

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://www.ci.moscow.id.us/commissions/Pages/pz.aspx>

**Wednesday
May 23, 2018**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from May 9, 2018

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

2. Correspondence

ACTION: Read any correspondence received and provide staff further direction if necessary.

3. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

4. 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 address for the record and limit your remarks to three minutes.)

5. Approval of Reasoned Statements of Relevant Criteria and Standards for Urban Berm Addition: LUP2018-0007

1. A proposal for a Preliminary Subdivision Plat of a 24,274 sf parcel of land in the Medium Density Residential (R-3) Zoning District to create 8 townhouse lots ranging from 2,700 sf to 3,668 sf in size.

ACTION: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with corrections; or provide Staff further direction as deemed necessary.

6. Indian Hills 9th Addition Final Plat

On April 16, 2018 Moscow City Council approved the Preliminary Plat for Indian Hills 9th Addition with two conditions. On May 8, 2018 the applicant submitted the Indian Hills 9th Addition Final Plat to be reviewed by Planning and Zoning Commission and City Council.

ACTION: Review the Indian Hills 9th Addition Final Plat and recommend approval to City Council; or recommend denial of the Final Plat; or provide Staff further direction as deemed necessary.

7. PUD Base Densities for Zoning Districts

After an inquiry from a developer looking at a PUD option in the Neighborhood Business (NB) Zoning District, it was discovered that there are no PUD base densities listed for numerous zoning districts within the code.

ACTION: Continue to review the missing base density requirements and provide Staff further direction as deemed necessary.

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.

8. Rural Lot Access Requirements

The Zoning Code currently has the requirement that flagpole lots shall not exceed 150 feet in length, which could potentially present some challenges for the development and division of properties within the Agriculture/Forestry, Farm Ranch, and Suburban Residential Zones.

ACTION: Continue to review the issues with the 150 foot flagpole length limitation and provide Staff further direction as deemed necessary.

9. Expiration of Certain Land Use Actions

The Zoning Code currently has time limits to acquire a building permit after approval of certain land use actions such as variances, conditional uses, and special uses. The current expiration date of one year after approval has presented some challenges with larger projects.

ACTION: Continue to discuss the one-year expiration limitation and provide Staff further direction as deemed necessary.

10. Shared Readings

Discuss topics for the next round of shared readings.

ACTION: Discuss the shared reading topics and provide Staff further direction as deemed necessary.

Adjourn

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
May 9, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

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

208.883.7008

The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Mike Nelsen, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Joel Hamilton, Kurt Obermayr, Robb Parish, Nels Reese

ALSO IN ATTENDANCE: Mike Ray, Staff Liaison; Anne Zabala, Council Liaison; Anne Peterson, Deputy City Clerk

1. Approval of minutes from April 25, 2018

RESULT:	ACCEPTED [UNANIMOUS] BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Nelsen

2. Correspondence

None.

3. Transportation Commission Meeting Report

No report.

4. Public Comment

None.

5. Public Hearing: Proposal for a Preliminary Subdivision Plat of a 24,274 sf parcel of land located at 921-925 Public Avenue – Urban Berm Addition: LUP2018-0007

Ray presented the subdivision plat proposal for eight townhouse lots. Subject property is surrounded by other residential uses including single family homes and duplexes. It is within the Neighborhood Conservation designation, as are the properties to the west, south and east. Properties to the north and northeast are designated Auto-Urban Residential. Current zoning is Medium Density Residential (R-3) within which townhouses are a use by right. Proposed lots meet the minimum lot size of 2,000sf and density maximum of 14.5 dwelling units per acre. Applicant is requesting from Council a variance of five feet of the required right-of-way width. In the event this is not approved by Council, Applicant has an alternate subdivision plan prepared that removes one townhouse lot in order to meet the density maximum. Public Works Department is recommending approval of the variance due to the topographical constraints on the property. Water services currently exist within Public Avenue and Public Works has determined the existing system has adequate potable water and fire flows to serve the proposed subdivision. Due to the small area of required parkland dedication (1,632sf), the Parks & Recreation Staff and Commission recommend a fee in lieu of in the amount of \$499.50 based on the current rate of \$13,500 per acre. Public Works recommends the following conditions of approval:

1. The developer shall dedicate an additional five feet of right-of-way along the south side of Public Avenue unless the requested variance is approved by City Council.
2. The developer shall increase the five-foot easement to an eight-foot easement adjacent to the Public Avenue right-of-way.

Ray explained that recommending approval of the plat as presented would inherently include recommending approval of the variance request, so condition #1 above is not really needed. Ray recommended retaining just the second condition above.

Wilson asked for further explanation of the five-foot ROW variance. Ray said current collector street standards call for a 70-foot ROW but the rest of Public Avenue was developed under the old 60-foot standard. The improvements to the street with widening of Public Avenue with curb, gutter, tree lawn, and sidewalk on the south side of the street would still be the same whether the 5-foot variance is approved or not. The effect on the proposed subdivision of requiring the 5-foot additional right-of-way dedication would be a reduction in lots from eight to seven because of reduced lot area not being able to meet the density requirements of the zone.

The public hearing opened at 7:20pm.

Scott Becker, Hodge & Associates, 405 S Washington, is the design professional for applicants Tyler George and David Reed. Becker said the extra ROW wouldn't add anything to Public Avenue so he hoped the Commission would recommend the eight-unit design. The intention is for high-quality homes but at an increased density and better affordability. The street grade will allow for nice architectural variation among the structures.

Gropp asked what the driveway grades would be and Becker said five percent. Cars will back out onto Public Avenue, and they plan for each unit to have a two-car garage with living space above.

Monica Banyi, 938 Peachtree Drive, expressed concern about parking. She said the duplex to the east of subject property has single car garages and up to four more cars park at the curb or on Peachtree, so there isn't parking space for 7-8 more units. She was also concerned about the lack of continuous sidewalks, stating that children in the duplexes on Garfield have to walk through people's yards to the bus stop at the top of the hill, along a 30mph street.

Sara Zaske, 1116 Public Avenue, reiterated concerns about traffic as well as the safety issue of vehicles backing out onto Public. She wasn't against the development but was against the ROW variance because she thought it was better to make the street wider and have lower density housing. She was also opposed to the parkland fee in lieu of payment because eight units could result in many kids who won't have a place to play.

Becker said the five-foot variance wouldn't make the street wider, but simply change where the ROW line is and therefore where the structures could be built. It would also require the sidewalk to make a jog to the south to provide space for the tree lawn which wasn't previously required. Ray pointed out that townhouse standards require shared driveways to preserve on-street parking, so the 24-feet between each driveway approach will provide about five on-street parking spaces in total. He added that parking requirements for townhouses are the same as any single family home, which is two spaces. Between the planned two-car garages and 30-foot driveways, this proposal exceeds the requirement by at least one space per unit. Banyi disagreed that there would be enough street width for on-street parking until Ray explained that the street improvements include an additional 6-7 feet of pavement width added to the south side of Public Avenue. Banyi reiterated that need for continuous sidewalks on at least one side of the street.

The public hearing closed at 7:37pm.

Wilson asked for additional explanation of the parkland dedication requirement. Ray said it used to be at the developer's option but a number of years ago the Code was changed for it to be Council's decision. Code determines the parkland dedication calculation, which in this case would be 1,632sf. The low valuation amount for fee in lieu of is also based on Code which is currently \$13,500 per acre. Commissioners agreed the extremely low land valuation for parkland dedication needs to be addressed by Council. Wilson wondered if the \$499.50 could instead be put toward additional sidewalks farther up the street. Ray replied the parkland payment goes into the general Parks budget for use in developing parks throughout the City, and that developers can generally only be held accountable for improvements adjacent to their own property except in circumstances when a development places an unusually high impact on infrastructure in the area, such as a new school being located in the neighborhood. Ray added that new subdivisions require sidewalks on both sides to avoid this type of interrupted pedestrian access.

Seever didn't see any reason to impose the extra five-foot ROW and agreed extra sidewalk construction shouldn't be imposed upon this developer. Wilson said he didn't mean to suggest the developer be required to provide off-site improvements, he simply thought it might be an alternate use of the parkland fee. Seever said she supports more parks but this dedication requirement is too small to be a useful space.

Wilson moved approval of the subdivision with the condition that the developer increase the five-foot easement to an eight-foot easement adjacent to the Public Avenue ROW.

RESULT:	APPROVED [UNANIMOUS] BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Seever

Seever moved to direct staff to prepare the Relevant Criteria and Standards.

RESULT:	APPROVED [UNANIMOUS] BY ACCLAMATION
MOVER:	Seever
SECONDER:	Gropp

6. PUD Base Densities for Zoning Districts

Ray reviewed which zoning districts are missing PUD base density standards and concluded that in CB and UMC districts, virtually all development options under a PUD are already allowed by right, and PUDs aren't appropriate for the Industrial and RTO zones. That leaves RO and NB as the two zones to address and staff will work on drafting language for Commission review.

7. Rural Lot Access Requirements

Deferred.

8. Expiration of Certain Land Use Actions

Deferred.

9. Other Business

McClure mentioned that, with regard to Subdivision applications, it would be beneficial if staff or developers would provide street standards illustrations to help Commissioners visualize how a proposed development might impact the neighborhood. Ray showed the Engineering street standards and agreed it could easily be included in the future.

Seever said in reading about Pullman's current discussion regarding angled parking, it occurred to her that Moscow is a successful example of angled parking helping to create a nicer downtown. Conversely, it made her realize that Pullman can be a better peer city for Moscow to study examples of what does/doesn't work because Pullman is much more similar to Moscow than Boise, Coeur d'Alene, and other larger cities. Ray said towns where the state highway is also Main Street are at the mercy of the state highway system which is often only focused on moving automobiles. He applauded Moscow's foresight in the 1970's to move the

highway off Main Street to Jackson/Washington. Lewiston and Sandpoint are other good examples where state highways have been rerouted to allow more options for sidewalks, bikes and pedestrians.

Regarding tiny homes, Seever wondered how much energy the Commission should put into the tiny home discussion when it's clear they don't pencil out on traditional single family parcels in this market.

The meeting adjourned at 8:16 p.m.

Wendy McClure, Chair

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A TWENTY-FOUR THOUSAND AND TWO-HUNDRED AND SEVENTY-FOUR SQUARE FOOT PARCEL OF LAND LOCATED AT 921 PUBLIC AVENUE, KNOWN AS THE URBAN BERM ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on March 30, 2018; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 9, 2018; and

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

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

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2009 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a twenty-four thousand, two-hundred and seventy-four (24,274) square foot parcel of land generally located directly adjacent to Public Avenue.
3. The subject property is currently undeveloped and is surrounded entirely by other residential development.
4. Properties to the north of the subject property contain a mixture of large lot rural residential, single family residential, and duplex dwellings. To the west, south, and east of the property are lots which contain mainly duplex dwellings.
5. The subject property contains areas of steep sloping topography that beings to flatten out as the land continues to gain elevation to the southeast corner. There are no drainage ways or natural features that have been identified upon the subject property.
6. The portion of the subject property located directly to the east of Main Street is currently designated as Neighborhood Conservation (NC). NC designated areas,
“intended to preserve the character of many of the City’s existing (built) residential neighborhoods. Within areas designated Neighborhood Conservation, neighborhood specific zoning districts would be established that would describe prevailing lot sizes, permitted uses, and still allow for improvement and expansion of existing development.”

7. The subdivisions to the west, south, and east are currently designated as Neighborhood Conservation (NC). Properties to the north and northeast are designated as Auto-Urban Residential (AU-R).
8. The subject property is currently located within the Medium Density Residential (R-3) Zoning District. The properties to the northwest, west, south, and east are also located within the R-3 Zone, while properties to the north and northeast are located within the Low Density, Single Family Residential (R-1) Zoning District.
9. The R-3 Zone,
“provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan. Uses permitted within the R-3 Zone include single family, two family, twinhome, and townhouse dwellings.”
10. The minimum lot size for parcels within the R-3 Zone is 6,000 sf for single family dwellings, 7,000 sf for two family dwellings, 3,250 sf for twinhome dwellings, and 2,000 sf for townhouse dwellings. Townhouse lots within the R-3 Zone are allowed to be a minimum of 2,000 sf, but the total density of a townhouse development must not exceed 14.5 dwelling units per acre.
11. The minimum lot width for parcels within the R-3 Zone is 60 feet for single and two family dwellings, 30 feet for twinhome dwellings, and 20 feet for townhouse dwellings.
12. The applicant is proposing to subdivide the existing 24,274 sf parcel into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size. Also included in the preliminary plat is Tract A which contains the stormwater detention pond for the development.
13. All of the townhouse lots meet the minimum lot size of 2,000 sf, meet the minimum lot area of 20 feet, and also meet the requirement that townhouse developments must not exceed 14.5 dwelling units per acre in the R-3 Zone. The eight proposed townhouse lots have an average lot size of 3,034 sf and a total density of 14.35 dwelling units per acre.
14. As part of the subdivision, the developer is required to improve the portion of Public Avenue that is directly adjacent to the subject property. Public Avenue is designated as a collector street and the current street standard is a 35 foot of right-of-way on either side of the center line with an 8 foot utility easement adjacent to the right-of-way. The applicant has submitted a preliminary plat showing a 30 foot right-of-way on the south side of Public Ave with a 5 foot wide public utility easement adjacent to the right-of-way. Consequently, the applicant has requested a variance from City Council for the required additional 5 feet of right-of-way along the south side of Public Ave. In the event that the variance is not approved, the applicant has submitted an alternate preliminary plat showing the required 5 feet of additional right-of-way, which has caused the elimination of one lot because the townhouse development would exceed the 14.5 units per acre requirement. So, with the alternate plat there are 7 lots instead of the proposed 8 lots with the original preliminary plat design.
15. Public Works has provided a recommendation regarding the proposed street variance which is included in the attached memo from Bob Buvel, Staff Engineer. Public Works is recommending approval of the variance because of the difficult topography of the subject property directly adjacent to Public Avenue and the properties that surround the subject property being constructed to a 60 foot standard.

16. The Planning and Zoning Commission recommends approval of the proposed street variance based upon the circumstances cited by the Public Works Department.
17. Water services currently exist within Public Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
18. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 0.74 million gallons of water per year ($8 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 0.74 \text{ M gallons/year}$).
19. Sanitary sewer services currently existing within Public Avenue. Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
20. The storm sewer for the subdivision is proposed to be conveyed to a new detention pond at the northwest corner of the development within Tract A. The proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.
21. The Parks and Recreation Department has provided parkland dedication requirements within an attached memo from Dwight Curtis, Parks and Recreation Director. The developer is requesting a fee in lieu of parkland. The net developable land is 23,324 sf and the R-3 Zone requires a 7% parkland dedication requirement which results in a 1,632 sf dedication. At the current rate of \$13,500 per acre, the applicant would be required to pay a fee in lieu of \$499.50. Due to the small parcel size and minimal parkland required, Parks and Recreation staff is recommending that the City accept the fee in lieu of parkland in the amount of \$499.50. This issue was reviewed by the Parks and Recreation Commission on March 22, 2018, and recommended Council approve the fee in lieu of parkland. The Planning and Zoning Commission recommends that City Council accept the fee in lieu of parkland request.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 1, 2018 to discuss the proposed preliminary plat.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **This plat is not contradictory to the Moscow Comprehensive Plan.** The proposed preliminary plat is consistent with the underlying Comprehensive Plan Land Use Designations of Neighborhood Conservation (NC).
2. **This plat is compatible with the Moscow Zoning Ordinance.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Medium Density Residential (R-3) Zone, including lot area, dimensions and other relevant provisions.
3. **This plat is compatible with the Moscow Subdivision Ordinance.** The proposed preliminary plat is consistent and in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly extension of the City's street network, maximum block length, public utilities, and the provision of public parkland.

4. **This plat is considerate of the natural features of the subject land.** The proposed preliminary plat provides for development of the subject property, including the widening of Public Avenue in conformance and consideration of the natural contours of the subject property.
5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.** The subject property has direct access to Public Avenue which is currently designated as collector street. Water and Sewer connections are readily available in the area and the property has been determined to be developable in the City's Comprehensive Water and Sewer System Plans.
6. **Other: None.**

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the twenty-four thousand, two-hundred and seventy-four (24,274) square foot parcel of land with the following condition:

1. The developer shall increase the 5 foot easement to an 8 foot easement adjacent to the Public Avenue right-of-way.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2018.

Wendy McClure, Chair
Planning and Zoning Commission

Memo

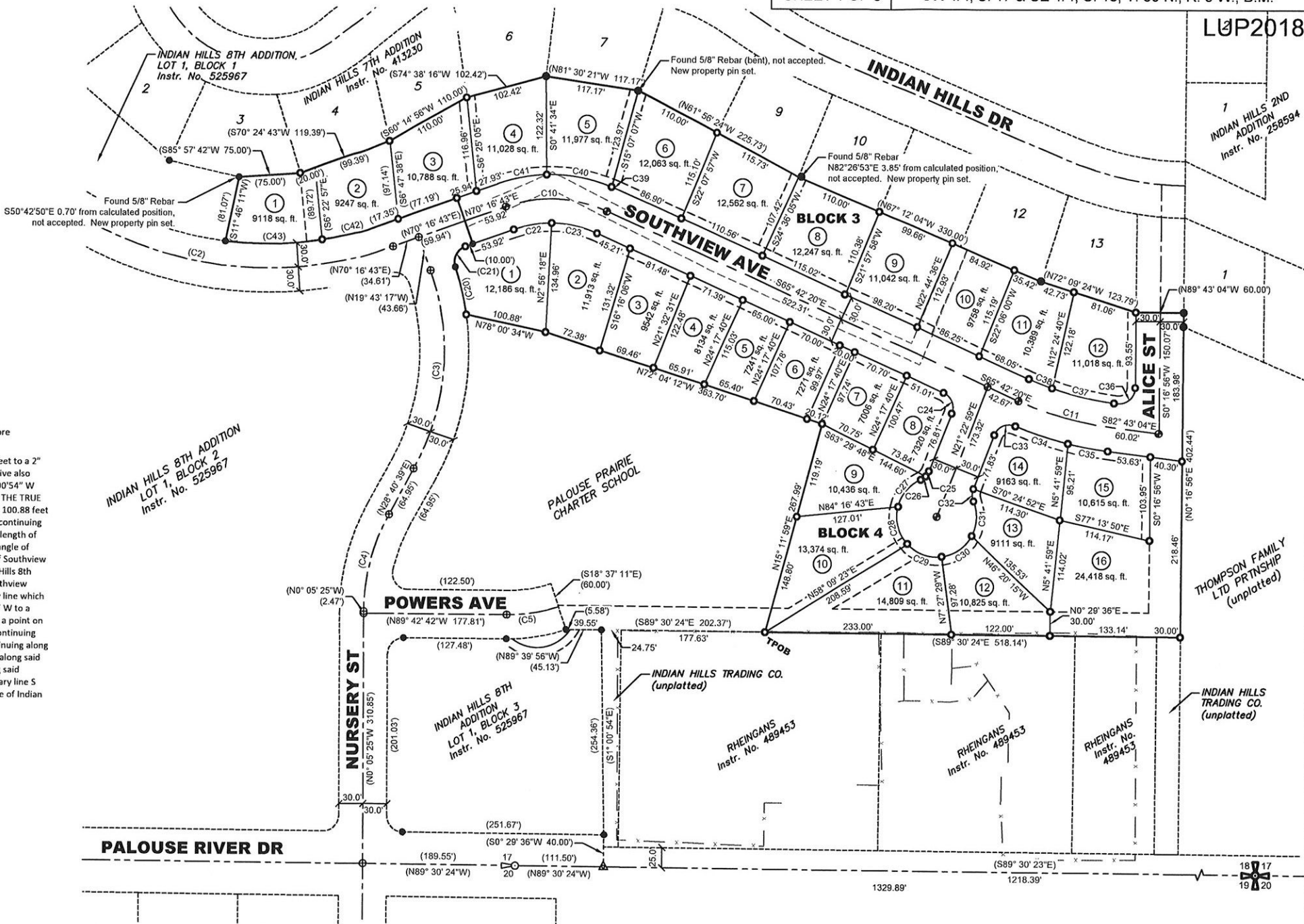
To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: May 18, 2018
Re: Indian Hills 9 Final Plat Review

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. Therefore, Staff recommends that the Commission recommend approval of the final plat for Indian Hills 9 Addition to City Council with no conditions.



BASIS OF BEARING

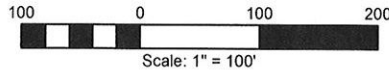
The Basis of Bearing For This Survey Is The South Line Of The Southwest Quarter of Section 17 As Per Record Of Survey For the Nelson Addition Completed on 2-15-1974 by Hamilton and Voeller, Inc.

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 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 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 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 (XXXXXX)
- Record Measurement (XXXXXX)
- 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

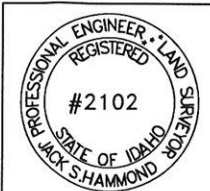
Curve Table,

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'

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'	18°45'09"	S80° 09' 18"W	48.03'
C23	59.29'	140.00'	24°15'47"	N77° 50' 14"W	58.84'
C24	30.40'	20.00'	87°05'19"	S22° 09' 40"E	27.56'
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'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	49.71'	50.00'	56°57'55"	S14° 19' 38"E	47.69'
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'
C32	15.50'	20.00'	44°24'55"	N0° 49' 28"W	15.12'
C33	31.99'	20.00'	91°38'50"	N67° 12' 24"E	28.69'
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'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C37	79.26'	370.00'	12°16'25"	S76° 34' 51"E	79.11'
C38	30.60'	370.00'	4°44'19"	S68° 04' 28"E	30.59'
C39	7.43'	200.00'	2°07'46"	N66° 46' 13"W	7.43'
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'



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 5-03-18	JOB # 1722
SHEET 1 OF 3	Received 5-8-18
DRAWING # 1722-FP1	

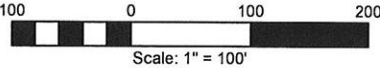
BLOCK 1 BOUNDARY DESCRIPTION

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 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 N12°06'15"E; thence S89°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 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 S53°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 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 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 S6°35'41"E; thence continuing along said right-of-way line S1°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 S44°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 S0°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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CITY OF MOSCOW
LATAH COUNTY, IDAHO

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 5-03-18	JOB # 1722
SHEET 2 OF 3	Received 5-8-18
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 BOARD OF COMMISSIONERS

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

LATAH COUNTY SURVEYOR

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

Latah County Surveyor

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 re-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



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SCALE	
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SHEET 3 OF 3	
DRAWING # 1722-FP3	

Received 5-8-18