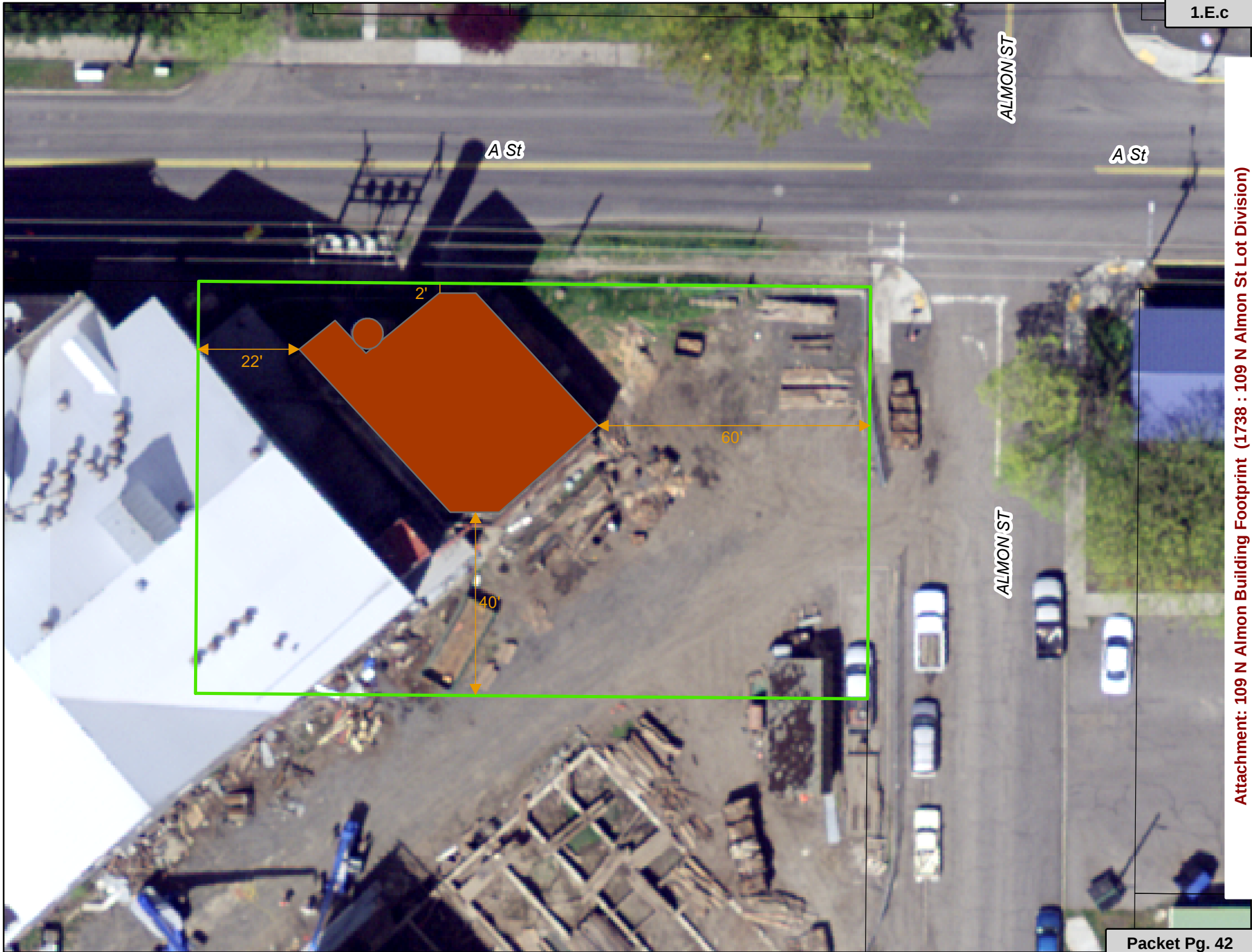
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF Rim Rock
AT 4:14 THIS 11th DAY OF May 2018
RECORDED HENRIANNE K. WESTBERG
DEPUTY [Signature] \$5.00

Water Map



Sewer Map





MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** 708 and 714 S. Jefferson Line Adjustment Request**Responsible Staff:** Bill Belknap

Information

DESCRIPTION: The owners of 708 and 714 S. Jefferson Street are requesting a lot line adjustment between the two parcels to shift the common lot line between the two properties 15 feet to the south. 708 S. Jefferson is currently 5,000 square feet in size with a lot width of 40 feet and depth of 125 feet. 714 S. Jefferson is currently 9,375 square feet in size with a lot width of 75 feet and depth of 125 feet. Both properties are located within the Multiple Family Residential (R4) Zoning District which has a minimum lot are of 5,000 square feet and minimum lot width of 50 feet for single family, two family and multiple family residential uses. After the proposed lot line adjustment, 708 S. Jefferson would have a lot are of 6,875 and width of 55 feet, and 714 S. Jefferson would have a lot area of 7,500 square feet and lot width of 60 feet and would therefore comply with all current lot and setback requirements. This matter was received by the Public Works Finance Committee on June 11th and was recommended for approval with no conditions.

STAFF RECOMMENDATION: Approve the proposed lot line adjustment request.

ACTION: Approve the proposed lot line adjustment request.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

Jefferson Lot Line Adjustment Request

RECEIVED

MAY 30 2018

City of Moscow

May 29, 2018

Mayor Bill Lambert & Moscow City Council;

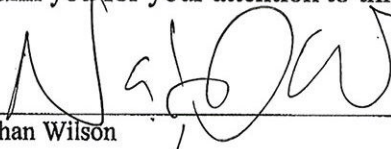
We are requesting a simple lot line adjustment between our two homes that we own here in Moscow, commonly known as 708 S. Jefferson and 714 S. Jefferson. Legally described as McGregor's Add Blk 4 S 15' of Lot 2 N ½ of Lot 3; and McGregor's Add Blk 4 S ½ of Lot 3 Lot 4, respectively. Parcel # RPM0600004003AA and Parcel # RPM0600004004AA respectively.

We will refer to 708 S Jefferson as Parcel "A" and 714 S Jefferson as Parcel "B" from here on. Parcel "A" currently is a 5000 sq. ft. lot with dimensions of 40' X 125'. Parcel "B" is currently a 9,375 sq ft. lot with dimensions of 75' X 125'.

Our intention is to have a lot line adjustment to the property line that separates Parcel "A" from Parcel "B", by moving that property line to the south by 15', making Parcel "A's" new dimensions to be 55' X 125', and Parcel "B's" new dimensions to be 60' X 125'.

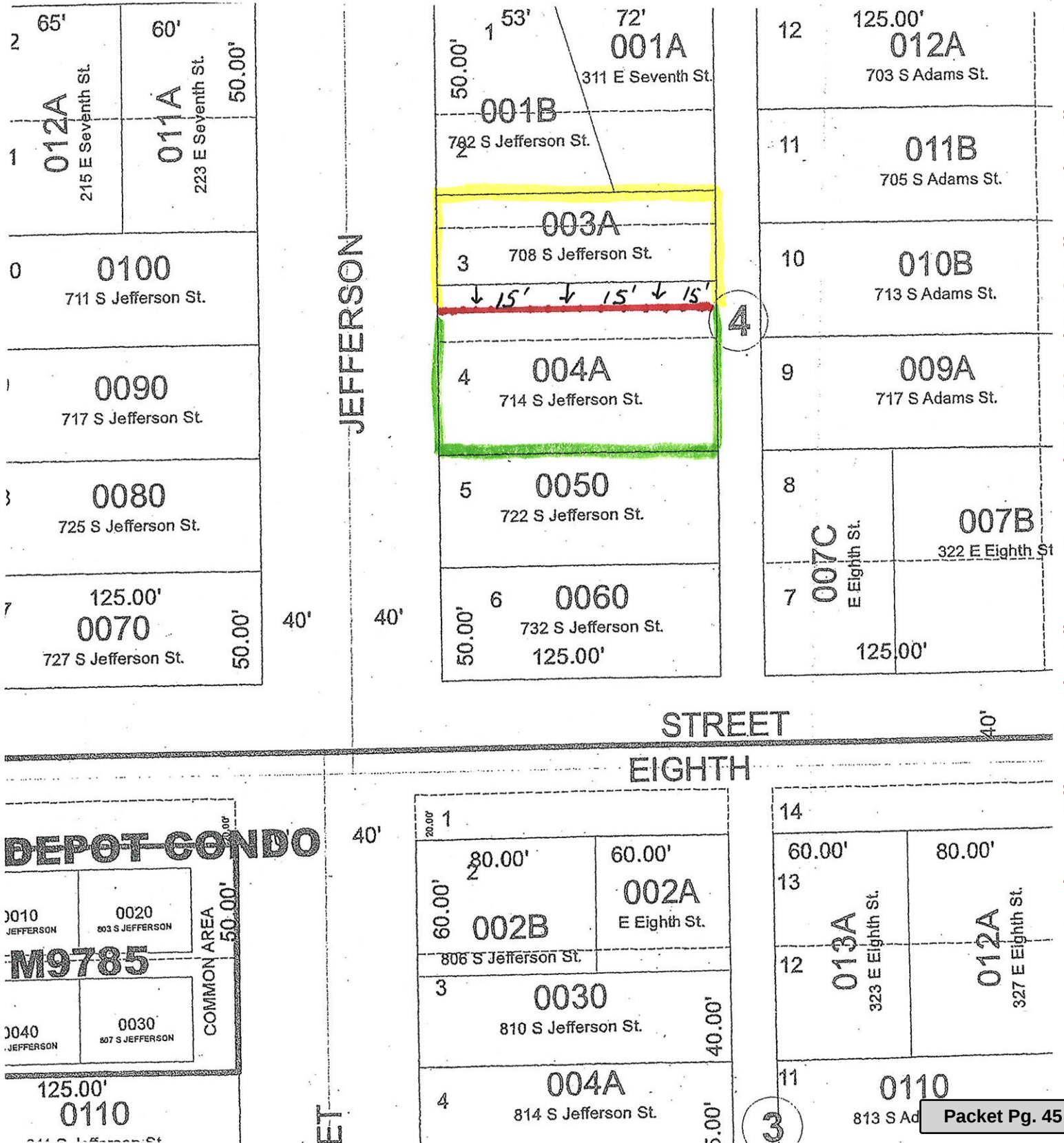
We have illustrated this on Exhibit A that we have attached to this letter.

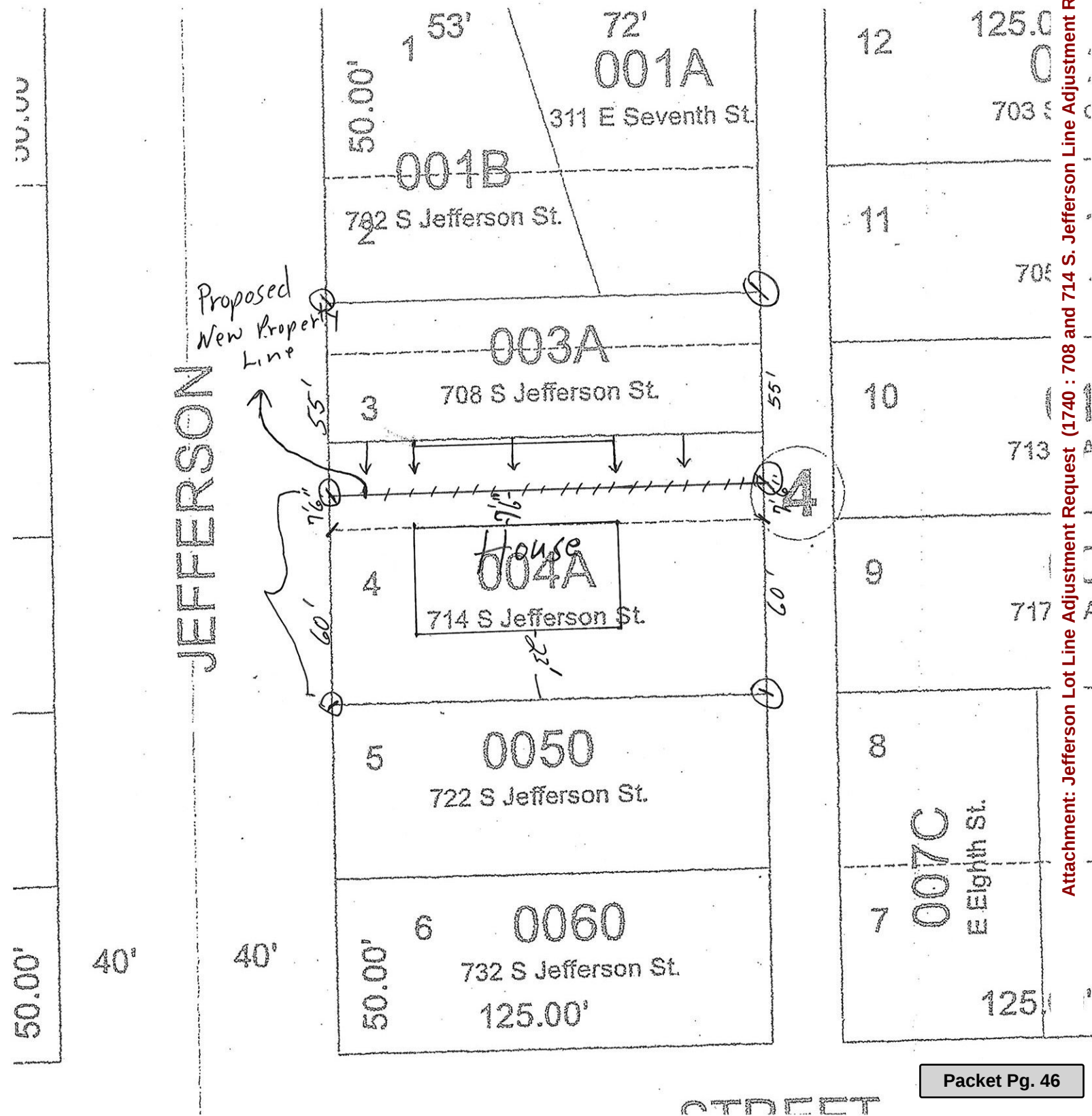
Thank you for your attention to this request.


Nathan Wilson
Heather Wilson
Aaron Rench

Attachment: Jefferson Lot Line Adjustment Request (1740 : 708 and 714 S. Jefferson Line Adjustment Request)

Exhibit "A"





MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Third Street Corridor Status Report**Responsible Staff:** Les MacDonald

Information

DESCRIPTION: A report on the status of the multiple projects within the Third Street Corridor between Washington Street and Mountain View Road. These include the Third Street Reconstruction - Phase II project, the Third Street Corridor Improvements - Phase I Project, the Third Street Corridor Improvements - Phase II project, and the Third Street Bridge. The report will also address the Transportation Commission Third Street Subcommittee discussion on the recent corridor assessment provided by Alta Planning.

STAFF RECOMMENDATION: Receive report and discuss upcoming projects.

PROPOSED ACTIONS: Receive report and discuss upcoming project actions, or take other action deemed appropriate.

Necessary Resources/Impacts

N/A

Attachments

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Indian Hills 9 Final Plat**Responsible Staff:** Michael Ray

Information

DESCRIPTION: The Planning & Zoning Commission conducted a public hearing on March 28, 2018 to consider the request by Sally Powers for a Preliminary subdivision plat (Indian Hills 9 Addition) for a 21.73 acre area of land generally located east of Main Street and north of Palouse River Drive. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Preliminary subdivision plat with two conditions.

City Council then conducted a public hearing on April 16, 2018 and approved the Indian Hills 9 preliminary plat with the following two conditions:

1. The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east.
2. Myrtle Street and all associated underground utilities shall be constructed and accepted by the City prior to the issuance of any building permits on Lots 1, 2, or 3, Block 2, of the proposed Preliminary subdivision plat.

On May 8, 2018 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements, as well as the conditions of approval and found the final plat to be in conformance. Planning and Zoning Commission reviewed the final plat on May 23, 2018 and recommended approval to City Council.

STAFF RECOMMENDATION: Approve the Indian Hills 9 Addition Final Plat.

PROPOSED ACTIONS: Approve the Indian Hills 9 Addition Final Plat; or take such other action deemed appropriate.

Necessary Resources/Impacts

N/A

Attachments

Council Memo
Final Plat
Council Minutes 04-16-18

Memo

To: Mayor and City Council
From: Mike Ray, AICP - Planning Manager
Date: June 12, 2018
Re: Indian Hills 9 Final Plat Review

The Planning & Zoning Commission conducted a public hearing on March 28, 2018 to consider the request of Sally Powers for a Preliminary subdivision plat (Indian Hills 9 Addition) for a 21.73 acre area of land generally located east of Main Street and north of Palouse River Drive. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Preliminary subdivision plat with two conditions.

City Council then conducted a public hearing on April 16, 2018 and approved the Indian Hills 9th preliminary plat with the following two conditions:

1. The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east.
2. Myrtle Street and all associated underground utilities shall be constructed and accepted by the City prior to the issuance of any building permits on Lots 1, 2, or 3, Block 2, of the proposed Preliminary subdivision plat.

On May 8, 2018 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements as well as the conditions of approval and found the final plat to be in conformance. Planning and Zoning Commission reviewed the final plat on May 23, 2018 and recommended approval to City Council.

BASIS OF BEARING

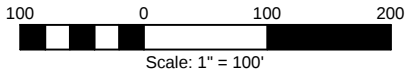
The Basis of Bearing For This Survey Is The South Line Of The Southwest Quarter of Section 17 As Per Record Of Survey For the Nelson Addition Completed on 2-15-1974 by Hamilton and Voeller, Inc.

BOUNDARY DESCRIPTION

BLOCKS 3 & 4

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows;

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54" W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence S 89°30'24" E 202.37 feet to the THE TRUE POINT OF BEGINNING for this description; thence N 15°11'59" E 267.99 feet; thence N 72°04'12" W 363.70 feet; thence N 78°00'34" W 100.88 feet to a point on the easterly right-of-way line of Nursery Street, also being the easterly boundary of said Indian Hills 8th Addition; thence continuing 60.56 feet along said boundary line which is a curve to the left having a central angle of 10°30'50", a radius of 330.00 feet, and a chord length of 60.47 feet bearing N 13°25'35" W; thence continuing 31.05 feet along said boundary line which is a curve to the right having a central angle of 88°57'44", a radius of 20.00 feet, and a chord length of 28.03 feet bearing N 25°47'52" E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line N 70°16'43" E 10.00 feet to a point on the easterly boundary line of said Indian Hills 8th Addition; thence continuing along said boundary line N 19°43'17" W 60.00 feet to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line S 70°16'43" W 94.55 feet; thence continuing 202.05 feet along said right-of-way line which is a curve to the right having a central angle of 26°36'47", a radius of 435.00 feet, and a chord length of 200.24 feet bearing S 83°35'07" W to a point on the easterly boundary of said Indian Hills 8th Addition; thence continuing along said boundary line N 11°46'11" E 81.07 feet to a point on the southerly boundary line of Indian Hills 7th Addition; thence continuing along said boundary line N 85°57'42" E 75.00 feet; thence continuing along said boundary line N 70°24'43" E 119.39 feet; thence continuing along said boundary line N 60°14'56" E 110.00 feet; thence continuing along said boundary line N 74°38'16" E 102.42 feet; thence continuing along said boundary line S 81°30'21" E 117.17 feet; thence continuing along said boundary line S 61°56'24" E 225.73 feet; thence continuing along said boundary line S 67°12'04" E 330.00 feet; thence continuing along said boundary line S 72°09'24" E 123.79 feet to a point on the westerly right-of-way line of Alice Street; thence continuing along said boundary line S 89°43'04" E 60.00 feet to a point on the easterly right-of-way line of Alice Street, said point also being on the westerly boundary line of Indian Hills 2nd Addition; thence S 00°16'56" W 402.44 feet; thence N 89°30'24" W 518.14 feet to the TRUE POINT OF BEGINNING.



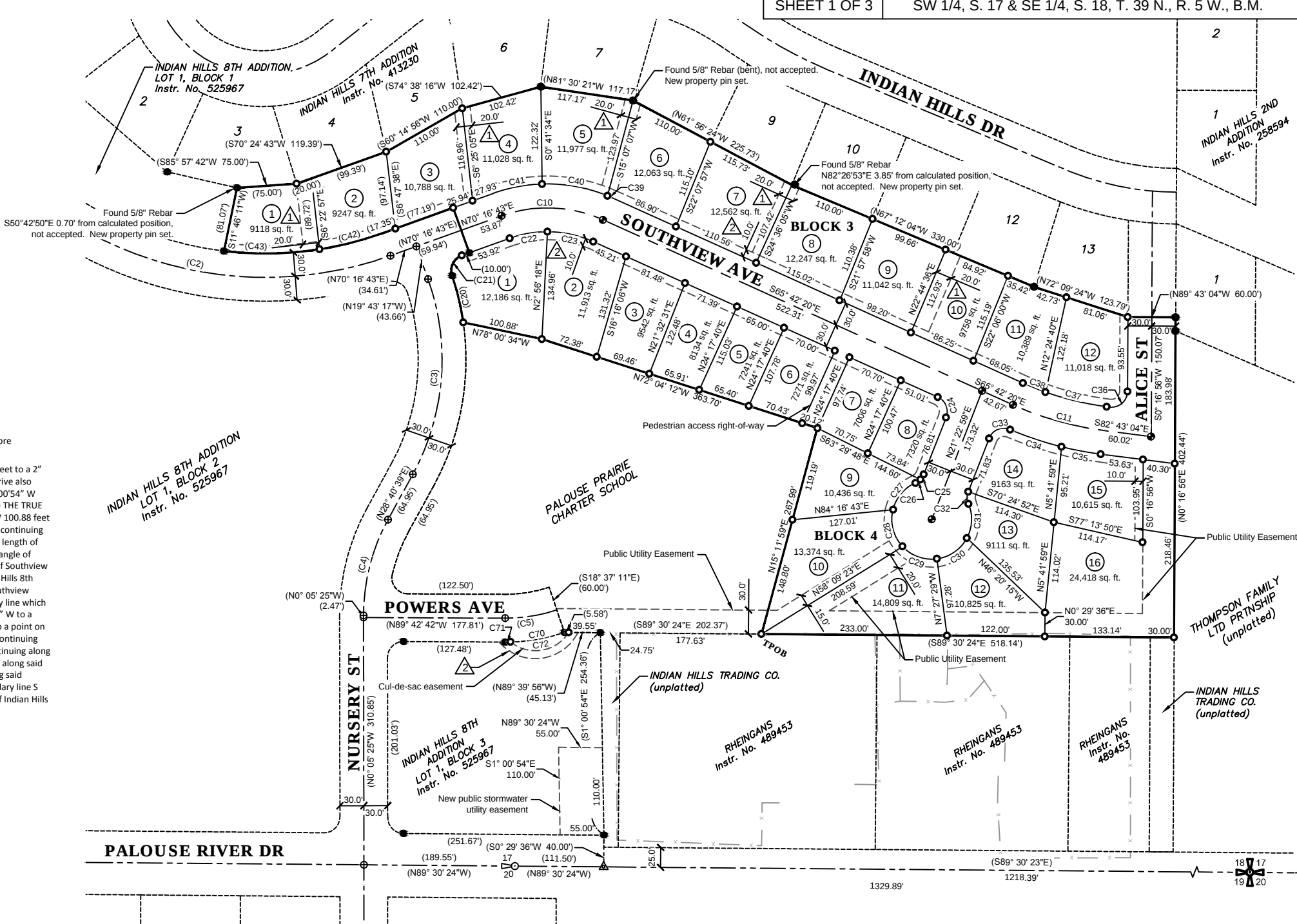
LEGEND

- Centerline
- Section Line
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- Existing Fence Line
- Field Measurement
- Record Measurement
- Found Property Corner (as described)
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- Calculated Point
- Set Centerline Monument
- Found Centerline Monument or Lewiston Control Network Monument
- Found 1/16 Corner
- Found 1/4 Corner
- Found Section Corner

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C3)	253.42'	300.00'	48°23'56"	N4° 28' 41"E	245.95'
(C4)	125.52'	250.00'	28°46'04"	N14° 17' 37"E	124.21'
(C5)	66.00'	200.00'	18°54'29"	S80° 50' 03"W	65.70'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C20)	60.56'	330.00'	10°30'50"	N13° 25' 35"W	60.47'
(C21)	31.05'	20.00'	88°57'44"	S25° 47' 52"W	28.03'
(C42)	81.48'	435.00'	10°43'55"	N75° 38' 41"E	81.36'

NOTES

- 20 foot wide sewer service easement for the benefit of adjacent lots in Indian Hills 7th Addition. The property line shall be the easement centerline, except where the easement is shown to be all on one lot.
- 10 foot public utility and sidewalk easement, typical along right-of-way as shown



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C43)	120.57'	435.00'	15°52'52"	N88° 57' 04"E	120.19'
C10	130.60'	170.00'	44°00'57"	S87° 42' 48"E	127.41'
C11	118.77'	400.00'	17°00'44"	S74° 12' 42"E	118.33'
C22	48.26'	140.00'	19°45'09"	S80° 09' 18"W	48.03'
C23	59.29'	140.00'	24°15'47"	N77° 50' 14"W	58.84'
C25	7.75'	20.00'	22°12'28"	N32° 29' 13"E	7.70'
C26	7.75'	20.00'	22°12'28"	N54° 41' 41"E	7.70'
C27	45.07'	50.00'	51°38'34"	S39° 58' 37"W	43.56'
C28	49.71'	50.00'	56°57'55"	S14° 19' 38"E	47.69'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	47.69'	50.00'	54°38'54"	S70° 08' 02"E	45.90'
C30	47.54'	50.00'	54°28'35"	N55° 18' 13"E	45.77'
C31	44.59'	50.00'	51°05'51"	N2° 31' 00"E	43.13'
C34	68.09'	430.00'	9°04'24"	S71° 30' 23"E	68.02'
C35	50.10'	387.33'	7°24'40"	S79° 22' 49"E	50.07'
C36	33.86'	20.00'	97°00'00"	N48° 46' 56"E	29.96'
C37	79.26'	370.00'	12°16'25"	S76° 34' 51"E	79.11'
C38	30.60'	370.00'	4°44'19"	S68° 04' 29"E	30.59'
C39	7.43'	200.00'	2°07'46"	N66° 46' 13"W	7.43'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	83.99'	200.00'	24°03'39"	N79° 51' 56"W	83.37'
C41	62.22'	200.00'	17°49'31"	S79° 11' 29"W	61.97'
C70	69.01'	230.00'	17°11'29"	N79° 58' 33"E	68.75'
C71	6.89'	230.00'	1°43'00"	N89° 25' 48"E	6.89'
C72	83.61'	50.00'	95°48'43"	N80° 44' 40"E	74.20'



HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 1 OF	Packet Pg. 50
DRAWING # 1722-FP1	

BLOCK 1 BOUNDARY DESCRIPTION

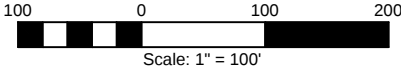
A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive; thence N89°30'24"W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence N14°27'21"E 60.00 feet to a point on the northerly right-of-way line of Southview Avenue, also being on the easterly right-of-way line of said Highway 95, and THE TRUE POINT OF BEGINNING for this description; thence continuing along said Highway 95 right-of-way line which is a curve to the left having a central angle of 3°33'36", a radius of 3007.75 feet and chord length of 186.85 feet, bearing N12°06'15"E; thence S89°58'49"E 406.59 feet to a point on the northwesterly boundary line of Indian Hills 8th Addition; thence continuing along said boundary line S0°47'43"W 60.97 feet; thence continuing along said boundary line which is a curve to the left having a central angle of 66°25'19", a radius of 100.00 feet and a chord length of 109.54 feet, bearing S34°00'22"W; thence continuing along said boundary line S0°47'43"W 93.93 feet; thence continuing along said boundary line which is a curve to the right having a central angle of 1°52'20", a radius of 270.00 feet and a chord length of 8.82 feet, bearing S1°43'53"W; thence continuing along said boundary line which is a curve to the right having a central angle of 101°32'13", a radius of 20.00 feet, and a chord length of 30.98 feet bearing S 53°26'10"W to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line N75°47'44"W 368.46 feet to the TRUE POINT OF BEGINNING.

BLOCK 2 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and THE TRUE POINT OF BEGINNING for this description; thence N 89°30'24" W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line S75°47'44"E 373.78 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, and chord length of 28.28 feet bearing S30°47'44"E to a point on the westerly right-of-way line of Myrtle Street; thence continuing along said right-of-way line S14°12'16"W 114.46 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 15°13'10", a radius of 530.00 feet, and a chord length of 140.37 feet bearing S 6°35'41" E; thence continuing along said right-of-way line S 1°00'54" E 652.67 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 91°30'30", a radius of 20.00 feet, and chord length of 28.65 feet bearing S 44°44'21" W to a point on the northerly right-of-way line of said Palouse River Drive; thence continuing along said right-of-way line S 0°29'36" W 9.99 feet to the TRUE POINT OF BEGINNING.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C44)	35.44'	20.00'	101°32'13"	S53° 26' 10"W	30.98'
(C45)	8.82'	270.00'	1°52'20"	S1° 43' 53"W	8.82'
(C46)	115.93'	100.00'	66°25'19"	S34° 00' 22"W	109.54'
(C47)	31.42'	20.00'	90°00'00"	S30° 47' 44"E	28.28'
(C48)	140.78'	530.00'	15°13'10"	S6° 35' 41"W	140.37'
(C49)	31.94'	20.00'	91°30'30"	S44° 44' 21"W	28.65'
C7	346.62'	2952.75'	6°43'33"	N17° 49' 24"E	346.42'
C8	758.26'	2952.75'	14°42'48"	N7° 06' 13"E	756.17'
C51	92.37'	3007.75'	1°45'35"	N20° 18' 23"E	92.37'
C52	230.94'	3007.75'	4°23'58"	N17° 13' 37"E	230.89'
C53	60.00'	3007.75'	1°08'35"	N14° 27' 21"E	60.00'
C54	186.88'	3007.75'	3°33'36"	N12° 06' 15"E	186.85'



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INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 2 OF	Packet Pg. 51
DRAWING # 1725-FP2	

DEDICATION

INDIAN HILLS TRADING COMPANY, LLC is the owner of the land and premises in the accompanying plat, have caused said land to be platted as an Addition to the City of Moscow, Idaho, to be known as Indian Hills 9th Addition. Said undersigned Member does herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the public use all of the easements & rights-of-ways as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.
This ____ day of _____, 2018

NDIAN HILLS TRADING COMPANY, LLC

By:_____
Sally Powers - Member/Manager

STATE OF IDAHO }
S.S.
COUNTY OF LATAH }

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared Sally Powers, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Agent of INDIAN HILLS TRADING COMPANY, LLC whose name is subscribed to this instrument and acknowledged to me that they executed the same on behalf of said company.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public In and For the State of Idaho Residing at: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Plat of Indian Hills 9th Addition to the City of Moscow, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown. Interior Lot Corner Pins will be set at a later date.
Witness my hand and seal _____ day of _____, 2018

Jack S. Hammond Idaho License No.2102



FILINGS

Filed for record this ____ day of _____, 2018 at ____ o'clock ____ m. at the request of _____ and recorded in Book ____ of Plats, page ____ records of Latah County, State of Idaho.

Latah County Recorder

LATAH COUNTY TREASURERS CERTIFICATION

Examined and approved this _____ day of _____, 2018. I hereby certify that taxes and assessments on property shown herein have been paid for _____ and preceding years this _____ day of _____, 2018.

Latah County Treasurer

LATAH COUNTY SURVEYOR

Examined and approved by Latah County Surveyor this _____ day of _____, 2018.

Latah County Surveyor

CITY OF MOSCOW PLANNING AND ZONING COMMISSION

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2018

Chairman Planning & Zoning Commission

CITY OF MOSCOW MAYOR

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2018. Dedication of all public streets and easements as described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code. Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Mayor-City of Moscow, Idaho _____ City Clerk-City of Moscow, Idaho

CITY OF MOSCOW ENGINEER

Examined and approved by City Engineer this _____ day of _____, 2018

City Engineer-City of Moscow, Idaho



HAMMOND ENGINEERING & DEVELOPMENT CO.
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(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 3 OF	
DRAWING # 1722-FP3	



Moscow City Council

Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

**Monday
April 16, 2018**

7:00 PM

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

The meeting was called to order at 7:00 PM

PRESENT: Kathryn Bonzo Council President, Gina Taruscio Council Vice President, Jim Boland Councilmember, Brandy Sullivan Councilmember, Anne Zabala Councilmember, Bill Lambert Mayor

ABSENT: Art Bettge Councilmember (Excused)

STAFF: Gary J. Riedner, Dwight Curtis, David Schott, Joe Williams, Mike Ray, Mia Vowels, Tim Davis, Kelli Cooper, Les MacDonald, Tyler Palmer, Kyle Steele, Rick Benjamin, Brian Nickerson, Ryan Cash, Laurie M. Hopkins

Pledge of Allegiance

Boy Scout Caden Summers and Councilmember Sullivan led the Pledge of Allegiance.

Arbor Day Proclamation

Mayor Lambert read the proclamation and presented it to Clark Filip. The Tree Commission will be at Lena Whitmore on April 27th at 1:15 p.m. to plant a red oak tree in honor of Arbor Day. Seedlings will be offered to the public at the celebration.

Earth Day Proclamation

Mayor Lambert read the Earth Day proclamation and presented it Kelli Cooper. Cooper thanked the Mayor.

Earth Day Awards - Mayor Lambert

Mayor Lambert presented Earth Day awards. The award winners said a few words. See attached list.

1. Consent Agenda

A. Approval of Moscow City Council April 2, 2018 Minutes – Laurie M. Hopkins

B. Almon and Second Streets Geotechnical Evaluation Agreement – Kevin Lilly

The existing pavement in the eight hundred foot long segment of Almon Street between Third Street and 'A' Street is severely deteriorated. With an Overall Condition Index of 19.37 (Very Poor) out of 100, this segment is in need of a full reconstruction. At one time, this street was paved with Portland cement concrete pavement. Through many years of roadway maintenance and utility repairs it has been overlain with hot mix asphalt pavement, and the underlying concrete pavement has been removed and patched back with asphalt pavement in various locations. This has created a random patchwork of asphalt and concrete pavement sections throughout the roadway segment.

Areas within the three hundred foot long segment of East 2nd Street between Main and Washington Streets in the Central Business District are also partially underlain by Portland cement concrete and are exhibiting moderate signs of distress.

Public Works wishes to evaluate pavement rehabilitation and/or reconstruction options for these two street segments. The attached Master Agreement and Task Order #1 for professional services

in an amount not to exceed \$14,975.00 are for Geoprofessional Innovation Corp., Inc. to perform the sub-surface exploration needed to evaluate the existing pavement and subgrade conditions, and to provide an analysis of appropriate reconstruction or rehabilitation alternatives. This item was presented to the Public Works/Finance Committee on April, 9, 2018 which recommended its approval.

ACTION: Approve the Master Services Agreement and Task Order 1 for the professional services of Geoprofessional Innovation Corp., Inc. in an amount not to exceed \$14,975.00.

C. Disbursement Report for March 2018 – Gary J. Riedner

Staff will present the Accounts Payable Report for the month ending March 2018. This was reviewed, signed and recommended for approval by the Public Works/Finance Committee on April 9, 2018.

ACTION: Approve the Disbursements Report for the month of March 2018.

D. Second Quarter Financial Report (January 1, 2018 - March 31, 2018) for FY2018 – Sarah Banks

Staff will present the financial report for the second quarter of fiscal year 2018 (January 1, 2018 - March 31, 2018). This was reviewed and recommended for approval by the Public Works/Finance Committee on April 9, 2018.

ACTION: Approve the report.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

2. Staff Recognition Report - Gary J. Riedner

Riedner invited Curtis up to present Idaho Recreation and Park Association (IRPA) awards. Curtis said the IRPA conference took place in Moscow last week. They honored David Rauk as Outstanding Individual for 2018. He is the University of Idaho campus horticulturist and is an arborist. He is a charter member of the Moscow Tree Commission, an Orchid Award winner, and has many other accomplishments. The downtown restroom also received the Outstanding Facility Award at the conference.

3. Mayors Appointments

None offered.

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

Margaret Dibble, 1131 Jackshaw Rd Moscow, on the Moscow Pathways Commission and Board of Latah Trail and both groups talk a lot of bicycles. Bike month is next month and would like more City support. She feels bikes belong on streets, perhaps the Transportation Commission can do something, specifically for Moscow Bike to Work Day. She would like permission to post notices about Bike to Work Day in the Friendship Square City notice board. Suggested a bike share at the City. There will be a coffee station at 6th and Main on Bike to Work Day. Riedner responded the City does have a bike share.

Bill Goesling, 1141 Paradise Ridge Rd Moscow, said he is running for the Idaho House of Representatives 5A. He was on the Moscow School Board, State Charter School Board and State Board of Education and need to look at the components of education. He uses a common sense approach and believes if it works

in Moscow, then it will work in the legislature.

Joanne Muneta, 203 S Howard St Moscow, the commission survey had one question from the Historic Preservation Commission: Roadway improvement should preserve historic integrity and neighborhood character. Of the answers, 35% agreed and 35% strongly agreed to the question. She feels this is pertinent to the Third Street bridge and concurrent safety concerns. She also feels the public input on the traffic calming was good but not so far on the public art and design of the bridge and corridor. She wants the Council to think about the design of the bridge before it is too late.

Riedner said the student ideas will follow the committee meetings on Monday in an open house format. Details are still being worked out. Public Works and Arts Departments have discussed the art component of the bridge. Riedner isn't sure where those discussions are at or when Burns will bring it forward to the Public Art Committee of the MAC.

Nicole Skinner, ASUI president, for the upcoming academic year. One of the main campaign points was more communication with the City Council. She looks forward to accomplishing great things together. The ASUI is also revamping the duties of the Community Outreach Director where he will be attending all Council meetings throughout the year. She introduced Jacob Lockhart, a senator on the ASUI.

5. Citizen Commission Report - Planning and Zoning Commission - Mike Ray / Wendy McClure

Ray introduced Wendy McClure who went through the commission members and current projects including off-street parking standards revision and conversion of uses into a table for ease of use. The Commission is also updating the 2009 Comprehensive Plan with a tentative date in May for an open house.

6. Public Hearing: Indian Hills 9 Addition Preliminary Plat and Rezone - Michael Ray

The applicant, Sally Powers, is proposing to subdivide a 21.73 acre area of land generally located east of Main Street (HWY 95) and north of Palouse River Drive into thirty-two (32) parcels ranging from 7,006 square feet to 3.76 acres in size. Also included in the proposal is the rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District. The Planning and Zoning Commission conducted a public hearing for this matter on March 28, 2018 and recommended approval of the preliminary plat with two conditions and recommended approval of the rezone with no conditions.

ACTIONS: 1. Conduct the public hearing upon the proposed Zoning Designations and upon consideration of any testimony presented, approve the proposed Zoning Ordinance under suspension of the rules requiring three complete and separate readings and that they be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

2. In accordance with the decision upon the Zoning Designation request, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria, or direct staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

3. Conduct the public hearing upon the proposed Preliminary Subdivision Plat and upon consideration of any testimony presented, approve the Preliminary Plat for Indian Hills 9 Addition with the two (2) conditions recommended by Staff; or reject the Preliminary Plat for Indian Hills 9 Addition; or take other action as deemed appropriate.

4. In accordance with the decision upon the Preliminary Subdivision Plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria with a modification to the conditions

to reflect the two (2) conditions recommended by Staff, or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Ray introduced the item as written above and went over the surrounding neighborhood including the zoning and Comprehensive Plan designation. Palouse Prairie Charter School received a conditional use permit off Powers Avenue and the 32 lots within the plat were described. Ray described the utility and streets system. Sanitary sewer line, water and storm is stubbed at Myrtle and there is a detention pond. They would need to be extended down Myrtle. Riedner also explained that the Palouse Prairie playground would be private property and cannot be considered in the rezone and preliminary plat decisions.

Mayor Lambert opened the public hearing at 8:33 p.m.

Shelley Bennett, 213 S Main St Moscow, represents the applicant. Explained the zoning and buffering. Architects on the school and this project will work together on whether the path is necessary. Sanitary sewer could be difficult to connect to Thompson property. Some of the Indian Hills Drive property owners are interested in connecting to the sanitary sewer and they will work with the homeowners. Riedner explained the lines should be adequate for connectivity.

No other testimony was offered. Mayor Lambert closed the public hearing at 8:42 p.m.

The Zoning Ordinance was approved under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary and was adopted by roll call vote.

RESULT:	ADOPTED ON FIRST READING W/SUS [UNANIMOUS]
MOVER:	Jim Boland, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

Mayor Lambert read Ordinance 2018-05:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ZONING OF APPROXIMATELY EIGHT POINT FOUR THREE (8.43) ACRES OF PROPERTY DESCRIBED IN SECTION 1, PROPERTY #1 OF THIS ORDINANCE, AS MODERATE DENSITY RESIDENTIAL (R-2); AND APPROXIMATELY ZERO POINT EIGHT NINE (0.89) ACRES OF PROPERTY DESCRIBED IN SECTION 1, PROPERTY #2 OF THIS ORDINANCE, AS 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.

The Planning and Zoning Commission's Reasoned Statement of Relevant Criteria was adopted by roll call vote.

RESULT:	ADOPTED ON FIRST READING W/SUS [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

The Preliminary Plat for Indian Hills 9th Addition was approved by roll call vote and with two conditions recommended by Staff:

- The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east
- Myrtle Street and all associated underground utilities shall be constructed and accepted by the City prior to the issuance of any building permits on Lots 1, 2, or 3, Block 2, of the proposed Preliminary Subdivision Plat

RESULT:	ADOPTED WITH TWO CONDITIONS [UNANIMOUS]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Gina Taruscio, Council Vice President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

The Planning and Zoning Commission's Reasoned Statement of Relevant Criteria with a modification to the conditions to include the two conditions recommended by staff was adopted by roll call vote.

RESULT:	ADOPTED ON FIRST READING W/SUS [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

7. Amending MCC Title 7 Chapter 7 Relating to Fire Prevention – Joe Williams

The proposed amendment would adopt the International Fire Code, 2015 Edition with modifications that are consistent with those adopted by the Idaho State Fire Marshal for use in the State of Idaho. This code change is part of the three-year cycle of code revisions published by the International Code Council. Some purposed changes to the city code reflect the renumbering of sections in the 2015 IFC, as well as changes the Building Department has made to the International Building code that mirror the IFC. This was reviewed and recommended for approval by the Administrative Committee on April 9, 2018.

PROPOSED ACTIONS: Approve the Ordinance amending Moscow City Code Title 7 Chapter 7 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

Williams introduced the item as written above and gave a brief presentation detailing the changes that are being recommended. Community Development requires consistency with load capacity if installing solar panels. Also required are walking paths between the panels.

The Ordinance amending Moscow City Code Title 7 Chapter 7 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary was adopted by roll call vote.

RESULT:	ADOPTED ON FIRST READING W/SUS [UNANIMOUS]
MOVER:	Kathryn Bonzo, Council President
SECONDER:	Jim Boland, Councilmember
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

Mayor Lambert read Ordinance 2018-06 by title:

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 7, CHAPTER 7; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

8. Guiding Principles of Affordable Housing Resolution – Ryan Cash

Over the last year, the Fair and Affordable Housing Commission has been discussing the lack of affordable housing in Moscow and the idea of creating a series of principles for the development of affordable housing. The 2016 American Community Survey identified that twenty-nine percent (29%) of Moscow's population is currently living in poverty. Also, a recent survey of local affordable housing projects indicated that there are no housing units available in any low income housing developments located within the City of Moscow and all such units have waiting lists. The Commission has worked with Sojourners Alliance, Moscow Affordable Housing Trust, Family Promise of the Palouse, and other community groups to develop guiding principles for the development of affordable housing. The intent of having guiding principles for the development of affordable housing is to provide a clear statement about the community Moscow desires to be, provide a framework for the pursuit of adequate housing for residents across the spectrum, and to support the City in pursuing grant funding for affordable housing projects. This was presented by staff and Randy Baukol, chair of the Fair and Affordable Housing Commission to Administrative Committee on April 9, 2018, at which time there was no public comment received. This was reviewed and recommended for approval by the Administrative Committee on April 9, 2018.

PROPOSED ACTIONS: Approve the resolution or take other such action deemed appropriate.

Cash introduced Casey Holcomb. Holcomb said the Commission drew from resolutions from other cities. The Commission felt the guiding principles give the City objectives to work on so there is not one area in town set aside for affordable housing. One of the goals is to have Moscow citizens live in our community, not the outlying communities and providing affordable housing in different options, such as single family as well as multifamily.

Jill Maxwell, 1119 Lynandra Drive Moscow, member of FAHC, said it was originally a proclamation but during the process it was upgraded to a resolution.

Cash said it was suggested to change from a proclamation to a resolution so that it was a policy statement by the Council supporting these guiding principles. Riedner explained further.

Maxwell said this was the intent of where we want to go. Non-profits can have something to point at to secure grant monies and this gives the City something they can continue to work towards.

Council members were in favor of this resolution. The resolution was approved by roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Boland, Councilmember
SECONDER:	Kathryn Bonzo, Council President
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

9. Solid Waste Transportation and Disposal – Tim Davis

The City of Moscow began exporting municipal solid waste in 1993. The City has experienced very favorable transportation and disposal rates since that time. Staff approached the City's current solid waste transportation and disposal contractor, Waste Connections regarding the extension of Moscow's current transportation and disposal contract under the existing terms, but Waste Connections insisted that any extension be tied to a fuel peg price or surcharge escalator. Tying escalators to fluctuating fuel costs would leave the City vulnerable due to the uncertain nature of fuel costs. Having a final 5 year option remaining on the current transportation and disposal contract and with prior City Council approval, staff issued a Request for Proposal to provide Solid Waste Transportation and Disposal on January 10, 2018, as an opportunity to test the market for competitive, longer term proposals, while maintaining the leverage of the final 5 year option. Proposals were evaluated by a committee who unanimously rated a proposal received from Finley Buttes Limited Partnership, a subsidiary of Waste Connections (the current contractor for the City of Moscow), as the most favorable proposal. General terms of the proposal include a cost of service of \$51.75 per ton for transportation and disposal. This rate is an increase of approximately \$1.20 to \$1.30 per ton over the current rate beginning October 1, 2018. Annual cost escalator would remain 80% of the annual average fluctuation to the Consumer Price Index and not tied to fluctuating fuel costs or fuel peg prices or surcharges in any way. The initial term would begin on October 1, 2018, for a period of seven years with two additional five year options. If all options are exercised, the term of the contract would extend to September 30, 2035, or seventeen years. These term option periods allow the City flexibility to pursue other opportunities that may present themselves in the future. This was reviewed and recommended for approval by the Public Works/Finance Committee on 3/9/2018.

PROPOSED ACTIONS: Approve the Finley Buttes Limited Partnership proposal to provide Solid Waste Transportation and Disposal Services and direct staff to negotiate an agreement, or take other such action deemed appropriate.

Davis introduced the item as written above and described the history of requirements since 1993 including the United States Environmental Protection Agency Resource Conservation and Recovery Act Subtitle D landfill restrictions. Davis explained how the aluminum trailers increased capacity for hauling and how the Finley Butte landfill uses methane gas and electricity produced from the landfill. Riedner spoke on the continuation of the sanitation strategic plan and the extension of the sanitation franchise to 2025. The RFP committee preferred Finley Butte's proposal because Moscow has experience with their service and the price was better including the escalator.

The approval of the Finley Buttes Limited Partnership proposal to provide Solid Waste Transportation and Disposal Services and directive to staff to negotiate an agreement was approved by roll call vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Brandy Sullivan, Councilmember
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

10. Paradise Creek Floodplain Study Project - Bill Belknap

The Moscow Urban Renewal Agency (MURA) has been working with a developer to potentially redevelop three properties currently addressed as 213 Spotswood, 225 Spotswood and 222 Troy Road, all located within the Legacy Crossing Urban Renewal District and just east of the South Couplet. Through the course of completing its due diligence work, the developer identified that the subject property is located within the mapped 100 year floodplain and any new structures placed upon the property would be required to be elevated approximately three feet above current property elevation. Further examination appears to indicate that the current floodplain boundary may be the result of outdated Federal Emergency Management Agency (FEMA) map data which includes three bridge crossings that no longer exist and which previously presented an obstruction to flood waters.

The MURA completed Phase I of a flood study which indicated that a full study would likely reduce the regulatory floodplain, and on February 5th, the City Council agreed to fund one half of the cost of Phase II of the study. The Phase II work has been completed by Alta Science and Engineering and the analysis indicate that after the model was updated to reflect current channel conditions, the floodplain was significantly reduced and all 23 parcels located north of the Troy Highway were completely removed from the regulatory floodplain.

Staff is recommending that the Study proceed to Phase III which would include the application for the Letter of Map Amendment to request the revision to the regulatory floodplain. After consultation with FEMA, it was determined that there would be no application fee for the Map Amendment as it is based upon more detailed information and/or errors within the effective Flood Insurance Study. Alta has provided a proposal in the amount of \$2,700 to prepare the application materials, and any additional work necessary to respond to any technical requests from FEMA would be paid upon a time and material bases in accordance with the master services agreement with Alta.

On April 5th, the MURA Board approved proceeding with Phase III in an amount not to exceed \$4,000 (\$2,700 for the application preparation and up to \$1,300 for any technical request responses), and is requesting that the City continue the partnership with the MURA and fund one half of that amount. The City Supervisor is recommending that the requested \$2,000 could be funded from City Council Non-Prioritized Projects, 101-010-10-670-16, per the attached memo.

Because of a scheduling oversight, this matter was not brought before a Council committee prior to proceeding to City Council consideration. Staff had obtained authorization to bring the matter to City Council directly as a regular agenda item to avoid delay.

PROPOSED ACTIONS: Receive the MURA request to participate in funding Phase III of the flood study and authorize \$2,000 funding from Legislative Non-Prioritized Projects or take such action deemed appropriate.

Riedner introduced the item showing a historic picture of the south couplet which shows the concrete bridges that are in the flow of the creek. He explained the project as written above. With phases one and two complete, and the results being what they are, staff is recommending proceeding with phase three at the 50% funding.

Boland foresees an underpass at the south couplet and was concerned whether the underpass at White Avenue would have any effect on the flood plain. Riedner did not believe so. Taruscio felt making the area more developer friendly is important and Sullivan said it would also benefit by way of flood plain insurance reduction.

The receipt of the MURA request to participate in funding Phase III of the flood study and authorization of \$2,000 funding from Legislative Non-Prioritized Projects was approved by roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gina Taruscio, Council Vice President
SECONDER:	Jim Boland, Councilmember
AYES:	Bonzo, Taruscio, Boland, Sullivan, Zabala
EXCUSED:	Art Bettge

Reports

City Council

Moscow Pathways Commission - Sullivan said the Commission discussed venues for the September bike tour; options for traffic control for bike crossing safety; bike to work day.

Moscow Arts Commission - Bonzo reported the Commission rewrote their mission and vision statements; planning a call for artist for public art at the north Main island by the antique store; call for artist for the poet laureate; first to table at the Farmers Market on June 2; since 2004, the 1% public art component has received \$25,000.

Fair and Affordable Housing Commission - Zabala reiterated the comprehensive approach the commissions spoke on and the Housing Fair on April 27.

SMART - Zabala said the Board looked at two routes for a third expansion. They picked the same route as the Transportation Commission. It doesn't address the core of the University so they will have further discussion.

Councilmembers spoke on other events and meetings as well

Mayor

Mayor Lambert reminded everyone of the May 1st AIC district meeting at the Best Western and he and others attended the Town and Gown Soiree.

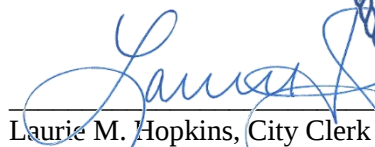
Staff

Riedner reminded everyone of the city cleanup on April 20 from 10:00 a.m. to 1:00 p.m.

Adjourn to Executive Session per Idaho Code 74-206 (1)(B), (1)(C) and (1)(F) - The meeting will not reconvene.

Bonzo moved and Taruscio seconded to adjourn to executive session. The meeting closed at 9:45 p.m.

ATTEST:


Laurie M. Hopkins, City Clerk




Bill Lambert, Mayor

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Indian Hills 9Th Development Agreement**Responsible Staff:** Bob Buvel

Information

DESCRIPTION: The Indian Hills Trading Company LLC has submitted to the City a final plat for the development of their property abutting US 95 and the terminus of Southview Drive. The City Council has approved a preliminary plat for this property. The final plat is titled the Indian Hills 9th Addition Subdivision and will be presented for City Council approval on June 18, 2018. If the final plat is approved by City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The attached agreement covers these items. The parkland dedication requirement for the Indian Hills 9th Addition to the City of Moscow, Idaho was fulfilled via the Parkland Exchange Agreement 2018-020 which was approved by the Moscow City Council on April 2, 2018. There is no proposed phasing of the Indian Hills 9th Addition Subdivision.

The proposed development agreement was not prepared in time for consideration at Public Works/Finance Committee, and is proceeding to Council directly concurrently with the final plat of the subdivision and monumentation agreement in order to avoid delay.

STAFF RECOMMENDATION: Conditioned upon approval of the Final Plat, recommend approval of the Development Agreement with The Indian Hills Trading Company LLC for Indian Hills 9th Addition Subdivision.

PROPOSED ACTIONS: Conditioned upon approval of the Final Plat, approve the Development Agreement with The Indian Hills Trading Company LLC for Indian Hills 9th Addition Subdivision, or take such other action deemed appropriate.

Necessary Resources/Impacts

N/A

Attachments

IH 9th Final Plat 6-13-18

DEVELOPMENT AGREEMENT-Indian Hills Ninth Addition(2018)pm2

BASIS OF BEARING

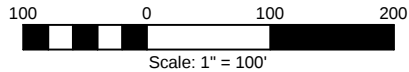
The Basis of Bearing For This Survey Is The South Line Of The Southwest Quarter of Section 17 As Per Record Of Survey For the Nelson Addition Completed on 2-15-1974 by Hamilton and Voeller, Inc.

BOUNDARY DESCRIPTION

BLOCKS 3 & 4

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows;

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54" W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence S 89°30'24" E 202.37 feet to the THE TRUE POINT OF BEGINNING for this description; thence N 15°11'59" E 267.99 feet; thence N 72°04'12" W 363.70 feet; thence N 78°00'34" W 100.88 feet to a point on the easterly right-of-way line of Nursery Street, also being the easterly boundary of said Indian Hills 8th Addition; thence continuing 60.56 feet along said boundary line which is a curve to the left having a central angle of 10°30'50", a radius of 330.00 feet, and a chord length of 60.47 feet bearing N 13°25'35" W; thence continuing 31.05 feet along said boundary line which is a curve to the right having a central angle of 88°57'44", a radius of 20.00 feet, and a chord length of 28.03 feet bearing N 25°47'52" E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line N 70°16'43" E 10.00 feet to a point on the easterly boundary line of said Indian Hills 8th Addition; thence continuing along said boundary line N 19°43'17" W 60.00 feet to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line S 70°16'43" W 94.55 feet; thence continuing 202.05 feet along said right-of-way line which is a curve to the right having a central angle of 26°36'47", a radius of 435.00 feet, and a chord length of 200.24 feet bearing S 83°35'07" W to a point on the easterly boundary of said Indian Hills 8th Addition; thence continuing along said boundary line N 11°46'11" E 81.07 feet to a point on the southerly boundary line of Indian Hills 7th Addition; thence continuing along said boundary line N 85°57'42" E 75.00 feet; thence continuing along said boundary line N 70°24'43" E 119.39 feet; thence continuing along said boundary line N 60°14'56" E 110.00 feet; thence continuing along said boundary line N 74°38'16" E 102.42 feet; thence continuing along said boundary line S 81°30'21" E 117.17 feet; thence continuing along said boundary line S 61°56'24" E 225.73 feet; thence continuing along said boundary line S 67°12'04" E 330.00 feet; thence continuing along said boundary line S 72°09'24" E 123.79 feet to a point on the westerly right-of-way line of Alice Street; thence continuing along said boundary line S 89°43'04" E 60.00 feet to a point on the easterly right-of-way line of Alice Street, said point also being on the westerly boundary line of Indian Hills 2nd Addition; thence S 00°16'56" W 402.44 feet; thence N 89°30'24" W 518.14 feet to the TRUE POINT OF BEGINNING.



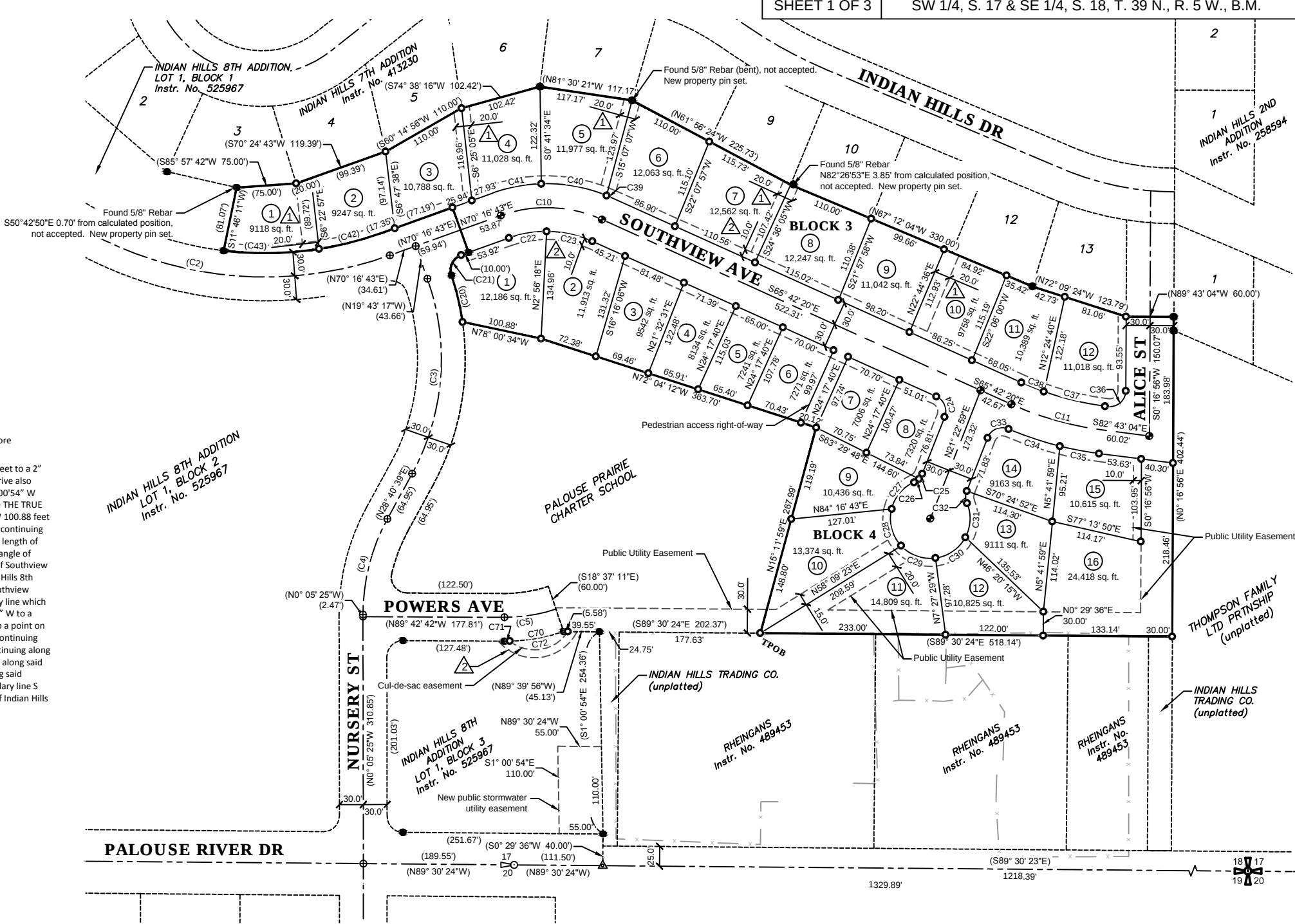
LEGEND

- Centerline
- Section Line
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- Existing Fence Line
- Field Measurement
- Record Measurement
- Found Property Corner (as described)
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- Calculated Point
- Set Centerline Monument
- Found Centerline Monument or Lewiston Control Network Monument
- Found 1/16 Corner
- Found 1/4 Corner
- Found Section Corner

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C3)	253.42'	300.00'	48°23'56"	N4° 28' 41"E	245.95'
(C4)	125.52'	250.00'	28°46'04"	N14° 17' 37"E	124.21'
(C5)	66.00'	200.00'	18°54'29"	S80° 50' 03"W	65.70'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C20)	60.56'	330.00'	10°30'50"	N13° 25' 35"W	60.47'
(C21)	31.05'	20.00'	88°57'44"	S25° 47' 52"W	28.03'
(C42)	81.48'	435.00'	10°43'55"	N75° 38' 41"E	81.36'

NOTES

- 20 foot wide sewer service easement for the benefit of adjacent lots in Indian Hills 7th Addition. The property line shall be the easement centerline, except where the easement is shown to be all on one lot.
- 10 foot public utility and sidewalk easement, typical along right-of-way as shown



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C43)	120.57'	435.00'	15°52'52"	N88° 57' 04"E	120.19'
C10	130.60'	170.00'	44°00'57"	S87° 42' 48"E	127.41'
C11	118.77'	400.00'	17°00'44"	S74° 12' 42"E	118.33'
C22	48.26'	140.00'	19°45'09"	S80° 09' 18"W	48.03'
C23	59.29'	140.00'	24°15'47"	N77° 50' 14"W	58.84'
C25	7.75'	20.00'	22°12'28"	N32° 29' 13"E	7.70'
C26	7.75'	20.00'	22°12'28"	N54° 41' 41"E	7.70'
C27	45.07'	50.00'	51°38'34"	S39° 58' 37"W	43.56'
C28	49.71'	50.00'	56°57'55"	S14° 19' 38"E	47.69'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	47.69'	50.00'	54°38'54"	S70° 08' 02"E	45.90'
C30	47.54'	50.00'	54°28'35"	N55° 18' 13"E	45.77'
C31	44.59'	50.00'	51°05'51"	N2° 31' 00"E	43.13'
C34	68.09'	430.00'	9°04'24"	S71° 30' 23"E	68.02'
C35	50.10'	387.33'	7°24'40"	S79° 22' 49"E	50.07'
C36	33.86'	20.00'	97°00'00"	N48° 46' 56"E	29.96'
C37	79.26'	370.00'	12°16'25"	S76° 34' 51"E	79.11'
C38	30.60'	370.00'	4°44'19"	S68° 04' 29"E	30.59'
C39	7.43'	200.00'	2°07'46"	N66° 46' 13"W	7.43'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	83.99'	200.00'	24°03'39"	N79° 51' 56"W	83.37'
C41	62.22'	200.00'	17°49'31"	S79° 11' 29"W	61.97'
C70	69.01'	230.00'	17°11'29"	N79° 58' 33"E	68.75'
C71	6.89'	230.00'	1°43'00"	N89° 25' 48"E	6.89'
C72	83.61'	50.00'	95°48'43"	N80° 44' 40"E	74.20'



HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 1 OF	Packet Pg. 63
DRAWING # 1722-FP1	

BLOCK 1 BOUNDARY DESCRIPTION

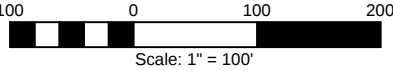
A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive; thence N89°30'24"W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence N14°27'21"E 60.00 feet to a point on the northerly right-of-way line of Southview Avenue, also being on the easterly right-of-way line of said Highway 95, and THE TRUE POINT OF BEGINNING for this description; thence continuing along said Highway 95 right-of-way line which is a curve to the left having a central angle of 3°33'36", a radius of 3007.75 feet and chord length of 186.85 feet, bearing N12°06'15"E; thence S89°58'49"E 406.59 feet to a point on the northwesterly boundary line of Indian Hills 8th Addition; thence continuing along said boundary line S0°47'43"W 60.97 feet; thence continuing along said boundary line which is a curve to the left having a central angle of 66°25'19", a radius of 100.00 feet and a chord length of 109.54 feet, bearing S34°00'22"W; thence continuing along said boundary line S0°47'43"W 93.93 feet; thence continuing along said boundary line which is a curve to the right having a central angle of 1°52'20", a radius of 270.00 feet and a chord length of 8.82 feet, bearing S1°43'53"W; thence continuing along said boundary line which is a curve to the right having a central angle of 101°32'13", a radius of 20.00 feet, and a chord length of 30.98 feet bearing S 53°26'10"W to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line N75°47'44"W 368.46 feet to the TRUE POINT OF BEGINNING.

BLOCK 2 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and THE TRUE POINT OF BEGINNING for this description; thence N 89°30'24" W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line S75°47'44"E 373.78 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, and chord length of 28.28 feet bearing S30°47'44"E to a point on the westerly right-of-way line of Myrtle Street; thence continuing along said right-of-way line S14°12'16"W 114.46 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 15°13'10", a radius of 530.00 feet, and a chord length of 140.37 feet bearing S 6°35'41" E; thence continuing along said right-of-way line S 1°00'54" E 652.67 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 91°30'30", a radius of 20.00 feet, and chord length of 28.65 feet bearing S 44°44'21" W to a point on the northerly right-of-way line of said Palouse River Drive; thence continuing along said right-of-way line S 0°29'36" W 9.99 feet to the TRUE POINT OF BEGINNING.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C44)	35.44'	20.00'	101°32'13"	S53° 26' 10"W	30.98'
(C45)	8.82'	270.00'	1°52'20"	S1° 43' 53"W	8.82'
(C46)	115.93'	100.00'	66°25'19"	S34° 00' 22"W	109.54'
(C47)	31.42'	20.00'	90°00'00"	S30° 47' 44"E	28.28'
(C48)	140.78'	530.00'	15°13'10"	S6° 35' 41"W	140.37'
(C49)	31.94'	20.00'	91°30'30"	S44° 44' 21"W	28.65'
C7	346.62'	2952.75'	6°43'33"	N17° 49' 24"E	346.42'
C8	758.26'	2952.75'	14°42'48"	N7° 06' 13"E	756.17'
C51	92.37'	3007.75'	1°45'35"	N20° 18' 23"E	92.37'
C52	230.94'	3007.75'	4°23'58"	N17° 13' 37"E	230.89'
C53	60.00'	3007.75'	1°08'35"	N14° 27' 21"E	60.00'
C54	186.88'	3007.75'	3°33'36"	N12° 06' 15"E	186.85'



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INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 2 OF	Packet Pg. 64
DRAWING # 1725-FP2	

Attachment: IH 9th Final Plat 6-13-18 (1745 : Indian Hills 9Th Development Agreement)

DEDICATION

INDIAN HILLS TRADING COMPANY, LLC is the owner of the land and premises in the accompanying plat, have caused said land to be platted as an Addition to the City of Moscow, Idaho, to be known as Indian Hills 9th Addition. Said undersigned Member does herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the public use all of the easements & rights-of-ways as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.
This _____ day of _____, 2018

NDIAN HILLS TRADING COMPANY, LLC

By: _____
Sally Powers - Member/Manager

STATE OF IDAHO }
S.S.
COUNTY OF LATAH }

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared Sally Powers, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Agent of INDIAN HILLS TRADING COMPANY, LLC whose name is subscribed to this instrument and acknowledged to me that they executed the same on behalf of said company.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public In and For the State of Idaho Residing at: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Plat of Indian Hills 9th Addition to the City of Moscow, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown. Interior Lot Corner Pins will be set at a later date.
Witness my hand and seal _____ day of _____, 2018

Jack S. Hammond Idaho License No.2102



FILINGS

Filed for record this _____ day of _____, 2018 at ____ o'clock ____ m. at the request of _____ and recorded in Book _____ of Plats, page _____ records of Latah County, State of Idaho.

Latah County Recorder

LATAH COUNTY TREASURERS CERTIFICATION

Examined and approved this _____ day of _____, 2018. I hereby certify that taxes and assessments on property shown herein have been paid for _____ and preceding years this _____ day of _____, 2018.

Latah County Treasurer

LATAH COUNTY SURVEYOR

Examined and approved by Latah County Surveyor this _____ day of _____, 2018.

Latah County Surveyor

CITY OF MOSCOW PLANNING AND ZONING COMMISSION

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2018

Chairman Planning & Zoning Commission

CITY OF MOSCOW MAYOR

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2018. Dedication of all public streets and easements as described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code. Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Mayor-City of Moscow, Idaho _____ City Clerk-City of Moscow, Idaho

CITY OF MOSCOW ENGINEER

Examined and approved by City Engineer this _____ day of _____, 2018

City Engineer-City of Moscow, Idaho



HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 3 OF	
DRAWING # 1722-FP3	

**DEVELOPMENT AGREEMENT
BETWEEN INDIAN HILLS TRADING COMPANY, L.L.C.,
AND CITY OF MOSCOW, IDAHO**

THIS DEVELOPMENT AGREEMENT BETWEEN INDIAN HILLS TRADING COMPANY, L.L.C., AND THE CITY OF MOSCOW, IDAHO is entered into this ____ day of _____, 2018, by and between Indian Hills Trading Company, L.L.C., an Idaho Limited Liability Company, P O Box 106, Ritzville, Washington, 99169 (hereinafter “DEVELOPER”), and the City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter “CITY”);

W I T N E S S E T H :

WHEREAS, DEVELOPER desires to develop property to be known as Indian Hills 9th Addition subdivision in the City of Moscow, Latah County, Idaho; and

WHEREAS, DEVELOPER understands that improvements required herein are standards required pursuant to Moscow City Code Title 5, Chapter 1 and are authorized by Idaho Code Sections 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that, without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the subdivision development on the ability of CITY to deliver services, without compromising quality of such service delivery to current City residents, or without imposing substantial additional costs upon current City residents to accommodate the proposed subdivision; and

WHEREAS, CITY desires to ensure that public improvements, consisting of water mains, fire hydrants, water services, sanitary sewer mains and stubs, storm sewer mains and stubs, storm water detention facilities, street lighting, franchise utilities, erosion control, streets, paving, curbs, traffic control devices, and sidewalks are constructed; and

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to the Moscow City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this Agreement; and

WHEREAS, DEVELOPER enters into this Agreement of DEVELOPER’s own free will and accord, without coercion, without inducement, and at DEVELOPER’s request; and

WHEREAS, DEVELOPER has read this Agreement, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this Agreement and prior to signing it;

Attachment: DEVELOPMENT AGREEMENT-Indian Hills Ninth Addition(2018)pm2 (1745 : Indian Hills 9Th Development Agreement)

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

I. PROPERTY AFFECTED:

This Agreement affects property to be known as Indian Hills Ninth Addition Subdivision within the City of Moscow, Latah County, Idaho, more particularly described as follows:

BLOCK 1 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 281.31 feet to a point; thence N 0°29'36" E 30.00 feet to a point on the northerly right-of-way line of said Palouse River river; thence N 89°30'24" W 116.48 feet; thence N 1°02'00" W 489.73 feet; thence N 70°00'00" W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N 21°11'10" E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N 20°18'23" E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N 17°13'37" E to a point on the southerly right-of-way line of Southview Avenue; thence N 14°27'21" E 60.00 feet to a point on the southerly right-of-way line of Southview Avenue, also being on the easterly right-of-way line of said Highway 95, and THE TRUE POINT OF BEGINNING for this description; thence continuing along said Highway 95 right-of-way line which is a curve to the left having a central angle of 3°33'36", a radius of 3007.75 feet and chord length of 186.85 feet, bearing N 12°06'15" E; thence S 89°58'49" E 418.79 feet to a point on the northwesterly boundary line of Indian Hills 8th Addition; thence continuing along said boundary line S 0°47'43" W 60.97 feet; thence continuing along said boundary line which is a curve to the left having a central angle of 66°25'19", a radius of 100.00 feet and a chord length of 109.54 feet, bearing S 34°00'22" W; thence continuing along said boundary line S 0°47'43" W 93.93 feet; thence continuing along said boundary line which is a curve to the right having a central angle of 1°52'20", a radius of 270.00 feet and a chord length of 8.82 feet, bearing S 1°43'53" W; thence continuing along said boundary line which is a curve to the right having a central angle of 101°32'13", a radius of 20.00 feet, and a chord length of 30.98 feet bearing S 53°26'10" W to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line N 75°47'44" W 368.46 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 2.06 acres more or less.

BLOCK 2 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 281.31 feet to a point; thence N 0°29'36" E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and THE TRUE POINT OF BEGINNING for this description; thence N 89°30'24" W 116.48 feet; thence N 1°02'00" W 489.73 feet; thence N 70°00'00" W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N 21°11'10" E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N 20°18'23" E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N 17°13'37" E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line S 75°47'44" E 373.78 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, and chord length of 28.28 feet bearing S 30°47'44" E to a point on the westerly right-of-way line of Myrtle Street; thence continuing along said right-of-way line S 14°12'16" W 114.46 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 15°13'10", a radius of 530.00 feet, and a chord length of 140.37 feet bearing S 6°35'41" E; thence continuing along said right-of-way line S 1°00'54" E 652.67 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 91°30'30", a radius of 20.00 feet, and chord length of 28.65 feet bearing S 44°44'21" W to a point on the northerly right-of-way line of said Palouse River Drive; thence continuing along said right-of-way line S 0°29'36" W 9.99 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 6.21 acres more or less.

BLOCKS 3 & 4 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54"

W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence S 89°30'24" E 202.37 feet to the TRUE POINT OF BEGINNING for this description; thence N 15°11'59" E 267.99 feet; thence N 72°04'12" W 363.70 feet; thence N 78°00'34" W 100.88 feet to a point on the easterly right-of-way line of Nursery Street, also being the easterly boundary of said Indian Hills 8th Addition; thence continuing 60.56 feet along said boundary line which is a curve to the left having a central angle of 10°30'50", a radius of 330.00 feet, and a chord length of 60.47 feet bearing N 13°25'35" W; thence continuing 31.05 feet along said boundary line which is a curve to the right having a central angle of 88°57'44", a radius of 20.00 feet, and a chord length of 28.03 feet bearing N 25°47'52" E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line N 70°16'43" E 10.00 feet to a point on the easterly boundary line of said Indian Hills 8th Addition; thence continuing along said boundary line N 19°43'17" W 60.00 feet to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line S 70°16'43" W 94.55 feet; thence continuing 202.05 feet along said right-of-way line which is a curve to the right having a central angle of 26°36'47", a radius of 435.00 feet, and a chord length of 200.24 feet bearing S 83°35'07" W to a point on the easterly boundary of said Indian Hills 8th Addition; thence continuing along said boundary line N 11°46'11" E 81.07 feet to a point on the southerly boundary line of Indian Hills 7th Addition; thence continuing along said boundary line N 85°57'42" E 75.00 feet; thence continuing along said boundary line N 70°24'43" E 119.39 feet; thence continuing along said boundary line N 60°14'56" E 110.00 feet; thence continuing along said boundary line N 74°38'16" E 102.42 feet; thence continuing along said boundary line S 81°30'21" E 117.17 feet; thence continuing along said boundary line S 61°56'24" E 225.73 feet; thence continuing along said boundary line S 67°12'04" E 330.00 feet; thence continuing along said boundary line S 72°09'24" E 123.79 feet to a point on the westerly right-of-way line of Alice Street; thence continuing along said boundary line S 89°43'04" E 60.00 feet to a point on the easterly right-of-way line of Alice Street, said point also being on the westerly boundary line of Indian Hills 2nd Addition; thence S 00°16'56" W 402.44 feet; thence N 89°30'24" W 518.14 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 8.84 acres more or less.

II. PUBLIC IMPROVEMENTS:

DEVELOPER agrees to install, at DEVELOPER's expense, within the subdivision, public improvements and appurtenances required by Moscow City Code Sections 5-1-4 and 5-1-5, including, but not limited to, water mains, valves, fire hydrants, water services, sanitary sewer mains and stubs, storm sewer mains and stubs, storm water detention facilities, street lighting, franchise utilities, erosion control, streets, paving, curbs, traffic control devices (to include stop signs, street signs, etc.), and sidewalks; all in accordance with CITY

Standards duly adopted by Resolution of the City Council and in accordance with approved engineering plans.

DEVELOPER agrees that no building permits shall be issued for or upon Lot 1, Lot 2 or Lot 3 of Block 2 until such time as the portion of Myrtle Street, which is located within the boundaries of the Indian Hills 8th Addition, has been constructed by DEVELOPER and accepted by CITY.

III. TERM:

This Agreement shall remain in full force and effect in accordance with all of its terms and conditions as follows:

- A. Until all public improvements have been completed and accepted by CITY; and
- B. Until the warranty period for public improvements has expired; and
- C. Until all development fees, as required and assessed by CITY, have been paid in full.

IV. CITY'S COVENANT:

CITY shall issue building permits to DEVELOPER's property only after the following have occurred:

- A. Payment of all applicable developmental fees required and assessed by CITY; and
- B. CITY has determined that the construction of all required public improvements is complete or after adequate security, as described in Moscow City Code Section 5-1-10 and as described in Sections VI, VII and VIII herein, has been provided to ensure construction and warranty repairs of the required public improvements; and
- C. Compliance with applicable CITY permit issuance requirements.

V. DEVELOPER'S COVENANT:

- A. DEVELOPER agrees to construct, at DEVELOPER's expense, the public improvements described in Section II of this Agreement, all in accordance with CITY approved engineering design plans, to CITY standards, during and under the terms of this Agreement; and
- B. DEVELOPER agrees to furnish to CITY, at DEVELOPER's expense, engineering design plans (for the required public improvements) prepared by an Idaho Licensed Professional Engineer. Such plans shall be approved by the Moscow City Engineer prior to beginning any public improvements' construction.

- C. DEVELOPER agrees that DEVELOPER shall construct the public improvements described in Section II of this Agreement, within twelve (12) months from the date of the issuance of the first building permit in the development; and
- D. If DEVELOPER fails to complete installation of the required public improvements within twelve (12) months from the date of the issuance of the first building permit, to CITY standards and as per the approved plans, CITY shall revoke occupancy of the entire development and shall revoke any applicable permit issued to DEVELOPER by CITY.

VI. SECURITY FOR IMPROVEMENTS:

In lieu of DEVELOPER's construction and installation of all public improvements required herein, and CITY'S acceptance of such for ownership and maintenance, CITY agrees that, upon receipt of the adequate security described in Moscow City Code Section 5-1-10, it will issue building permits (upon payment of all CITY development fees and satisfaction of Moscow City Code requirements) for DEVELOPER's development. If DEVELOPER fails to complete installation of the public improvements as required by CITY within twelve (12) months from the date of the issuance of the first building permit in the development, CITY may attach the security and cause the improvements to be made or CITY may cause improvements to be made and attach a lien on the property in the amount of CITY expense incurred as a result of DEVELOPER's failure to comply with this Agreement. Any engineering or construction costs in excess of the security shall be borne by DEVELOPER. Any additional construction services that shall be performed subject to the laws of the State of Idaho, relative to public works contracting and bidding, shall be borne by DEVELOPER.

VII. FORM OF SECURITY:

DEVELOPER agrees to provide security for the public improvements in the amount to be determined by the City Engineer. This security shall be in the form of cash, construction bond, irrevocable letter of credit from a certified bank or financial institution, or such other form of security acceptable to CITY. Such security shall be provided to CITY prior to the issuance of building permits by CITY. The security must be effective for a minimum period of one (1) year from the date of the issuance of the first building permit in the development. If this security is in the form of an irrevocable letter of credit or bond, the secured improvements shall be constructed at least ninety (90) days prior to the expiration date of the security. If the public improvements identified and described in Section II are not completed within twelve (12) months from the issuance of the first building permit in the development, CITY may claim the security and complete the said improvements. The amount of the security may, from time to time, be modified as deemed appropriate by the City Engineer as conditions warrant.

If for any reason the security for such improvements shall be withdrawn by DEVELOPER or the security or financial institution, or the value or terms thereof shall be compromised in any way, CITY shall immediately cease issuing building permits and shall revoke any

building permits and/or occupancy permits issued pursuant to the terms contained herein, and further, DEVELOPER shall hold CITY harmless for any and all causes of action or damages alleged to have been sustained because of the revocation of such building permits. If any building permits and/or occupancy permits are revoked pursuant to this Section, such building permits and/or occupancy permits shall be re-issued upon receipt by CITY of new or additional security as required herein.

VIII. WARRANTY

- A. All required public improvements, once constructed and accepted by CITY for ownership and maintenance, shall remain free of defects in materials and workmanship for a period of one (1) year following the date of CITY's written acceptance of such required public improvements (i.e., warranty period).
- B. DEVELOPER shall be responsible for correcting any and all deficiencies which occur within the one (1) year warranty period.
- C. Prior to issuance of any building permit in the development, a warranty Security or performance bond in the amount of fifteen percent (15%) of the estimated value of the required public improvements, as determined by the City Engineer, shall be furnished to CITY by the DEVELOPER. This warranty Security shall be held by the CITY, or shall name the CITY as a holder of the warranty or as the beneficiary of the bond, and shall be in effect for a minimum period of one (1) year from the date of CITY's written acceptance of the public improvements described in Section II of this Agreement.
- D. If DEVELOPER fails to correct all deficiencies within a reasonable amount of time, CITY may claim the warranty Security and correct the deficiencies.
- E. The warranty Security may be in any form allowed under Section VII of this Agreement.

IX. PARKLAND DEDICATION:

The parkland dedication requirement for the Indian Hills 9th Addition to the City of Moscow, Idaho was fulfilled via The Parkland Exchange Agreement 2018-020 which was approved by the Moscow City Council on April 2nd, 2018.

- X. PHASING: No phasing has been requested for this development.

XI. AS-CONSTRUCTED DRAWINGS:

DEVELOPER agrees to furnish, prior to acceptance by CITY of the public improvements as required herein, one (1) set of complete, mylar, final as-constructed drawings for the public improvements described herein, unless such requirement is waived by the City Engineer.

XII. FAILURE TO COMPLY:

DEVELOPER agrees to pay all expenses incurred by CITY in enforcing this Agreement.

XIII. BINDING ON HEIRS, ASSIGNS AND PURCHASER:

This Agreement shall be binding upon the heirs, executors, administrators, and assignees of the Parties, and subsequent purchasers of and/or within the property described herein.

XIV. OCCUPANCY:

DEVELOPER agrees that no person shall be allowed to occupy any part of the development for any purpose until the described public improvements are completed and accepted by CITY for maintenance or as otherwise provided for by a subsequent development agreement between the Parties.

XV. VENUE AND ATTORNEY FEES:

The Parties agree that, should any provision of this Agreement be litigated in the future, venue for such litigation shall be with the District Court of the Second Judicial District of the State of Idaho in and for the County of Latah.

XVI. MODIFICATION:

DEVELOPER and CITY agree that the provisions of this Agreement may be modified only upon request of DEVELOPER accompanied by a complete set of development plans, and acceptance of such modification by the Moscow City Council or by a subsequent development agreement between the Parties.

XVII. COVENANTS TO RUN WITH LAND:

This Agreement shall run with the land affected hereby, as shall all covenants contained herein, and shall be to the benefit of CITY, its successors and assigns. This Agreement shall be recorded with the Latah County Recorder.

XVIII. NOTICES:

Any notice required or called for by this Agreement shall be deemed served upon the Party to whom it is sent when delivered by certified United States mail to the following addresses:

DEVELOPER

Indian Hills Trading Company, L.L.C.
P O Box 106
Ritzville, WA 99169
Attn: Sally Powers
Phone: (509) 659-0274

CITY

City of Moscow, Idaho
Bill Lambert, Mayor
P O Box 9203
Moscow, ID 83843
Phone: (208) 883-7000
Facsimile: (208) 883-7018

XIX. UNDERSTANDING:

DEVELOPER has read and understood this Agreement and agrees with the contents and conditions thereof. DEVELOPER understands that the terms of this Agreement are contractually and legally binding and that no verbal statement to the contrary, by any person, can void or alter the terms of this Agreement. Specifically, DEVELOPER has had the opportunity to avail itself of legal counsel and of other counsel before entering into this Agreement and before signing it, and hereby enters into it knowingly, voluntarily, willingly, and without inducement.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective the date first above written.

DEVELOPER:

Indian Hills Trading Company, L.L.C.

CITY:

City of Moscow, Idaho

Sally Powers, Member/Manager

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

STATE OF _____)
) ss:
 COUNTY OF _____)

On this ____ day of _____, 2018, before me, the undersigned, a Notary in and for said State, personally appeared Sally Powers known to me to be the Manager of Indian Hills Trading Company, L.L.C., the Idaho limited liability company whose name is subscribed to the foregoing and acknowledged to me she executed the same for and in behalf of said company, as its duly authorized agent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year herein above written.

(seal)

 NOTARY PUBLIC _____

Residing at _____

My Commission _____

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Indian Hills 9Th Addition Monumentation Agreement**Responsible Staff:** Bob Buvel

Information

DESCRIPTION: The Indian Hills Trading Company L.L.C. is the owner and developer of the recently approved Indian Hills 9th Addition Subdivision abutting US 95 and the terminus of Southview Drive. The interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. The preliminary plat has been previously approved by Council.

STAFF RECOMMENDATION: Conditioned upon approval of the final plat, recommend approval of the monumentation agreement for Indian Hills 9th Addition Subdivision with The Indian Hills Trading Company L.L.C.

PROPOSED ACTIONS: Conditioned upon approval of the final plat, recommend approval of the monumentation agreement for Indian Hills 9th Addition Subdivision with The Indian Hills Trading Company L.L.C. or take such other action deemed appropriate.

Necessary Resources/Impacts

N/A

Attachments

MonumentationAgreement;IndianHillsNinth2018(pm2)
IH 9th Final Plat 6-13-18

**MONUMENTATION AGREEMENT
BETWEEN INDIAN HILLS TRADING COMPANY AND
CITY OF MOSCOW, IDAHO**

THIS MONUMENTATION AGREEMENT (hereinafter "Agreement") is entered into this ____ day of _____, 2018 by and between Indian Hills Trading Company, L.L.C., an Idaho Limited Liability Company, P O Box 106, Ritzville, Washington, 99169 (hereinafter "DEVELOPER"), and the City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter "CITY") for the purpose of subdividing real property within CITY.

W I T N E S S E T H :

WHEREAS, DEVELOPER is the owner of certain premises located in CITY, commonly known as Indian Hills Ninth Addition to the City of Moscow; and

WHEREAS, DEVELOPER has not, at this time, set interior monuments as required by Idaho Code Section 50-1303; and

WHEREAS, DEVELOPER desires to record the final plat of Indian Hills Ninth Addition; and

WHEREAS, Idaho Code Sections 50-1331 through 50-1333 allow the setting of interior monuments for subdivisions following the recording of the final plat; and

WHEREAS, the parties mutually desire to ensure that such monuments be installed;

NOW THEREFORE, for and in consideration of the following mutual promises, DEVELOPER and CITY hereby agree and covenant as follows:

1. **PROPERTY AFFECTED:** Property which is subject to this Agreement is described as Indian Hills Ninth Addition to the City of Moscow (hereinafter "SUBDIVISION"), as shown by the plat herein incorporated by reference.
2. **PROFESSIONAL LAND SURVEYOR:** For the purpose of this Agreement, the Professional Land Surveyor (hereinafter "SURVEYOR") for the platting of SUBDIVISION is Jack S. Hammond, Idaho PE/LS No.2102, of HEDCO in Lewiston, Idaho.
3. **CONDITIONS OF RECORDING WITHOUT MONUMENTATION:** Pursuant to Idaho Code Section 50-1333, DEVELOPER may record the final plat of SUBDIVISION if:
 - A. The exterior monuments have been set;
 - B. The SUBDIVISION plat includes a certification by SURVEYOR that the interior monuments for SUBDIVISION shall be set in accordance with Idaho Code Section 50-1303, on or before a specified date and the said interior monuments shall be referenced on the SUBDIVISION plat with a unique symbol. The time for setting the interior monuments shall not exceed one (1) calendar year from the date the SUBDIVISION plat is recorded or as otherwise specified by written agreement with CITY; and

- C. DEVELOPER furnishes to CITY a cash deposit in the amount equal to one hundred twenty percent (120%) of the estimated cost of performing the work for the interior monumentation for SUBDIVISION. The estimated cost of performing such work will be determined by the SURVEYOR.
4. DEVELOPER'S COVENANT. DEVELOPER agrees as follows:
- A. To have installed, at DEVELOPER's expense, all interior monuments within the SUBDIVISION, as required by Idaho law;
 - B. To have the interior monuments set by SURVEYOR, except as allowed otherwise under Section 7 of this Agreement;
 - C. To have installed all required interior monuments on or before the date specified on the SUBDIVISION plat; and
 - D. To furnish CITY with a cash deposit in the amount of Three Thousand Six Hundred Dollars (\$3,600), which is equal to the one hundred twenty percent (120%) of the Three Thousand Dollars (\$3,000) estimated by SURVEYOR to set SUBDIVISION interior monuments.
5. CITY COVENANT. That upon the compliance of DEVELOPER with the terms and conditions of this Agreement, CITY shall advise the Latah County Recorder that the requirements of Idaho Code Sections 50-1331 through 50-1333 have been met and security in the amount of Three Thousand Six Hundred Dollars (\$3,600) has been deposited with CITY as required by Section 4. D. of this Agreement.
6. RETURN OF DEPOSIT. If DEVELOPER pays SURVEYOR for performing the interior monumentation work and furnishes CITY with proof of such payment, CITY shall, within two (2) months after such notice, return the cash deposit upon a finding that such payment has been made, or CITY may, upon written request of DEVELOPER, pay SURVEYOR from moneys within a cash deposit held by CITY for such purpose, and return the excess amount of the cash deposit, if any, to DEVELOPER.
7. FAILURE OF SURVEYOR TO PERFORM MONUMENTATION. In the event that the death, disability, retirement of SURVEYOR, or upon the failure of SURVEYOR to set such monuments in accordance with law, CITY may direct the County Surveyor in his or her official capacity, or may contract with an Idaho professional land surveyor in private practice, to set such monuments and reference such monuments for recording as provided in Idaho Code Sections 50-1331 through 50-1333. The fees of the County Surveyor or private surveyor shall be paid by DEVELOPER in accordance with the terms of this Agreement.
8. FAILURE OF DEVELOPER TO PAY FOR MONUMENTATION. In the event DEVELOPER fails or refuses to authorize the payment for interior monumentation, SURVEYOR may request payment from CITY, and upon inspection by CITY of such interior monumentation, CITY shall pay SURVEYOR from the proceeds of the cash deposit. Any costs associated with the installation of such monuments in excess of the security shall be borne by DEVELOPER.

9. TERM. This Agreement shall remain in effect until all monuments as described herein have been installed and accepted by CITY.
10. COVENANTS TO RUN WITH LAND. This Agreement shall run with the land and benefits and burdens herein described shall be binding on the parties, heirs, assigns and successors and interest.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective the date first above written.

Developers

City of Moscow:

Sally Powers, Member/Manager
Indian Hills Trading Company, L.L.C.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF LATAH)

On this _____ day of _____, 2018, before me, the undersigned, a Notary in and for said State, personally appeared Sally Powers, owner of the affected property.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

NOTARY PUBLIC for the State of _____
Residing at _____
My Commission expires: _____

BASIS OF BEARING

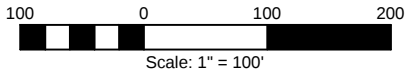
The Basis of Bearing For This Survey Is The South Line Of The Southwest Quarter of Section 17 As Per Record Of Survey For the Nelson Addition Completed on 2-15-1974 by Hamilton and Voeller, Inc.

BOUNDARY DESCRIPTION

BLOCKS 3 & 4

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows;

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54" W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence S 89°30'24" E 202.37 feet to the THE TRUE POINT OF BEGINNING for this description; thence N 15°11'59" E 267.99 feet; thence N 72°04'12" W 363.70 feet; thence N 78°00'34" W 100.88 feet to a point on the easterly right-of-way line of Nursery Street, also being the easterly boundary of said Indian Hills 8th Addition; thence continuing 60.56 feet along said boundary line which is a curve to the left having a central angle of 10°30'50", a radius of 330.00 feet, and a chord length of 60.47 feet bearing N 13°25'35" W; thence continuing 31.05 feet along said boundary line which is a curve to the right having a central angle of 88°57'44", a radius of 20.00 feet, and a chord length of 28.03 feet bearing N 25°47'52" E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line N 70°16'43" E 10.00 feet to a point on the easterly boundary line of said Indian Hills 8th Addition; thence continuing along said boundary line N 19°43'17" W 60.00 feet to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line S 70°16'43" W 94.55 feet; thence continuing 202.05 feet along said right-of-way line which is a curve to the right having a central angle of 26°36'47", a radius of 435.00 feet, and a chord length of 200.24 feet bearing S 83°35'07" W to a point on the easterly boundary of said Indian Hills 8th Addition; thence continuing along said boundary line N 11°46'11" E 81.07 feet to a point on the southerly boundary line of Indian Hills 7th Addition; thence continuing along said boundary line N 85°57'42" E 75.00 feet; thence continuing along said boundary line N 70°24'43" E 119.39 feet; thence continuing along said boundary line N 60°14'56" E 110.00 feet; thence continuing along said boundary line N 74°38'16" E 102.42 feet; thence continuing along said boundary line S 81°30'21" E 117.17 feet; thence continuing along said boundary line S 61°56'24" E 225.73 feet; thence continuing along said boundary line S 67°12'04" E 330.00 feet; thence continuing along said boundary line S 72°09'24" E 123.79 feet to a point on the westerly right-of-way line of Alice Street; thence continuing along said boundary line S 89°43'04" E 60.00 feet to a point on the easterly right-of-way line of Alice Street, said point also being on the westerly boundary line of Indian Hills 2nd Addition; thence S 00°16'56" W 402.44 feet; thence N 89°30'24" W 518.14 feet to the TRUE POINT OF BEGINNING.



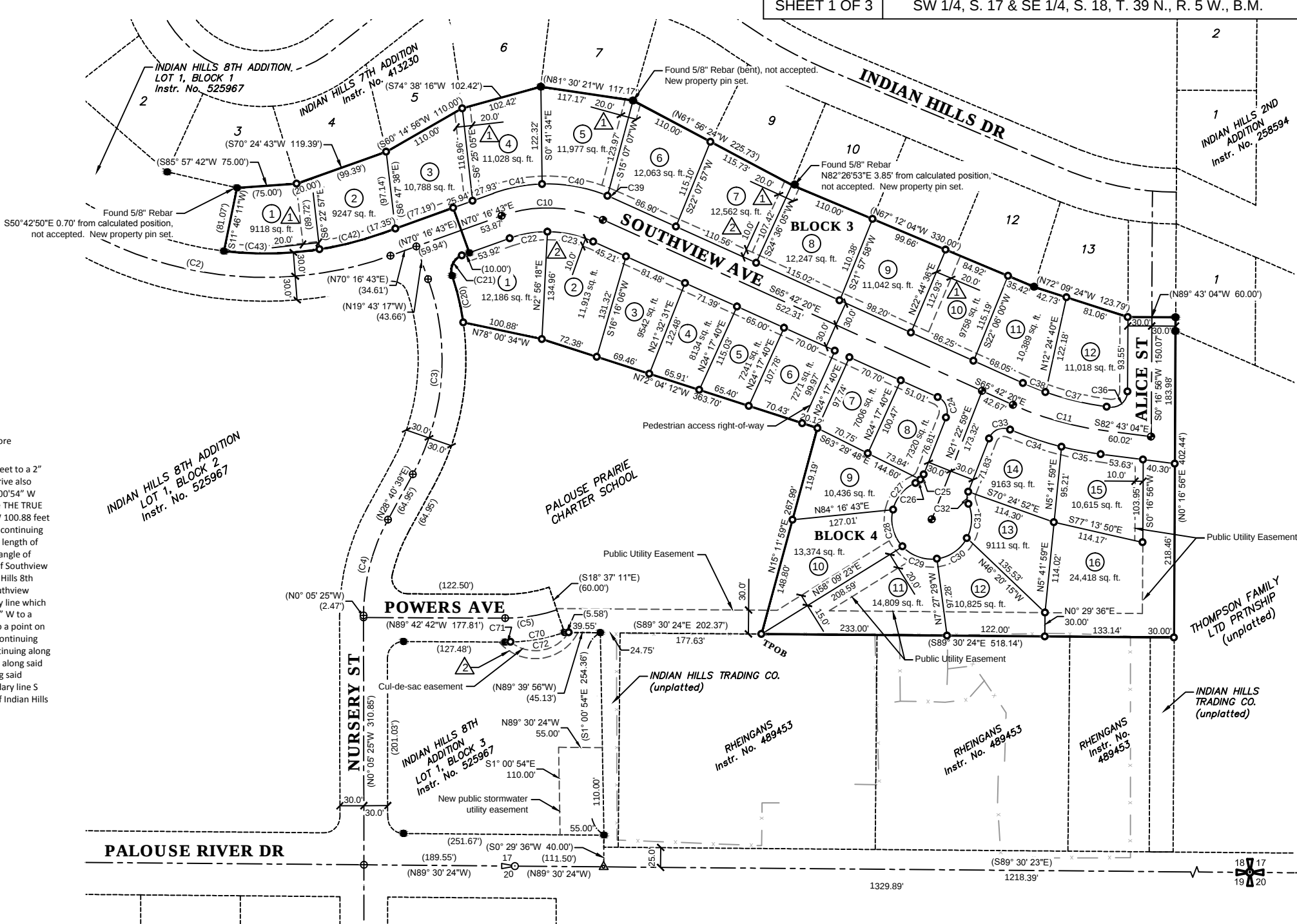
LEGEND

- Centerline
- Section Line
- New Lot Line
- Existing Lot Line
- Plat Boundary
- Utility Easement
- Existing Fence Line
- Field Measurement
- Record Measurement
- Found Property Corner (as described)
- Set 5/8" dia. Rebar w/ yellow cap stamped, "HEDCO, Inc. PE/LS 2102"
- Calculated Point
- Set Centerline Monument
- Found Centerline Monument or Lewiston Control Network Monument
- Found 1/16 Corner
- Found 1/4 Corner
- Found Section Corner

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C3)	253.42'	300.00'	48°23'56"	N4° 28' 41"E	245.95'
(C4)	125.52'	250.00'	28°46'04"	N14° 17' 37"E	124.21'
(C5)	66.00'	200.00'	18°54'29"	S80° 50' 03"W	65.70'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C20)	60.56'	330.00'	10°30'50"	N13° 25' 35"W	60.47'
(C21)	31.05'	20.00'	88°57'44"	S25° 47' 52"W	28.03'
(C42)	81.48'	435.00'	10°43'55"	N75° 38' 41"E	81.36'

NOTES

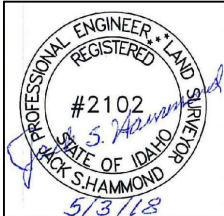
- 20 foot wide sewer service easement for the benefit of adjacent lots in Indian Hills 7th Addition. The property line shall be the easement centerline, except where the easement is shown to be all on one lot.
- 10 foot public utility and sidewalk easement, typical along right-of-way as shown



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C43)	120.57'	435.00'	15°52'52"	N88° 57' 04"E	120.19'
C10	130.60'	170.00'	44°00'57"	S87° 42' 48"E	127.41'
C11	118.77'	400.00'	17°00'44"	S74° 12' 42"E	118.33'
C22	48.26'	140.00'	19°45'09"	S80° 09' 18"W	48.03'
C23	59.29'	140.00'	24°15'47"	N77° 50' 14"W	58.84'
C25	7.75'	20.00'	22°12'28"	N32° 29' 13"E	7.70'
C26	7.75'	20.00'	22°12'28"	N54° 41' 41"E	7.70'
C27	45.07'	50.00'	51°38'34"	S39° 58' 37"W	43.56'
C28	49.71'	50.00'	56°57'55"	S14° 19' 38"E	47.69'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	47.69'	50.00'	54°38'54"	S70° 08' 02"E	45.90'
C30	47.54'	50.00'	54°28'35"	N55° 18' 13"E	45.77'
C31	44.59'	50.00'	51°05'51"	N2° 31' 00"E	43.13'
C34	68.09'	430.00'	9°04'24"	S71° 30' 23"E	68.02'
C35	50.10'	387.33'	7°24'40"	S79° 22' 48"E	50.07'
C36	33.86'	20.00'	97°00'00"	N48° 46' 56"E	29.96'
C37	79.26'	370.00'	12°16'25"	S76° 34' 51"E	79.11'
C38	30.60'	370.00'	4°44'19"	S68° 04' 29"E	30.59'
C39	7.43'	200.00'	2°07'46"	N66° 46' 13"W	7.43'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	83.99'	200.00'	24°03'39"	N79° 51' 56"W	83.37'
C41	62.22'	200.00'	17°49'31"	S79° 11' 29"W	61.97'
C70	69.01'	230.00'	17°11'29"	N79° 58' 33"E	68.75'
C71	6.89'	230.00'	1°43'00"	N89° 25' 48"E	6.89'
C72	83.61'	50.00'	95°48'43"	N80° 44' 40"E	74.20'



HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 1 OF	Packet Pg. 80
DRAWING # 1722-FP1	

BLOCK 1 BOUNDARY DESCRIPTION

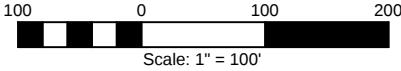
A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive; thence N89°30'24"W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence N14°27'21"E 60.00 feet to a point on the northerly right-of-way line of Southview Avenue, also being on the easterly right-of-way line of said Highway 95, and THE TRUE POINT OF BEGINNING for this description; thence continuing along said Highway 95 right-of-way line which is a curve to the left having a central angle of 3°33'36", a radius of 3007.75 feet and chord length of 186.85 feet, bearing N12°06'15"E; thence S89°58'49"E 406.59 feet to a point on the northwesterly boundary line of Indian Hills 8th Addition; thence continuing along said boundary line S0°47'43"W 60.97 feet; thence continuing along said boundary line which is a curve to the left having a central angle of 66°25'19", a radius of 100.00 feet and a chord length of 109.54 feet, bearing S34°00'22"W; thence continuing along said boundary line S0°47'43"W 93.93 feet; thence continuing along said boundary line which is a curve to the right having a central angle of 1°52'20", a radius of 270.00 feet and a chord length of 8.82 feet, bearing S1°43'53"W; thence continuing along said boundary line which is a curve to the right having a central angle of 101°32'13", a radius of 20.00 feet, and a chord length of 30.98 feet bearing S 53°26'10"W to a point on the northerly right-of-way line of said Southview Avenue; thence continuing along said right-of-way line N75°47'44"W 368.46 feet to the TRUE POINT OF BEGINNING.

BLOCK 2 BOUNDARY DESCRIPTION

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows; Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 281.31 feet to a point; thence N0°29'36"E 30.00 feet to a point on the northerly right-of-way line of said Palouse River Drive and THE TRUE POINT OF BEGINNING for this description; thence N 89°30'24" W 116.48 feet; thence N1°02'00"W 489.73 feet; thence N70°00'00"W 369.83 feet to a point on the easterly right-of-way line of Highway 95; thence along said right-of-way line N21°11'10"E 134.11 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 1°45'35", a radius of 3007.75 feet and chord length of 92.37 feet, bearing N20°18'23"E to a point; thence continuing along said right-of-way line which is a curve to the left having a central angle of 4°23'58", a radius of 3007.75 feet and chord length of 230.89 feet, bearing N17°13'37"E to a point on the southerly right-of-way line of Southview Avenue; thence continuing along said right-of-way line S75°47'44"E 373.78 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, and chord length of 28.28 feet bearing S30°47'44"E to a point on the westerly right-of-way line of Myrtle Street; thence continuing along said right-of-way line S14°12'16"W 114.46 feet; thence continuing along said right-of-way line which is a curve to the left having a central angle of 15°13'10", a radius of 530.00 feet, and a chord length of 140.37 feet bearing S 6°35'41" E; thence continuing along said right-of-way line S 1°00'54" E 652.67 feet; thence continuing along said right-of-way line which is a curve to the right having a central angle of 91°30'30", a radius of 20.00 feet, and chord length of 28.65 feet bearing S 44°44'21" W to a point on the northerly right-of-way line of said Palouse River Drive; thence continuing along said right-of-way line S 0°29'36" W 9.99 feet to the TRUE POINT OF BEGINNING.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(C1)	290.58'	600.00'	27°44'56"	S61° 55' 16"E	287.75'
(C2)	500.54'	465.00'	61°40'28"	S78° 53' 02"E	476.72'
(C6)	132.82'	500.00'	15°13'10"	S6° 35' 41"W	132.43'
(C44)	35.44'	20.00'	101°32'13"	S53° 26' 10"W	30.98'
(C45)	8.82'	270.00'	1°52'20"	S1° 43' 53"W	8.82'
(C46)	115.93'	100.00'	66°25'19"	S34° 00' 22"W	109.54'
(C47)	31.42'	20.00'	90°00'00"	S30° 47' 44"E	28.28'
(C48)	140.78'	530.00'	15°13'10"	S6° 35' 41"W	140.37'
(C49)	31.94'	20.00'	91°30'30"	S44° 44' 21"W	28.65'
C7	346.62'	2952.75'	6°43'33"	N17° 49' 24"E	346.42'
C8	758.26'	2952.75'	14°42'48"	N7° 06' 13"E	756.17'
C51	92.37'	3007.75'	1°45'35"	N20° 18' 23"E	92.37'
C52	230.94'	3007.75'	4°23'58"	N17° 13' 37"E	230.89'
C53	60.00'	3007.75'	1°08'35"	N14° 27' 21"E	60.00'
C54	186.88'	3007.75'	3°33'36"	N12° 06' 15"E	186.85'



HAMMOND ENGINEERING & DEVELOPMENT CO.
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INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 2 OF	Packet Pg. 81
DRAWING # 1725-FP2	

DEDICATION

INDIAN HILLS TRADING COMPANY, LLC is the owner of the land and premises in the accompanying plat, have caused said land to be platted as an Addition to the City of Moscow, Idaho, to be known as Indian Hills 9th Addition. Said undersigned Member does herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the public use all of the easements & rights-of-ways as shown upon said plat.

IN WITNESS WHEREOF We do hereby set our hands.
This ____ day of _____, 2018

NDIAN HILLS TRADING COMPANY, LLC

By:_____
Sally Powers - Member/Manager

STATE OF IDAHO }
S.S.
COUNTY OF LATAH }

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public, in and for said State, personally appeared Sally Powers, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Agent of INDIAN HILLS TRADING COMPANY, LLC whose name is subscribed to this instrument and acknowledged to me that they executed the same on behalf of said company.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public In and For the State of Idaho Residing at: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Plat of Indian Hills 9th Addition to the City of Moscow, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown. Interior Lot Corner Pins will be set at a later date.
Witness my hand and seal _____ day of _____, 2018

Jack S. Hammond Idaho License No.2102



FILINGS

Filed for record this ____ day of _____, 2018 at ____ o'clock ____ m. at the request of _____ and recorded in Book ____ of Plats, page ____ records of Latah County, State of Idaho.

Latah County Recorder

LATAH COUNTY TREASURERS CERTIFICATION

Examined and approved this _____ day of _____, 2018. I hereby certify that taxes and assessments on property shown herein have been paid for _____ and preceding years this _____ day of _____, 2018.

Latah County Treasurer

LATAH COUNTY SURVEYOR

Examined and approved by Latah County Surveyor this _____ day of _____, 2018.

Latah County Surveyor

CITY OF MOSCOW PLANNING AND ZONING COMMISSION

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2018

Chairman Planning & Zoning Commission

CITY OF MOSCOW MAYOR

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2018. Dedication of all public streets and easements as described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code. Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Mayor-City of Moscow, Idaho _____ City Clerk-City of Moscow, Idaho

CITY OF MOSCOW ENGINEER

Examined and approved by City Engineer this _____ day of _____, 2018

City Engineer-City of Moscow, Idaho



HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE LEWISTON, IDAHO 83501
(208) 798-5422

INDIAN HILLS 9TH ADDITION
SW 1/4, S. 17 & SE 1/4, S. 18, T. 39 N., R. 5 W., B.M.
CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-13-18	JOB # 1722
SHEET 3 OF	
DRAWING # 1722-FP3	

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 06/18/2018**Title:** Cancellation of July 2 City Council Meeting**Responsible Staff:** Gary J. Riedner

Information

Due to the fact that Independence Day is a federal holiday observed by the City of Moscow and falls on a Wednesday, Mayor Lambert has proposed cancellation of the July 2, 2018 regular City Council meeting due to expected low attendance.

Per Moscow City Code 2-2-3, the City Council has discretion to cancel Council meetings.

STAFF RECOMMENDATION: Cancel the regular City Council meeting scheduled for July 2, 2018.

ACTION: Cancel the regular City Council meeting scheduled for July 2, 2018; or take other such action deemed appropriate.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments
