

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

Wednesday
December 9, 2020

7:00 PM

Council Chambers
206 E 3rd Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of November 4, 2020 Minutes (ACTION ITEM):

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.)

3. Public Hearing: Proposal for Rezone and Preliminary Plat for Property Generally Located East of the City Limits Boundary and South of Robinson Park Road in the Area of City Impact - LUP2020-0027 and LUP2020-0028 (ACTION ITEM):

1. Proposed rezone of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.
2. Proposed preliminary subdivision plat of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact to create four (4) lots ranging from 1.71 acres to 2.75 acres in size, referred to as the Capybara Short Plat.

The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

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

1. Recommend approval of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the rezone request to Latah County with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.
2. If the Commission recommends approval of the rezone request, recommend approval of the preliminary plat request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the preliminary plat request to Latah County with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the preliminary plat request to Latah County and direct Staff

NOTICE: Moscow City Council Commission meetings can be 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.

to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

REPORTS

1. Transportation Commission Meeting Report

ANNOUNCEMENTS

UPCOMING EVENTS / MEETINGS

ADJOURN

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PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
November 4, 2020

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

McClure called the meeting to order at 7:00 PM

MEMBERS PRESENT: Wendy McClure, Chair; Rich Beebe, Joel Hamilton (virtual), Michael Nelsen, Robb Parish (virtual), Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp

STAFF IN ATTENDANCE: Jennifer Fleischman, Sandra Kelly, Mike Ray

1. Approval of Minutes from October 14, 2020 [ACTION ITEM]:

Hamilton moved for approval of the minutes, seconded by Wilson. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Sara von Borstel (Moscow), Landscape Architecture student at University of Idaho. Questions regarding traffic calming methods and wise-scaping plans for residential zones.

McClure responded that there are currently several new developments in various planning stages. Ray spoke about infill development, using Legacy Crossing as an example. Subdivision growth is limited on the west, southwest and northwest sides of town because of the State boundary and land owned by the University of Idaho. More growth to southeast, east, and northeast sides of town is expected. Reese indicated that growth is slow because people move to Moscow because they want a smaller town. He also mentioned that growth of the town is based on the success of the University. Some more discussion about urban growth continued.

3. Approval of Reasoned Statement of Relevant Criteria and Standards [ACTION ITEM]:

Proposal for Comprehensive Plan Land Use Designation and Zoning Designation for an approximately 150 Acre Property Proposed to be Annexed into the City of Moscow and Located Directly West of Highway 95 and South of the Current City Limits Boundary: LUP2020-0023:

- 1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Commercial, High-Density Residential, Auto-Urban Residential, and Rural and Agricultural to the Auto-Urban Commercial designation.*
- 2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.*

Ray referred to the packet for materials regarding the two Relevant Criteria and Standards for Schweitzer Engineering Laboratories (SEL). Reese discussed regarding the possible implications for the rest of Moscow should SEL move here, all of which were positive.

Parrish moved to approve the Reasoned Statements of Relevant Criteria for both the Comprehensive Plan Land Use Designation and Rezone as recommended by Staff, seconded by Wilson. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

4. Review of Draft Sign Code [ACTION ITEM]:

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff has completed a draft ordinance to convert portion of the sign code into table format and will review the progress with the Commission.

Ray reviewed the updated changes to the draft Sign Code as requested in the last meeting, namely some minor changes in the temporary sign standards for commercial use and signs in residential areas for private purposes. Draft sign code is currently being reviewed by City Attorney and then will be sent to the Board of Realtors for comment.

5. Transportation Commission Meeting Report [ACTION ITEM]:

Transportation Commission has not met since the last Planning & Zoning Commission meeting.

6. Announcements [ACTION ITEM]:

- Next regularly scheduled meeting is December 9, with a tentative field trip scheduled for 6PM at the north couplet for the Public Art Lighting Ordinance review.
- 5G Small Cell Wireless code is being reviewed in City Council

The meeting adjourned at 7:29 PM

Wendy McClure, Chair

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: December 9, 2020

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject:

1. Proposed rezone of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.
2. Proposed preliminary subdivision plat of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact to create four (4) lots ranging from 1.71 acres to 2.75 acres in size, referred to as the Capybara Short Plat.

Attachments:

1. Notice of Public Hearing
2. Application for Rezone
3. Application for Subdivision Plat
4. Preliminary Plat

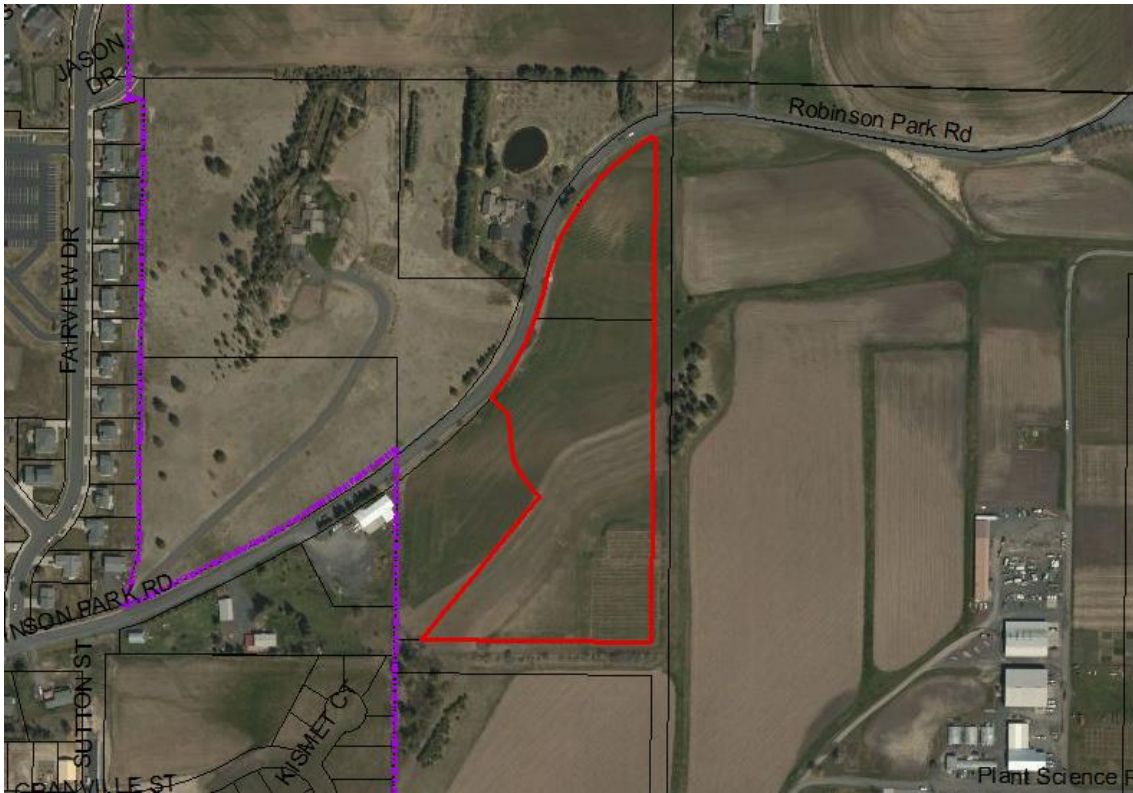
Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Thompson Development, LLC, is proposing to rezone an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.

Since the subject property is located within the Area of City Impact, per the City of Moscow's ACI agreement with Latah County, Moscow's Planning and Zoning Commission is to conduct one hearing and forward a recommendation on to Latah County.

Site and Area Land Use: The subject property is an 8.62-acre area of land that currently undeveloped and being utilized as agricultural property. The subject property is surrounded by the University of Idaho's Parker Farm to the south and east, a childcare center to the west, and rural residential properties to the north.



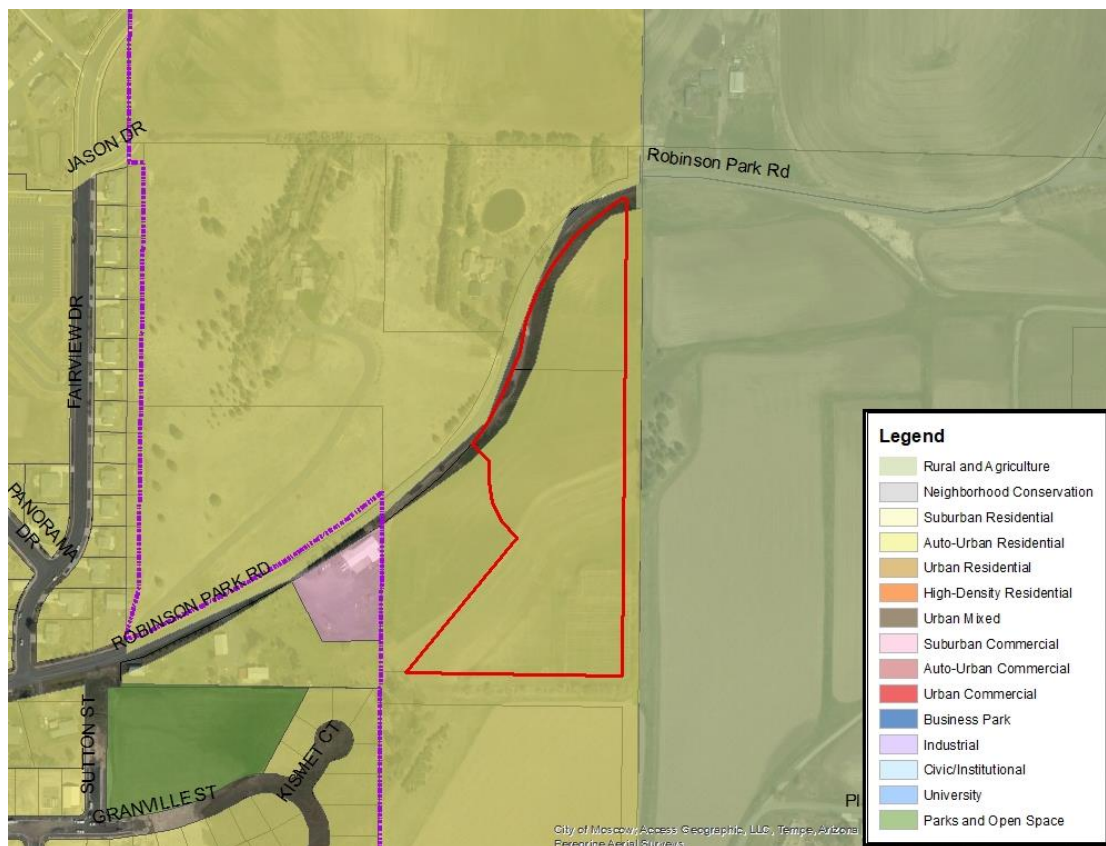
Vicinity Map



Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, which has been adopted within the Area of City Impact, the subject property is currently designated as Auto-Urban Residential. According to the Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

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



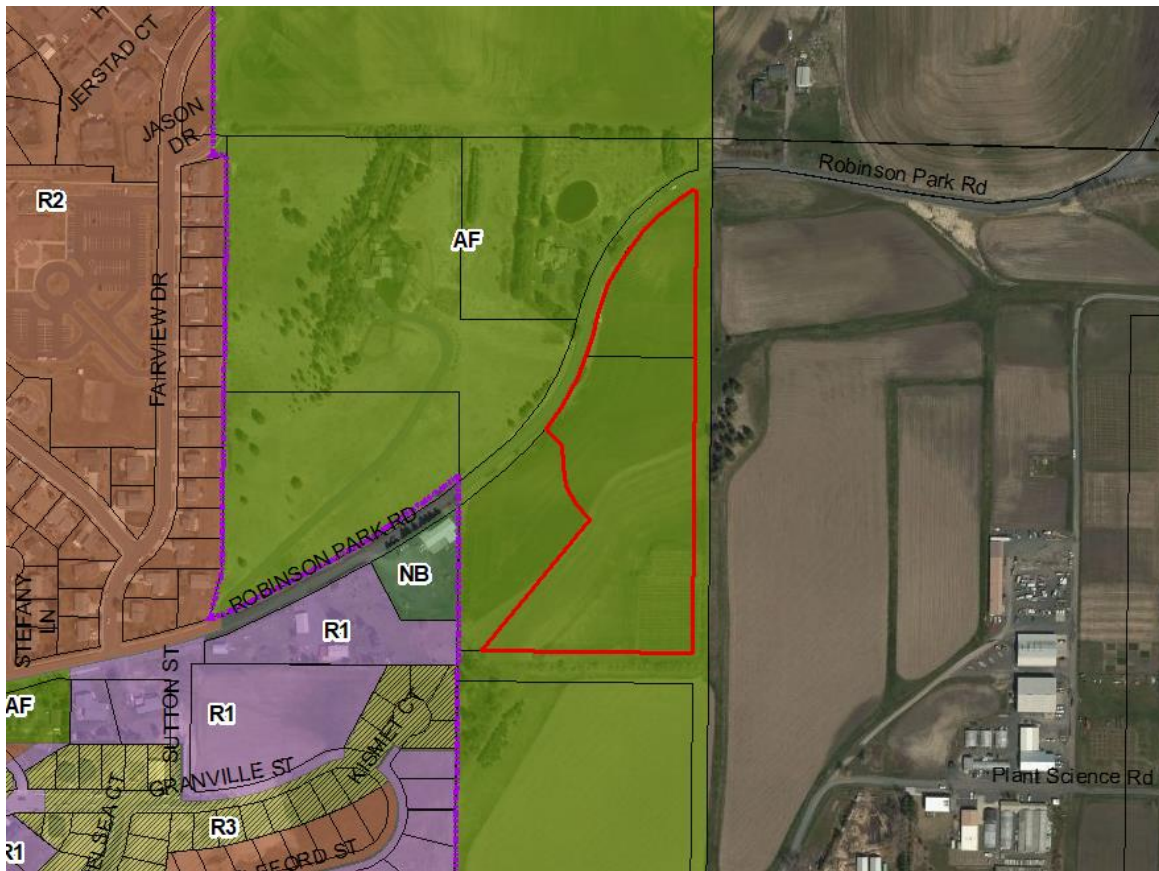
2019 Comprehensive Plan Land Use Map

Zoning: The subject property and adjacent properties immediately to the north, east, and south are currently zoned Agriculture/Forestry (AF). Properties to the west are located within the City Limits and are zoned a combination of Neighborhood Business (NB), Low Density Single Family Residential (R-1), and Medium Density Residential (R-3). The applicant is proposing to rezone the 8.62-acre area from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.

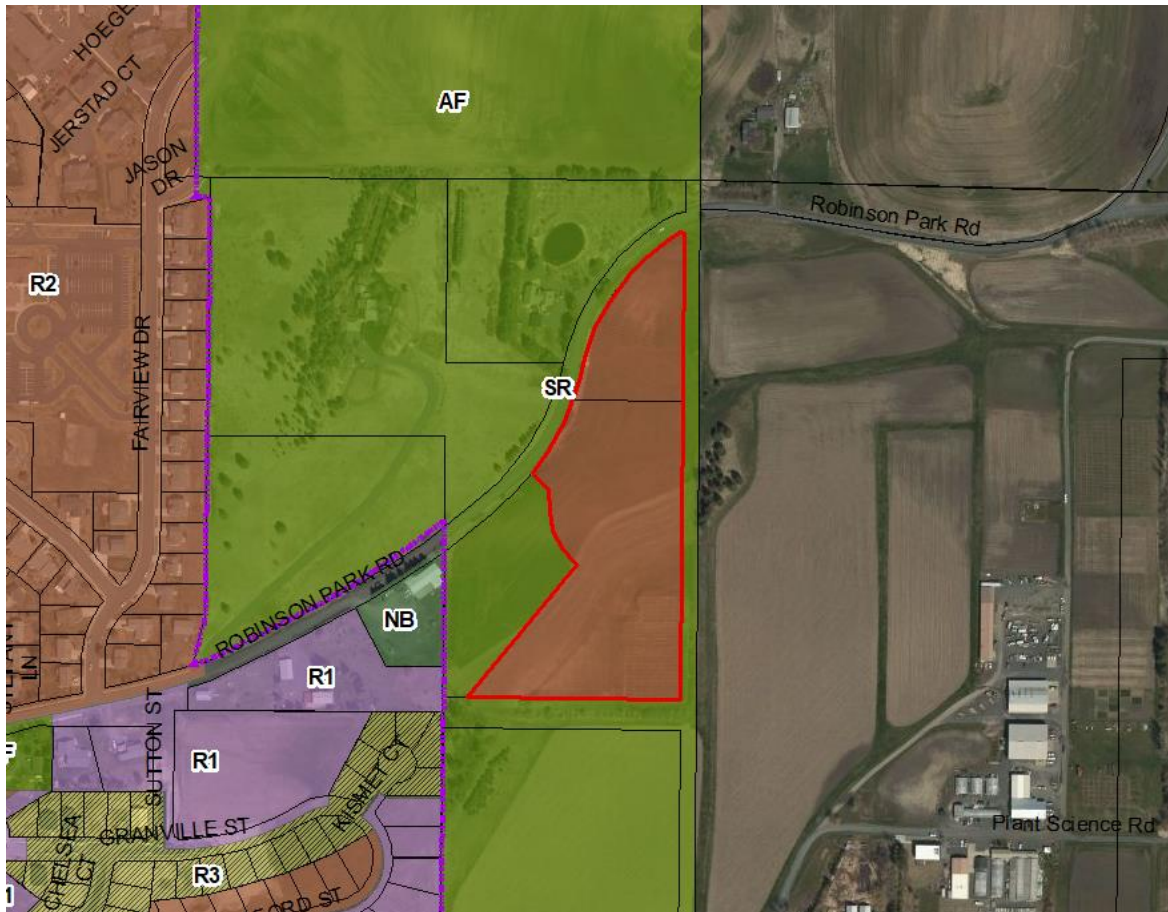
According to the City of Moscow Zoning Code, the SR Zone is,

“to create and protect a permanent single-family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district.”

Uses permitted within the SR Zone include single family dwellings, market and community gardens, group child care facilities, and public parks and recreation facilities.



Existing Zoning



Proposed Zoning

Access, Streets, Traffic: The subject property has property frontage Robinson Park Road. Robinson Park Road is designated as a minor arterial and is developed as a 24-foot-wide paved roadway two travel lanes and minimal gravel shoulders on both sides. Since the proposed subdivision has street frontage along Robinson Park Road, which is also a minor arterial, an additional 10 feet of right-of-way dedicated for future roadway expansion is recommended by the Engineering Department.

Input from Other Departments:

Engineering Division

The Engineering Department has provided comments within an attached memo from Todd Drage, Engineering Technician, dated December 3, 2020.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone with no conditions; and
2. Recommend approval of the proposed preliminary plat with two conditions:
 - a. The applicant shall dedicate an additional 10 feet of right-of-way along the full frontage of the property adjacent to Robinson Park Road to provide 35 feet of width south of the existing centerline of Robinson Park Road to meet the existing minor arterial street standard.
 - b. The applicant shall construct public frontage improvements along Robinson Park Road in accordance with the City of Moscow Standard Construction Drawings and Specifications.
3. Direct staff to prepare the Reasoned Statement of Relevant Criteria and Standards for the rezone and preliminary plat in accordance with the Commission's recommendation.

NOTICE OF PUBLIC HEARING

Proposal for Rezone and Preliminary Plat for Property Generally Located East of the City Limits Boundary and South of Robinson Park Road in the Area of City Impact Permit Applications LUP2020-0027 and LUP2020-0028

A public hearing at which you may be present and speak will be conducted by the Moscow Planning and Zoning Commission at which time the following proposition will be discussed for land generally shown on the vicinity map below:

1. Proposed rezone of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone.
2. Proposed preliminary subdivision plat of an 8.62-acre area of land generally located east of the City Limits boundary and south of Robinson Park Road within the Area of City Impact to create four (4) lots ranging from 1.71 acres to 2.75 acres in size, referred to as the Capybara Short Plat.

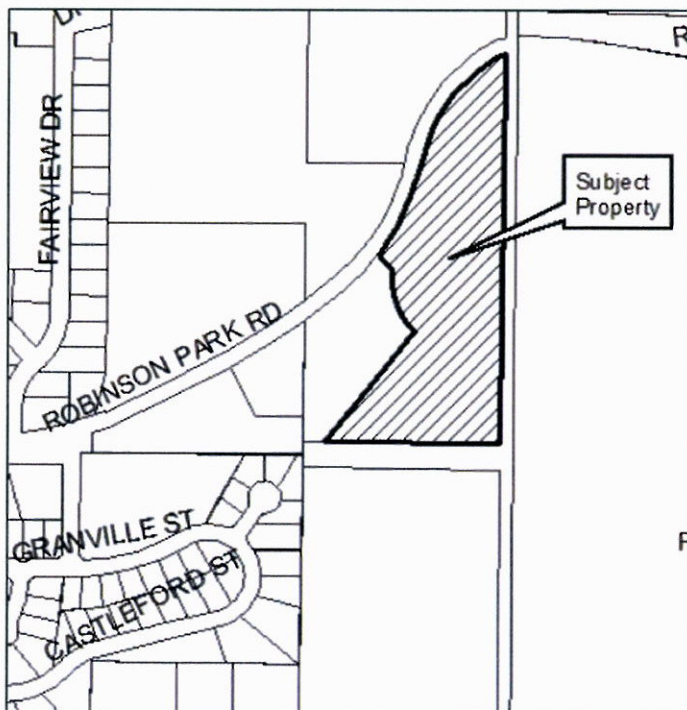
The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

MEETING DATE: Wednesday, December 9, 2020

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

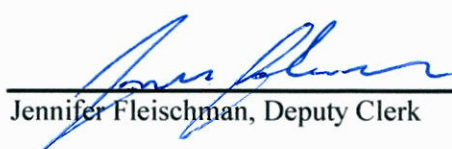
MEETING TIME: 7:00 p.m.

Notice: On November 13, 2020, Governor Little designated Idaho to return to Stage 2 under the Idaho Rebounds Plan as a result of the Covid-19 Pandemic, which included a restriction on gatherings of groups of more than ten (10) persons. In accordance with the Order, attendance at this meeting will be limited. The meeting will be broadcast on the City's TV channel (Spectrum channel 1301) and streamed live for public viewing by entering the following link: <https://www.ci.moscow.id.us/522/Meeting-Videos>. Anyone requiring special accommodations please contact Jennifer Fleischman, Deputy City Clerk, at jfleischman@ci.moscow.id.us or 208-883-7035.



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 a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff. Public participants desiring to submit textual materials (excluding petitions) to the decision-making board shall do so at least five (5) calendar working days in advance of the scheduled meeting to the Community Development Department. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy Clerk

Publish: Saturday, November 21, 2020



LATAH COUNTY
PLANNING and BUILDING
 Ph: 208-883-7022
 Fax: 208-883-7225
pb@latah.id.us



CITY of MOSCOW
COMMUNITY DEVELOPMENT
 Ph: 208-883-7035
 Fax: 208-883-7033
apeterson@ci.moscow.id.us

For Office Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
LC	Application Fee	\$550	
Receipt Number			
Forwarded to City			
CD	Hearing Date		

APPLICATION FOR ZONING AMENDMENT AREA OF IMPACT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Garrett Thompson Telephone: (509) 330-0350
1024 Pine Crest Road, Moscow, Idaho 83843
 (mailing address)

Relationship to affected property (please check one):

Owner ☐ Purchaser ☐ Lessee ☐ Other ☒ (explain below)
 Corporate Representative

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

Name: Thompson Development, LLC Telephone: (509) 330-0350
1024 Pine Crest Road, Moscow, Idaho 83843
 (mailing address)

3. Location of Affected Property: Robinson Park Road East of the City limits

Acres: 8.62 Legal Description: RP39N05W16450
 (Parcel Number) (Subdivision if Applicable)

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

INFORMATION ON REQUESTED REZONE

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

From: Agriculture/Forest to: Suburban Residential
 (current zoning) (proposed zoning)

5. **Reason:** Applicant requests a rezone for the following reason(s): The reason for the rezone is for a small residential development
-
6. Before the City of Moscow and Latah County can approve a zoning amendment request, they must first make findings of compliance with the following five Relevant Criteria and Standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:
- A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
The proposed Rezone conforms to the Comprehensive plans goals of maintaining the existing general character and feel of Moscow.
The rezoned property will require minimal grading and utility work. This will protect the "Rolling Hills of the Palouse" feel and character at an urban/rural transition zone.
-
- B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
The rezone is for a parcel adjacent to the University of Idaho research farm.
The propose rezone would provide larger lots in the transition from higher density residential to agricultural uses
-
- C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
The expected use of proposed rezoned property is low density residential which is compatible with the low density residential to the north and west while not in conflict with the agricultural uses to the east and south.
-
- D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
The proposed development is anticipated to approximately 4 - 2 acre residential parcels. Access to the site is already provided by the North Latah County Highway District with no undue burden. No other public services are anticipated to be burdened from 4 additional lots.
-
- E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.
As stated previously transportation is currently provided to the site.
The development will not access water and sewer services at this time.
Moscow School District will serve this development.

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

The City/County shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request.

All questions addressed on this application and the application itself must be filed with the County Planner who will forward the application within 7 days to the City of Moscow. The City will schedule a public hearing. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or his/her duly-appointed representative must be present at the public hearings. The City will make written recommendation to the County within twenty-three (23) days. County may accept, reject, or modify City's recommendation in whole or in part. In doing so, County may rely on the record of City's public hearing, or may hold its own public hearing before County's Zoning Commission or Board of Commissioners.

The following materials must be included with this application:

1. Application fee.
2. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

I understand this information is a public record and may be posted to a public website.


Applicant's Signature

10-8-20
Date


Property Owner's Signature

10-8-20
Date



LATAH COUNTY
PLANNING and BUILDING
 Ph: 208-883-7022
 Fax: 208-883-7225
pb@latah.id.us



CITY of MOSCOW
COMMUNITY DEVELOPMENT
 Ph: 208-883-7035
 Fax: 208-883-7033
apeterson@ci.moscow.id.us

For Office Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
LC	Application Fee	\$1000	
	Receipt Number		
	Forwarded to City		
CD	Hearing Date		

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT IN THE MOSCOW AREA OF CITY IMPACT

APPLICANT:

Name: Thompson Development, LLC Telephone: (509) 330-0350

Complete Address: 1024 Pine Crest Road, Moscow, Idaho 83843

E-Mail: garrettthompson@icloud.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker, PE Telephone: (208) 882-3520

Complete Address: 405 S. Washington St

E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

1. Proposed Subdivision Name: Capybara

2. Address(es) or Parcel Number(s): RP39N05W16450

3. Legal Description: *Please attach copy of full description.*

4. Gross area of all land involved: 8.62 acres, and/or _____ sq.ft.

5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
0 acres, and/or _____ square feet.

6. Total number of lots: 4 Average lot size: 2.16 Acres

7. Existing Zoning of subject property: Ag-Forest

PROJECT DESCRIPTION:

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

The proposed short plat will be 100% single family residential with no additional parkland dedication

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining landowners/subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or easements with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch
- _____ 21. Driveway Map: Access points, width, grade, length, turnouts, turnarounds, curve radius, cut and fill slopes with grades and heights, stream crossings, culverts/waterbars (Section 9.01 Design Standards)
- _____ 22. Signed Acknowledgement Forms

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

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Latah County Planning and Building:

- Completed application.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.


Applicant's Signature

11.4.2020
Date

Property Owner's Signature (if different)

Date

10/2/2020

Legal Description by Hodge & Associates For Capybara Short Plat

A parcel of land located in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, in Lots 1 and 16 of the Plat of Section 16, Latah County, Idaho, described as follows:

Commencing at the northeast corner of Section 16, thence along the east line of the Northeast Quarter of Section 16, S0°34'10"W, 1389.06 feet to the southeast corner of said Northeast Quarter; Thence along the south line of said Northeast Quarter, N89°44'48"W, 659.82 feet; Thence N0°30'12"E, 40.00 feet to the southwest corner of Lot 16 of the Plat of Section 16; thence along the south line of said Lot 16, S 89°44'48"E, 67.50 feet to the **Point of Beginning**:

Thence N38°51'29"E, 453.99 feet;

Thence 196.95 feet along a curve to the right, said curve having a Delta = 56°25'19", Radius = 200.00 feet, Chord = 189.09 feet and a Chord Bearing = N22°55'51"W;

Thence 33.38 feet along a Curve to the left, said curve having a Delta = 54°38'57", Radius = 35.00 feet, Chord = 32.13 feet and a Chord Bearing = N22°02'40"W;

Thence N49°22'09"W, 41.82 feet to the southeasterly right-of-way line of Robinson Park Road;

Thence along said southeasterly right-of-way line the following six courses:

Thence N44°33'34"E, 25.06 feet;

Thence N36°42'09"E, 53.49 feet;

Thence N29°19'52"E, 99.00 feet;

Thence N16°33'25"E, 94.97 feet;

Thence N12°06'48"E, 114.16 feet;

Thence 397.56 feet along a curve to right, said curve having a Delta = 56°56'45",

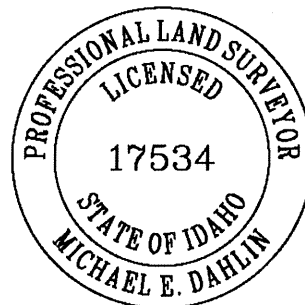
Radius = 400.00 feet, Chord = 381.39 feet and a Chord Bearing = N40°35'10"E to the east line of Lot 1 of the Plat of Section 16;

Thence along said east line S0°34'10"W, 607.79 feet to the northeast corner of Lot 16 of the Plat of Section 16;

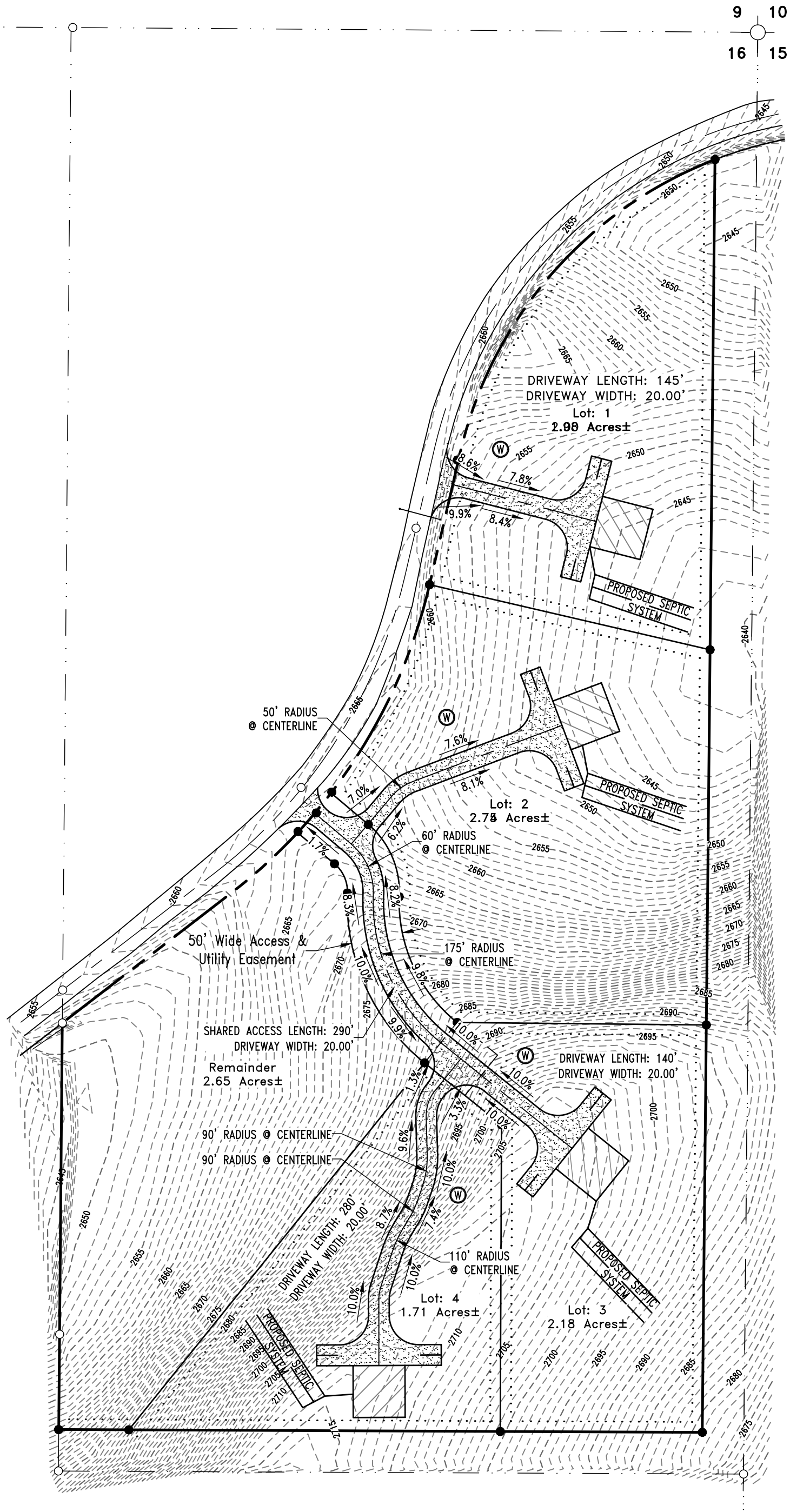
Thence along the east line of said Lot 16, S0°34'10"W, 618.72 feet to the southeast corner of said Lot 16;

Thence along the south line of said Lot 16, N89°44'48"W, 552.37 feet to the **Point of Beginning**.

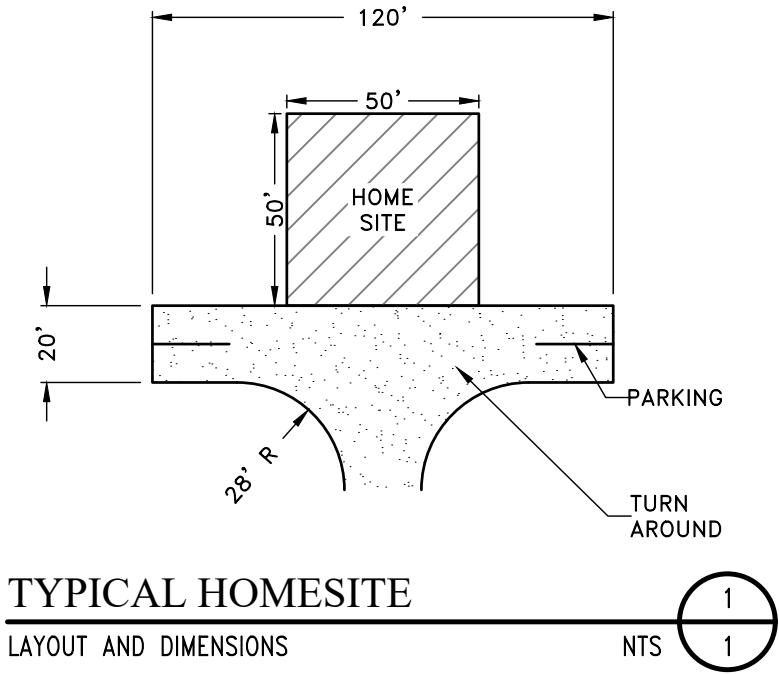
Parcel contains 8.62 acres, more or less.



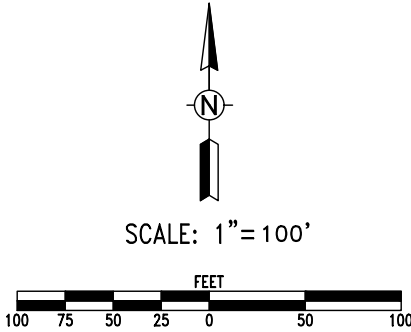
Section 30, T39N, R5W, BM



- Notes:
1. Private roads, over 10%, to be designed and approved by a professional engineer.
 2. All driveway access must be approved by the Fire Marshal.
 3. All inside radii are 28' unless otherwise noted.

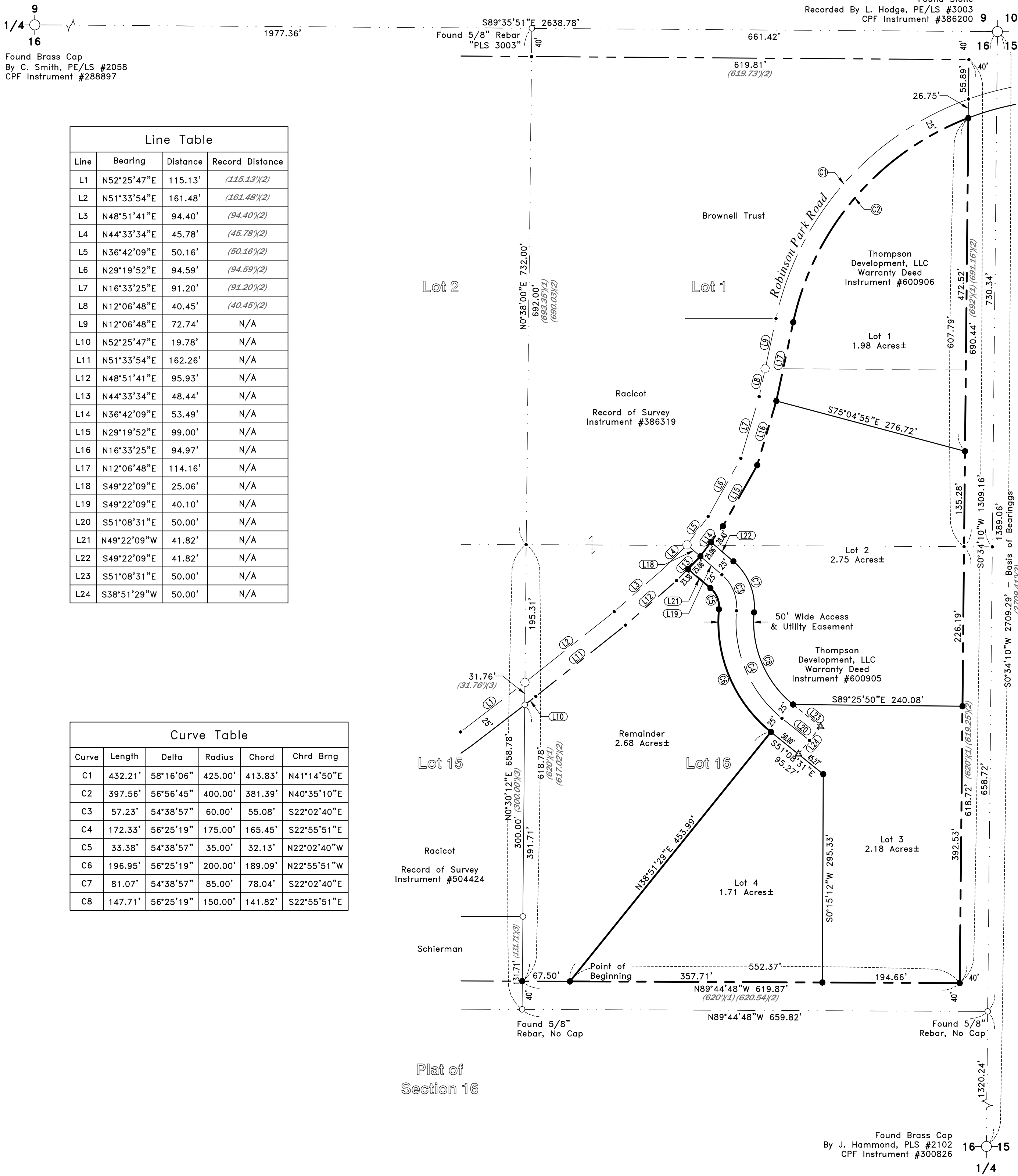


- Legend
- Found Monument
 - Set 5/8" Diameter Rebar w/ Yellow Plastic Cap Stamped "Dahlin 17534"
 - Found 5/8" Diameter Rebar
 - Proposed Well Location
 - Boundary Line
 - Parcel Line
 - Setback Line
 - Section Subdivision Line
 - Centerline
 - Right-of-Way
 - Access & Utility Easement
 - Proposed Gravel Road



Preliminary Housing, Septic, Well and Driveway Layout:
Capybara Short Plat
Latah County, Idaho

Drafted by:	DC
Checked by:	SW
File Name:	4281 Driveway Map
Tab:	Layout
Plot Style	Topo.ctb
Project:	4289-06-20
Date:	11/12/20



Section 16, T39N, R5W, B.M.

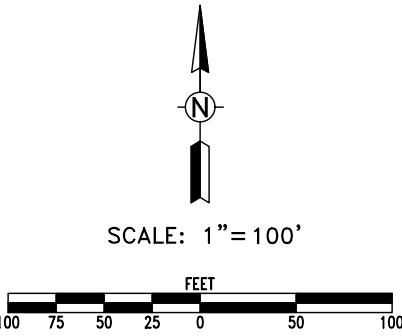
- Survey References:
- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
 - Record of Survey, Instrument #386319, by L. Hodge, PE/LS #3003.
 - Record of Survey, Instrument #497719, by T. Golding, PLS #7379.
 - Warranty Deed, Instrument #600905, Skramstad to Thompson.
 - Warranty Deed, Instrument #600906, Skramstad to Thompson.

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the northeast Corner of Section 16 and the found Southeast corner of the Northeast Quarter of Section 16, said bearing being S0°34'10"W.

- Surveyor Narrative
- The purpose of this survey was to locate, monument and map the boundaries of the Thompson Development, LLC Property, per Warranty Deeds, Instruments #600905 & #600906, and to Plat a portion of said Parcels into 4 separate Lots, as shown hereon.
 - The east line of the Northwest Quarter of Section 16 was located to establish the Basis of Bearings and primary boundary control. The Parcels described in Warranty Deeds, Instruments #600905 & #600906 were rotated to project basis and located accordingly.

- Legend
- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
 - Set 1/2" Diameter Rebar w/ Yellow Plastic Cap Stamped "Easement PLS 17534"
 - Found 5/8" Diameter Rebar "PLS 7379" or as Described
 - Metal Detector "Buzz" at Record Pin Location, per Record of Survey Instrument #386319
 - Calculated Position
 - Lot 1
 - Curve Data, See Curve Table
 - Line Data, See Line Table
 - Record Data, See Survey References
 - Plat Boundary Line
 - Lot Line, Created this Platting
 - Existing Parcel Boundary
 - Parcel Boundary to be Made Obsolete
 - Section/Section Subdivision Line
 - Centerline
 - Right-of-Way
 - Access and Utility Easement



NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

M. _____

HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____



Capybara Short Plat
Section 16, T39N, R5W, B.M.,
Latah County, Idaho

Drafted by: SW

Checked by: MED

File Name: 4281 Short Plat

Tab: Layout

Plot Style Primary.ctb

Project: 4281-07-20

Date: 11/12/20

Section 16, T39N, R5W, B.M.

Legal Description

A parcel of land located in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, in Lots 1 and 16 of the Plat of Section 16, Latah County, Idaho, described as follows:

Commencing at the northeast corner of Section 16, thence along the east line of the Northeast Quarter of Section 16, S0°34'10"W, 1389.06 feet to the southeast corner of said Northeast Quarter; Thence along the south line of said Northeast Quarter, N89°44'48"W, 659.82 feet; Thence N0°30'12"E, 40.00 feet to the southwest corner of Lot 16 of the Plat of Section 16; thence along the south line of said Lot 16, S 89°44'48"E, 67.50 feet to the **Point of Beginning**:

Thence N38°51'29"E, 453.99 feet;
Thence 196.95 feet along a curve to the right, said curve having a Delta = 56°25'19", Radius = 200.00 feet, Chord = 189.09 feet and a Chord Bearing = N22°55'51"W;
Thence 33.38 feet along a Curve to the left, said curve having a Delta = 54°38'57", Radius = 35.00 feet, Chord = 32.13 feet and a Chord Bearing = N22°02'40"W;
Thence N49°22'09"W, 41.82 feet to the southeasterly right-of-way line of Robinson Park Road;
Thence along said southeasterly right-of-way line the following six courses:
Thence N44°33'34"E, 25.06 feet;
Thence N36°42'09"E, 53.49 feet;
Thence N29°19'52"E, 99.00 feet;
Thence N16°33'25"E, 94.97 feet;
Thence N12°06'48"E, 114.16 feet;
Thence 397.56 feet along a curve to right, said curve having a Delta = 56°56'45", Radius = 400.00 feet, Chord = 381.39 feet and a Chord Bearing = N40°35'10"E to the east line of Lot 1 of the Plat of Section 16;
Thence along said east line S0°34'10"W, 607.80 feet to the northeast corner of Lot 16 of the Plat of Section 16;
Thence along the east line of said Lot 16, S0°34'10"W, 618.71 feet to the southeast corner of said Lot 16;
Thence along the south line of said Lot 16, N89°44'48"W, 552.37 feet to the **Point of Beginning**.

Parcel contains 8.62 acres, more or less.

Certificate of Owner

Know all people by these presents: that Thompson Development, LLC is the owner of the land and premises included in this plat and have caused said land to be subdivided and platted as shown hereon as an addition to Latah County, Idaho, to be known as Capybara Short Plat and hereby dedicate the access and utility easement, over and across Lot 3 for the benefit of Lots 2 and 4.
The owner declares that individual lots will be served by individual wells in accordance with section 50-1334, Idaho code. In witness of this declaration, I set my hand:

Garret Thompson
Member, Thompson Development, LLC

Date

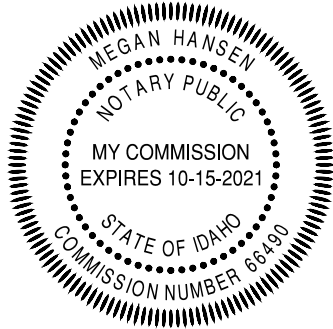
Acknowledgment

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

On this _____ day of _____, 2020, before me, personally appeared, Garret Thompson, known or identified to me to be a member of Thompson Development, LLC and the person whose name is subscribed to the foregoing instrument on behalf of said Thompson Development, LLC and acknowledged to me that Thompson Development, LLC executed the same.

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

Notary Public, _____
Residing in _____
My Commission Expires _____



Approvals:

Acceptance of this dedication shall not cause any obligation or liability to be imposed upon the North Latah County Highway district (I) to undertake highway improvements and (II) to bear any costs to construct, reconstruct and/or acquire rights-of-way for any highway in the State of Idaho highway system. Accepted and approved by the North Latah County Highway District this _____ day of _____, 2020.

North Latah County Highway District

Accepted and approved by action of the Latah County Commission at their regular meeting with a quorum present on _____, 2020.

Chairholder, County Commission

Accepted and approved by the Latah County Surveyor this _____ day of _____, 2020.

Latah County Surveyor

I hereby certify that taxes and assessments on the property shown hereon have been paid for _____ and preceding years as of this _____ day of _____, 2020.

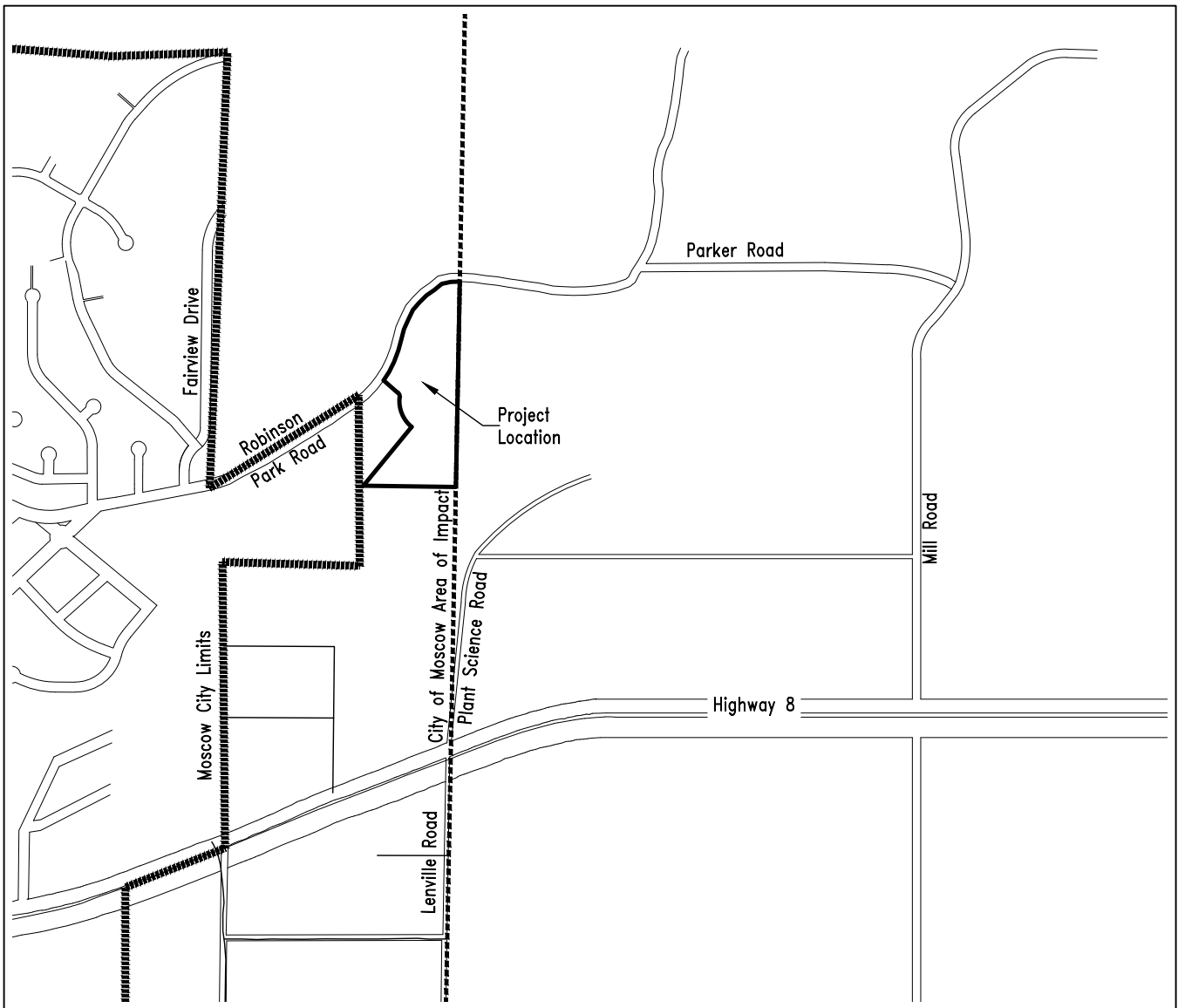
Latah County Treasurer

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval

Public Health - Idaho, North Central District

Date

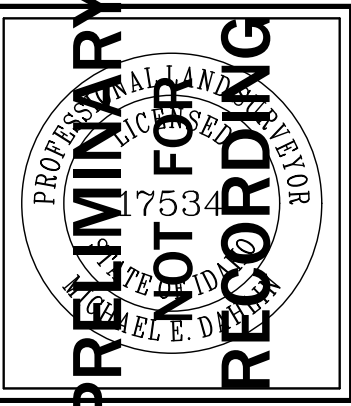
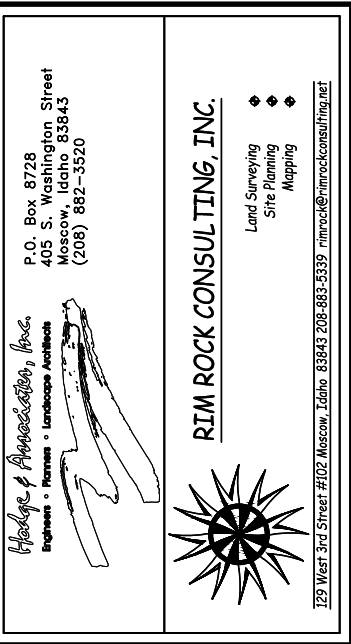
VICINITY MAP



Not to Scale

Surveyor's Certificate

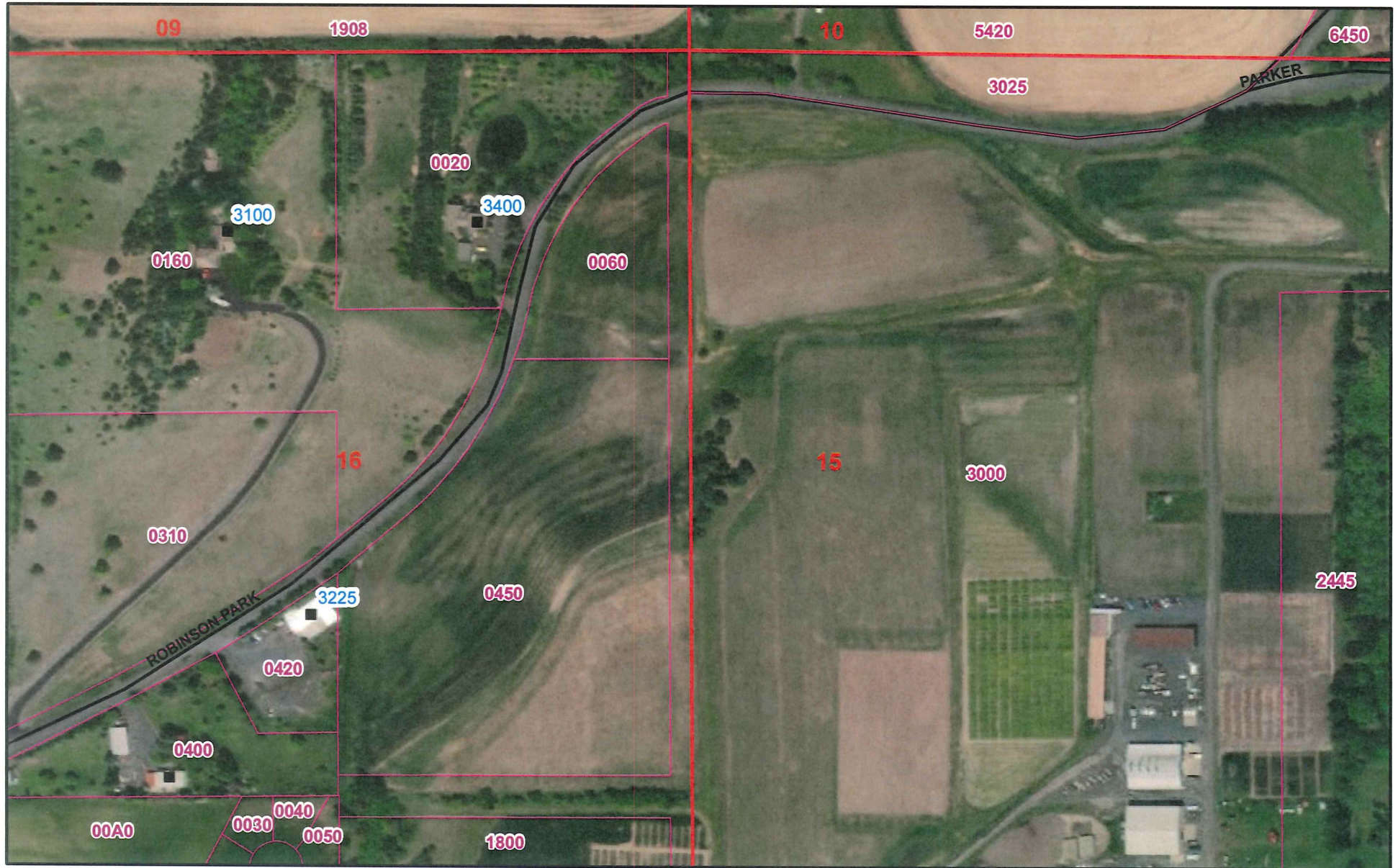
I, Michael E. Dahlin, PLS #17534, State of Idaho, hereby certify that this plat represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the lots, distances and monuments have been measured and located as shown hereon. Witness my hand and seal this, _____ day of _____, 2020.



Capybara Short Plat
Section 16, T39N, R5W, B.M.,
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	4281 Short Plat
Tab:	Sign
Plot Style	Primary.ctb
Project:	4281-07-20
Date:	11/12/20

NO. _____ AT THE REQUEST OF: _____
DATE & HOUR: _____
HENRIANNE WESTBERG
LATAH COUNTY RECORDER
FEE \$ _____ BY _____



October 5, 2020

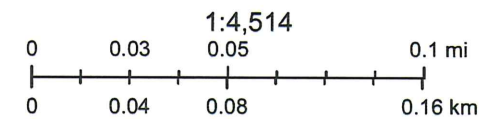
Parcel Boundaries Cadastral Data - Sections CITY

Address Points

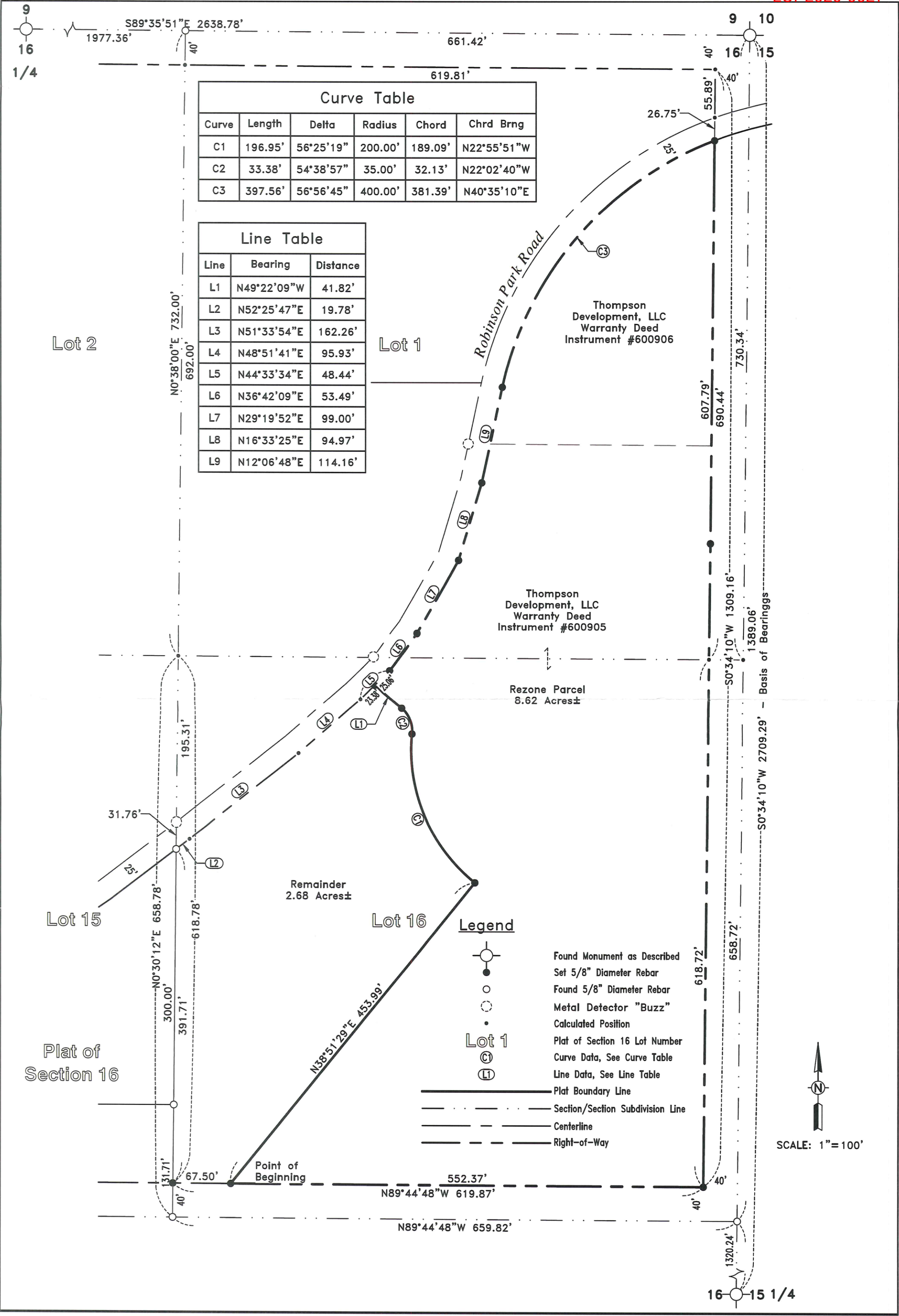
Surface Transportation

Rural Address

ASPHALT



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

Capybara Short Plat
Rezone Exhibit
Thompson Development, LLC
Section 16, T39N, R5W, B.M.
Latah County, Idaho

PRELIMINARY
NOT FOR
CONSTRUCTION

Drafted By: SW
Checked By: MED
Revisions: 10/2/2020
Project: 4281-07-20
File Name: 4281 rezone exhibit.dwg
Date: 10/2/2020

1

Memo

To: Michael Ray, Assistant CD Director

From: Todd Drage, Engineering Technician

CC:

Date: 2020-12-03

Re: Department Review of the Capybara subdivision plat in the Area of City Impact

Upon reviewing the preliminary application for the proposed Capybara subdivision plat, the engineering department has the following recommendations:

- 1) We recommend that public frontage improvements in accordance with City of Moscow Standard Construction Drawings and Specifications be constructed for this development.
- 2) We recommend the dedication of an additional 10' right-of-way along Robinson Park Road be included as well.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Todd Drage