

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
February 10, 2021

7:00 PM

Council Chambers
206 E 3rd Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of January 11, 2021 and January 13, 2021 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 at the 1700 Block of Mix Road in the Area of City Impact - LUP2021-0001 and LUP2021-0002 (ACTION ITEM)

1. Proposed rezone of a 13.31-acre area of land located at 1700 Mix Road in within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone.
2. Proposed preliminary subdivision plat of a 13.31-acre area of land located at 1700 Mix Road in within the Area of City Impact to create four (4) lots ranging from 3.00 acres to 3.61 acres in size, referred to as the Harvest Hills 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 to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

NOTICE: Moscow 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.

4. Public Art Lighting Draft Ordinance (ACTION ITEM)

With the installation of the recent public art project, there has been some discussion amongst Staff regarding the lighting of public art in the City. Currently the majority of lighting is required to be full cut-off with up-lighting only permitted in certain circumstances. The Art Department has requested that the Commission review the current lighting ordinance to see if there's a possibility of providing an exemption from the full cut-off requirement for public art. The Commission conducted a special meeting on January 11, 2021 and reviewed different lighting options at the Helioterra public art installation. The Commission then directed Staff to prepare an ordinance amending the lighting code to allow up-lighting for public art.

PROPOSED ACTION: Discuss the draft ordinance and provide staff further direction if necessary.

5. FY2022 Commission Budget (ACTION ITEM)

The FY2022 budget process is underway and the Commission will need to submit their request.

PROPOSED ACTIONS: Discuss and approve the proposed FY2022 budget; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for February 24, 2021.

ADJOURN

PLANNING & ZONING COMMISSION



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

Special Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Monday
January 11, 2021

5:30 PM

Wren Welcome Garden
900 Block of S. Washington St

The meeting was called to order at 5:30 PM

MEMBERS PRESENT: Robb Parish, Vice Chair; Rich Beebe, Scott Gropp, Joel Hamilton, Victoria Seever
MEMBERS ABSENT: Wendy McClure, Michael Nelsen, Nels Reese, Dennis Wilson
STAFF: Mike Ray

SPECIAL AGENDA

1. Public Art Lighting Recap (ACTION ITEM):

With the installation of the recent public art project, there has been some discussion amongst Staff regarding the lighting of public art in the City. Currently the majority of lighting is required to be full cut-off with up-lighting only permitted in certain circumstances. The Art Department has requested that the Commission review the current lighting ordinance to see if there's a possibility of providing an exemption from the full cut-off requirement for public art.

Ray reviewed the proposed code amendments for public art lighting, which would be modeled after the current flagpole up-lighting regulations. Flagpole up-lighting limits lumen levels to 9,000 lumens for residential use and 13,000 lumens for commercial use.

2. Review of Public Art Lighting Options (ACTION ITEM):

The Commission will review several lighting options on the Helioterra public art installation to inform their decision on the proposed code amendment for public art lighting.

The Commissioners viewed three different light fixtures on the Helioterra art installation. The first fixture was 64 watts and 6,500 lumens, the second fixture was 35 watts and 3,500 lumens, and the third fixture was 5 watts and 200 lumens. There was discussion about the noticeable difference in brightness between the three different fixtures, with the 200-lumen fixture having the most desirable outcome in combination with probably two or three additional fixtures of the same style. The style and brightness of each fixture would likely depend on the specific public art installation intended for illumination. A brief discussion on extending electrical conduit and photocells to the various public art locations ensued.

The meeting adjourned at 5:50 PM

Robb Parish, Chair

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

**Wednesday
January 13, 2021**

7:00 PM

**Council Chambers
206 E Third Street**

The meeting was called to order at 7:03 PM

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

MEMBERS ABSENT: Nels Reese

OTHERS: Maureen Laflin (virtual)

STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of December 9, 2020 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as presented, seconded by Parish. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Election of Officers (ACTION ITEM)

Nominate and elect a Chair, Vice Chair, and Second Vice Chair for 2021.

McClure nominated Parish for Chair, who accepted. Hamilton seconded the motion to elect Robb Parish as Chair for the Planning & Zoning Commission. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Parish nominated Wilson for Vice Chair, who accepted. Beebe seconded the motion to elect Dennis Wilson as the Vice Chair for the Planning & Zoning Commission. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Gropp and Hamilton nominated Seever for Second Vice Chair, who declined. McClure nominated Nelsen as Second Vice Chair, who accepted. Parish seconded the motion to elect Michael Nelsen as Second Vice Chair for the Planning & Zoning Commission. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

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

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:

- 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.*

Ray reviewed the applications for the preliminary subdivision plat and rezone from the Thompson Family LLC, as well as the discussion that occurred at the hearing during the last Planning & Zoning meeting in December.

Parish moved to recommend approval of the Reasoned Statement of Relevant Criteria and Standards for the Rezone request to Latah County with no conditions as recommended by Staff, seconded by Hamilton. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Hamilton moved to recommend approval of the Reasoned Statement of Relevant Criteria and Standards for the Preliminary Plat request to Latah County with two conditions as recommended by Staff, seconded by Nelsen. Vote by Acclamation: Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

5. Public Art Lighting Discussion (ACTION ITEM)

With the installation of the recent public art project, there has been some discussion amongst Staff regarding the lighting of public art in the City. Currently the majority of lighting is required to be full cut-off with up-lighting only permitted in certain circumstances. The Art Department has requested that the Commission review the current lighting ordinance to see if there's a possibility of providing an exemption from the full cut-off requirement for public art. The Commission conducted a special meeting on January 11, 2021 and reviewed different lighting options at the Helioterra public art installation.

Ray presented photos taken during the Planning & Zoning special meeting for public art lighting on Monday, January 11th to the Commissioners. There were three (3) fixtures that were demonstrated during the special meeting, with varying levels of lumens used.

Ray compared the lumen range displayed with the current residential and commercial codes for flagpole up-lighting. The first fixture in the demonstration projected around 6500 lumens, the second 3500, and the third fixture 200 lumens. The Commissioners discussed using multiple fixtures of less luminosity per art display at the Special Meeting. The final lights chosen would have a different spread pattern and would be strategically placed to maximize the art display. Each public artwork display would require a different number of lights and specific installation points. Seever suggested selecting the least lumen fixture to maximize potential and versatility. Gropp recommended using light recesses for the final installation, which would have the lights flush with the ground and could be internally angled to direct light. Current code requires that the source of illumination must be shielded or blocked. There was discussion about how the different watts used changed the appearance of the artwork on display.

An amendment to the Outdoor Lighting Code would create an additional exemption for government owned public art and would be inserted after the flagpole lighting exemption. The Commissioners discussed what the maximum lumen count should be, and were generally agreeable that using the current flagpole lighting requirements as a template would be the simplest. Because the City would be installing the lights, it would be a case by case situation for how many lumens and the quantity of fixtures to be used for different art pieces. Some artists might include in their art proposal's a recommended lighting plan, and the Arts Commission could also have a recommendation.

The Commission directed Staff to draft a code for the Public Art Lighting ordinance that would include a maximum number of lumens similar to the flagpole requirements, as well as requiring the source of lighting to be hidden.

REPORTS

1. Transportation Commission Meeting Report

Transportation Commission scheduled to meet on Thursday, January 14th, 2021 to elect officers and discuss neighborhood traffic calming methods.

ANNOUNCEMENTS

January 27, 2021 regularly scheduled meeting is cancelled.

UPCOMING EVENTS/MEETINGS

Next regular meeting scheduled for February 10, 2021.

The meeting adjourned at 7:45 PM

Robb Parish, Chair

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: February 10, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject:

1. Proposed rezone of a 13.31-acre area of land located at 1700 Mix Road in within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone.
2. Proposed preliminary subdivision plat of a 13.31-acre area of land located at 1700 Mix Road in within the Area of City Impact to create four (4) lots ranging from 3.00 acres to 3.61 acres in size, referred to as the Harvest Hills Short Plat.

Attachments:

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

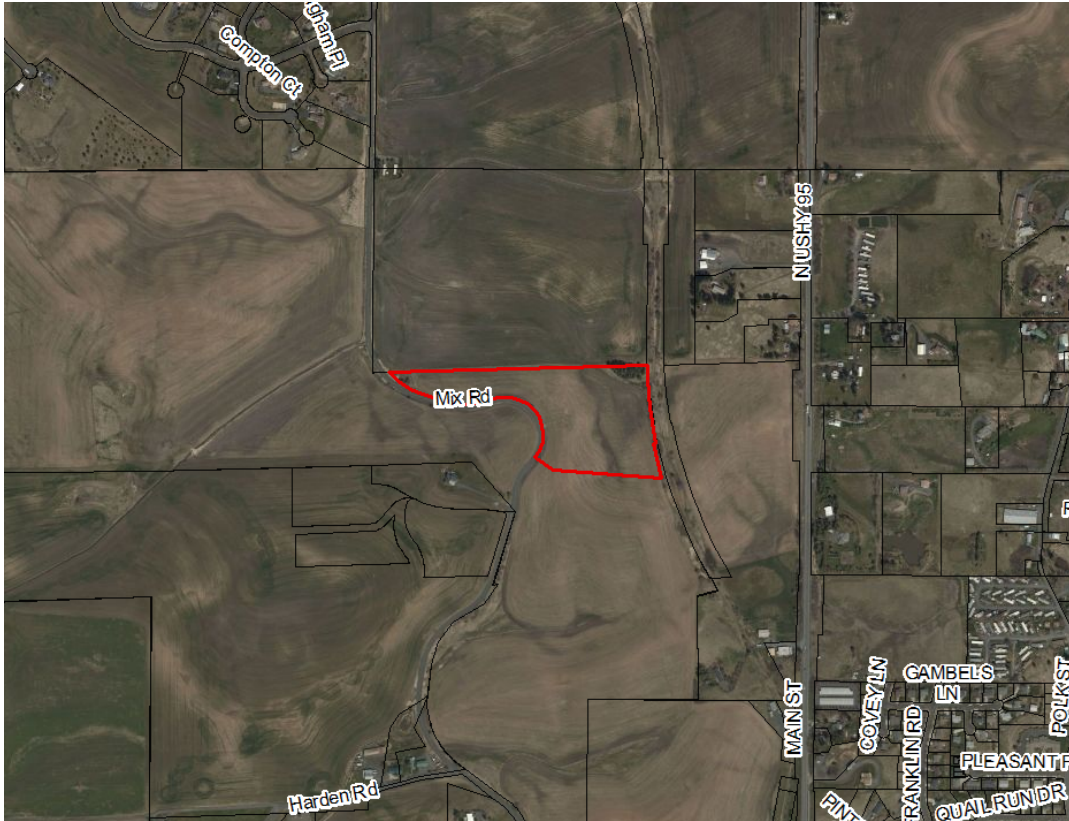
Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Luke Grauke, is proposing to rezone of a 13.31-acre area of land generally located at the 1700 Block of Mix Road from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone. Also included in the proposal is a subdivision plat to create four (4) lots ranging from 3.00 acres to 3.61 acres in size, referred to as the Harvest Hills Short Plat.

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 a 13.31-acre area of land that currently undeveloped and being utilized as agricultural property. The subject property primarily surrounded by agricultural land and rural residential properties.



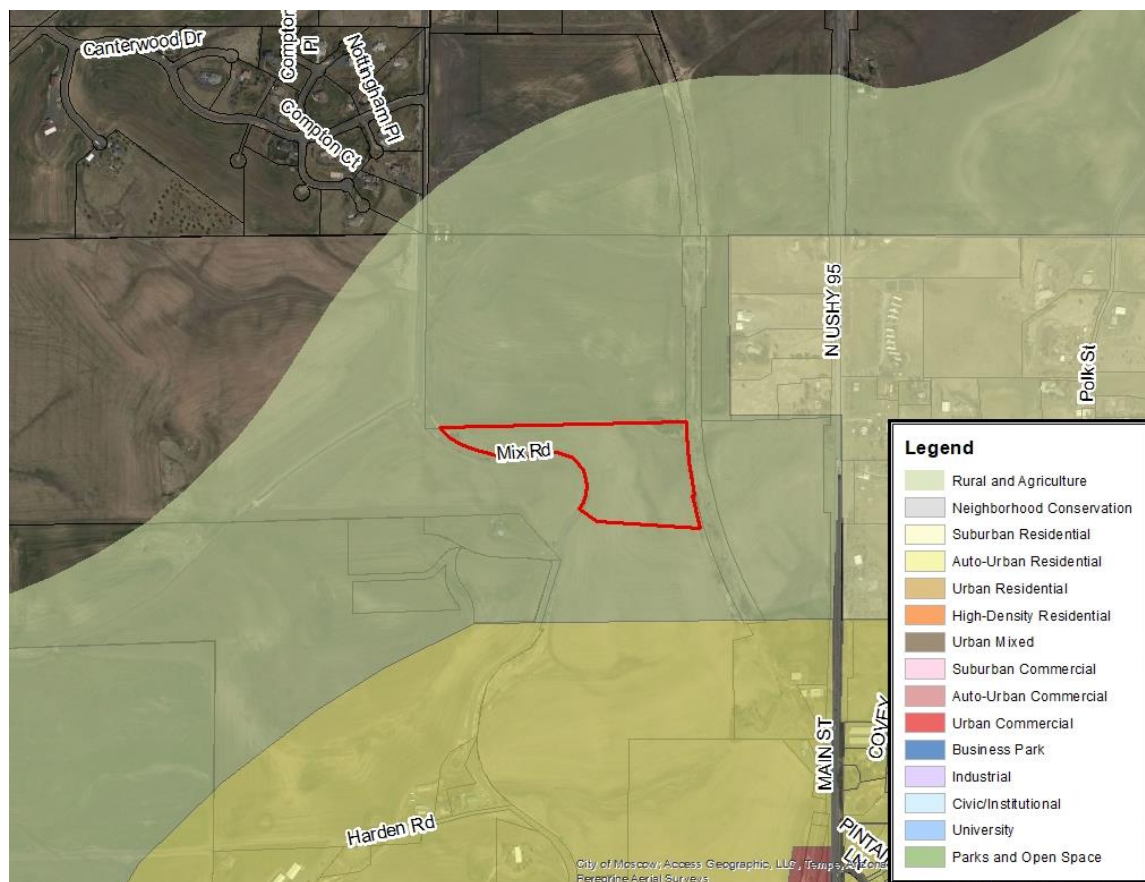
Vicinity Map



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 Rural and Agriculture. According to the Comprehensive Plan, Rural and Agriculture designated areas are intended to,

“allow continued use for agricultural purposes with allowances for limited residential development at very low densities. Lands with this designation should be preserved for agricultural use and development should be directed to areas in closer proximity to the City where municipal utilities are available and land can be efficiently developed and serviced. Areas shown as Agriculture on the Future Land Use Plan are outside of the 10-year growth area (refer to Chapter 5, Public Utilities, Services, and Growth Capacity) and beyond the area for which the City is prepared to provide adequate facilities and services during the horizon of this Plan. Generally, these are found around the periphery of the City and throughout the Area of City Impact. The residential development options allow septic/well and septic/public water (where applicable and warranted) at very low densities, consistent with the intended agricultural character. Appropriate current zones for lands with this designation are Agriculture/ Forestry (AF) and Farm, Ranch, and Outdoor Recreation (FR).”



2019 Comprehensive Plan Land Use Map

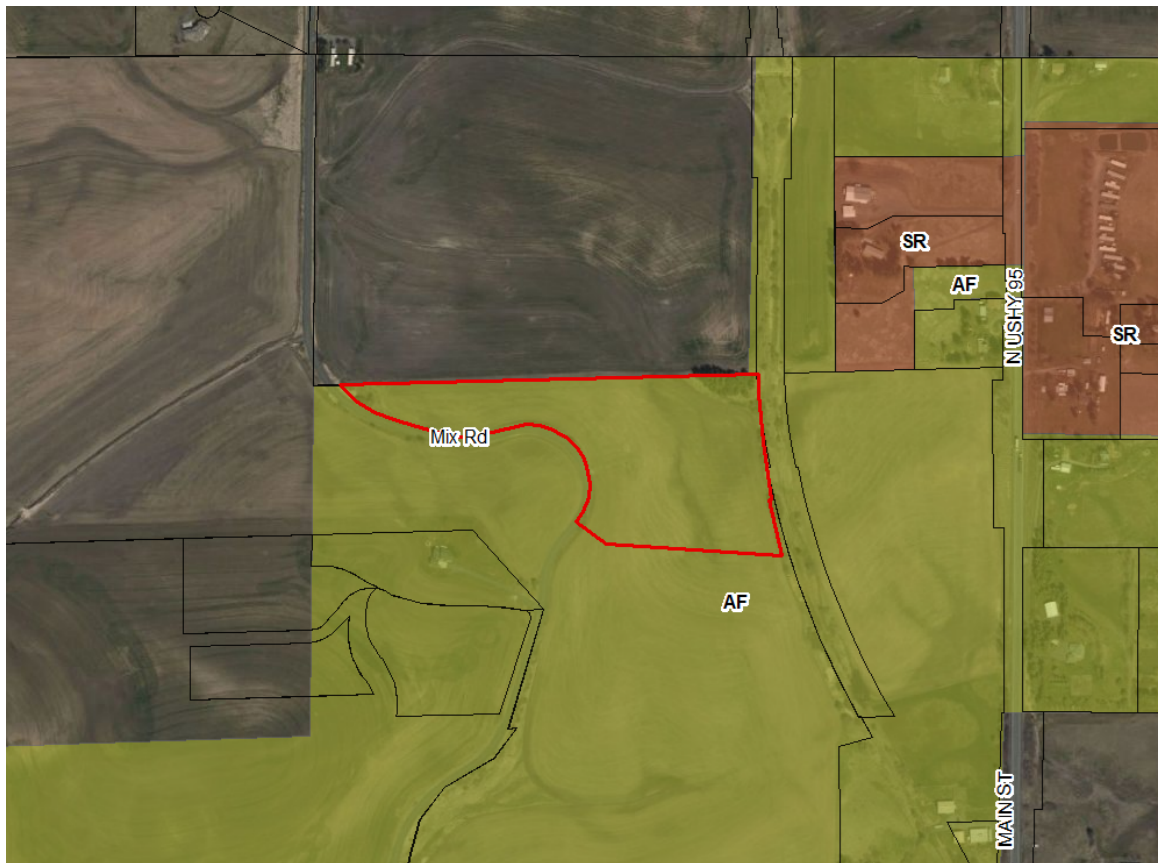
Zoning: The subject property and surrounding adjacent properties are currently zoned Agriculture/Forestry (AF). Numerous properties located to the northeast adjacent to

Highway 95 are within the Suburban Residential (SR). The applicant is proposing to rezone the 13.31-acre area from the Agriculture/Forestry (AF) Zone to the Farm Ranch and Outdoor Recreation (FR) Zone.

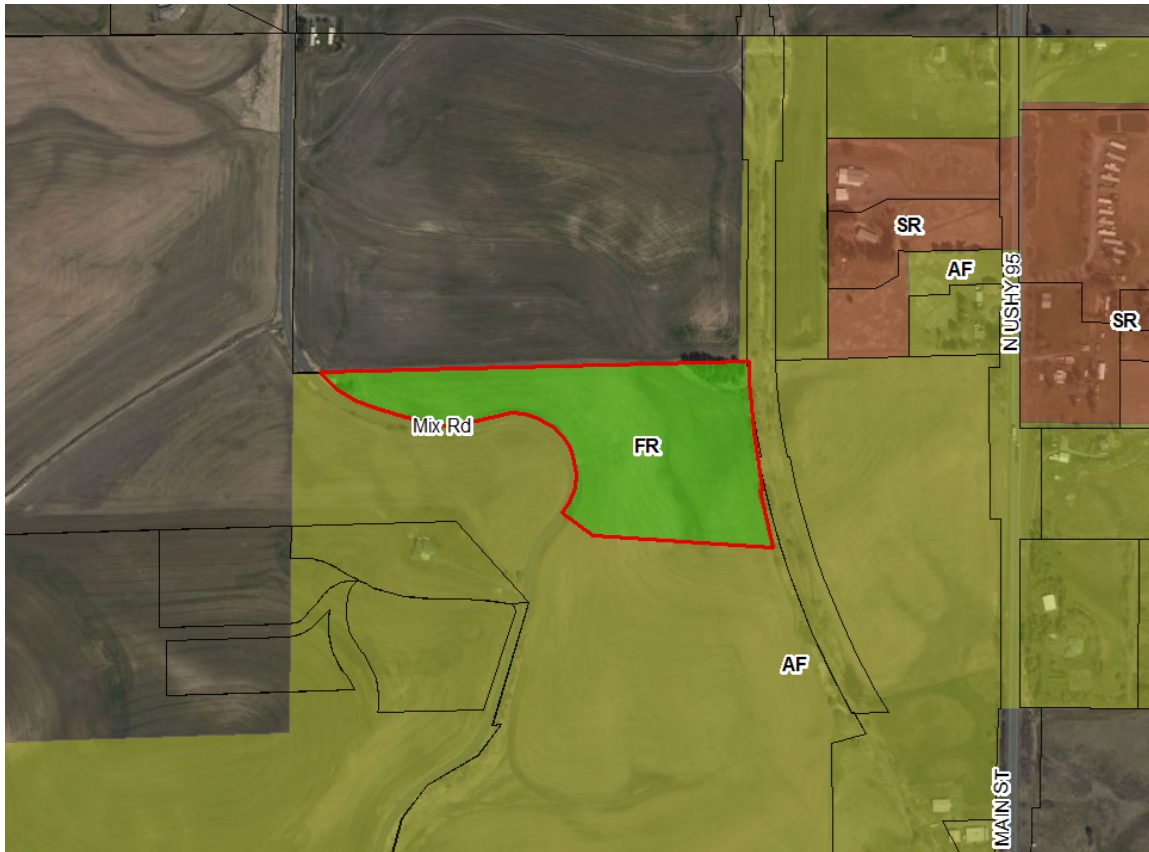
According to the City of Moscow Zoning Code, the FR Zone is,

“intended to permit current agricultural, outdoor recreation and other open land uses to be maintained and at the same time to set minimum standards for the development of similar new uses in order that this open zoning district be protected against spasmodic, disorderly and indiscriminate development until such time as another appropriate use of the land in this zoning district has been determined. It is also intended that newly annexed areas of the City be placed in this classification until land use studies determine the character and appropriate use of such areas.”

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



Existing Zoning



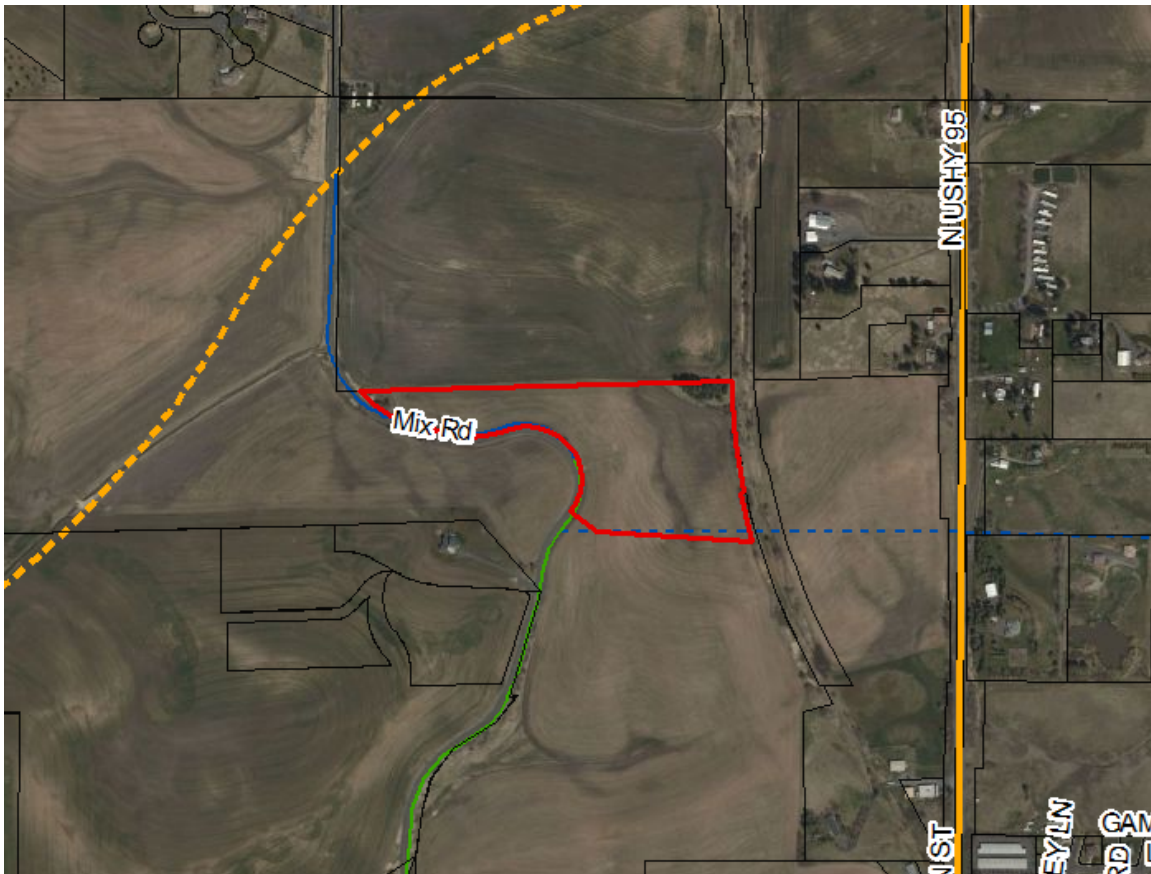
Proposed Zoning

Preliminary Plat: The preliminary plat proposal is to create four (4) lots ranging from 3.00 acres to 3.61 acres in size from the original 13.31-acre area, referred to as the Harvest Hills Short Plat. The proposed lots will remain in Latah County and will be served by well and septic systems. The northernmost lot is proposed to have a driveway approach from Mix Road and the three southern lots are proposed to share a driveway approach from Mix Road. All proposed lots meet the minimum lot size for the FR Zone which is 3 acres and also the minimum lot width which is 125 feet.

Access, Streets, Traffic: The subject property has property frontage on Mix Road which is designated as a collector which transitions to minor arterial adjacent to the subject property. Mix Road 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 Mix Road, an additional 10 feet of right-of-way dedicated for future roadway expansion is recommended by the Engineering Department, as well as street frontage improvements.

On the City's Thoroughfare Plan a future minor arterial street is planned to extend east/west through the subject property from Mix Road and ultimately connect to Highway 95. The 13.31-acre subject property is part of a larger 58.84-acre parcel, which will leave a 45.53-acre remnant property to the south of the proposed subdivision. Since the remnant property to south will likely include the extension of City utilities and annexation, Staff recommends that the east/west street be dedicated and constructed as part of the development of the

remnant property. Additionally, the Engineering Department does not feel that a minor arterial street is warranted for this segment and is therefore recommending that the street be dedicated and constructed to a collector street standard in the future.



Input from Other Departments:

Engineering Division

The Engineering Department has provided comments within an attached memo from Todd Drage, Engineering Technician, dated January 27, 2021.

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 Farm Ranch (FR) Zone with no conditions; and
2. Recommend approval of the proposed preliminary plat with three conditions:
 - a. The applicant shall dedicate an additional 10 feet of right-of-way along the full frontage of the property adjacent to Mix Road to provide 35 feet of width east of the existing centerline of Mix Road to meet the existing collector street standard.

- b. The applicant shall construct public frontage improvements along Mix Road in accordance with the City of Moscow Standard Construction Drawings and Specifications.
 - c. The applicant shall enter into a development agreement which allows for the deferral of the following items until the development of the remaining 45.53 acres:
 - i. The dedication and construction of a collector street that would extend in the east/west direction from Mix Road to the eastern property boundary at an alignment that would allow for the future connection to Highway 95.
 - ii. The dedication of public parkland required for the proposed subdivision and the remaining 45.53 acres.
- 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.



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: Luke Grauke Telephone: (208) 596-2211
2950 Darby Road, Moscow, Idaho 83843
(mailing address)

Relationship to affected property (please check one):

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

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

Name: _____ Telephone: _____
(mailing address)

3. Location of Affected Property: Mix Road

Acres: 13.31 Legal Description: See Attached
(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: Ag Forest to: Farm Ranch
(current zoning) (proposed zoning)

5. **Reason:** Applicant requests a rezone for the following reason(s): The reason for the rezone is to provide additional property ownership opportunities for people who want to purchase larger suburban parcels for home sites.
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 is consistent with comprehensive plan goals of preserving the character of the rural surrounding land while helping to achieve a solid broad based and sustainable economic foundation.
- B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
- The parcel to be rezoned is in logical proximity of other homes and along a heavily traveled corridor providing access to franchise utilities and making the site a logical location for development
- C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
- The proposed primary proposed uses of the property will for residential development.
- 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 be 3+ acre residential parcels.
The site has excellent sight distance for access to an existing Highway District Road.
The development will be small enough not to over burden the School District or other taxing districts
- E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.
- The development will be four 3+ acre residential lots.

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.

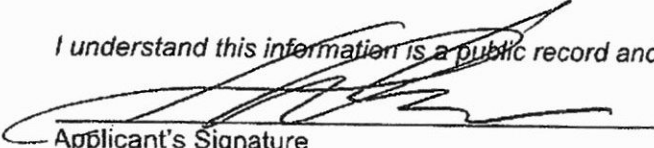
The City/County shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request.

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

Date

Nov 2nd 2020

Property Owner's Signature

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: Luke Grauke Telephone: (208) 596-2211
 Complete Address: 2950 Darby Road, Moscow, Idaho 83843
 E-Mail: lukegrauke@gmail.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
 Complete Address: _____
 E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker, PE Telephone: (208) 882-3250
 Complete Address: 405 S. Washington, Moscow, Idaho 83843
 E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

- Proposed Subdivision Name: Harvest Hills Short Plat
- Address(es) or Parcel Number(s): RP39N05W061370
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 13.31 acres, and/or _____ sq.ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
13.31 acres, and/or _____ square feet.
- Total number of lots: _____ Average lot size: _____
- 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 subdivision is

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

Date

Nov 2nd 2020

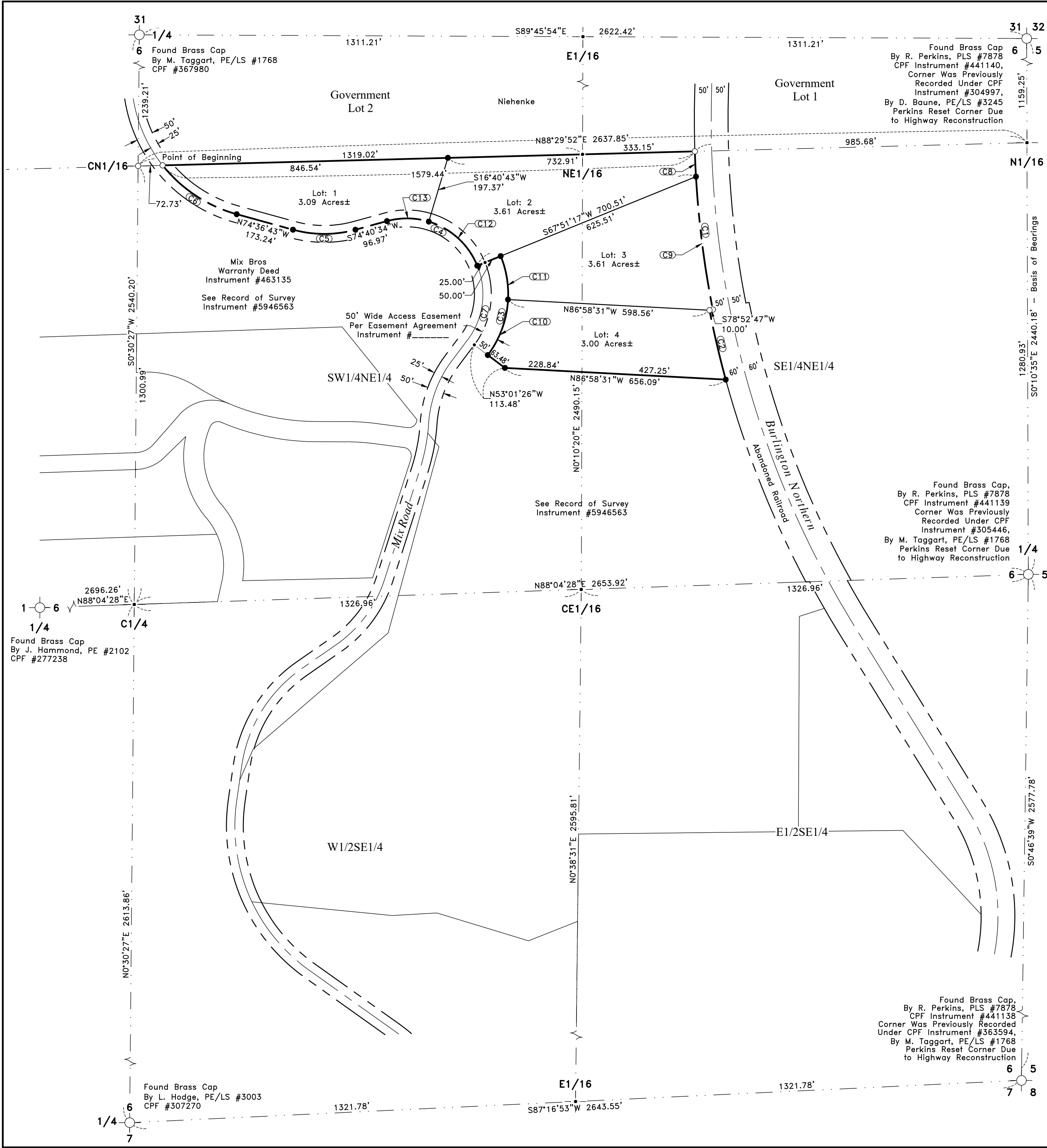
Property Owner's Signature (if different)

Date

Preliminary Subdivision Plat Application

Page 2 of 2

Recieved 01-13-2021

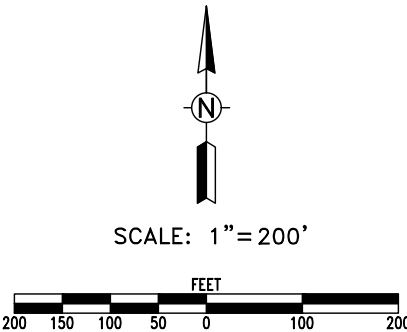


Section 6, T39N, R5W, BM

- Survey References:**
1. Warranty Deed, Instrument #463135, Terry & James Mix to Mix Brothers LLC.
 2. Record of Survey, Instrument #594653, by D. Priest, PLS #6449.

Basis of Bearings
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northeast corner of the Northeast Quarter of Section 6 and the found southeast corner of said Northeast Quarter, said bearing being S0°10'35"E.

- Legend**
- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
 - Found 5/8" Diameter Rebar, by D. Priest, PLS #6649
 - Calculated Position
 - Curve Data, See curve Table
 - Plat Boundary Line
 - Lot Line, Created this Platting
 - Existing Parcel Boundary
 - Section/Section Subdivision Line
 - Centerline
 - Right-of-Way



Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	472.83'	9°17'39"	2914.85'	472.31'	S6°28'23"E
C2	211.46'	4°08'32"	2924.85'	211.41'	S13°11'29"E
C3	309.56'	59°07'18"	300.00'	296.01'	N7°24'56"E
C4	326.64'	83°10'43"	225.00'	298.70'	N63°44'05"W
C5	187.61'	30°42'43"	350.00'	185.37'	N89°58'04"W
C6	267.56'	36°04'14"	425.00'	263.16'	N56°34'35"W
C7	257.97'	59°07'18"	250.00'	246.67'	S7°24'56"W
C8	75.01'	1°28'28"	2914.85'	75.01'	S2°33'48"E
C9	397.82'	7°49'11"	2914.85'	397.51'	S7°12'37"E
C10	177.77'	33°57'05"	300.00'	175.18'	N20°00'02"E
C11	131.79'	25°10'13"	300.00'	130.73'	N9°33'37"W
C12	200.97'	51°10'33"	225.00'	194.35'	N47°44'00"W
C13	125.67'	32°00'10"	225.00'	124.05'	N89°19'21"W

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

_____ M.

HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

RTM ROCK CONSULTING, INC.

Lead Surveying
Site Mapping
Engineering

P.O. Box 8728
405 S. Washington Street
Boise, ID 83725
(208) 852-3526

Handwritten signature: Hodge & Associates, Inc.

Engineer - Hodge & Associates, Inc.
Surveyor - Hodge & Associates, Inc.

PRELIMINARY

NOT FOR RECORDING

PROFESSIONAL LAND SURVEYOR
LICENSED SURVEYOR
STATE OF IDAHO
MICHAEL E. DRYDEN
17534

Grauke Short Plat

Section 6, Township 39 North, Range 5 West, Boise Meridian
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	4345 R0S.dwg
Tab:	Layout
Plot Style	Default.ctb
Project:	4345-11-20
Date:	11/20/20

Section 6, T39N, R5W, BM

Legal Description

A parcel of land located in the South Half of the Northeast Quarter of Section 6, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 6, thence S0°30'27"W, 1239.21 feet, to the northwest corner of the South half of the Northeast Quarter of said Section 6;
Thence N88°29'52"E, 72.73 feet, along the north line of the South half of the Northeast Quarter of Section 6, to the centerline of Mix Road, and the **Point of Beginning**:

Thence leaving said centerline, N88°29'52"E, 1579.44 feet, along said north line, to a point on the westerly line of the Burlington Northern Railroad property, 50.00 feet westerly of centerline;
Thence along said westerly line, 50.00 feet westerly of and parallel to said centerline, 472.83 feet along a curve to the left, said curve having a Delta = 9°17'39", Radius = 2914.85 feet, Chord = 472.31 feet, and a Chord Bearing = S6°28'23"E;
Thence continuing along said westerly line, S78°52'47"W, 10.00 feet, to a point 60.00 feet westerly of centerline;
Thence continuing along said westerly line, 60.00 feet westerly of and parallel to said centerline, 211.46 feet, along a curve to the left, said curve having a Delta = 4°08'32", Radius = 2924.85 feet, Chord = 211.41 feet, and a Chord Bearing = S13°11'29"E;
Thence leaving said right-of-way, N86°58'31"W, 656.09 feet;
Thence N53°01'26"W, 63.48 feet to a point 50.00 feet southeasterly, of the easterly right-of-way line of Mix Road;
Thence S09°56' feet, along a curve to the left, 50.00 feet easterly of and parallel to said easterly right-of-way line, said curve having a Delta = 59°07'18", Radius = 300.00 feet, Chord = 296.01 feet and a Chord Bearing = N7°24'56"E;
Thence S67°51'17"W, 50.00 feet to said easterly right-of-way;
Thence S67°51'17"W, 25.00 feet to the centerline of Mix Road;
Thence along said centerline the following five courses:
Thence 326.64 feet, along a curve to the left, said curve having a Delta = 83°10'43", Radius = 225.00 feet, Chord = 298.70 feet, and a Chord Bearing = N63°44'05"W;
Thence S74°40'34"W, 96.97 feet;
Thence 187.61 feet, along a curve to the right, said curve having a Delta = 30°42'43", Radius = 350.00 feet, Chord = 185.37 feet, and a Chord Bearing = N89°58'04"W;
Thence N74°36'43"W, 173.24 feet;
Thence 267.56 feet, along a curve to the right, said curve having a Delta = 36°04'14", Radius = 425.00 feet, Chord = 263.16 feet, and a Chord Bearing = N56°34'35"W, to the **Point of Beginning**.

Parcel contains 13.31 acres, more or less.

Subject to county road right-of-way for Mix Road

Certificate of Owner

Know all people by these presents: that I, Luke Grauke, am 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 Grauke Short Plat.
I declare 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:

Luke Grauke

Date

Acknowledgment

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

On this ____ day of _____, 2020, before me, personally appeared, Luke Grauke known or identified to me to be the person whose name is subscribed to the foregoing instrument and that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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.

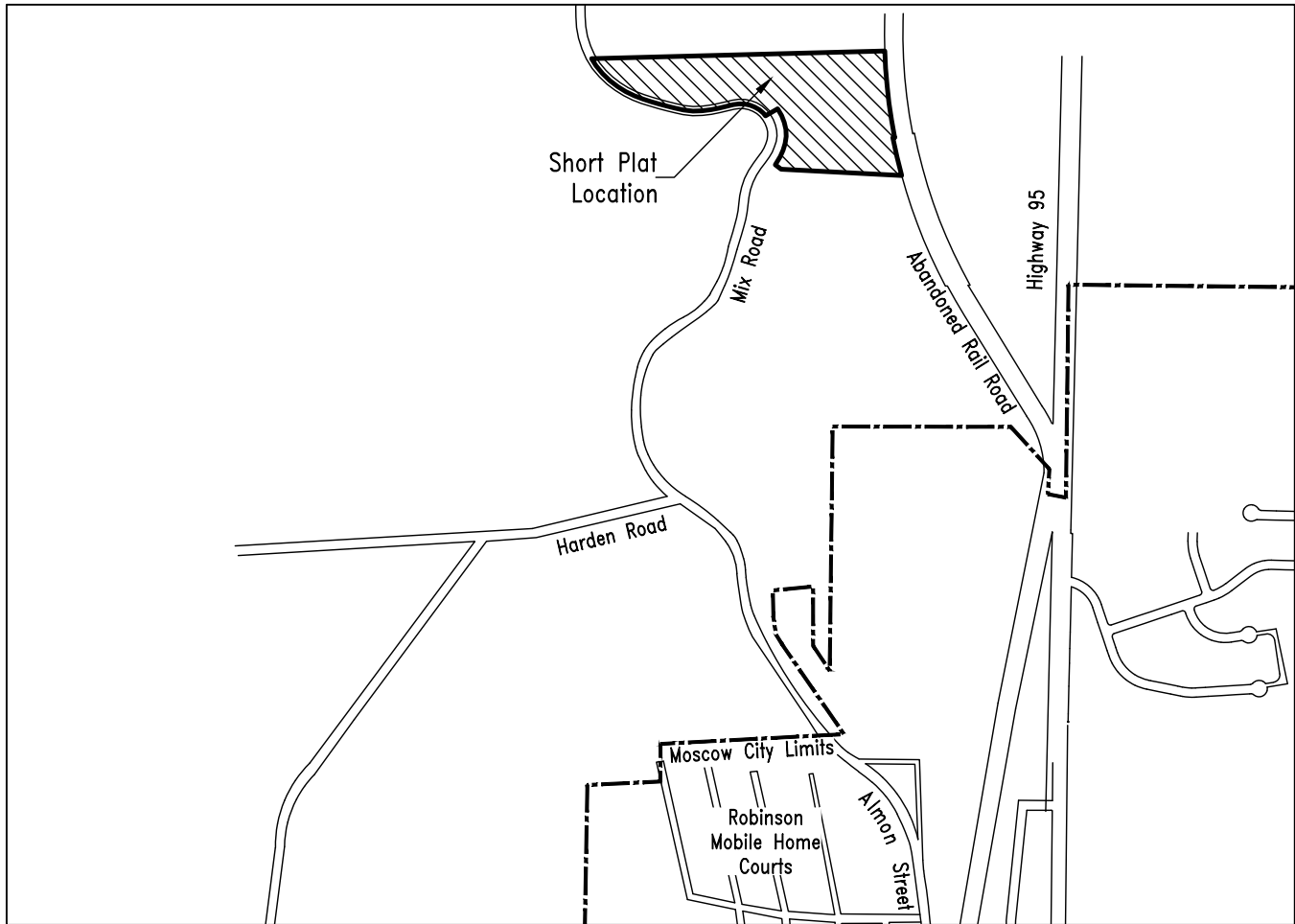
Latah County Treasurer

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

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

_____ M.
HENRIANNE WESTBERG
LATAH COUNTY RECORDER

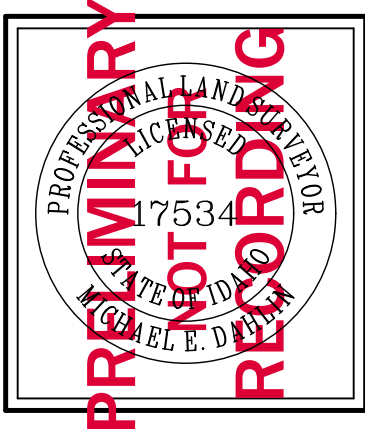
FEE \$ _____ BY _____

Surveyor's Certificate

I, Michael E. Dahlin, PLS #17534, State of Idaho, hereby certify that this Grauke Short 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.

Surveyor Narrative

1. The purpose of this survey was to Subdivide and Plat 4 Lots from the Grauke property, described in Deed # _____ and shown as Parcel 2 on Record of Survey, Instrument #594653.
2. The east line of the Northeast Quarter of Section 6 was located to establish the Basis of Bearings and primary boundary control. The above described parcel was rotated to project basis and located accordingly.



Grauke Short Plat
Section 6, Township 39 North, Range 5 West, Boise Meridian
Latah County, Idaho

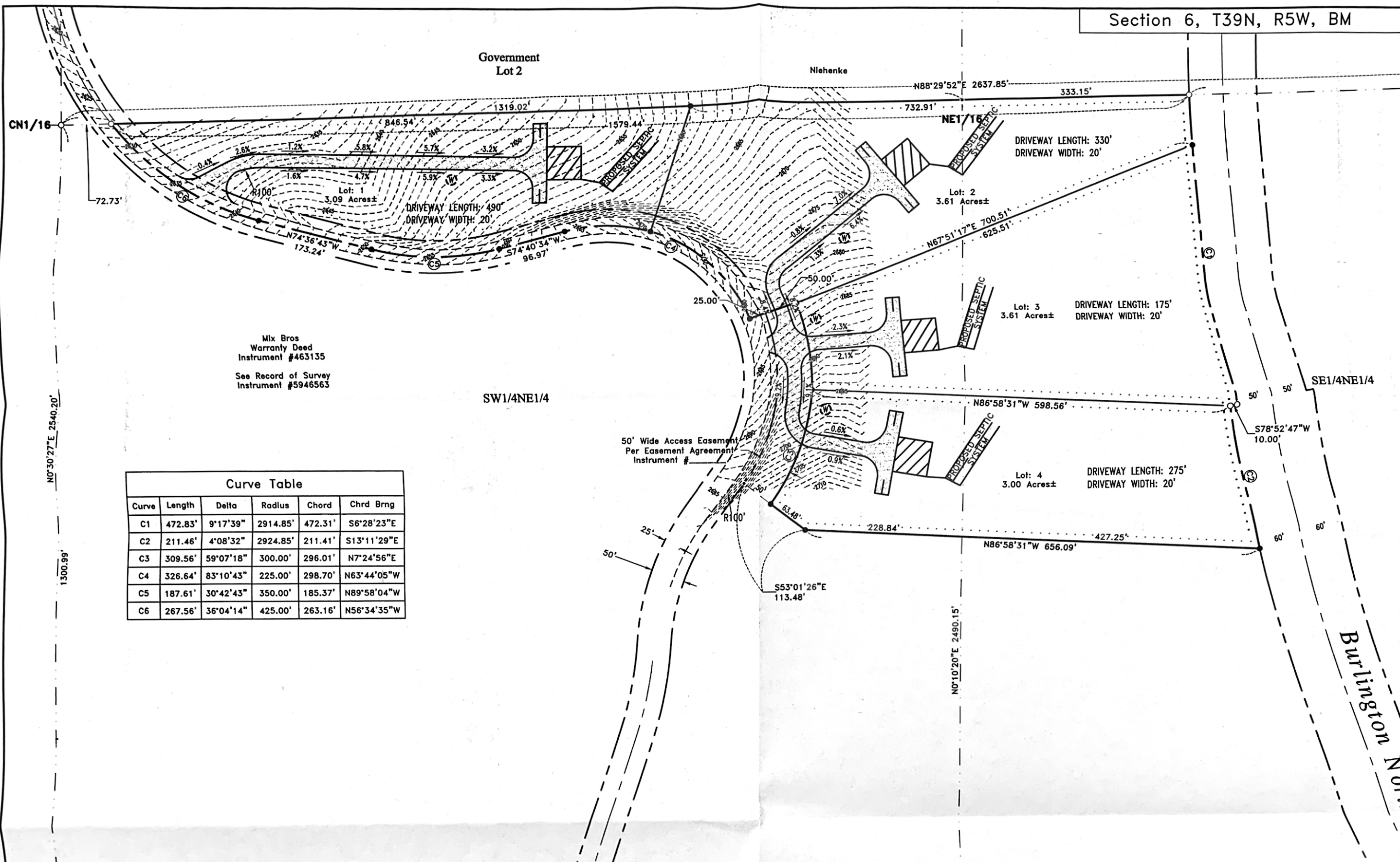
Drafted by:	SW
Checked by:	MED
File Name:	4345 ROS.dwg
Tab:	Sign
Plot Style	Default.ctb
Project:	4345-11-20
Date:	11/20/20

**PRELIMINARY
NOT FOR
RECORDING**

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

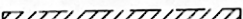
Drafted by:	DC
Checked by:	DEP
File Name:	Driveway Map (2).dwg
Tab:	Layout
Plot Style:	Detail.ctb
Project:	4345-10-20
Date:	11/4/20

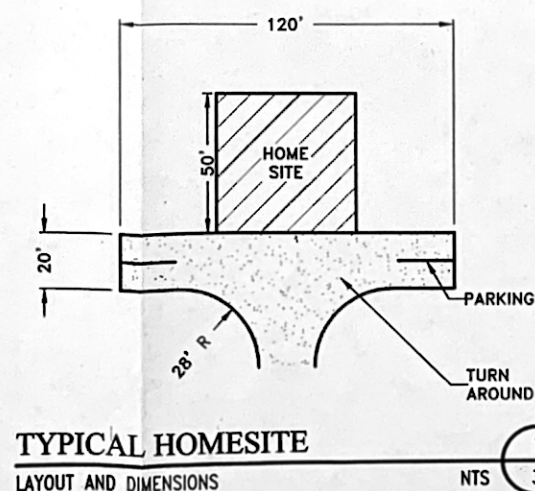
1 of 2



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.

	Found Monument as Described
	Set 5/8" Diameter Rebar w/ Aluminum Cap Stamped "Rim Rock PLS 17534"
	Found 5/8" Diameter Rebar
	Calculated Position
	Proposed Well
	Boundary Line
	Parcel Line
	Set Back Line
	Fence Line
	Centerline
	Right-of-Way
	Access & Utility Easement
	Proposed Gravel Road



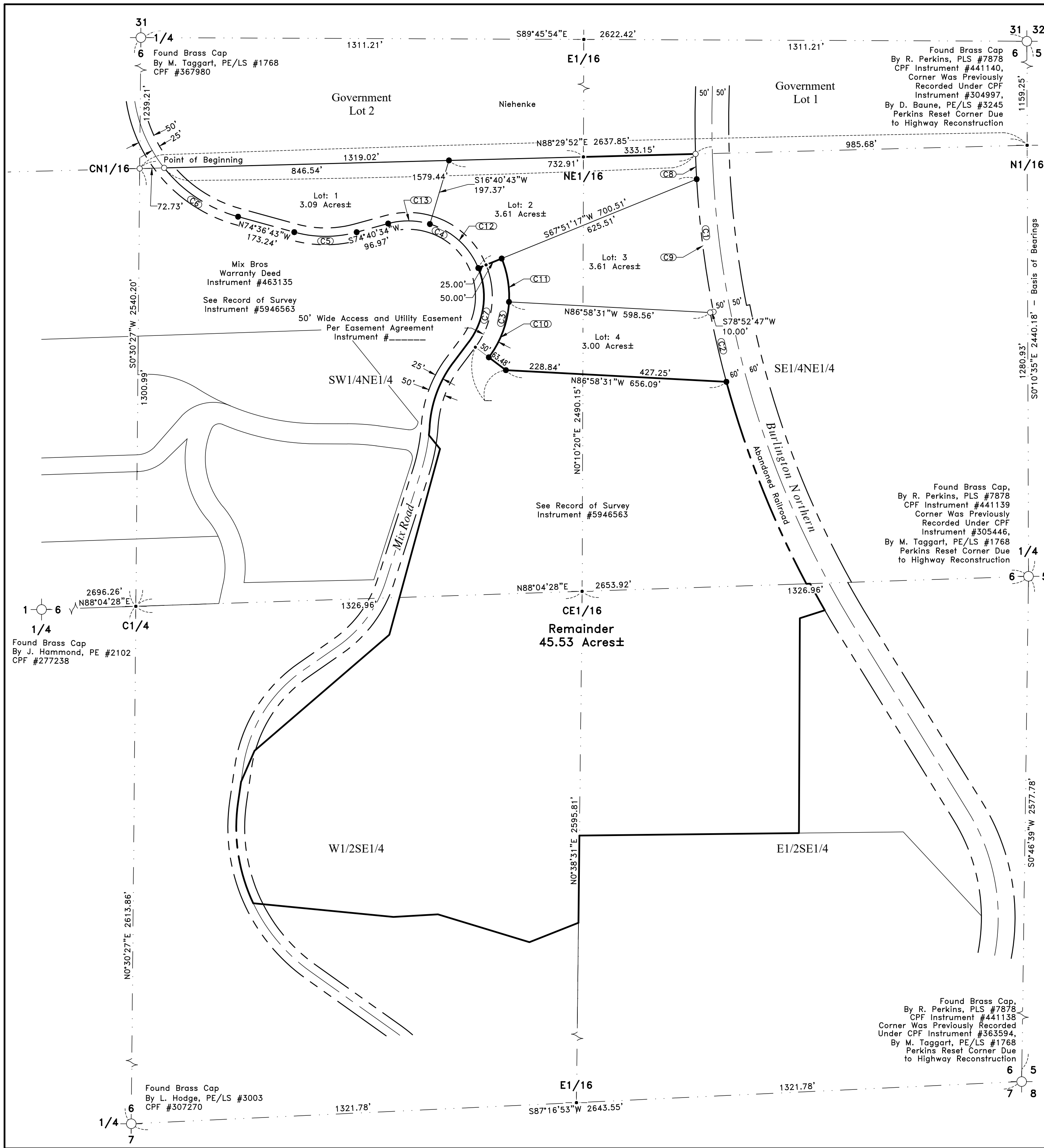
SCALE: 1" = 100'

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FFF \$ _____ BY _____



Section 6, T39N, R5W, BM

- Survey References:**
- Warranty Deed, Instrument #463135, Terry & James Mix to Mix Brothers LLC.
 - Record of Survey, Instrument #594653, by D. Priest, PLS #6449.
 - Warranty Deed, Instrument #609447, Mix Brothers, LLC to GLO Group, LLC.

Surveyor Narrative

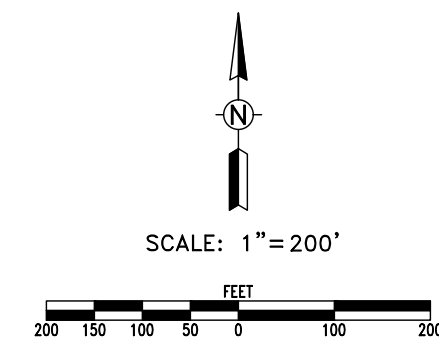
- The purpose of this survey was to Subdivide and Plat 4 Lots from the GLO Group, LLC property, described in Deed #609447 and shown as Parcel 2 on Record of Survey, Instrument #594653.
- The east line of the Northeast Quarter of Section 6 was located to establish the Basis of Bearings and primary boundary control. The above described parcel was rotated to project basis and located accordingly.

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northeast corner of the Northeast Quarter of Section 6 and the found southeast corner of said Northeast Quarter, said bearing being S0°10'35"E.

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Found 5/8" Diameter Rebar, by D. Priest, PLS #6649
- Calculated Position
- Curve Data, See curve Table
- Remainder Boundary Line
- Lot Line, Created this Platting
- Existing Parcel Boundary
- Section/Section Subdivision Line
- Centerline
- Right-of-Way



Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	472.83'	9°17'39"	2914.85'	472.31'	S6°28'23"E
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C10	177.77'	33°57'05"	300.00'	175.18'	N20°00'02"E
C11	131.79'	25°10'13"	300.00'	130.73'	N9°33'37"W
C12	200.97'	51°10'33"	225.00'	194.35'	N47°44'00"W
C13	125.67'	32°00'10"	225.00'	124.05'	N89°19'21"W

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

_____ M.

HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

RTM ROCK CONSULTING, INC.

Lead Surveying
Site Mapping
Mapping

P.O. Box 8728
405 S. Washington Street
Boise, ID 83725
(208) 852-3525

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
LICENSED SURVEYOR
17534
MICHAEL E. DRYDEN

NOT FOR RECORDING

Grauke Short Plat - Remainder Exhibit

Section 6, Township 39 North, Range 5 West, Boise Meridian

Latah County, Idaho

Drafted by: SW

Checked by: MED

File Name: 4345 remainder.dwg

Tab: Layout

Plot Style: Default.ctb

Project: 4345-01-21

Date: 2/4/21

**City of Moscow
Engineering Department**

Memo

To: Michael Ray, Assistant Community Development Director
From: Todd Drage, Engineering Technician
cc: Bob Buvel, Staff Engineer
Date: January 27, 2021
Re: Department review of the proposed Harvest Hills subdivision

Upon reviewing the preliminary application for the proposed Harvest Hills short plat, the engineering department has the following recommendations:

- 1) We recommend that frontage improvements in accordance with City of Moscow Standard Construction Drawings and Specifications be constructed along the Mix Road frontage. Additionally, to accommodate these improvements we recommend that an additional 10' of right-of-way (ROW) be dedicated.
- 2) On the current City Thoroughfare Plan, there is an east/west proposed minor arterial that extends directly to the south of the proposed Harvest Hills subdivision. It doesn't appear that the minor arterial is warranted for that segment, instead we recommend that a collector road be dedicated and constructed as part of the development of the remainder of the property to the south. We recommend this be described in the development agreement for the property.
- 3) We also recommend including the required public parkland dedication in the development agreement for the full build out of this development as well.

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

Regards,

Todd Drage

ORDINANCE NO. 2021 -

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 4, CHAPTER 6, PROVIDING FOR THE AMENDMENT OF THE OUTDOOR LIGHTING CODE TO ALLOW LIGHTING FOR PUBLIC ART; 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.

WHEREAS, on _____, the Planning and Zoning Commission conducted a public hearing upon the amendments contained herein and recommended approval to the City Council; and

WHEREAS, on _____, the City Council conducted a public hearing and considered and adopted the amendments contained herein;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: That Moscow City Code Title 4, Chapter 6, Section 9 be amended as follows:

...

Sec. 6-9. Outdoor Lighting.

A. Purpose.

...

E. Exemptions. The following outdoor lighting may be exempted from the provisions of this Chapter by the Zoning Administrator:

1. Temporary Use Exemptions

a. Outdoor lighting needed during construction projects, provided that reasonable mitigation measures are taken, such as partial shielding or placement of luminaires at an angle to minimize light trespass.

b. Search lights for the purpose of special event advertising, provided that such outdoor lighting shall not exceed three (3) consecutive days and for not more than five (5) such events per business per year.

c. Seasonal outdoor lighting decorations utilizing low-wattage or low-voltage incandescent lamps shall be permitted for public festivals, celebrations, and the observance of holidays except where such creates a nuisance.

d. All temporary emergency lighting needed by a governmental body, franchise, or agency to respond to an emergency.

e. Special event lighting on the University of Idaho campus.

2. Other Exemptions

a. Federal facilities and State and Federal highways.

b. Swimming Pool and Fountain Lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards provided herein, though it must conform to all other provisions of this Ordinance.

c. Flagpole uplighting for flags of government entities, provided that the lit flagpole is set back a minimum of twenty feet (20 ') from any property line, does not cause light trespass, and the maximum lumen output does not exceed thirteen thousand (13,000) lumens in non -residential Zoning Districts and eight thousand (8,000) lumens in Residential Zoning Districts.

d. Public Art Lighting. Lighting used for the illumination of government owned freestanding public art displays, so long as the source of illumination is not visible from any adjoining street or property and the maximum lumen output does not exceed thirteen thousand (13,000) lumens in non-residential Zoning Districts and eight thousand (8,000) lumens in Residential Zoning Districts.

de. Lighting on or for tele-communications or antenna towers or antenna support structures or any related elements thereof which is required by the Federal Aviation Administration or any other State or Federal agency having such authority.

3. Variance. The Zoning Administrator may accept application to the Board of Adjustment for a Variance from the requirements of this Section, subject to the provisions of Section 8 -3 of this Code.

...

SECTION 2: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions. The remaining sections of Title 4 shall be in full force and effect.

SECTION 3: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of the City of Moscow, Idaho, Municipal Code, the definitions contained within those portions of the Moscow Municipal Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2021.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

MOSCOW PLANNING & ZONING COMMISSION FY 2022 BUDGET REQUEST

The Planning & Zoning Commission, despite being required to exist by Idaho Code & absolutely necessary for the legal functioning of the City Council, has no money dedicated to its operations or training. This budget proposal is for benefit of the Planning & Zoning Commission and all of its constituents, including the Mayor, City Council and Moscow residents. It is to aid them in making decisions and recommendations in all of the work that they are charged to do by the Idaho Code and the Moscow City Code, relative planning policies, especially the Comprehensive Plan, and Zoning Code & Subdivision Code matters.

These monies are to ensure that the Commission is well informed regarding local, regional & national planning & zoning matters, including related legal & procedural issues. The Planning & Zoning Commission is the land use specialist citizens group upon which the Council relies for land use recommendations.

- Commission Professional Development Funding (this is proposed to be used to fund costs for attendance to local planning training opportunities, subscription to professional publications and journals, guest speakers and other professional development and training activities) (\$1,500)

Total Request

\$1,500