

Public Works / Finance Committee



Regular Meeting
~Minutes~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday, February 25, 2019

3:00 PM

Council Chambers
206 E. Third St.

REGULAR AGENDA

The meeting was called to order at 3:00.

PRESENT: Anne Zabala, Jim Bolland

OTHERS: Mayor Bill Lambert, Council Member Gina Taruscio

ABSENT: Art Bettge

STAFF: Gary J. Riedner, Mia Vowels, Bill Belknap, Leah Carlson, Tyler Palmer, Caylee Birge, Laurie M. Hopkins

1. Approval of Public Works / Finance Committee February 11, 2019 Minutes (ACTION ITEM) - Laurie M. Hopkins

Minutes presented for approval.

PROPOSED ACTIONS: Approve minutes, amend minutes, or provide staff further direction.

Zabala proposed changing the recommendation on item 5. The minutes were approved as amended.

2. Public Meeting: 443 East Lewis Street Lot Division (ACTION ITEM) - Leah Carlson

The applicants, Nathaniel and Emily Ealy, are requesting a lot division located at 443 East Lewis Street. The existing lot is 10,780 sf in size. The applicant is proposing to divide the existing lot into two lots of approximately 5,005 sf and 5,775 sf in size. There is currently one single-family dwelling located on the northern portion of the existing lot that will meet all setback requirements as a result of the proposed division. The subject property is located within the Multiple-Family Residential Zoning District (R-4). Within the R-4 Zoning District, lots with single-family dwellings require a minimum area of 5,000 sf and a minimum lot width of 50 feet. The proposed lot size and lot width of both lots meet these requirements. Property owners within 600 feet of the property have been notified of the proposed division and notice was posted on site seven (7) days prior to the public meeting date.

PROPOSED ACTIONS: Take public comment if applicable and recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

Carlson introduced item as presented.

Mark Townsend, 447 E 8th Street Moscow, asked for details about the sewer line. Carlson responded, utilities are dealt with at development stage.

The Committee recommended approval and that it be placed on the Council consent agenda.

3. 2402 Itani Drive and 2415 East Sixth Street Lot Line Adjustments (ACTION ITEM) - Leah Carlson

The applicant, Scott Oplinger, is requesting two lot line adjustments for the properties located at 2402 Itani Drive and 2415 East Sixth Street. The applicant is requesting a lot line adjustment to reduce the size of the lot addressed as 2415 East 6th Street from 8,201 sf to 7,772 sf and to expand the lot addressed as 2402 Itani Drive from 9,592 sf to 10,031 sf. The applicant is requesting the lot line adjustment in order to better maintain landscaping that was originally installed on or slightly over the property line. Additionally, the applicant is requesting a lot line adjustment for the back triangular lot of the property addressed 2415 East 6th Street, bringing the total square footage of the lot to 9,805 sf. The owners of 2415 East Sixth Street would like to adjust this lot line in order to better utilize the triangular property while also making up for the property given to the neighbors. There is currently one single-family dwelling on both lots. The subject properties are located within the Moderate Density Residential Zoning District (R-2), which requires a minimum lot area of 7,000 square and a minimum lot width of 60 feet. The proposed lot line adjustments meet both requirements.

PROPOSED ACTIONS: Recommend approval of the lot line adjustment requests with no conditions; or recommend approval of the lot line adjustment requests with conditions; or recommend denial of the lot line adjustment requests; or provide staff further direction.

Carlson introduced the item as presented. The committee asked for clarification on the East adjustment.

Scott Becker, Hodge Associates, states the owner of 2415 East Sixth Street also owns surrounding northeast area. With the adjustment the lot will include the triangle area.

The Committee recommended approval and that it be placed on the Council consent agenda.

4. 2830 and 2833 Hampton Court Lot Line Adjustment (ACTION ITEM) - Leah Carlson

Applicants, Dwayne Abbott and Blaine Eckles, are requesting a lot line adjustment between their two properties located at 2830 and 2833 Hampton Court. The proposed lot line adjustment would reduce the lot addressed 2833 Hampton Court from 14,153 sf to 14,083 sf and expand the lot addressed 2830 Hampton Court from 19,482 sf to 19,541 sf. The applicants are requesting the lot line adjustment in order to better maintain landscaping and views of both properties. Each lot currently has one single-family dwelling. The subject properties are located within the Low Density, Single-Family Residential Zoning District (R-1). Within the R-1 Zoning District, lots with single-family dwellings require a minimum area of 9,600 sf and a minimum lot width of 80 feet. The proposed lot line adjustment meets both of these standards.

PROPOSED ACTIONS: Recommend approval of the lot line adjustment request with no conditions; or recommend approval of the lot line adjustment request with conditions; or recommend denial of the lot line adjustment request; or provide staff further direction.

Carlson presented the item as written above. Having no questions, the Committee recommended approval and that it be placed on the Council consent agenda.

ADJOURN

The meeting adjourned at 3:15pm.

