

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
May 12, 2021**

7:00 PM

**Council Chambers
206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of April 28, 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 a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 235-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the West Palouse River Drive Ball Fields Property and West of the Schweitzer Engineering Laboratories Property within the City of Moscow: Permit Applications LUP2021-0011 and LUP2021-0012 (ACTION ITEM)

1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Residential and Rural and Agricultural to the High-Density Residential and Auto-Urban Residential designations.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.
3. Proposed Preliminary Plat of a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed Comprehensive Plan Land Use Designation with no conditions; or recommend approval of the proposed Comprehensive Plan Land Use Designation with conditions; or recommend denial of the proposed Comprehensive Plan Land Use Designation; or take such other action deemed appropriate.
2. Recommend approval of the proposed Rezone with no conditions; or recommend approval of the proposed Rezone with conditions; or recommend denial of the proposed Rezone; or take such other action deemed appropriate.
3. Recommend approval of the proposed Preliminary Plat with no conditions; or recommend approval of the proposed Preliminary Plat with conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.

NOTICE: Moscow Council and 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. In accordance with the Commission's decision on the Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

4. Public Hearing: Legislative Hearing Providing for the Amendment of Moscow City Code Title 4, Chapter 6; Providing for the Amendment of the Moscow Sign Code (ACTION ITEM)

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff has completed a draft ordinance to convert portion of the sign code into table format and presented the proposed changes to the Latah County Board of Realtors on February 18, 2021.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received, recommend approval of the proposed Ordinance to City Council with no conditions; or recommend approval of the Ordinance with modifications; or recommend denial of the Ordinance; or take such other action deemed appropriate.

5. Final Development Review at 201 W Sixth Street – Sixth and Jackson Development (ACTION ITEM)

On September 8, 2018, the Urban Renewal Agency published a request for proposals for the disposition and development of the portions of their Sixth and Jackson property that would remain after the development of Hello Walk. At the Agency's February 21, 2019 meeting, the Agency Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Mr. Olps for the disposition and development of the Agency's Sixth and Jackson property. On May 13, 2020, the Planning and Zoning Commission conducted a preliminary development review on the proposed project, but the project never advanced to the final review stage. The project was then delayed because of the Covid-19 pandemic and the Agency Board recently approved an updated project schedule at their February 18, 2021 meeting. An updated proposal was submitted to the Agency Board, which is substantially different than the original proposal. Since the subject property is located within the Legacy Crossing Overlay District, the proposed development is subject to the Legacy Crossing Design Guidelines and requires review and approval from the Planning and Zoning Commission. On March 24, 2021, the Planning and Zoning Commission conducted the preliminary development review of the proposed project and approved the proposal with two conditions related to bike parking and stormwater management. The applicant has addressed the two conditions imposed during the preliminary review approval and has submitted final plans for review by the Commission.

PROPOSED ACTIONS: Conduct the final development review of the proposed Sixth and Jackson Development and approve the proposal; approve the proposal with conditions; deny the proposal; or provide Staff further direction as deemed necessary.

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

Proposal for a Planned Unit Development (PUD), Replat, and a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow. Permit Applications LUP2021-0007 and LUP2021-0008:

1. Proposed PUD and Preliminary Plat of a 2.16-acre parcel to create ten (10) twinhome parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,505 to 4,159 square feet in size; and one (1) Neighborhood Business (NB) parcel of 18,812 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

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2. Proposed Preliminary Plat of a 17.2-acre area (Area #2 below) to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for May 26, 2021.

ADJOURN

NOTICE: Moscow City Council and 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.

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
April 28, 2021

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Scott Gropp, Joel Hamilton (virtual), Michael Nelsen, Nels Reese, Victoria Seever, Dennis Wilson
OTHERS: Maureen Laflin (virtual)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of April 14, 2021 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as presented, seconded by Beebe. 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. Public Hearing: Proposed Planned Unit Development (PUD) and Preliminary Plat of a 2.16-acre parcel located at 1606 E. Third Street within the City of Moscow – Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD: LUP2021-0007 & LUP2021-0013 (ACTION ITEM)

Proposed Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

Ray presented the proposal as described above, providing an abbreviated background of Harvest Hills proposals over the past decade and showing the floodplain and stormwater areas on a map. The preliminary replat and PUD were addressed separately, details and information for both provided at length. The PUD application requested a reduction of some of the side yard and front yard setbacks, as well as street side setbacks. Staff recommended that the typically required Type A Landscape Buffer between the Neighborhood Business parcel and adjacent properties not be required except for the proposed 17,905 sf Neighborhood Business parcel. Staff recommended approval of the applications with two conditions regarding stormwater management.

The townhouse parcel of Lot 2 would not have a landscape buffer between it and the Neighborhood Business parcel of Lot 1. The only landscape buffer would be along the western and southern boundary of Lot 1. The PUD process allows for some deviation from standard Neighborhood Business zoned lots, but Lot 1 is considered the front of the entire property which would keep it in compliance with rules regardless of PUD status.

Public Hearing opened at 7:24 PM

Scott Becker (applicant), Moscow, covered the background of the proposed replat and PUD decisions, citing the need to create a smaller private road to keep the properties large enough to comfortably house residences. The center of the private road island is intended to be landscaped.

Phil Rheingans (applicant), Moscow, justified the request to deviate from standard PUD setbacks, stating that there would still be ample room around each building for Fire Department access. There would be an additional landscape buffer next to Lot 2 to accommodate the lack of setbacks on that side, and the parking lot for Lot 1 would also be next to it for more room. The swale indicated on the plans was addressed.

Steve Kadlec, Moscow, was opposed to the PUD and replat, and asked about sustainability surrounding water table uses in future development. The City uses approximately half of its available water rights and the City Council would be the appropriate hearing body to address water sustainability.

Carole Hughes, Moscow, was opposed to the PUD and replat, and asked how the Palouse Basin Aquifer Committee (PBAC) makes decisions regarding current usage and planned future use of the reservoirs. Concern was expressed about using more water than the reservoir can support in the foreseeable future.

Patricia Taylor, Moscow, was opposed to the PUD and replat, and brought up the increase in activity of the proposed PUD and plat area, especially regarding the possibility of having a convenience store on the corner of Third and Mountain View.

Jeanne Elliott, Viola, was opposed to any development, and requested a survey of the Moscow Community before more growth was approved. EMSI and SEL's respective expansions in Moscow will require more employees, which will precipitate growth and result in a city more like Coeur d'Alene. There was concern expressed regarding PBAC's proposed plans for future water supply use.

Elise Augenstein, Moscow, was opposed to any development, and concerned about the flooding of Paradise Creek around Hillcrest, Mountain View, and Bridge Street. The impermeable areas of new developments would influence and increase flooding hazards, and the stream located outside of the proposed plat would also be affected by the proposed growth.

The Paradise Creek Flood Hazard Mitigation Study is currently ongoing and project status, reports, and outcomes will be available in the future. The impervious areas proposed in the plans would all be mitigated by stormwater detention ponds. The stormwater from the east side of the subject property is mostly runoff that currently comes from the Rolling Hills Additions, and would be addressed as outlined in the current proposal.

Kathy Warren, Moscow, was opposed to any development, and concerned about the water supply use in the City. Concern was expressed about street congestion in the proposed PUD and plat area, and it was requested that infrastructure be improved to provide better traffic safety and pedestrian pathways. The Fire Department has reviewed the proposed plans and approved the access and routes regarding the property.

Carole Hughes, Moscow, spoke again and expressed concern about the future development and corresponding congestion on Mountain View. Lack of notice regarding the proposed development was addressed as well as the proposed danger of traversing Jansen Street after completion.

There was a list provided in the agenda packet of the people who were contacted for the developers' Neighborhood Meeting and for the Public Hearing. Moscow City Code requires that notices are sent out to all property owners within 600-feet, which is double the State of Idaho requirements.

Jeanne Elliott, Viola, spoke again about some concerns regarding moving forward with developments during a pandemic when residents could possibly be hesitant to attending public meetings.

Patricia Taylor, Moscow, spoke again and repeated the concerns about school-age children possibly frequenting a store on the Neighborhood Business parcel. A convenience store is not in the proposed plans for the PUD and replat. The whole property is currently designated as Neighborhood Business.

Carole Hughes, Moscow, spoke again and was concerned about Block 1, Lot 1 being zoned Neighborhood Business.

Parish submitted fourteen (14) emailed citizen comments to the public record.

Public Hearing closed at 8:04 PM

The original rezone and preliminary plat that was proposed was recommended for denial by the Planning & Zoning Commission, but was approved by the City Council in 2016. Traffic would be addressed if it became an issue, but the main roads would all have bike lanes, sidewalks, and would be designed to handle the proposed increased traffic in the area. A roundabout is planned to be constructed at the intersection of Mountain View and Sixth Street, as soon as the summer of 2021.

The Commissioners spoke to the request of declaring a moratorium on allowing more people into Moscow, especially regarding the realm of control of the Planning & Zoning Commission. There was talk about the upcoming projects that have been in the works for years and would fill in the empty parcels of the City. It was pointed out that the proposed project is currently zoned Neighborhood Business, and could accommodate a larger commercial business if the proposed PUD is not approved. There followed discussion about providing more affordable housing options as well as pursuing denser community instead of sprawling developments.

Wilson moved to recommend approval of the replat and PUD with the two conditions as recommended by Staff, seconded by Reese. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Nelsen moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

4. Public Hearing: Proposed Preliminary Plat of a 17.2-acre area generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow - Harvest Hills 2nd Addition: LUP2021-0008 (ACTION ITEM)

Proposed Preliminary Plat of a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

Ray presented on the proposed preliminary plat as described above, and went over the background of the land since 2005, which included several MOU's between the developer of Windfall Hills/Harvest Hills and the City. Staff recommends approval of the proposed application with no conditions.

Public Hearing opened at 8:40 PM

Scott Becker (applicant), Moscow, spoke about the time and detail that was put into the proposed project. Phil Rheingans (applicant), Moscow, explained that the proposed lot sizes were designed to be similar to the surrounding neighborhoods, and that the parkland dedication would be larger than required by code.

Dennis Baird, Moscow, spoke neutrally with concern about losing the adjacent stream located north of the property. It was requested to keep the stream as a swale along the valley to potentially sustain the current wildlife utilizing it.

Lynn Baird, Moscow, spoke neutrally about the parkland dedicated areas being located close to each other, as opposed to being separated with more distance or combined into one larger park.

Jeanne Elliott, Viola, was opposed to developmental growth in Moscow and recommended a study on the growth in Moscow. She seconded the sentiment about preserving the wildlife on the subject property that was proposed by the previous commenters. There was also concern about the current water supply and the City potentially adding chemicals to water sources.

Dan Griebbling, Moscow, spoke neutrally and requested a walking path instead of a street along the Jansen Extension.

Phil Rheingans (applicant), Moscow, spoke to the previous comments on the swale, but said it would not be feasible to leave it there because of the need to grade.

Public Hearing closed at 8:54 PM

There was some more discussion about having the Engineering Division look at the possibility of a swale on the subject property. It was proposed to have an evaluation from Engineering as a condition of approval. The conversation continued about how that might complicate the relationship between the private ownership of the property and a City owned, or maintained, swale. There followed some conversation about the island in Amber Court and it being attached to Moser Park.

Gropp moved for to recommend approval of the Preliminary Plat with no conditions as recommended by Staff, seconded by Hamilton. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

Nelsen moved to direct Staff to draft the Relevant Criteria and Standards, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

5. Proposed Final Planned Unit Development (PUD) and Final Subdivision Plat for numerous parcels generally located north of the intersection of Sixth Street and Deakin Avenue within the City of Moscow – University Gateway on Sixth Addition: LUP2021-0014 & LUP2021-0015 (ACTION ITEM)

- 1. Proposed Planned Unit Development (PUD) of a 1.41-acre area to construct twenty-seven (27) townhouse dwellings and a 4-story multi-family building containing eighteen (18) dwelling units with enclosed parking on the ground floor.*
- 2. Proposed Preliminary Subdivision Plat of a 2.49-acre area to create twenty-seven (27) townhouse parcels ranging from 696 to 829 square feet in size; one (1) Multi-Family Residential (R-4) parcel of 0.37 acres in size; and three (3) Central Business (CB) parcels ranging from 0.20 to 0.29 acres in size, referred to as the University Gateway on Sixth Addition.*

Ray presented on the proposal as described above, giving an overview of the preliminary plat that was approved previously, with three conditions as part of the plat approval. There were some slight changes that occurred since the preliminary plat stage, that all had to do with the building design, but did not affect the overall plan that was previously approved. Staff recommended approval be forwarded to City Council with no conditions.

The Commission commented that the proposal appeared to be fairly similar to what was originally approved. It was brought up that the lots that would not be immediately developed would be grass.

Jim Stephens (applicant), Moscow, spoke about keeping the land uniform to Ghormley Park, which meant keeping it as grass, in order to keep the land seamless between the Park, University, and the proposed development.

Wilson moved to recommend approval of the final plat and final PUD with no conditions as recommended by Staff, seconded by Seever. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission Meeting

The next Transportation Commission meeting is scheduled to occur on May 13th.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for May 12, 2021.

The meeting adjourned at 9:14 PM

Robb Parish, Chair

Members of the Planning & Zoning Commission:

It is premature for the Planning & Zoning Commission to approve the Harvest Hills Development proposal, areas 1 & 2, without additional information being provided to the public specifying location of sidewalks, green spaces, traffic lights, landscaping... I urge you to postpone the consideration until specifics are provided.

Area 1, of the Harvest Hills development proposal, the nearest to Mountain View Rd., to include 10 twin homes, 4 town houses and 19,000 sq ft of business space, would seriously increase traffic & congestion, especially from autos entering & exiting businesses, and endanger users, mostly young people at the Middle School, tennis courts, skate park, city pool & playing fields & attendees at the Nazarene & LDS Churches, areas already crowded with autos, bikers & walkers. School buses, emergency, police & fire department vehicles would experience difficulties moving through the narrow area.

Home owners along this short stretch of Mountain View Rd. would be most negatively impacted by Area 1, but everyone in Moscow passing through the area would experience the results of both Area 1 & 2 proposals which would add 72 new units of housing & business..

Area 2, proposes 56 single-family dwellings on not much land without mention of sidewalks, street lights, greenspace, play areas, water use, flood plains...

Notice to the residents of the neighborhoods in the vicinity were alerted to the P&Z meeting by a sign on an undeveloped section of road at Janson & Damen Streets posted 5 or 6 days ago. This is not sufficient notice to those whose lives & properties will be dramatically affected by this development.

I urge the members of the P&Z Commission to postpone action on the Harvest Hills Development, Areas 1 & 2, until residents of the area and Moscow have an opportunity to fully understand what is being proposed and how the resulting development would impact their lives.

Thank you for your consideration.

Carole Hurley Hughes

██████████

Moscow

██████████

#Owner since Nov. 2020 - in the process of renovating & occupying

Resident of ██████ Nearing Rd. - 50 years

Resident of ██████ N. Lincoln 1968-1979

As a resident very close to this project & having lived on Mountain View for the past 41 years I am very concerned about the impact this project will have on the whole neighborhood.

There are much too many homes planned on a small acreage and the business is a ridiculous idea that will bring more traffic & certainly parking problems.

I had fought to have the 3rd street bridge good for cars which would have made much sense since there are only 2 streets to move traffic East-West (D and 6th) but the city only listened to people who aren't impacted by the traffic of Mtn View.

This project is located in flood plains and needs some thorough studies on the impact it might have on us residents living in the lower part of this area.

Many children walk to and from schools, ball parks, Hamilton center all year around and will be more at risk with such heavy traffic.

Please listen to concerned citizens and not to the builder who is only looking at his profit & doesn't care about the impact of his project on the neighborhood.

Sincerely,

Christine Suquet

Sent from my iPhone

Can you please advise how we can gather substantive details on the proposed Harvest Hills development? What is the process for understanding the impact on roads, sidewalks (will there be any), traffic, and impact on kids walking to school? Where is this information?

Further, it is hard to see how some of these lots (or the road) will make sense without undercutting the hillsides of adjacent existing property or building directly on the wetland/creek area. Is there any information gathering or planning that has been done or will be done to show how all this dirt will be moved and hillsides cut into to make these lots and roads? Lines on a map showing lots communicates almost nothing of substance.

It seems like very little information or communication is available for such a large development. Please consider the impact to all your existing tax payers, voters, and long time residents. Please help us understand this without rushing approval for a massive reshaping of our community.

Kind Regards

Daniel and Megan Griebing

[REDACTED]

More time is necessary before the

Planning & Zoning Commission approves the Harvest Hills Development proposal, areas 1 & 2.
Additional information should be provided to the public before any decision is made

Alan Rose

[REDACTED]

Moscow

Dear Commission members, Mayor Lambert, and Moscow City Council ,

I understand you will be ready to reconsider the plans for the Harvest Homes development this week, Wednesday evening. I did not see any publicity about this meeting and came on the listing of your agenda by accident. I reviewed the history of the proposals for this plat in Daily News accounts from 2014 on.

My research and personal connection with this area leaves me with serious concerns about the plans. I could not find anywhere where you have resolved the issue of service vehicles access, congestion, danger to middle school and (when constructed) Logos school pedestrians, and ambulatory Good Sam residents (including myself) and their visiting families, as well as all other regional residents who walk dogs, bike, as well as drive that part of Moscow. These were mentioned early on in the history of this proposal, but I couldn't find follow up.

With the additional traffic the Logos development is already causing, added to the seasonal baseball and soccer attendees use of Mountain View, the proposed Harvest Homes expansion's impact on traffic and quality of life is truly hard to sanction.

I have hiked through that area of the hills and often needed to turn back because of soggy ground. If it by chance on the flood plain?

I would urge you strongly to reconsider this proposal and postpone the final decision without more consideration for and input from Moscow residents and school populations who will be affected.

Sincerely,
Kathy Warren


Hello,

As a long time resident and concerned citizen of Moscow, I am writing in opposition of the planned housing development in the Mt. View Dr. area of east Moscow.

I am astounded at the size of this development. The infrastructure needs alone are reason enough to demand extensive research on the impact of this project. As importantly, and of greater concern is the environmental impact. It was just 2 winters ago that many residents suffered significant flooding in this area. I haven't seen any environmental impact study results and believe these should be not only published but discussed in a public setting. Current residents in the immediate area should be contacted and informed of the increased risks for flooding.

Then there is the devastating toll this will place on the area wildlife, nesting grounds, etc.

This development is bad for Moscow.

Mary Read
[REDACTED]

Greetings,

I am writing to request that the P&Z Commission Weds April 28 Public Hearing on the further development of Harvest Hills be rescheduled and postponed so that the public will have a chance to learn more about the project. The project will have great impact on the area and the neighboring City schools, and recreation facilities, and very few knew about the hearing and what is being planned. Please provide time for more public information and communication.

Thank you.

Joann Muneta

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Please delay the decision on Harvest Hills - or do not approve.

Moscow continues to grow - we need more answers on a limiting resource: WATER.

Please hold your decision until we know from experts what the true costs may be.

Thank you,
Marci Stephens

Before they put anymore houses up there you need to fix and widen the bridge on Mountain View Rd. and clean out the creek so our places won't flood again. Why are the houses so close together? If one catches on fire they will all burn. If everyone else has to have 25 feet between the houses why don't they? Who pays for all the utilities that have to be put in? Do they pay property taxes? When they had the meeting about the first section everyone there was against it and they said to bad they were doing it anyway. Do they have control over the city now? These are a few things I think the public have a right to know. Louise Morbeck

Planning and Zoning -

I'm concerned about the increased density of the Harvest Hills development without some plan about how to handle the increased traffic that will come with that development. I've noticed in the past 35 years that Moscow doesn't plan well to accommodate for the traffic from all the houses to the east to the majority of retail and employment that exists to the west. This puts traffic in areas occupied by children at the middle school, and increases traffic on Est, 6th and 3rd. Those streets are not designed to be major traffic arterials.

Also - Planning and Zoning needs to address the lack of sidewalks and the narrowness of Mountain View from Public Avenue out to Mountainview Park. There's a school that's supposed to be built out there - I can't believe a school can operate out there on a major arterial without any sidewalks. I know that end of town is a hodgepodge of County and City property - if that's the case it all should get annexed into the City.

James Morasch

[REDACTED]

Hello,

My name is Madalyn, I am a current graduate student of architecture. I was born and raised in Moscow and care deeply about this city and its future. I am writing with regards to the Harvest Hills Development. I believe that the next phases of development violates code in regards to the flood plain, the emergency vehicle access and the irresponsible architecture of the first phase.

We forget that houses are not just for sale. Houses are for people and we have to think of them first. The Harvest Hills development is largely inspired by a model of suburbia that has sold us an idyllic image of life but has done so much damage to our individual happiness, the environment and our collective image of the city. Developers can hardly resist the opportunity to make as little money as possible without considering what is best for the city and its inhabitants. We depend on our surroundings to embody the moods and ideas we respect. The repetitive nature of the Harvest Hills development goes against the goals of the city and leaves potential home owners at the mercy of bad design. These homes were designed in a vacuum and show that there was not much thought about the site, the traffic and quality of space. We owe it to the fields that our houses will not be the inferiors of the land they have replaced. We owe it to the worms and the trees that the building we cover them with will stand in support of the goals of the city and the people who dwell here.

I would urge that the current infrastructure on Mountain View road does not support the projected population that will inhabit the development and should be carefully designed by and built by a more responsible and thoughtful group of people. The city should incentivize the developer into creating more walkable and bike able streets and taking care of the ecology that currently exists.

Thank you for your time,
Madalyn A.

To members of the Planning and Zoning Commission,

I am writing to express my concerns over the number of proposed developments occurring within and on the outskirts of the city of Moscow, with an immediate concern about the Harvest Hills development, Areas 1 & 2. My main concerns with this development and the two others (Trail Road and West Palouse River Drive) are:

1. Where are the people coming from that will fill all of these homes?
2. How are these going to be entry level homes when the cost of lumber and other building materials have skyrocketed? Yes, this could just be a passing trend, but all the more reason to postpone the approval until prices go down.
3. What is going to be done with the added congestion and traffic on Mountain View, 6th Street, B Street, and D Street? One fancy crosswalk at 3rd and Mt. View is not going to "cut it".
4. And finally, and most importantly, in my opinion, where is the water going to come from for all these new homes? We are already depleting the water table faster than it can replenish. How is this sustainable?

This feels like a huge increase in housing without much thought to sustainability. There should be more input and discussion with homeowners near these developments and the public in general. I realize this is more difficult to accomplish during a pandemic, but that shouldn't be the excuse. It should be a reason to be more cautious and thoughtful with our actions.

Sincerely,

Suzie Davis

██████████ Moscow

Moscow resident since 1968

Please accept these written comments regarding the proposed Harvest-Hills-PP2-PP1-PUD1---PZ-04-28-21 as I am unable to attend the public hearing. I was unaware of this hearing until 4/27/21.

I have several concerns regarding this development;

1. The land on the North side of area #2 is sub-irrigated. This means that seasonally there can be a lot of ground water near the surface. My concern is that with extensive cut and fill, the remaining slope will become unstable and susceptible to sliding. I have seen this happen while I was the Ferry County Washington Planning Director in the 1980's
2. Building and development should be curtailed or prohibited with the 100 year flood plain. With the current climate changes occurring, a 1 in 100 year flooding is becoming only too common
3. Water availability: As you know, the report by the Palouse Basin Aquifer Committee indicates that the water levels in the Grande Ronde Aquifer are declining. Although there are proposals for additional sources of water, there seems to be more emphasis on development without looking at water sustainability
4. The proposed development will create more traffic on Mountain View. This road already suffers from congestion (left turns) and the lack of sidewalks. What is the plan for improvements to Mountain View?

Please let me know if I may provide more detail regarding the above.

Sincerely

Paul Jehn, Geologist

Dear Planning and Zoning,

Please delay a decision to approve of the Harvest Hills Development. The impact would be huge and change the landscape, character, and traffic of this area.

Thank you for your work!

Karen Jennings



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COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: May 12, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 235-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the West Palouse River Drive Ball Fields Property and West of the Schweitzer Engineering Laboratories Property within the City of Moscow.

Attachments:

1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Preliminary Plat Application
5. Preliminary Plat
6. Legal Descriptions
7. Neighborhood Meeting Materials

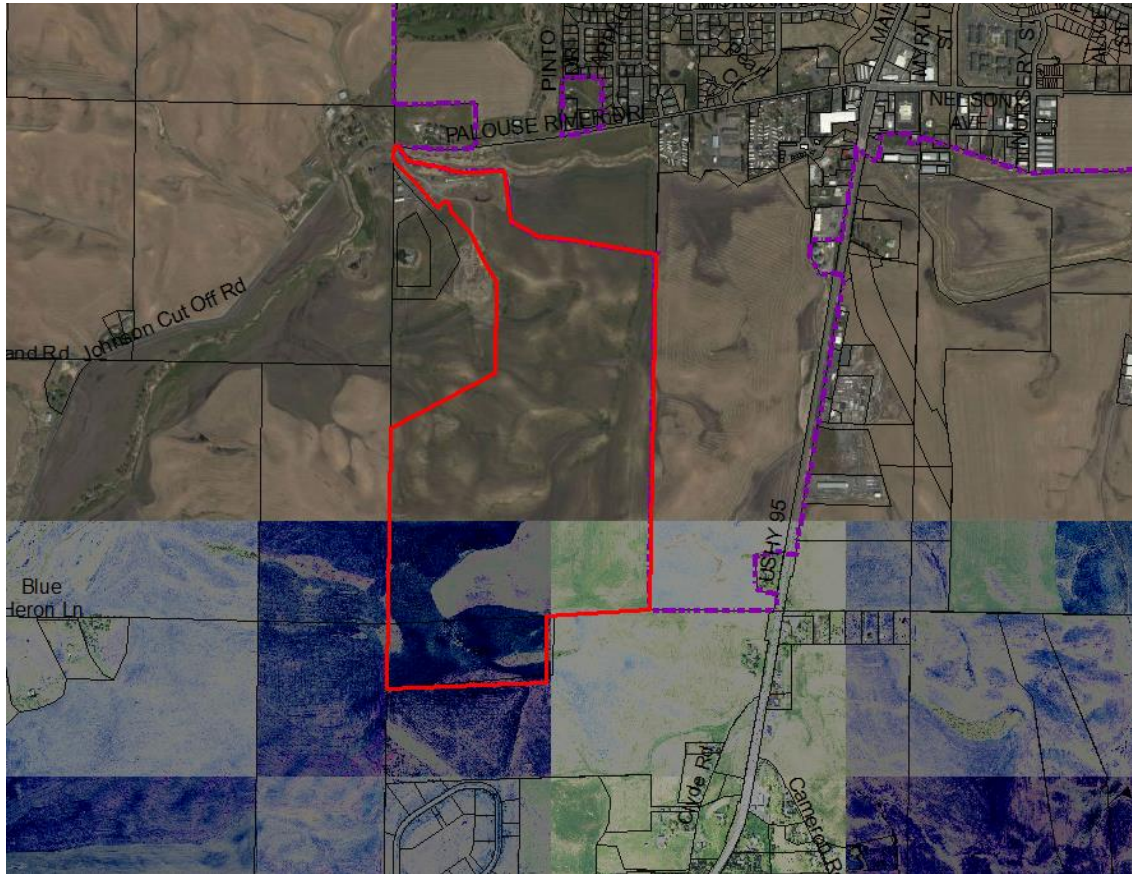
Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

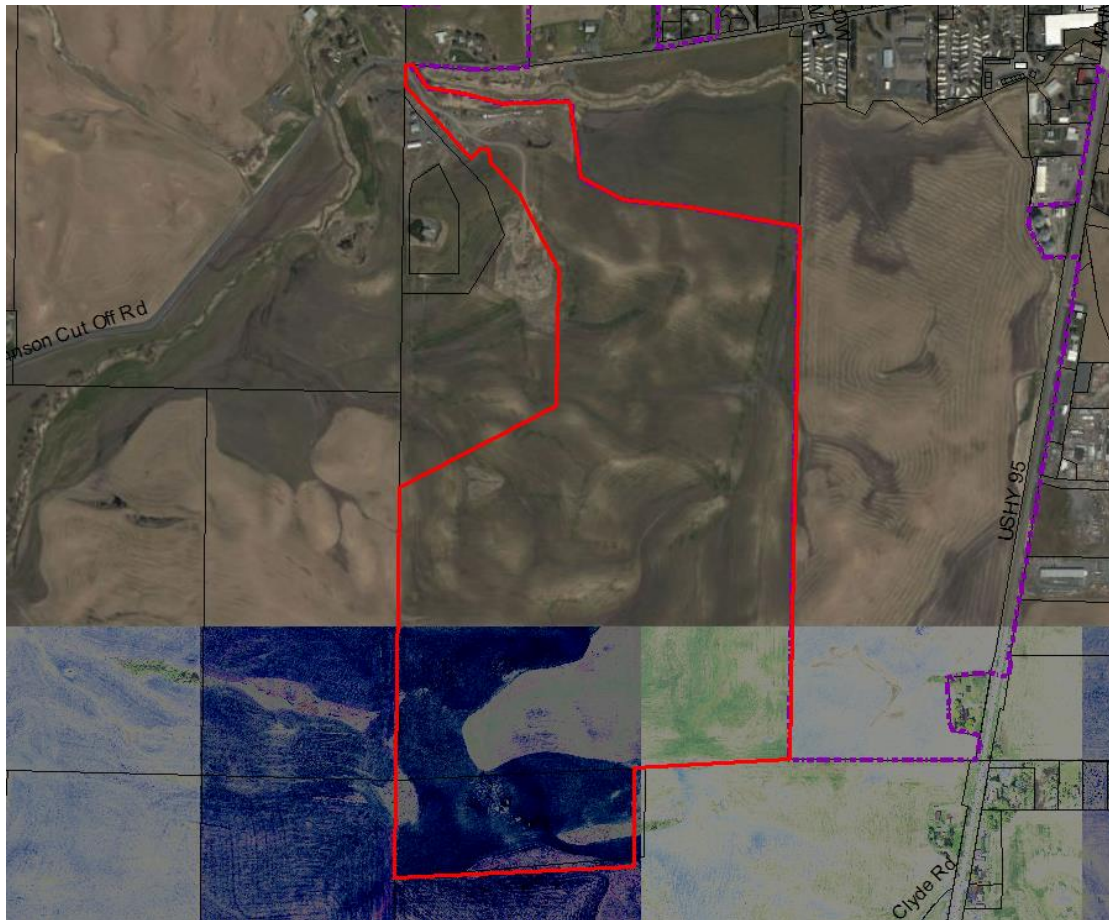
Proposal: The applicant, BBC, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, and a preliminary subdivision plat for a 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive ball fields property and west of the Schweitzer Engineering Laboratories property within the City of Moscow. The current Comprehensive Plan Land Use Designation is a combination of Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone. The proposed preliminary plat is a 27-acre area with 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision. Prior to annexation, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designations to be applied to the subject property upon annexation.

Site and Area Land Use: The subject property is a 235-acre parcel that is primarily being used for agricultural production. The subject property is surrounded by primarily

agricultural land to the west and the south, Schweitzer Engineering Laboratories property to the east, and the City's West Palouse River Drive ball fields property to the north. The South Fork of the Palouse River currently flows through the ball fields property to the north.



Vicinity Map



Aerial of Subject Property

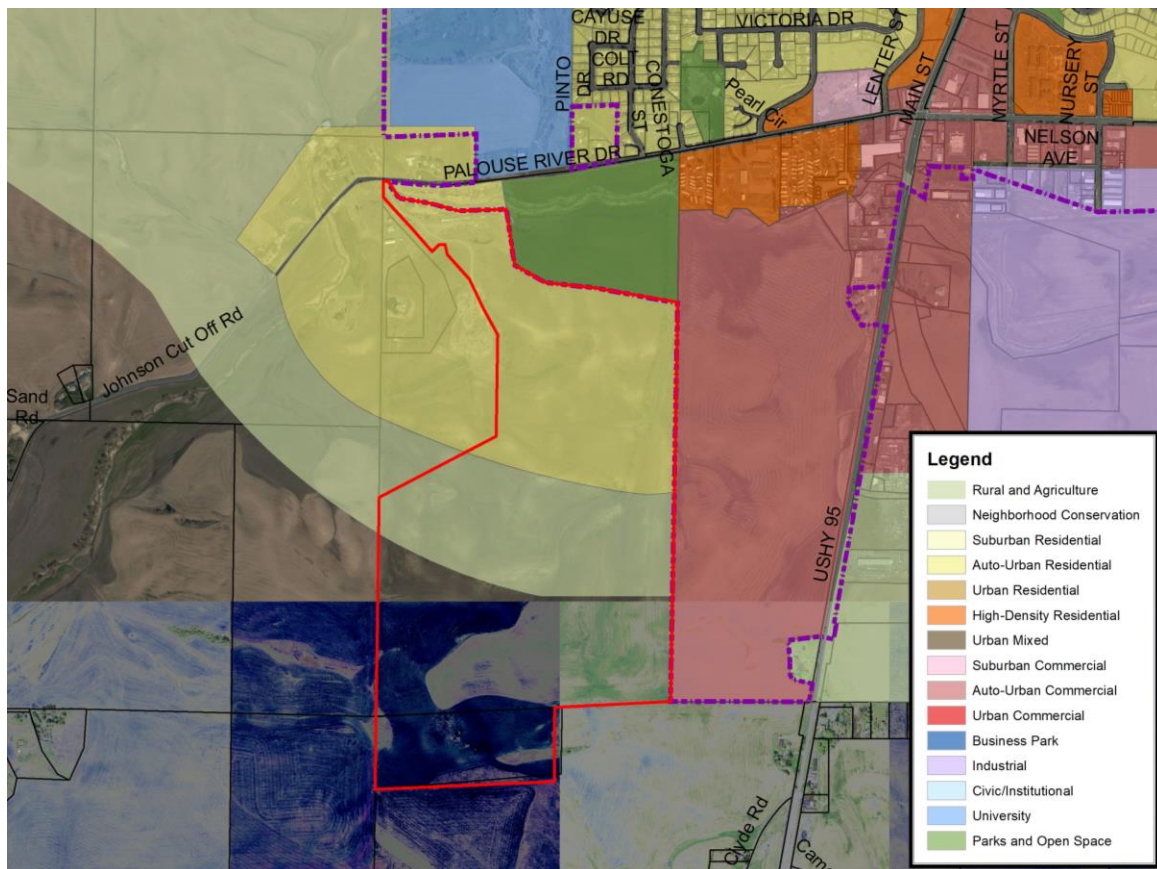
Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. According to the 2019 Comprehensive Plan, High-Density Residential designated areas are intended to,

“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”

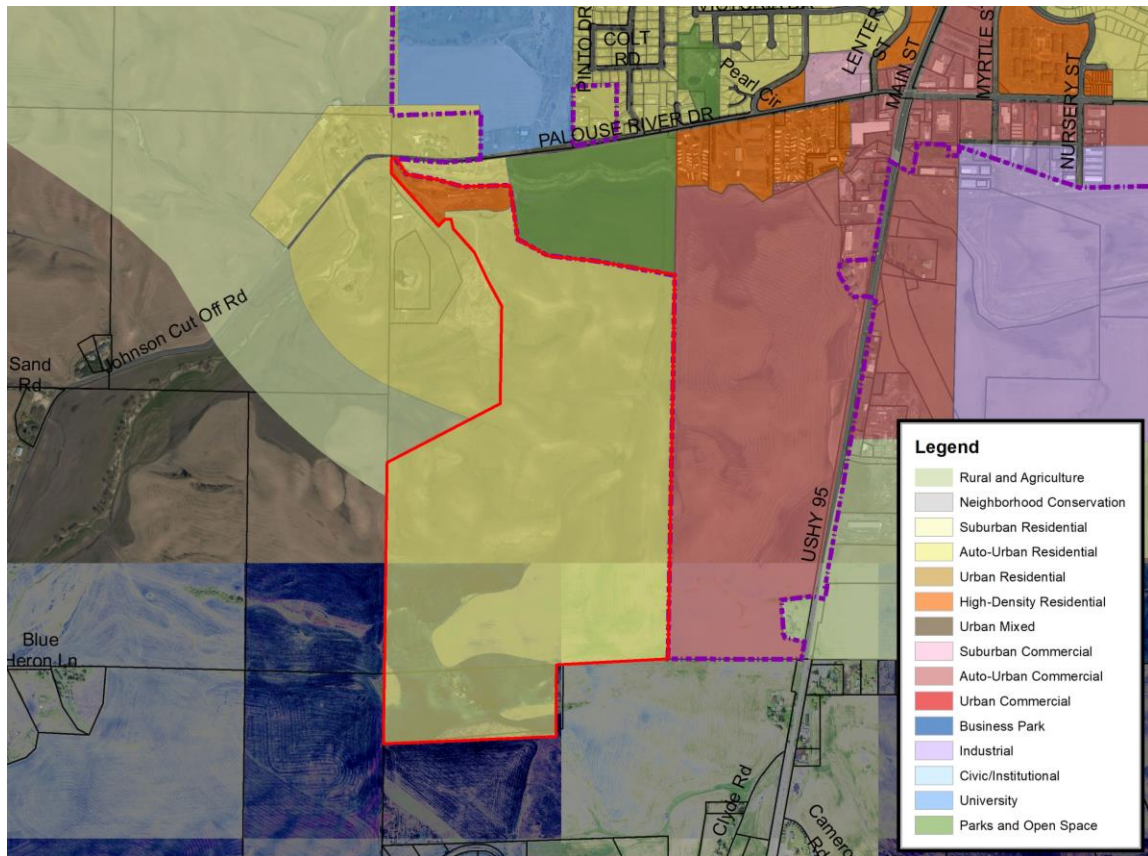
Auto-Urban Residential designated areas are intended to,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes

those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”



Current Comprehensive Plan Land Use Designations



Proposed Comprehensive Plan Land Use Designation

Zoning: The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF). The West Palouse River Drive ball fields to the north is currently designated as Farm Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department's service yard on the south side of Palouse River Drive are zoned MB. The applicant is proposing to rezone the 235-acre parcel from the Agriculture Forestry (AF) to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.

According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.

The RO Zoning District is appropriately applied in the following circumstances:

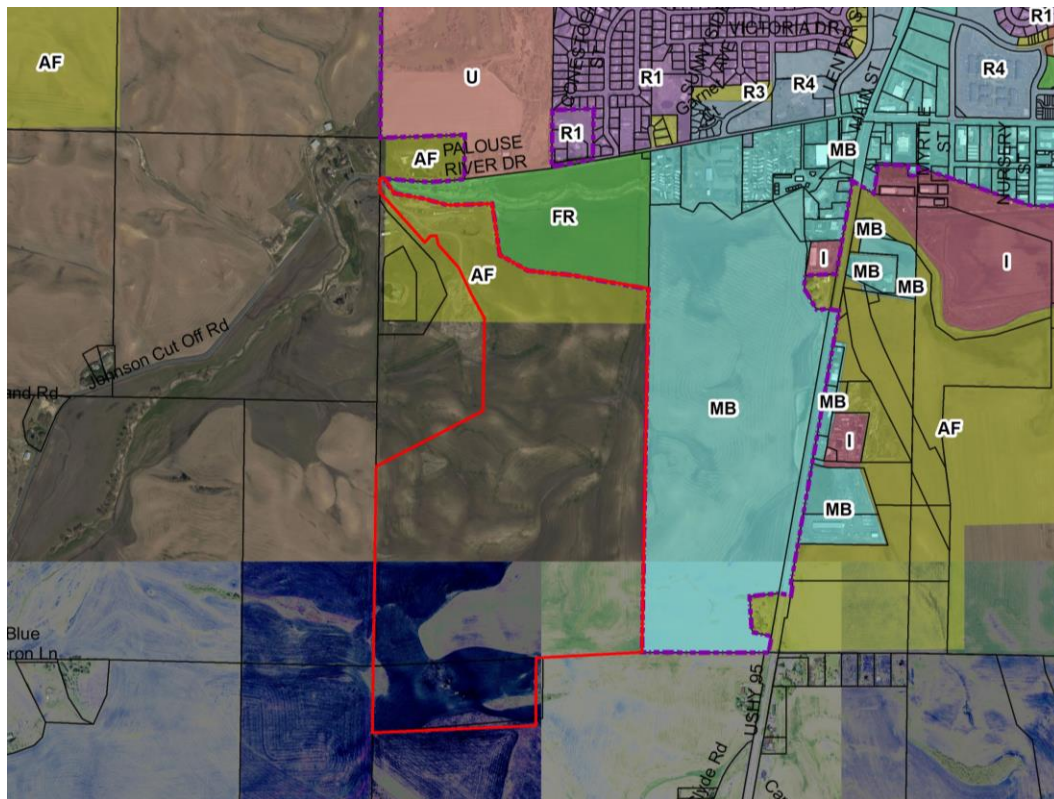
1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;
3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and

4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.

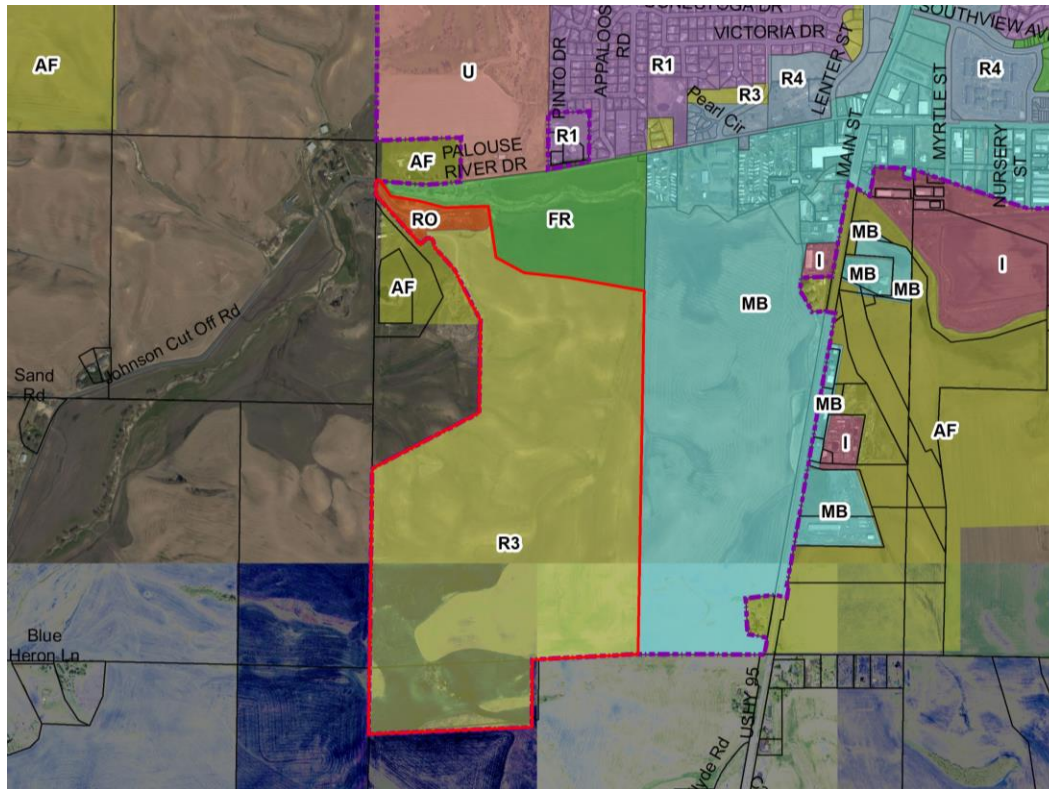
Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

The Medium Density Residential (R-3) Zoning District 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 dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.



Existing Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the 27-acre area into 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision. There are 20 lots that are proposed within the RO Zone, with 17 being townhouse lots. The R-3 Zoned portion of the project is proposed to contain 55 townhouse lots and 30 standard single-family lots. All of the proposed lots meet the minimum lot size and width for their respective proposed zoning districts.

The minimum lot size for single-family, two-family, and multi-family dwellings parcels within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. Townhouse dwellings have a minimum lot size of 1,800 sf and twinhome dwellings require 2,250 square feet. The minimum lot width for single-family, two-family, and multi-family dwellings is 50 feet, 18 feet for townhouses, and 25 feet for twinhomes.

The minimum lot size for detached single family lots within the R-3 Zone is 6,000 sf and townhouse lots require 2,000 square feet. The minimum lot width for detached single family lots within the R-3 Zone is 60 feet (50 feet for lots with alley access). The minimum townhouse lot width is 20 feet for the R-3 Zone.

The Zoning Code contains specific standards for townhouses which includes unit grouping and spacing, guest parking, and common open space requirements. Townhouse buildings shall contain no more than 8 contiguous units and the spacing between townhouse buildings shall be no less than 16 feet. Spacing between townhouse buildings shall include a four 4-

foot-wide pedestrian easement and sidewalk joining the alley, or rear of the townhouse development, to the public sidewalk adjacent to the front public street.

Townhouse developments of more than twenty-four 24 units shall provide off-street guest parking at the rate of 1 stall per each 4 townhouse units. Such guest parking shall be located within the required spacing between townhouse buildings or at the rear of the townhouse buildings. Townhouse developments of more than 24 units shall also provide functional common open space of 75 square feet per unit. Such common open space shall be of a functional size, the smallest dimension of which shall not be less than 30 and shall include landscaped and turf areas and shall include at least 2 different furnishings such as benches, picnic tables, children's play equipment or other similar items.

Staff has verified that the grouping, spacing, pedestrian easements, and open space meet the townhouse standards. All additional standards will be verified when construction drawings are submitted.

There are numerous tracts throughout the proposed subdivision that are intended to provide stormwater detention facilities, as well as common off-street parking, and pedestrian paths.

Access, Streets, Traffic: The subject property has access via Palouse River Drive which is designated as a minor arterial. Palouse River Drive is currently not developed to the minor arterial standard which is a 34-foot-wide roadway section with curb, gutter, and sidewalks on both sides of the street. The roadway is currently paved, but there is intermittent curbing and sidewalks, typically only on one side of the street. Frontage improvements that have occurred on Palouse River Drive are mainly on the north side of the street as a result of subdivision development.

There are proposed to be two access points to Palouse River Drive. One access point is on the west side after the South Fork of the Palouse River bridge and the other is at the east end which is the extension of Conestoga Street across the City's ball fields property. As part of the extension of Conestoga Street to the south to the subject property, a bridge will be constructed across the South Fork of the Palouse River.

On April 8th of this year, City Staff received a request from the applicant, BBC LLC, requesting the City's financial participation in the construction of the extension of Conestoga Street and the accompanying bridge construction as it provides mutual benefit to both the applicant and the City. At the City Council meeting of May 3, 2021, staff presented information on the history of the City's property and prior proposed playfield development of the property to be considered in the Council's deliberations regarding the City's participation in the costs of extension of Conestoga Street. Council directed staff to negotiate an agreement with BBC LLC for further City Council consideration. The terms of the agreement were to include the limits of the City's financial participation at 50% of the actual cost of the Conestoga Street extension, up to a maximum amount of \$1,078,210, that the City's financial participation would not come due until all the improvements were completed and accepted by the City, and to encourage BBC LLC to provide some element of affordable housing in any potential development of its property served by the Conestoga

Street extension. As part of the agreement, BBC LLC agreed to construct, at BBC LLC's expense, the frontage improvements to the south side of West Palouse River Drive to include installation of curbing, sidewalk and roadway widening to improve West Palouse River Drive to thirty-four (34) feet in width from the intersection with Conestoga Street and continuously extending to US 95/South Main Street.

As was mentioned previously, there are two main access points from Palouse River Drive to the proposed subdivision. The street extending from the west is proposed to be Augustine Avenue, which will be developed to the collector standard which is a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks are also required on both sides of the street. The extension of Conestoga Street to the east is also proposed to be a collector street developed to the same standard as Augustine Avenue. The City's Thoroughfare Plan shows the general alignment of two collector streets at the same alignment as the proposed Conestoga Street extension and Augustine Avenue.

The primary street which provides a connection to Conestoga Street and Augustine Avenue is Edington Street which is proposed to be developed as a 36-foot-wide local street which includes curb, gutter, tree lawns, sidewalks, and parking on both sides of the street. All of the proposed lots within the subdivision will have public street frontage as well as rear public alley access. There are multiple alley entrance points from Edington Avenue and the blocks are laid out in a semi-gridded network. Per the City's townhouse standards, there are multiple pedestrian easements which will contain 4-foot-wide sidewalks in-between the grouping of townhouse buildings. A public pathway is proposed on the linear Tract C between the subdivision and the ball fields property to the north.

There are two addition local streets which make up the grid network, which are Chesterton Drive and Luther Drive. These proposed streets are stubbed to the southern boundary of the proposed subdivision and are intended to extend to future subdivision to the south.

Utilities: Water mains will be extended throughout the subdivision from the existing mains within Palouse River Drive. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

Sanitary sewer is proposed to be extended throughout the subdivision primarily within the alleys. A main will then be extended in an east/west direction across the ball field property to a lift station that will be constructed to serve the proposed subdivision.

Storm sewer will be piped and directed to numerous stormwater detention ponds located within the proposed subdivision. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.

Parkland Dedication: Per the attached memo from David Schott, Assistant Parks and Recreation Director, the proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 4.2 acres of net developable area of platted RO Zoned property, which requires a 9% dedication. There is 9.16 acres of net developable area within the R-3 Zone which requires a 7% dedication. The total parkland dedication for the proposed subdivision is 1.02 acres. The applicant has submitted a letter proposing to defer the parkland dedication to a later phase, which was reviewed by the Parks and Recreation Commission and Pathways Commission. Both Commissions recommended approval of deferring the parkland dedication during their April 13, 2021 and April 22, 2021 regular meetings.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 19, 2021 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

Input from other Departments/Commissions:

Engineering Department

The Engineering Department has provided parkland dedication requirements within an attached May 4, 2021 memo from Todd Drage, Engineering Technician.

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached May 6, 2021 memo from David Schott, Assistant Parks and Recreation Director.

Transportation Commission

The Transportation Commission reviewed the proposed subdivision at their April 8, 2021 meeting and were in support of the proposed street network.

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 Comprehensive Plan Land Use Designation change from the combination of Auto-Urban Residential and Rural and Agricultural and the proposal is a combination of the High-Density Residential and Auto-Urban Residential; and
2. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone with no conditions; and
3. Recommend approval of the proposed preliminary plat of the 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington Subdivision with one condition:

Engineering

1. Water and sanitary sewer mains shall be extended to the western edge of the subject property boundary to allow the future extension of services to adjacent properties.
4. In accordance with the Commission's decision on the Comprehensive Plan land use amendment, rezone, and preliminary plat, direct staff to prepare the Relevant Criteria and Standards documents.

March 26, 2021

Mike Ray, Assistant Director/Planning Manager
City of Moscow
206 E Third Street
Moscow, ID 83843

RECEIVED

MAR 29 2021

City of Moscow

RE: Request of Annexation and Rezoning – Parcel #RP39N05W192460, 235 Acres

Dear Mike:

A & E LLC is requesting Parcel RP39N05W192460 (approximately 235 acres) off Palouse River Drive to be considered for Annexation into the City of Moscow and rezone from Agricultural/Forestry to Medium Density Residential and Residential Offices.

Enclosed in this submittal are:

- Neighborhood Meeting notification, sign-in sheet, Preliminary Site map, and Neighborhood Meeting Minutes.
- Rezone Application with Payment.
- Legal Description of the Property.
- Preliminary Plat documents.

Please contact us if there are any questions or clarifications.

Thank you for your consideration on this project.

Sincerely,



Property Owner:
Andrew Crapuchettes
A & E LLC



Developer:
Rich Beebe
BBC LLC



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

MAR 26 2021

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

City of Moscow

GENERAL INFORMATION

1. Applicant

Name: BBC LLC Telephone: 509.330.0623
PO Box 8608, Moscow, ID
 (Home address)

Relationship to affected property (please check one):

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

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

Name: A & E LLC, Andrew Crapuchettes Telephone: _____
4930 Lenville Road, Moscow, Idaho
 (Home address)

3. Location of Affected Property: RP39N05W192460

Legal Description: attached
 (Subdivision) (Block) (Lot)

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

INFORMATION ON REQUESTED REZONE

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

From: Agriculture/Forestry to: R3/RO
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): _____
The property will be annexed into the city and will be developed for medium density
residential

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission 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 current proposal will direct land to meet the current and future community needs by providing homes. It will also encourage a variety of housing to meet residents of different economic abilities.

B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

The rezone would allow for the construction of homes surrounding a city owned park property. The development is a logical location for medium density residential homes.

C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

The surround area is residential and agricultural farming. The medium density residential is compatible with the surrounding area. Medium density residential allows for the flexibility to transition between medium-high density and medium-low density to fit the surrounding area and terrian.

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 development of rezone encompasses 235 acres will include improvements and has to potential to allow for fire stations, schools, and other public amenities such that an undue burden would not occur.

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 of rezone encompasses 235 acres that will provide improvements to the public infrastructure such that there will not be undue burden based on the development.

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

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request. The Commission may recommend and the City Council may require additional conditions and limitations as specified in Section 4-9-3C of the Moscow Code.

All questions addressed on this application and the application itself must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. 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 held before both the Planning & Zoning Commission and the City Council.

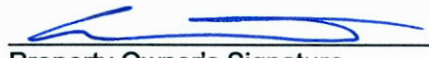
The following materials must be included with this application:

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

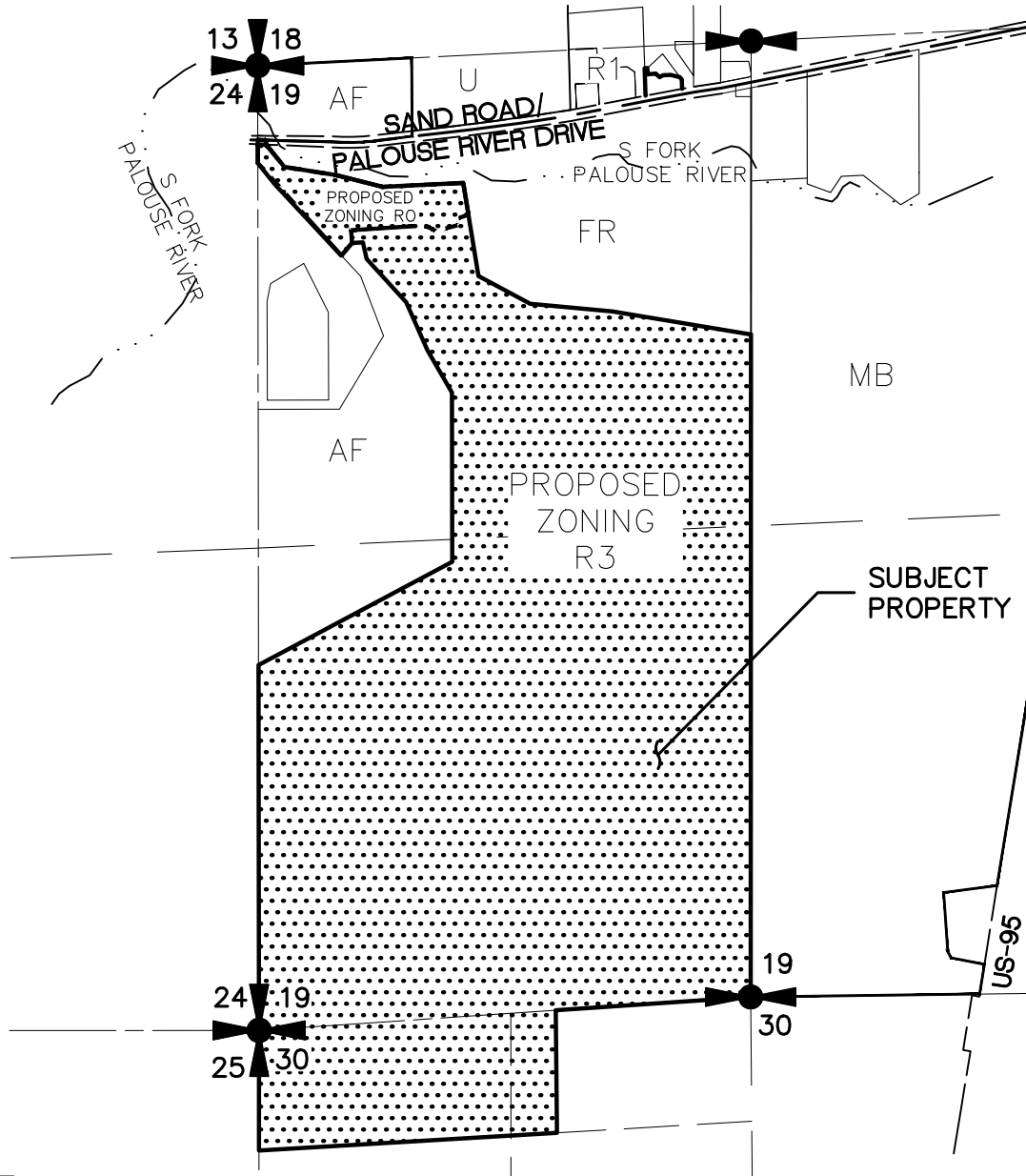
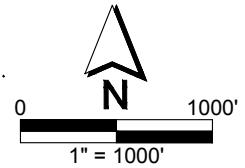
3/26/2021
Date


Property Owner's Signature

3-26-2021
Date

ANNEXATION EXHIBIT

SECTION 19 & 30, TOWNSHIP 39N, RANGE 5W, B.M.
ANNEXATION EXHIBIT
LATAH COUNTY, IDAHO



SUBJECT PARCEL



CITY LIMITS BOUNDARY



ZONING DISTRICT BOUNDARY

THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

405 SE Bishop Blvd, Suite 2
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

ANNEXATION LAND DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 610270, RECORDS OF LATAH COUNTY, SITUATE IN THE WEST HALF OF SECTION 19 AND THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30 OF TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, LATAH COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, SAID POINT BEING NORTH 00°04'50" WEST A DISTANCE OF 5273.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE ALONG THE WEST LINE OF SAID SECTION 19 SOUTH 00°04'50" EAST A DISTANCE OF 405.30 FEET TO A POINT ON THE CENTERLINE OF SAND ROAD (PALOUSE RIVER DRIVE), SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 610270, AND THE **POINT OF BEGINNING**;

THENCE SAID NORTH LINE THE FOLLOWING 10 COURSES:

1. ALONG SAID CENTERLINE SOUTH 85°50'16" EAST A DISTANCE OF 46.20 FEET;
2. DEPARTING SAID CENTERLINE SOUTH 03°51'00" WEST A DISTANCE OF 19.40 FEET;
3. SOUTH 38°25'29" EAST A DISTANCE OF 160.48 FEET;
4. SOUTH 80°57'11" EAST A DISTANCE OF 287.68 FEET;
5. SOUTH 75°52'29" EAST A DISTANCE OF 261.59 FEET;
6. NORTH 87°12'26" EAST A DISTANCE OF 441.17 FEET;
7. SOUTH 09°19'41" EAST A DISTANCE OF 515.84 FEET;
8. SOUTH 61°52'11" EAST A DISTANCE OF 321.34 FEET;
9. SOUTH 84°42'05" EAST A DISTANCE OF 451.15 FEET;
10. SOUTH 80°34'48" EAST A DISTANCE OF 767.45 FEET TO THE EAST LINE OF THE WEST HALF OF AFOREMENTIONED SECTION 19;

THENCE ALONG SAID EAST LINE SOUTH 00°01'45" WEST A DISTANCE OF 3621.35 FEET TO THE SOUTH QUARTER OF SAID SECTION 19;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 19 SOUTH 86°06'52" WEST A DISTANCE OF 1067.81 FEET;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00°31'32" EAST A DISTANCE OF 669.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30;

THENCE ALONG SAID SOUTH LINE SOUTH 86°35'15" WEST A DISTANCE OF 1631.19 FEET TO THE WEST LINE OF SAID SECTION 30;

THENCE ALONG THE WEST LINE OF SAID SECTION 30 NORTH 00°00'13" WEST A DISTANCE OF 656.53 TO THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE ALONG THE WEST LINE OF AFOREMENTIONED SECTION 19 NORTH 00°04'50" WEST A DISTANCE OF 1997.15 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 61°57'36" EAST A DISTANCE OF 1200.03 FEET;

THENCE NORTH 00°05'27" WEST A DISTANCE OF 924.82 FEET;

THENCE NORTH 30°06'10" WEST A DISTANCE OF 267.43 FEET;

THENCE NORTH 23°58'51" WEST A DISTANCE OF 286.66 FEET;

THENCE NORTH 42°19'15" WEST A DISTANCE OF 321.05 FEET;

THENCE NORTH 12°42'46" WEST A DISTANCE OF 92.76 FEET;

THENCE SOUTH 86°12'55" WEST A DISTANCE OF 60.64 FEET;

THENCE SOUTH 39°49'22" WEST A DISTANCE OF 89.57 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED AS "PARCEL 1" IN WARRANTY DEED INSTRUMENT No. 580937, RECORDS OF LATAH COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE THE FOLLOWING 2 COURSES:

1. NORTH 42°59'48" WEST A DISTANCE OF 536.43 FEET
2. NORTH 38°33'29" WEST A DISTANCE OF 145.44 FEET TO THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'50" WEST A DISTANCE OF 127.80 FEET TO THE **POINT OF BEGINNING**.

EXCEPT PUBLIC ROAD RIGHT OF WAY.

CONTAINING: 10,237,684 SQ.FT. OR 235.02 ACRES, MORE OR LESS.

PREPARED BY: SYNTIER ENGINEERING

3-29-2021

DESCRIPTION OF PROPOSED RO ZONE

DESCRIPTION of a parcel of land situate in Government Lot 1, Section 19, Township 39 North, Range 5 West, BM, Latah County, State of Idaho, being more fully described as follows:

COMMENCING at the Northwest corner of said Section 19, said point being South 87°09'26" West a distance of 2700.96 feet from the North Quarter Corner of said Section 19, thence South 00°04'50" East a distance of 405.30 feet along the West line of said Section 19 to the **POINT OF BEGINNING**;

Thence South 85°50'16" East a distance of 46.20 feet;

Thence South 03°51'00" West a distance of 19.40 feet;

Thence South 38°25'29" East a distance of 160.48 feet;

Thence South 80°57'11" East a distance of 287.68 feet;

Thence South 75°52'29" East a distance of 261.59 feet;

Thence North 87°12'26" East a distance of 441.17 feet;

Thence South 09°19'41" East a distance of 137.43 feet;

Thence South 80°18'44" West a distance of 70.57 feet to a point on a non-tangent curve to the right;

Thence along said non-tangent curve to the right, with a radius that bears South 47°51'43" West a distance of 112.00 feet, a central angle of 27°44'15", the chord of which bears South 28°16'09" East a distance of 53.69 feet, an arc distance of 54.22 feet;

Thence South 14°24'02" East a distance of 33.26 feet;

Thence South 75°35'58" West a distance of 123.97 feet;

Thence South 55°35'02" West a distance of 53.30 feet to a point on a non-tangent curve to the left;

Thence along said non-tangent curve to the left, with a radius that bears South 35°54'26" West a distance of 100.00 feet, a central angle of 39°41'32", the chord of which bears North 73°56'19" West a distance of 67.90 feet, an arc distance of 69.28 feet;

Thence South 86°12'55" West a distance of 341.29 feet to the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the left, with a radius that bears South 03°47'05" West a distance of 100.00 feet, a central angle of 23°27'15", the chord of which bears South 74°29'17" West a distance of 40.65 feet, an arc distance of 40.94 feet;

Thence South 27°14'20" East a distance of 30.00 feet to a point on a non-tangent curve to the left;

Thence along said non-tangent curve to the left, with a radius that bears South 27°14'20" East a distance of 70.00 feet, a central angle of 15°13'45", the chord of which bears South 55°08'47" West a distance of 18.55 feet, an arc distance of 18.61 feet;

Thence South 42°59'48" East a distance of 5.00 feet to the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the left, with a radius that bears South 42°25'39" East a distance of 65.00 feet, a central angle of 7°44'58", the chord of which bears South 43°41'52" West a distance of 8.78 feet, an arc distance of 8.79 feet;

Thence South 39°49'22" West a distance of 61.71 feet;

Thence North 42°59'48" West a distance of 536.43 feet;

Thence North 38°33'29" West a distance of 145.44 feet;

Thence North 00°04'50" West a distance of 127.18 feet to the **POINT OF BEGINNING**.

CONTAINING: 295,589 square feet or 6.79 acres of land, more or less.

Prepared by SynTier Engineering

**DESCRIPTION OF
PROPOSED R3 ZONE**

DESCRIPTION of a parcel of land situate in Government Lots 1 and 2, and the East half of the Northwest Quarter of Section 19 and the North half of the Northwest Quarter of Section 30, Township 39 North, Range 5 West, BM, Latah County, State of Idaho, being more fully described as follows:

COMMENCING at the Northwest corner of said Section 19, said point being South 87°09'26" West a distance of 2700.96 feet from the North Quarter Corner of said Section 19, thence South 55°51'35" East a distance of 1384.35 feet to the **POINT OF BEGINNING**

Thence South 09°19'41" East a distance of 378.41 feet;

Thence South 61°52'11" East a distance of 321.34 feet;

Thence South 84°42'05" East a distance of 451.15 feet;

Thence South 80°34'48" East a distance of 767.45 feet;

Thence South 00°01'45" West a distance of 3621.35 feet;

Thence South 86°06'52" West a distance of 1067.81 feet;

Thence South 00°31'32" East a distance of 669.64 feet;

Thence South 86°35'15" West a distance of 1631.19 feet;

Thence North 00°00'13" West a distance of 656.53 feet;

Thence North 00°04'50" West a distance of 1997.15 feet;

Thence North 61°57'36" East a distance of 1200.03 feet;

Thence North 00°05'27" West a distance of 924.82 feet;

Thence North 30°06'10" West a distance of 267.43 feet;

Thence North 23°58'51" West a distance of 286.66 feet;

Thence North 42°19'15" West a distance of 321.05 feet;

Thence North 52°22'33" West a distance of 117.03 feet;

Thence North 42°59'48" West a distance of 5.00 feet to the beginning of a non-tangent curve to the right;

Thence along said non-tangent curve to the right, with a radius that bears South 42°28'06" East a distance of 70.00 feet, a central angle of 15°13'45", the chord of which bears North 55°08'47" East a distance of 18.55 feet, an arc distance of 18.61 feet;

Thence North 27°14'20" West a distance of 30.00 feet to a point on a non-tangent curve to the right;

Thence along said non-tangent curve to the right, with a radius that bears South $27^{\circ}14'20''$ East a distance of 130.00 feet, a central angle of $23^{\circ}27'15''$, the chord of which bears North $74^{\circ}29'17''$ East a distance of 40.65 feet, an arc distance of 40.94 feet;

Thence North $86^{\circ}12'55''$ East a distance of 341.29 feet to the beginning of a non-tangent curve to the right;

Thence along said non-tangent curve to the right, with a radius that bears South $03^{\circ}47'05''$ East a distance of 100.00 feet, a central angle of $39^{\circ}41'32''$, the chord of which bears South $73^{\circ}55'51''$ East a distance of 67.90 feet, an arc distance of 69.28 feet;

Thence North $55^{\circ}35'02''$ East a distance of 53.30 feet;

Thence North $75^{\circ}35'58''$ East a distance of 123.97 feet;

Thence North $14^{\circ}24'02''$ West a distance of 33.26 feet to the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the right, with a radius that bears South $75^{\circ}35'58''$ West a distance of 112.00 feet, a central angle of $27^{\circ}44'15''$, the chord of which bears North $28^{\circ}16'09''$ West a distance of 53.69 feet, an arc distance of 54.22 feet;

Thence North $80^{\circ}18'44''$ East a distance of 70.57 feet to the **POINT OF BEGINNING**.

CONTAINING: 9,945,979 square feet or 228.33 acres of land, more or less.

Prepared by SynTier Engineering



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

RECEIVED

MAR 26 2021

City of Moscow

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT**APPLICANT:**Name: BBC LLC, Rich Beebe Telephone: 509.330.0623Complete Address: PO Box 8608, Moscow, IDE-Mail: r33beebe@gmail.com

Fax: _____

OWNER: (if other than applicant)Name: A & E LLC, Andrew Crapuchettes Telephone: Rich BeebeComplete Address: 4930 Lenville Road, Moscow, ID 83843E-Mail: Andrew@economicmodeling.com

Fax: _____

ENGINEER/SURVEYOR:Name: Scott Sumner Telephone: 208.596.7912Complete Address: 405 SE Bishop Blvd, Ste 2, Pullman, WA 99163E-Mail: scott @ syntierengr.com

Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor X**PROPERTY:**1. Proposed Subdivision Name: Edington2. Address(as) or Parcel Number(s): RP39N05W1924603. Legal Description: *Please attach copy of full description.*4. Gross area of all land involved: 27.00 acres, and/or _____ sq. ft.5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
9.59 acres, and/or _____ square feet.6. Total number of lots: 119 Average lot size: 5,6007. Existing Zoning of subject property: Agriculture/Forestry**SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY**

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

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 will predominately by medium density residential (77% R3), with a portion RO (23%). There will be 0.5 to 1 acre of path ways. The site is adjacent to the City of Moscow future ball fields.

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 subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts 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

*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.

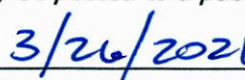
SUBMITTAL:

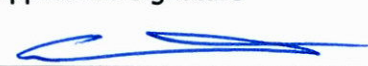
A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- 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

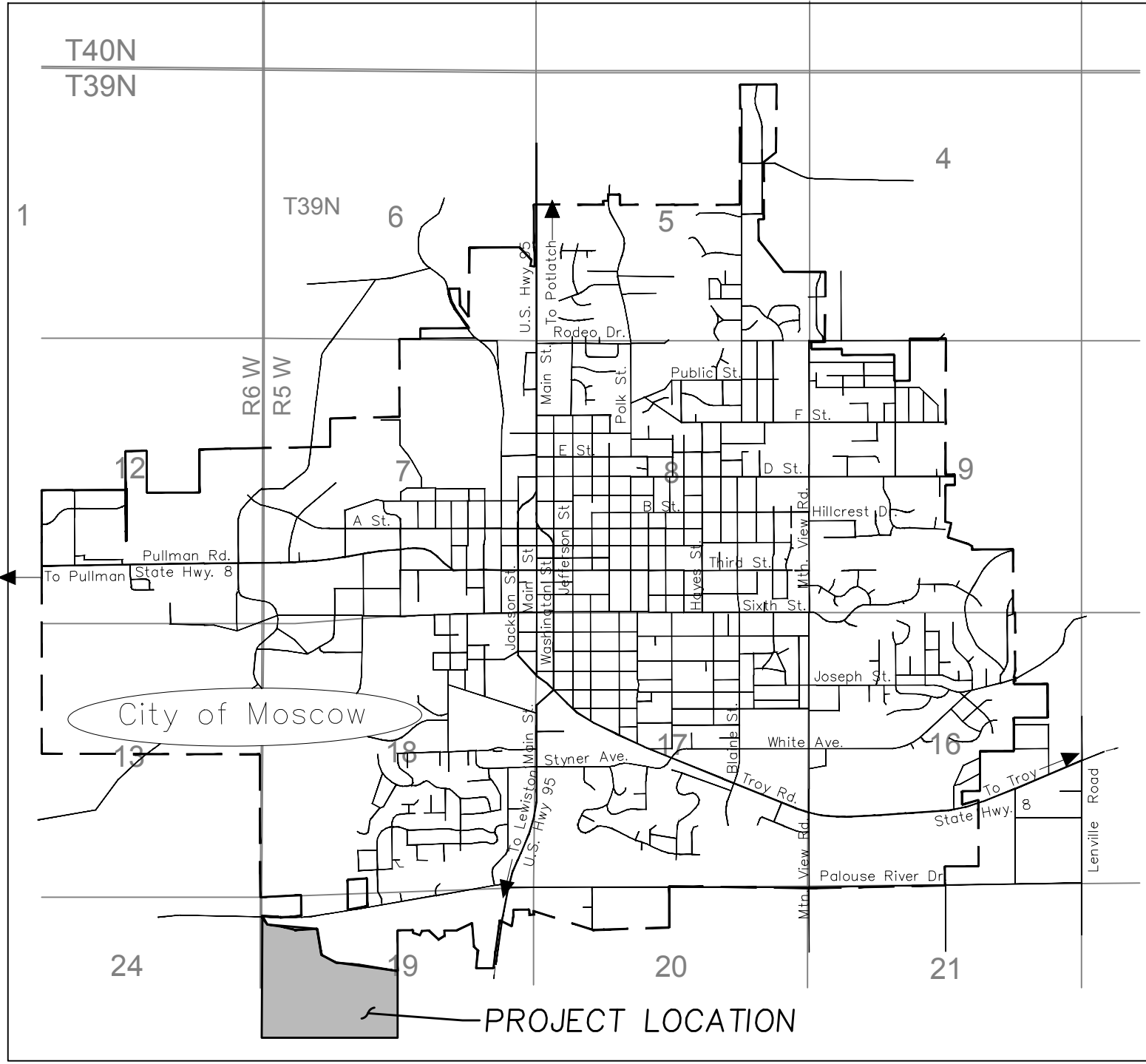
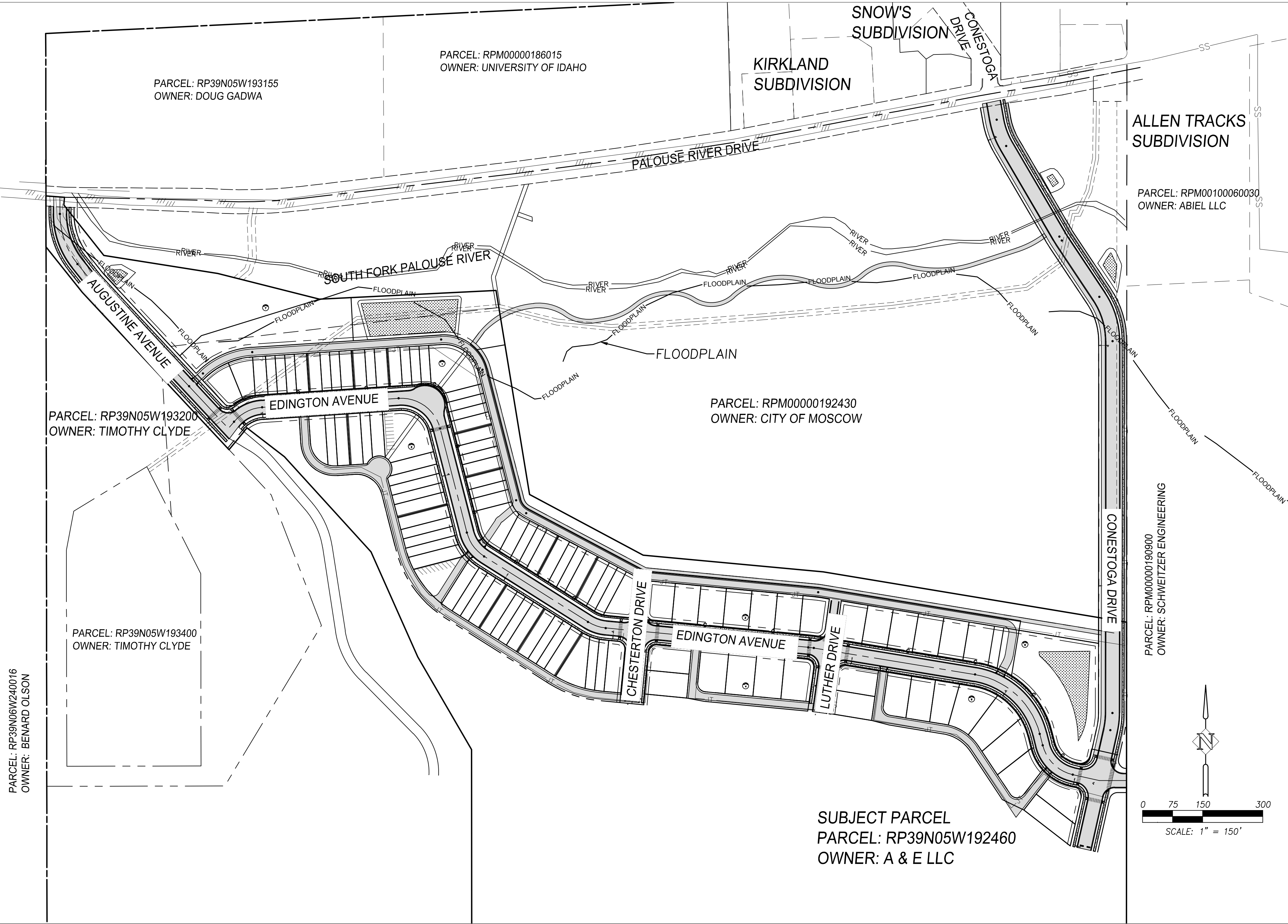

Date


Property Owner's Signature (if different)


Date

EDINGTON SUBDIVISION PRELIMINARY PLAT

A PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., LATAH COUNTY, STATE OF IDAHO



LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 610270, RECORDS OF LATAH COUNTY, SITUATE IN GOVERNMENT LOTS 1 AND 2, AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., LATAH COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, SAID POINT BEING SOUTH 87°09'26" WEST A DISTANCE OF 2700.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, THENCE SOUTH 00°04'50" EAST A DISTANCE OF 405.30 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO A POINT ON THE CENTERLINE OF SAND ROAD, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 610270, AND THE POINT OF BEGINNING;

- 1. ALONG SAID CENTERLINE SOUTH 85°50'16" EAST A DISTANCE OF 46.20 FEET;
- 2. DEPARTING SAID CENTERLINE SOUTH 03°51'00" WEST A DISTANCE OF 19.40 FEET;
- 3. SOUTH 38°25'29" EAST A DISTANCE OF 160.48 FEET;
- 4. SOUTH 80°57'11" EAST A DISTANCE OF 287.68 FEET;
- 5. SOUTH 75°52'29" EAST A DISTANCE OF 261.59 FEET;
- 6. NORTH 87°12'26" EAST A DISTANCE OF 441.17 FEET;
- 7. SOUTH 09°19'41" EAST A DISTANCE OF 515.84 FEET;
- 8. SOUTH 61°52'11" EAST A DISTANCE OF 321.34 FEET;
- 9. SOUTH 84°42'05" EAST A DISTANCE OF 451.15 FEET;
- 10. SOUTH 80°34'48" EAST A DISTANCE OF 767.45 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 19;

THENCE ALONG SAID EAST LINE SOUTH 00°01'45" WEST A DISTANCE OF 425.32 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°58'15" WEST A DISTANCE OF 22.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 00°01'45" WEST A DISTANCE OF 20.00 FEET, A CENTRAL ANGLE OF 77°23'20", THE CHORD OF WHICH BEARS SOUTH 51°20'06" WEST A DISTANCE OF 25.01 FEET, AND AN ARC DISTANCE OF 27.01 FEET;

THENCE SOUTH 12°38'26" WEST A DISTANCE OF 131.61 FEET;

THENCE NORTH 80°57'09" WEST A DISTANCE OF 70.14 FEET;

THENCE NORTH 52°13'31" WEST A DISTANCE OF 146.54 FEET;

THENCE NORTH 78°09'38" WEST A DISTANCE OF 41.81 FEET;

THENCE NORTH 33°32'57" WEST A DISTANCE OF 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 56°27'03" WEST A DISTANCE OF 100.00 FEET, A CENTRAL ANGLE OF 47°04'33", THE CHORD OF WHICH BEARS NORTH 57°05'14" WEST FOR A DISTANCE OF 79.87 FEET, AN ARC DISTANCE OF 82.16 FEET;

THENCE NORTH 80°37'30" WEST A DISTANCE OF 137.76 FEET;

THENCE NORTH 75°30'12" WEST A DISTANCE OF 44.81 FEET;

THENCE NORTH 83°38'48" WEST A DISTANCE OF 60.02 FEET;

THENCE NORTH 84°33'47" WEST A DISTANCE OF 259.61 FEET;

THENCE NORTH 79°22'20" WEST A DISTANCE OF 44.21 FEET;

THENCE NORTH 84°33'47" WEST A DISTANCE OF 104.98 FEET;

THENCE SOUTH 05°21'56" WEST A DISTANCE OF 26.86 FEET;

THENCE NORTH 84°38'02" WEST A DISTANCE OF 112.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 05°25'48" EAST A DISTANCE OF 282.00 FEET, A CENTRAL ANGLE OF 26°51'15", THE CHORD OF WHICH BEARS NORTH 71°08'34" WEST FOR A DISTANCE OF 130.97 FEET, AN ARC DISTANCE OF 132.17 FEET;

THENCE NORTH 57°42'57" WEST A DISTANCE OF 306.37 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 32°17'03" EAST A DISTANCE OF 282.00 FEET, A CENTRAL ANGLE OF 43°18'55", THE CHORD OF WHICH BEARS NORTH 36°03'29" WEST FOR A DISTANCE OF 208.15 FEET, AN ARC DISTANCE OF 213.190 FEET;

THENCE NORTH 14°24'02" WEST A DISTANCE OF 12.51 FEET;

THENCE SOUTH 75°35'58" WEST A DISTANCE OF 61.65 FEET;

THENCE NORTH 42°19'15" WEST A DISTANCE OF 321.05 FEET;

THENCE NORTH 52°22'33" WEST A DISTANCE OF 117.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 42°25'39" EAST A DISTANCE OF 65.00 FEET, A CENTRAL ANGLE OF 7°44'58", THE CHORD OF WHICH BEARS SOUTH 43°41'52" WEST FOR A DISTANCE OF 8.78 FEET, AN ARC DISTANCE OF 8.79 FEET;

THENCE SOUTH 39°49'22" WEST A DISTANCE OF 61.71 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 580937, RECORDS OF LATAH COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 42°59'48" WEST A DISTANCE OF 536.43 FEET;
- 2. NORTH 38°33'29" WEST A DISTANCE OF 145.44 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'50" WEST A DISTANCE OF 127.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,181,925 SQUARE FEET OR 27.13 ACRES OF LAND, MORE OR LESS.

SHEET INDEX

- 1 C1.0 COVER SHEET
- 2 C2.0 PRELIMINARY GRADING PLAN
- 3 C3.0 PRELIMINARY UTILITY PLAN
- 4 C4.0 OVERALL PRELIMINARY PLAT
- 5 C4.1 PRELIMINARY PLAT – WEST ENTRANCE
- 6 C4.2 PRELIMINARY PLAT – NW
- 7 C4.3 PRELIMINARY PLAT – CENTRAL
- 8 C4.4 PRELIMINARY PLAT – EAST
- 9 C5.0 AUGUSTINE & EDINGTON AVENUE STA 10+00 TO STA 27+00
- 10 C5.1 EDINGTON AVENUE STA 27+00 TO STA 43+54
- 11 C5.2 CHESTERTON DRIVE PLAN & PROFILE
- 12 C5.3 LUTHER DRIVE PLAN & PROFILE
- 13 C5.4 CONESTOGA DRIVE STA 10+00 TO STA 24+00
- 14 C5.5 CONESTOGA DRIVE STA 24+00 TO STA 30+00

OWNER
A & E LLC
ATTN: ANDREW CRAPUCHETTES
4930 LENVILLE RD
MOSCOW ID 83843

LAND AREAS
GROSS LAND: 27.05 ACRES
RIGHT OF WAY: 9.12 ACRES
TRACTS: 4.67 ACRES
NET LOTS: 13.26 ACRES

SITE ADDRESS
PALOUSE RIVER DRIVE
MOSCOW, ID 83843

ENGINEER
SYNTIER ENGINEERING, INC
ATTN: SCOTT SUMNER, P.E.
405 SE BISHOP BLVD, STE 2
PULLMAN, WA 99163
TEL: 509.339.6187
CELL: 208.596.7912
E-MAIL: SCOTT@SYNTIERENGR.COM

LAND SURVEYOR
SYNTIER ENGINEERING, INC
JASON VON LINDERN, PLS

FLOOD ZONE DESIGNATIONS
AREA WITHIN MOSCOW FEMA BOUNDARY
FLOOD ZONE AE
PANEL NUMBER 160090 0002 D
PANEL 2 OF 2

AREA WITHIN LATAH COUNTY FEMA BOUNDARY
FLOOD ZONE A4
PANEL NUMBER 160086 0330 D
PANEL 330 OF 475

LAND USE ZONING
AG FORESTRY

COVER SHEET

EDINGTON SUBDIVISION PRELIMINARY PLAT

MOSCOW, IDAHO

SYNTIER Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SyntierEng.com 509.339.6187

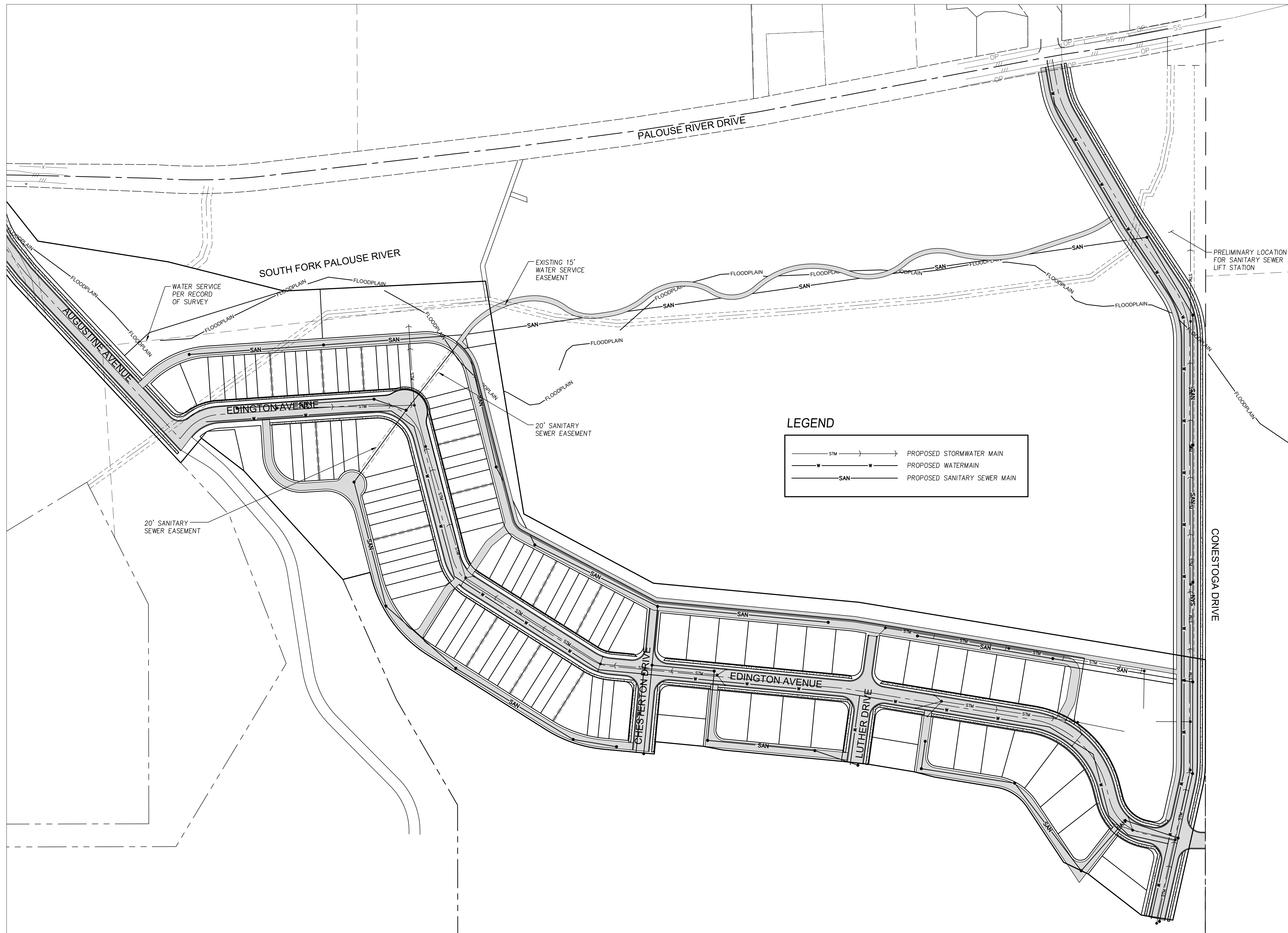
PROFESSIONAL ENGINEER
LICENSED
12186
STATE OF IDAHO
SCOTT A SUMNER

DESIGNED: SAS/ATS/SAS
DRAWN:
CHECKED:
DATE: APRIL 19, 2021

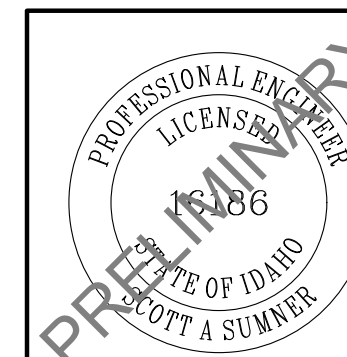
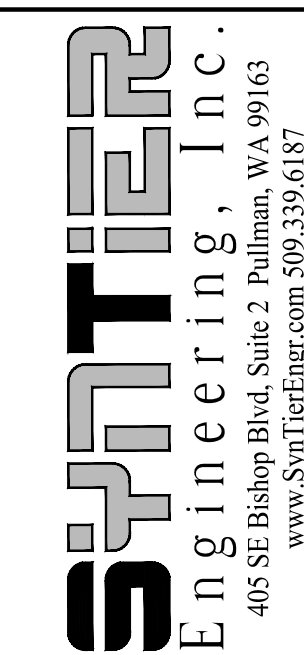
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1 of 14

JOB NO. BBC-02



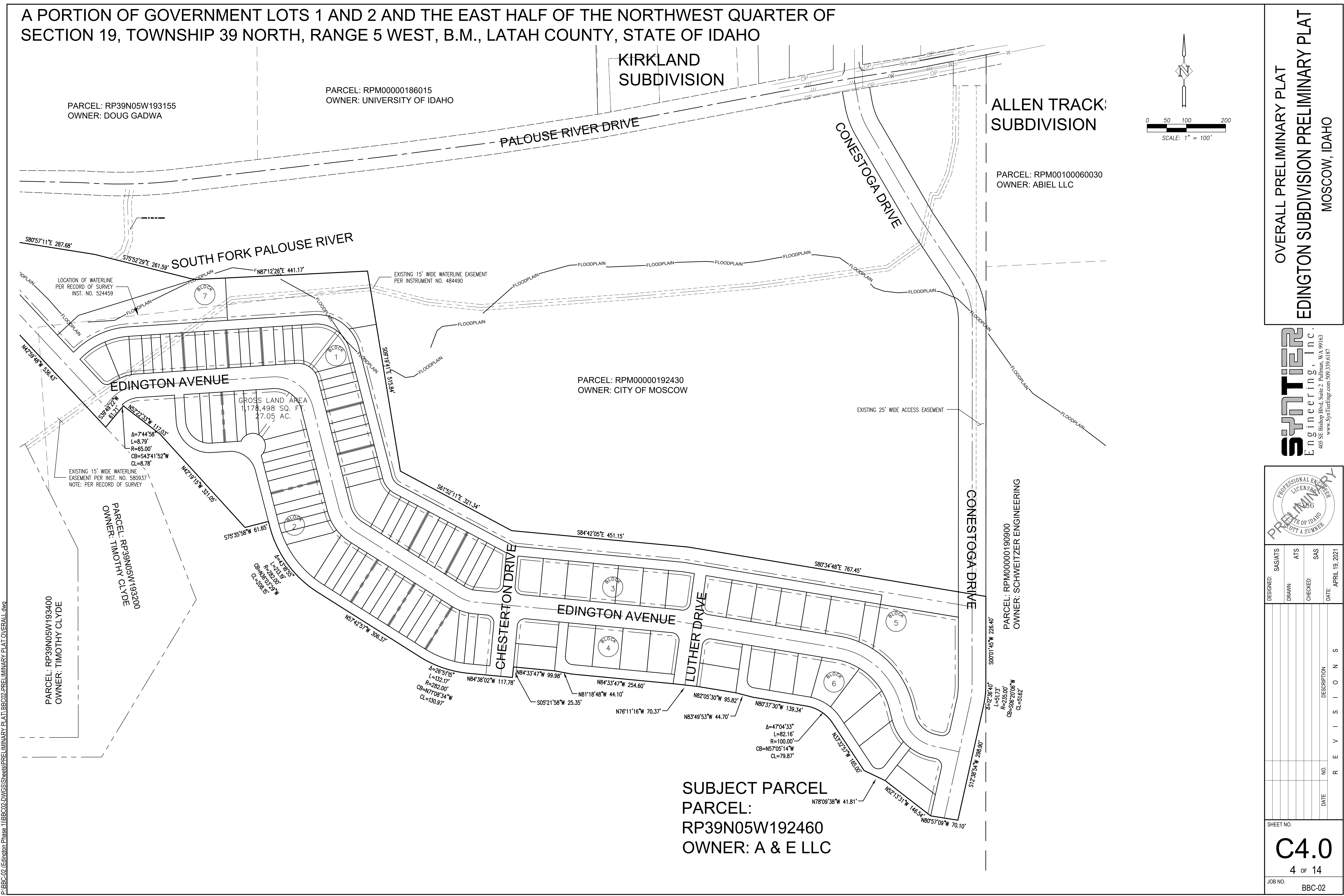
PRELIMINARY UTILITY PLAN
BEDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO



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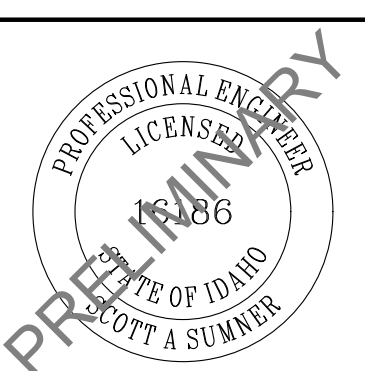
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BBC-02

A PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., LATAH COUNTY, STATE OF IDAHO

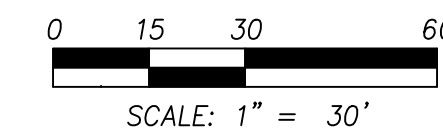


OVERALL PRELIMINARY PLAT
EDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

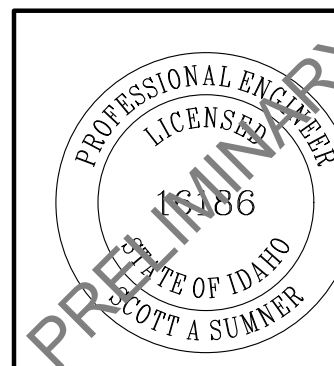
SYNTIER
Engineering, Inc.
405 St. Bishop Blvd, Suite 2, Pullman, WA 99163
www.SyntierEng.com 509.339.6187



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DATE:	APRIL 19, 2021
SHEET NO.	C4.0
JOB NO.	BBC-02

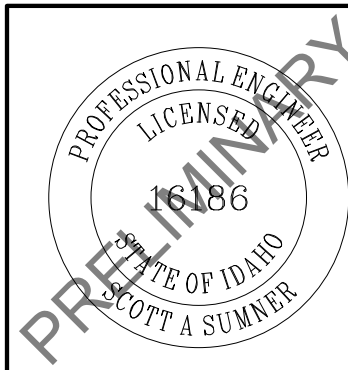


5nTIER
Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.5nTierEnger.com 509.339.6187

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Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
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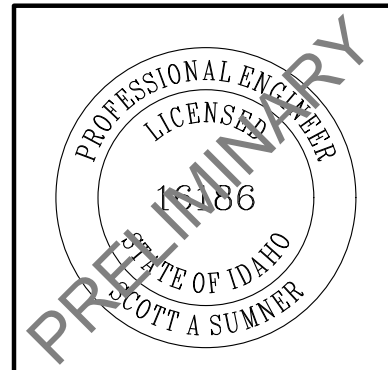
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JOB NO. BBC-02

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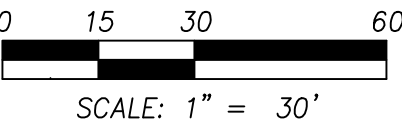
PRELIMINARY PLAT - CENTRAL
EDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

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Engineering, Inc.
405 St. Bishop Blvd, Suite 2, Pullman, WA 99163
www.SyntierEng.com 509.339.6187

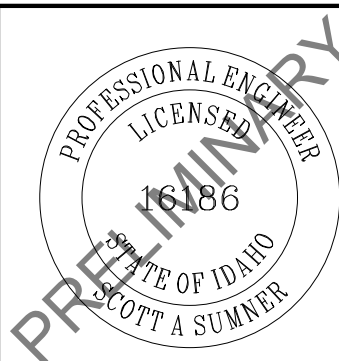


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DATE:	APRIL 19, 2021
NO.	R E V I S I O N S
DATE	DESCRIPTION

SHEET NO.
C4.3
7 of 14
JOB NO. BBC-02



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Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SynTierEng.com 509.339.6187



DESIGNED:	SAS/ATS
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DATE:	MAY 5 2004

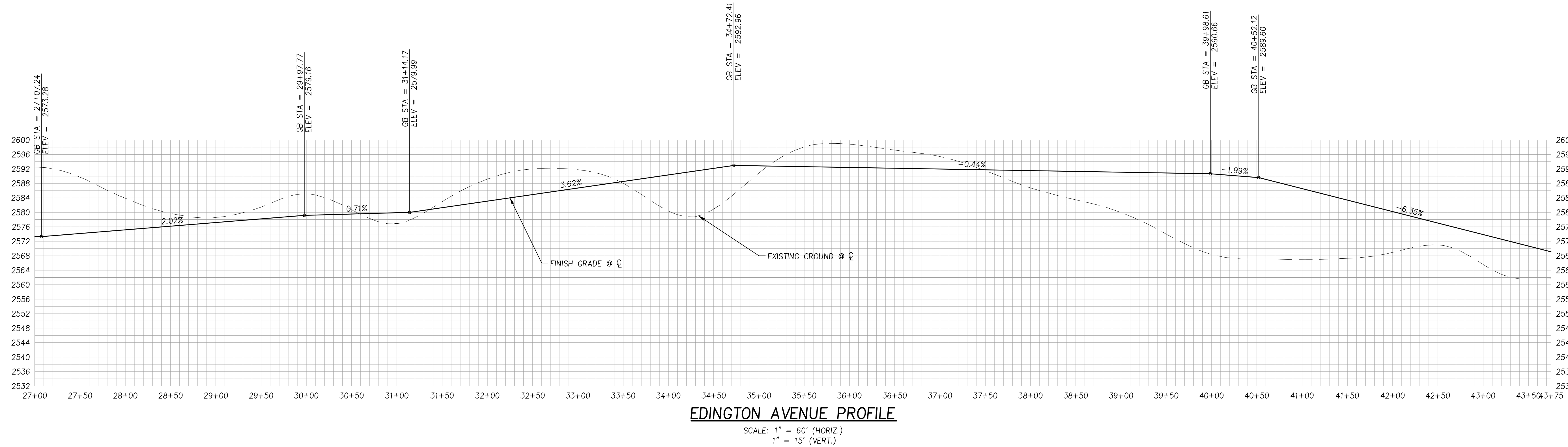
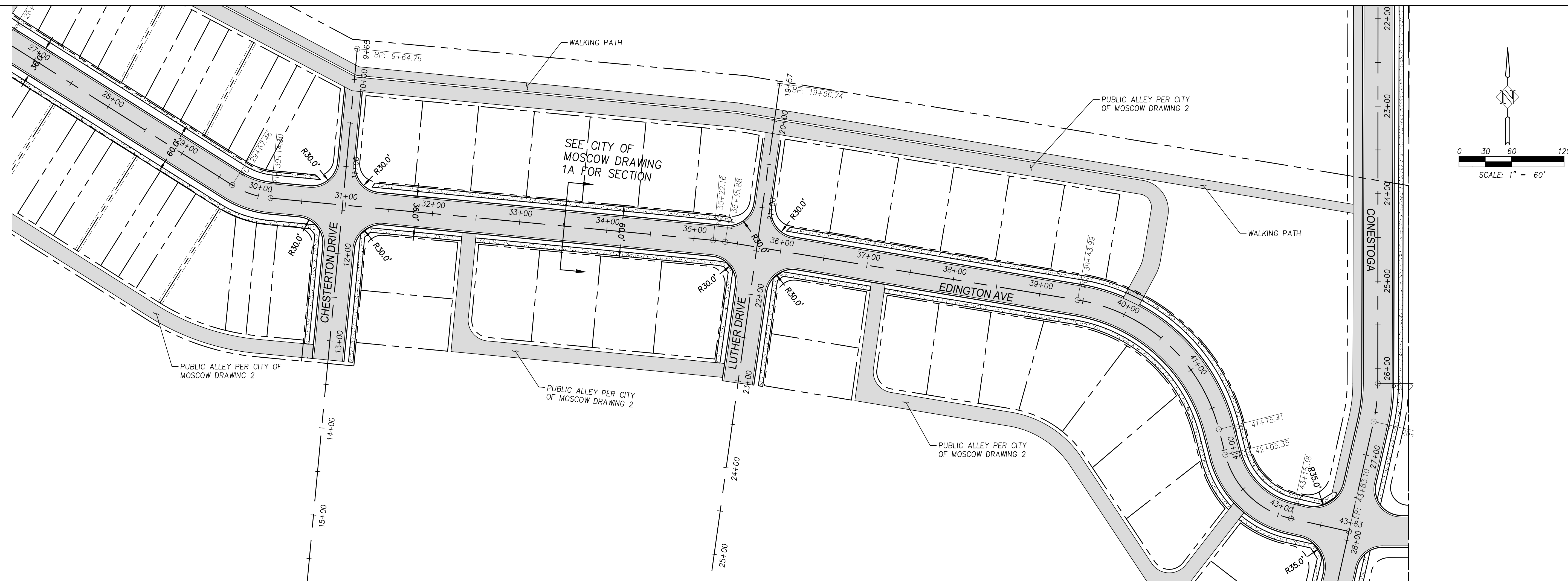
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C4.4

8 OF 14

BBC-02



Syntier
Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SyntierEng.com 509.339.6187

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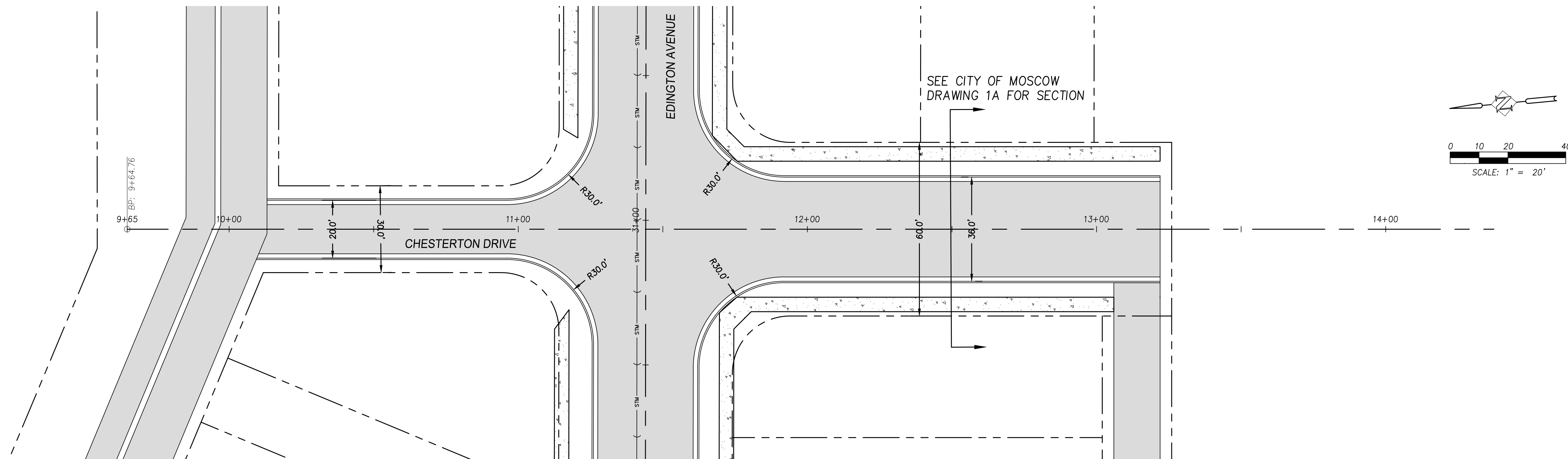
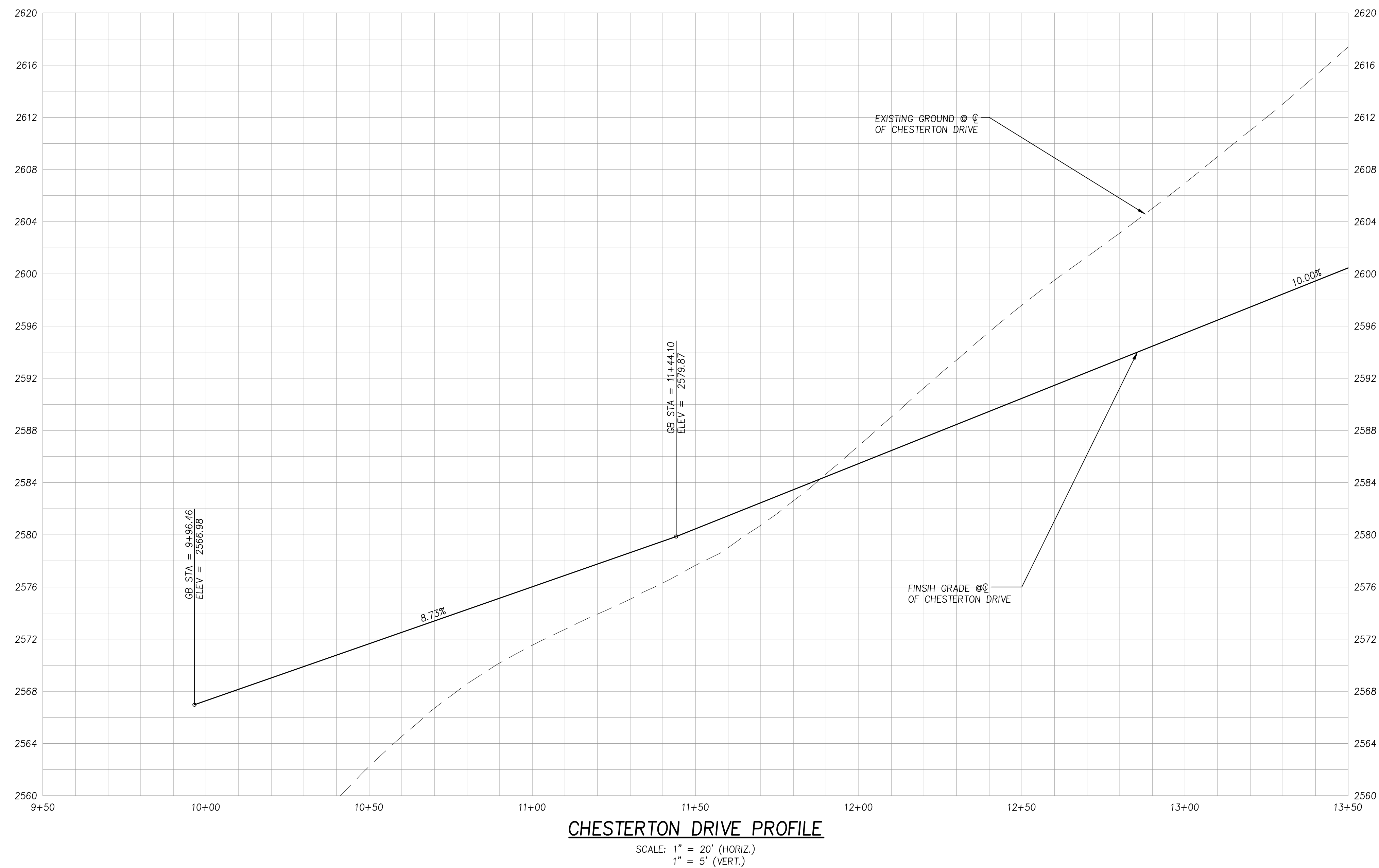
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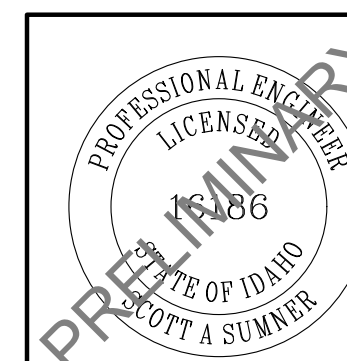
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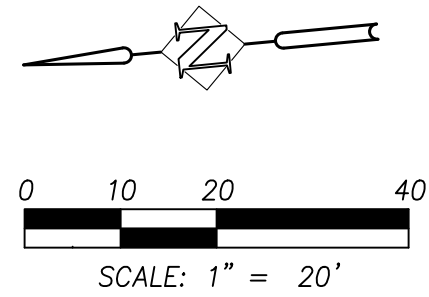
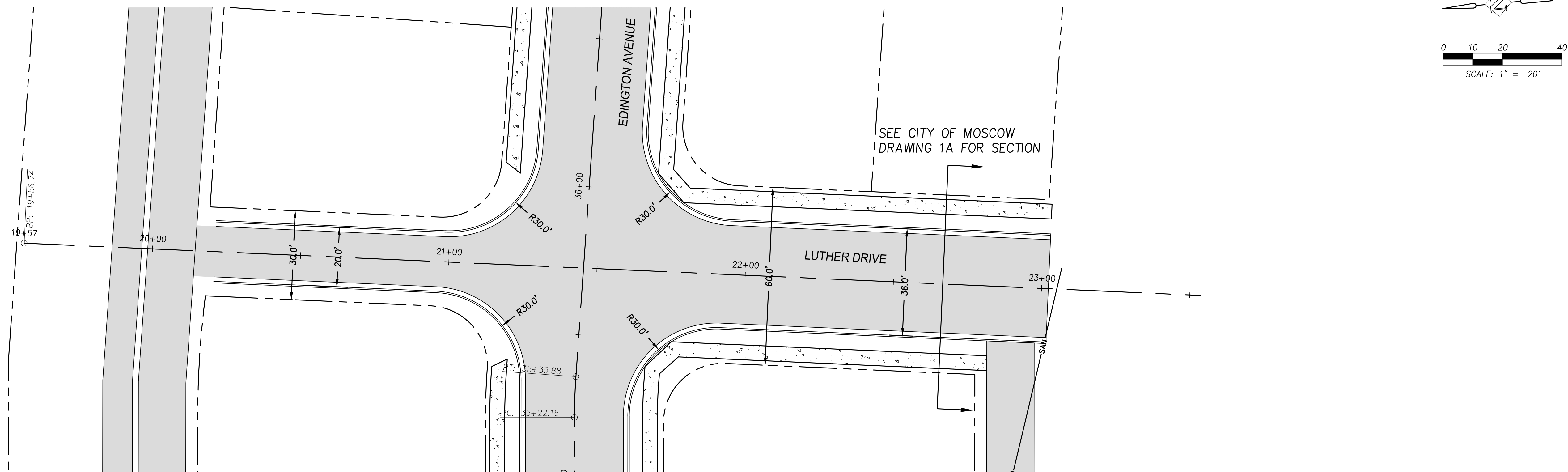
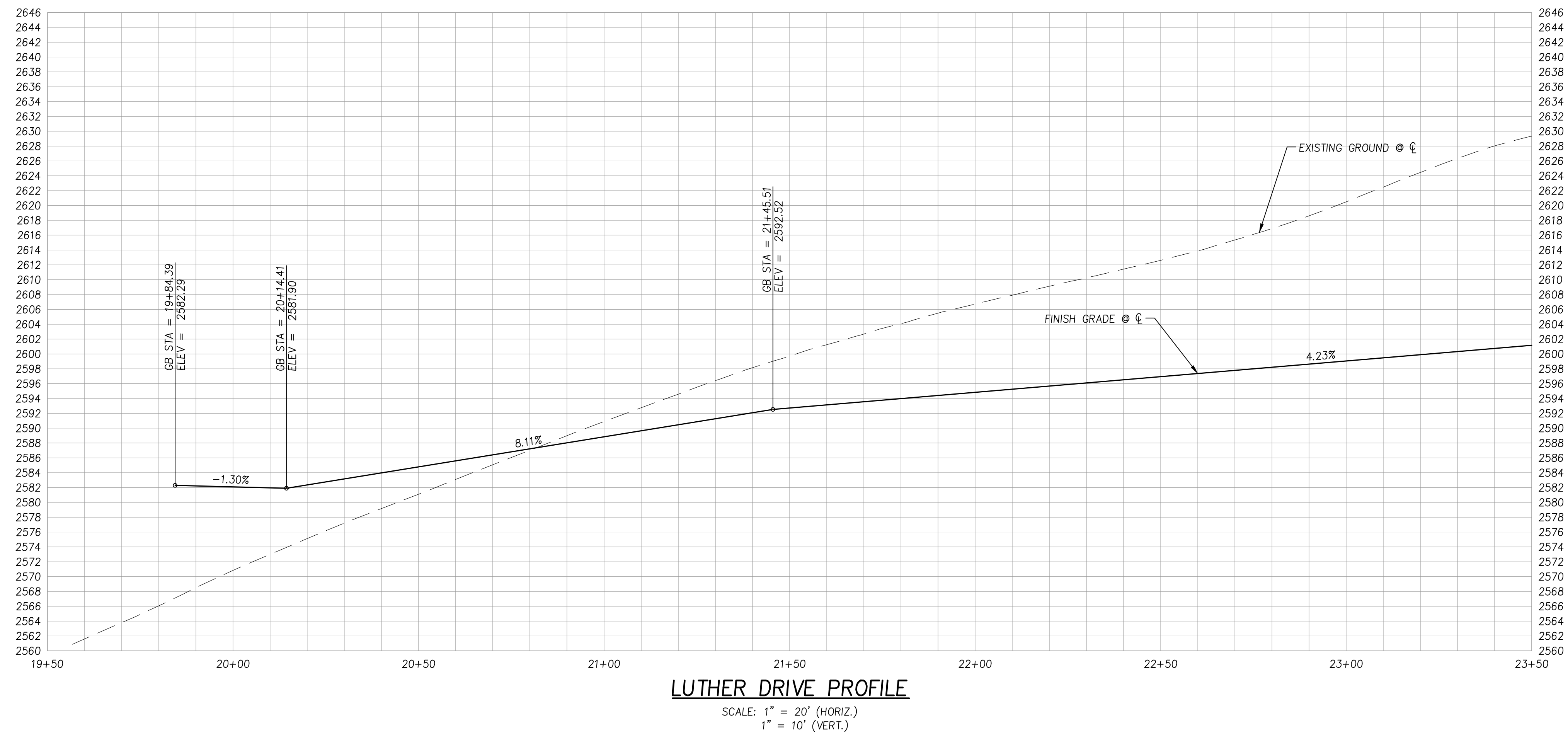


CHESTERTON DRIVE PLAN & PROFILE
EDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

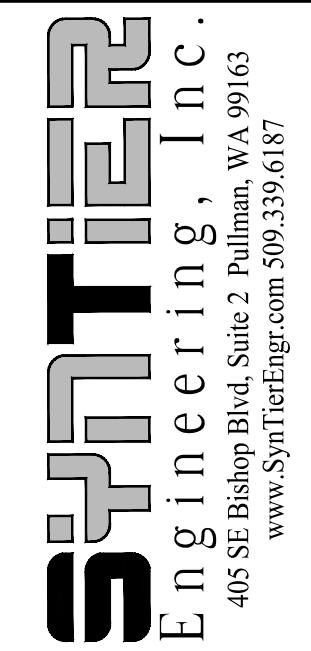
Smartier
Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SmartierEng.com 509.339.6187



DESIGNED: DRAWN: CHECKED: DATE:	SAS/ATS		ATS	SAS
	DESCRIPTION			
	NO.	DATE		
SHEET NO.				
C5.2 11 OF 14				
JOB NO. BBC-02				



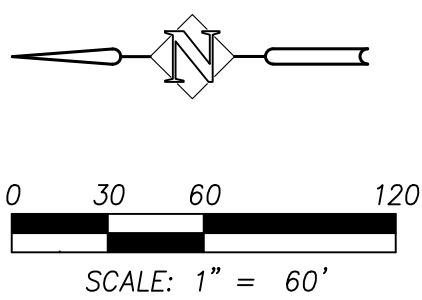
LUTHER DRIVE PLAN & PROFILE
EDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

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12 OF 14



CONESTOGA DRIVE STA 10+00 TO STA 24+00
BEDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

Syntier
Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SyntierEng.com 509.339.6187



DESIGNED:	SASI/ATS
DRAWN:	ATS
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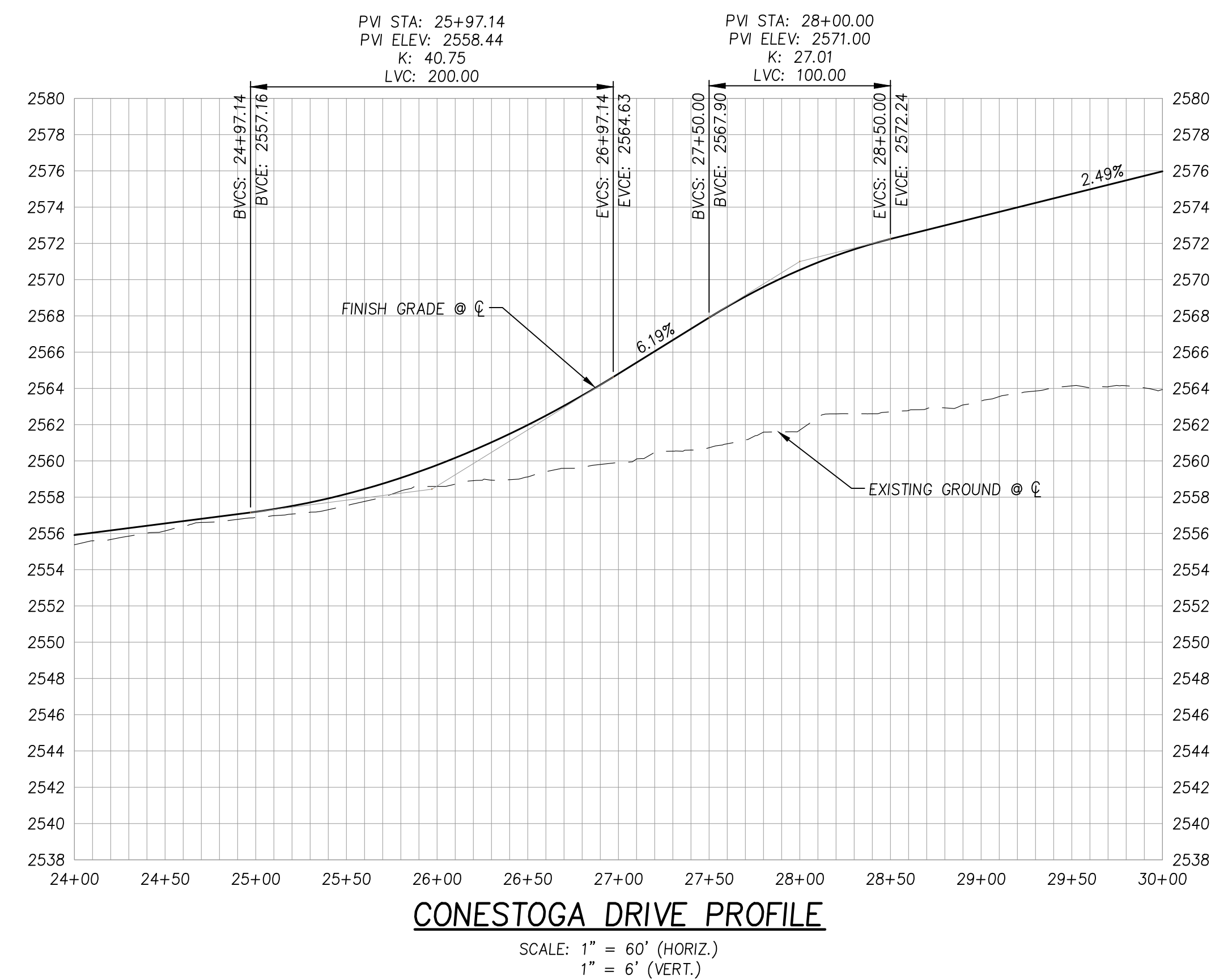
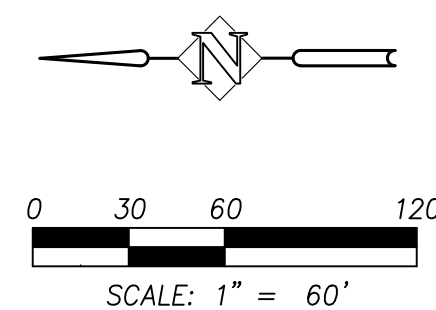
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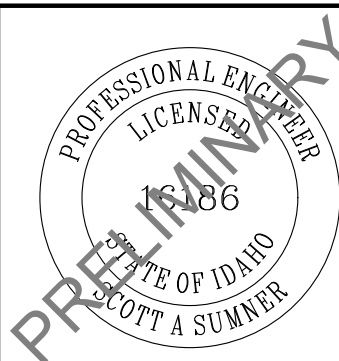
13 OF 14

BBC-02



CONESTOGA DRIVE STA 24+00 TO STA 30+00
BEDINGTON SUBDIVISION PRELIMINARY PLAT
MOSCOW, IDAHO

SynTier
Engineering, Inc.
405 SE Bishop Blvd, Suite 2 Pullman, WA 99163
www.SynTierEng.com 509.339.6187



DESIGNED:	SAS/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	APRIL 19, 2021

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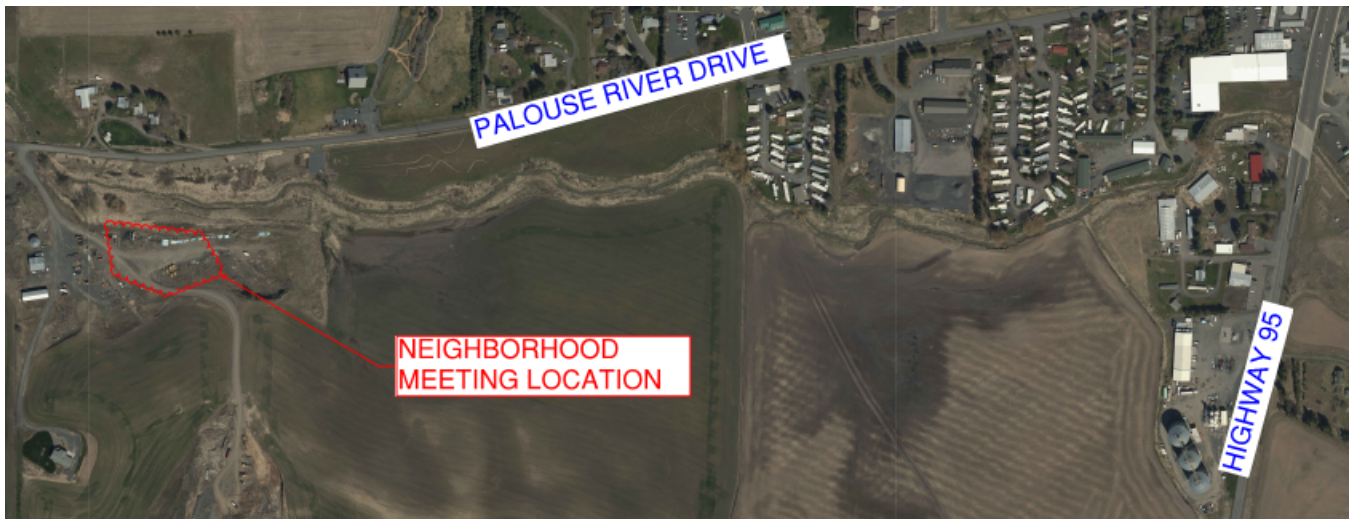
14 OF 14

BBC-02

Neighborhood Meeting

To: Neighbors and Interested Community Members
RE: Edington Subdivision
When: Friday, March 19, 4:00 pm
Where: On-site, see location below
What: A neighborhood meeting to introduce and discuss the proposed development SW of the intersection of Palouse River Drive and Highway 95. The proposed project involves annexation of approximately 270 acres, amending the comprehensive plan for the subject parcel from AF Agriculture Forestry to R3 - Medium Density Residential Zoning and RO Residential Office, and preliminary platting of 27.2 acres into 130 lots.

Meeting location:



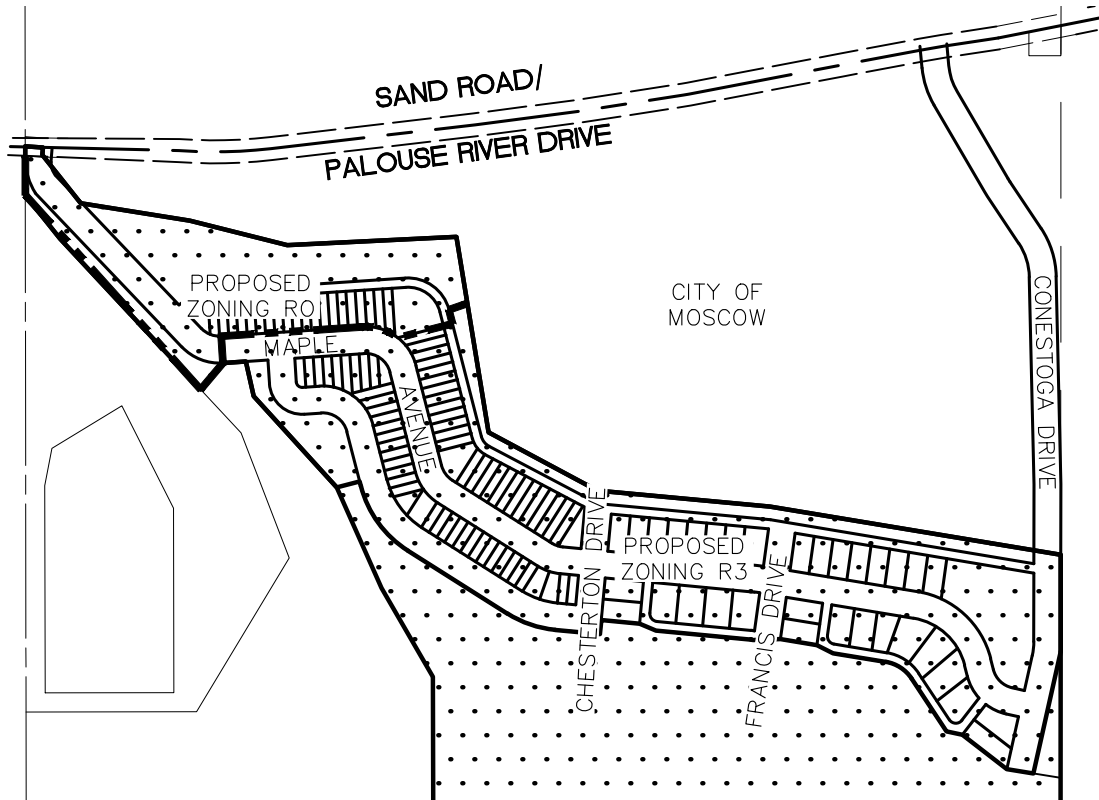
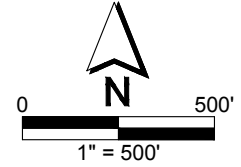
See enclose exhibits for Annexation, Comprehensive Zone changes, and Preliminary Plat information.

Sincerely,

Scott Sumner, PE
Principal
SynTier Engineering

PRELIMINARY PLAT EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
EDINGTON SUBDIVISION PHASE 1
LATAH COUNTY, IDAHO



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

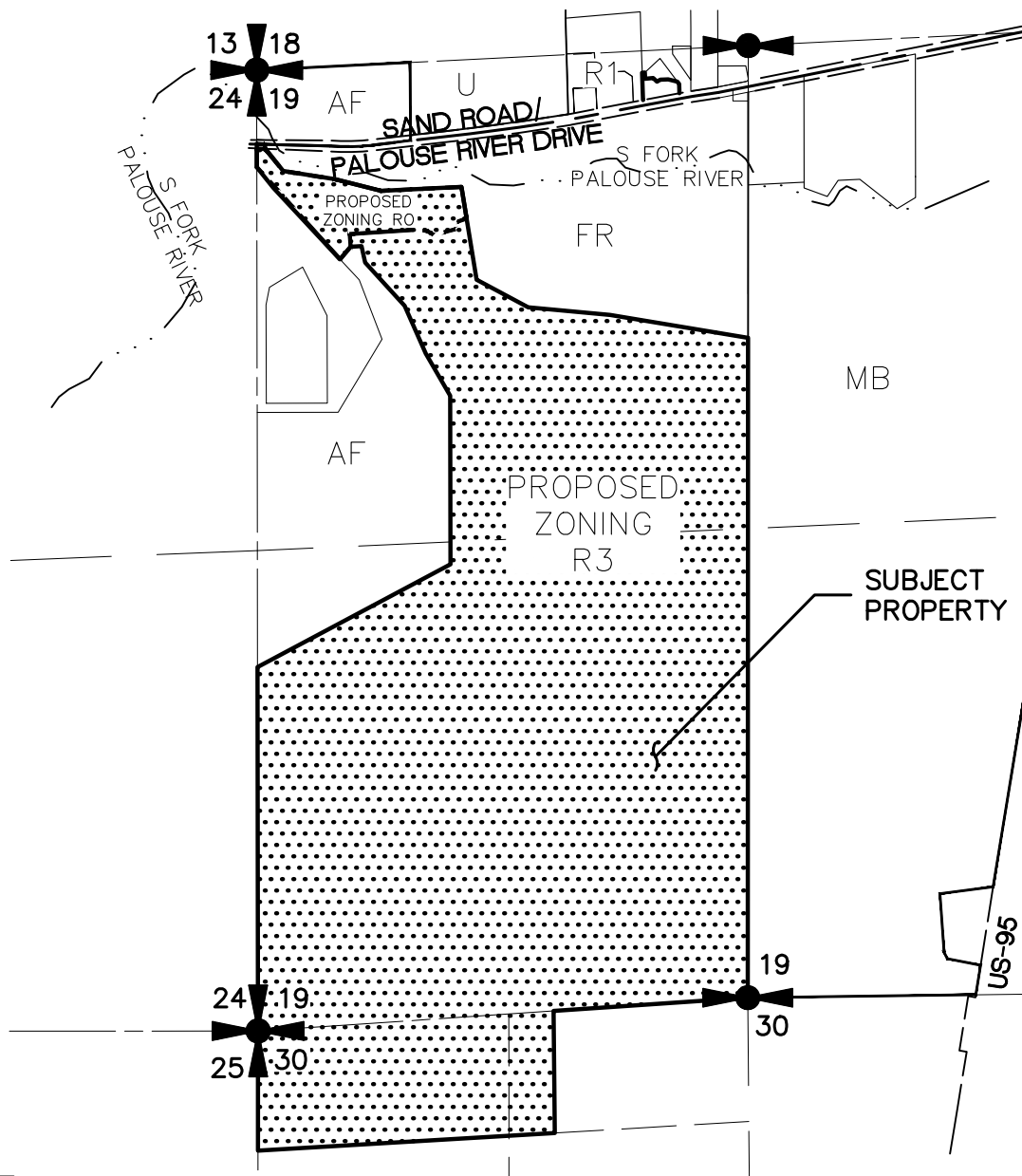
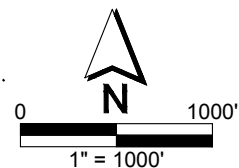
SYNTIER
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Pullman, WA 99163
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ANNEXATION EXHIBIT

SECTION 19 & 30, TOWNSHIP 39N, RANGE 5W, B.M.

ANNEXATION EXHIBIT
LATAH COUNTY, IDAHO



SUBJECT PARCEL



CITY LIMITS BOUNDARY



ZONING DISTRICT BOUNDARY

THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

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Neighborhood Meeting
19 March, 2021
Presented
By





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- **Project Introduction & Location**
- **Annex Map**
- **Preliminary Plat Map**
- **SynTier contact**



SynTier Engineering, Inc. was formed in late 2018. Our staff of 15 has experience providing efficient, cost-effective civil engineering services for our clients in the Palouse, Clearwater Valley, Spokane Valley and Idaho panhandle. We provide licensed civil services in ID, OR and WA; as well as a survey team that is licensed in both ID and WA to create an all-in-one development solutions team for our clients. A major factor for opening a small firm in Pullman was to remove ourselves from corporate red tape, and provide a high level of local knowledge with professional expertise. SynTier focuses on personal, one-on-one relationships with each of our highly-valued customers. We pledge to be accessible at all times throughout your project and ensure to be an integral part of your team.



SynTier Engineering provides general civil engineering services and surveying to municipal public agencies and institutional entities. We also serve private, commercial and residential developers. We offer pre-development consulting, design PS&E's and construction administration for all potential clients.

Our Mission: To meet the needs of our communities through a client-centric approach to infrastructure and design improvements.

Your Development Solutions Team

405 SE Bishop Blvd, Ste 2
Pullman, WA 99163
509.339.6187 (office)



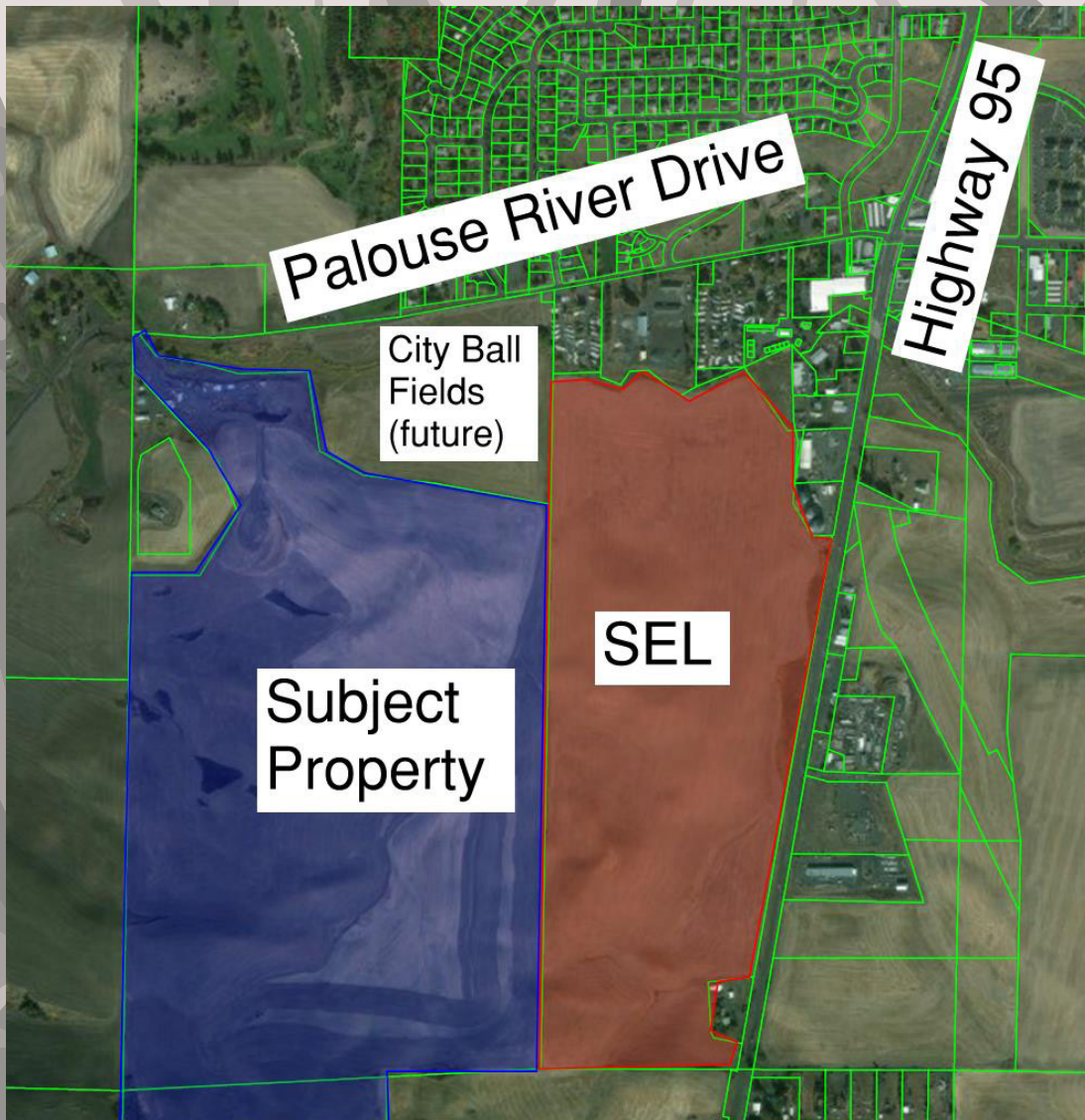
55 E Lincoln Road
Spokane, WA 99208
509.467.1550 (office)

Go to
www.syntierengr.com
or scan below



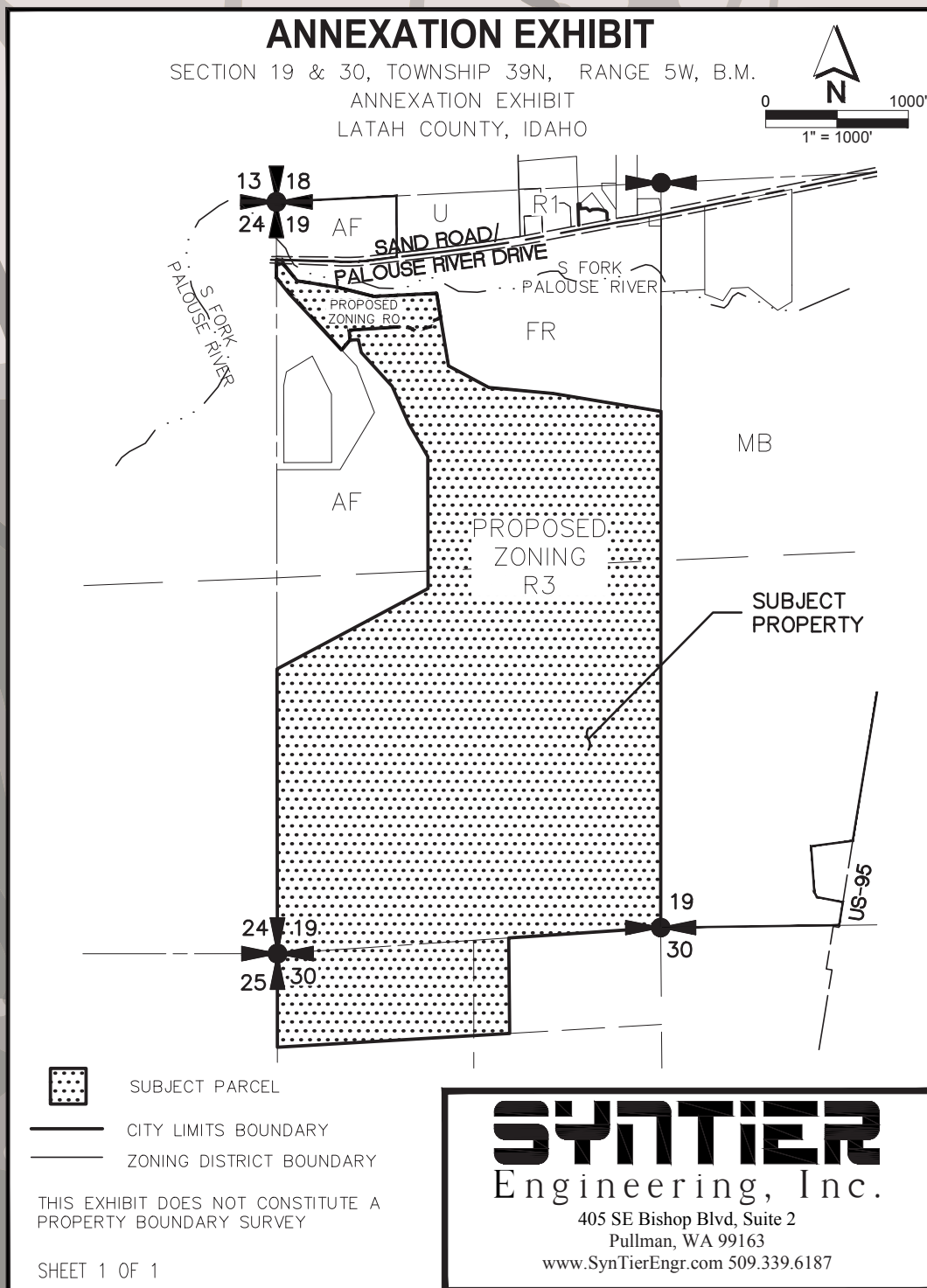
Project Introduction & Location

A neighborhood meeting to introduce and discuss the proposed development SW of the intersection of Palouse River Drive and Highway 95. The proposed project involves annexation of approximately 270 acres, amending the comprehensive plan for the subject parcel from AF Agriculture Forestry to R3 -Medium Density Residential Zoning and RO Residential Office, and preliminary platting of 27.2 acres into 130 lots.





Annex Mapping

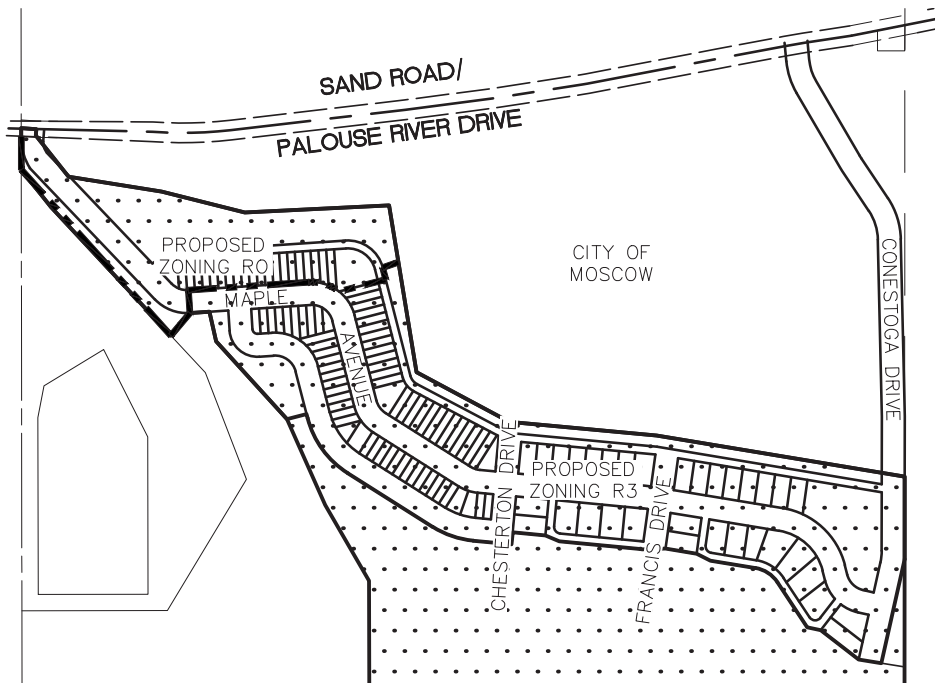
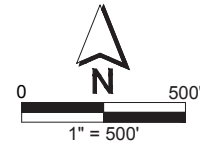




Preliminary Plat

PRELIMINARY PLAT EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
EDINGTON SUBDIVISION PHASE 1
LATAH COUNTY, IDAHO



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
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Pullman, WA 99163
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Project Contact

SCOTT SUMNER, PE



**Role: Principal-in-Charge,
Point-of-Contact**

- 14 years experience
- BSCE, University of Idaho
- CESCL
- Professional Civil Engineer

ID#16186

WA#48109

OR#89052

scott@syntierengr.com

208-596-7912

Edington Subdivision
Moscow, ID
Neighborhood Meeting
March 19, 2021

Minutes

Development Property site

Meeting started: 4:00 PM

Scott Sumner, representing SynTier Engineering, Inc. welcomed everyone and started the meeting with introductions. He introduced the project with three visual displays, using potential mockups of phase one of the project. There were also paper handouts for each of the attendees at the meeting.

>>>Scott Sumner from SynTier Engineering, Inc. starts the meeting:

It really helps that our graphics and some of the questions and things that come out of this will make the project better. I mean, the community is always part of things that that we do, and appreciative of this process in Moscow that they do; because we get a chance to get community input and some of the input from the neighbors prior to going to the city.

A lot of the time you walk into the city, and it's the first time some of the public has heard anything or seen anything. It becomes a real combative nature and I'm really hoping that this is an open dialogue where you guys have questions.

I did leave my personal contact in here, you guys are free to email me, call me or send me a text. If you have questions at any time or if you want some more information we will try and provide as many answers as we can. Obviously, we're in the preliminary stages, and everything you see here is just kind of a conceptual idea; so, nothing is set in stone.

There are some things that will come out of this meeting and the questions that you guys have that will change the project. There are things that we will take and consider. Some things we really try to make it part of something in the community that we're proud of, and something that you are proud of that adds to this area. Instead of taking away what you think is running down the town or running down parts of it (the project).

We really want to enhance things (Edington Subdivision) like this, and also provide a chance for more people a chance to have their say.

I put a little bit about my company. I'm from Moscow and I grew up here, and I put some information here about our Company in case anybody needs to know. All the people around here (SynTier Employees attending meeting) live in our community. We live in Moscow; Pullman, and we've been here for a really long time working on projects like this.

You have our contact information, but if you guys have questions please send it to us.

We have not submitted anything to the city. This is just kind of a first step in our process, so really now is the time we really like your input on the project, to get your questions.

If you're looking at the annexation, the first part of this project is the annexation. The East property, that we're looking to annex is about 235 acers. It Stretches towards the East of the Schweitzer's property that just got annexed, and then as far as zoning we're looking at kind of medium density residential. With some opportunities for townhomes and we left it open for some retail office in case there's some small commercial or retail spaces within the townhomes that people want to take advantage of.

We are leaving it a little more flexible, we will really see what the community really drives towards it. Lot of this development is going to be developing the roads, utilities and everything. There's a lot of questions you know in the housing, and the ball fields. These are just concepts.

This is the preliminary layout the city came up with a few years ago. These ballfields really won't be part of the project, but the road through back there (points to east access on display) will be allowing access to these ball fields and we really think that once the bridge across the South Fork of the Palouse River is built. It will make it a lot easier to provide those baseball fields or soccer or lacrosse access. We really think that will be a big draw to the area.

I'm ready for some questions, or if there are some questions, we will be tape recording this so that the minutes during this meeting will be provided to the city in planning and zoning. For their meeting so that your input will be heard in the part of the record that goes in through there. I need you to say your name and your address the first time you speak so that we can keep it for the record.

>>>Doug Gadwa [REDACTED] Moscow, ID, 83843 asked:

I Live right over there; this will be out my picture window. How many units are in the calculation for the entire 235 acres? It's showing 130 on your basic plan.

>>>Scott replied:

Yeah, so the preliminary plat that we're going to be doing is this (points to phase 1 of display) 1st section. The rest of it will be zoned R3.

>>>Haley Lewis [REDACTED] Pullman, WA asked:

What does that mean?

>>>Scott replied:

R3 is medium density. It allows for lots of 6000 square feet or larger. It's a residential zoning, and so it's not the giant apartments. They're going to be rentals or duplexes, or some of those other things. The

hard part of these developments is once you develop them, somebody buys the property, it's their choice. Kind of what they do with it, it doesn't matter what the zoning is. You're kind of at their mercy.

In terms of what they can do, we would like to limit it to these ideas that we're having here (references display), but as far as the rest of the 235 acres, it's all going to be zoned R3 so that is the kind of concept of what we were thinking.

>>>Doug Gadwa asked:

No calculations on numbers?

>>>Scott Sumner replied:

We don't have any final ones, and I'd hate to tell you one thing, and then in a year or two someone comes back and yells at me for telling him one number.

>>>Doug G asked

The question that goes with that is that entire 235 acres worth of housing, is going to go out that road (West access), and that road (East access)?

>>>Scott Sumner replied:

So, at this time I know that part of the problem is with Schweitzer owning the East side of this. Access to the East is limited. So, as we start looking at accesses for now, we do have these two accesses or I know there's been discussions trying to get access out to the East as well as in other areas, but for now we only have the two accesses. In the future, if Schweitzer was able to give cross connectivity through there and how that plays out until they really develop their piece. We're unsure of how we can actually access to that (points to display of phase 1). There is talk on the very South end connecting to Hwy 95, but there are some challenges with that, with Schweitzer and everybody else. But we are working on getting more accesses. It's not going to be this year, next year, or the year after that. It will take some time, and so we're hoping that we'll work out those access issues.

>>>Doug G replied:

I got lots more questions, but I'm going to work my questions into other people asking questions.

>>>Tim Clyd [REDACTED].

What's your plans for Palouse River drive?

>>>Scott Sumner Replied:

There are improvements that we've talked to the city with, about Palouse River DR. We haven't done all the traffic studies through there (points to display) to make the improvements.

>>>Tim replied:

I personally I know there's a lot of us who think nothing should be done until that road is taken care of, Nothing. We are lucky we haven't got somebody killed yet.

>>>Scott Sumner Replied:

Yeah, that is part of the process and that will be part of this, before any of these houses come in. A lot of this development will take place, and those improvements will be improved in discussions with the city and we have to do traffic analysis. We have to do other things to see what the impacts at the intersection will be on Palouse River DR and Highway 95 and working back to see how we can improve the multi-modal bikes, people, and cars. So, we have to look at all three of those things, because that's how people who develop housing get out here.

You know, we got to look at how you use bikes, people and cars and how we could safely get people through here through the intersection and through this development. So those are all things that we will look at and there will be improvements. We just don't know exactly what they will be yet.

>>>Tim asked:

How are you going to lower the impact on the new construction? I mean, dust control. It's a joke right now. 1000 or more trucks, up and down here.

>>>Scott Sumner asked:

Are you are talking about during construction or post construction?

>>>Tim replied

After construction will be paved, during?

>>>Scot Sumner replied:

During construction, the things that we try to do is water the roads. Watering the road in combination with the erosion control measures that we tried to provide during construction. It is a challenge in farm fields when you're developing farm fields, it's the same dust that comes up while they're farming. It's just more of an issue and a nuisance during construction and there's watering of roads and there's other things that we try to do to minimize that. There is always an issue that comes up with those things and we want you guys having issues as neighbors to say something.

I will be with the project, I'll be associated with it if you guys have issues call me, email and say hey, we're having issues out here. I'll be out here. I live in Moscow. I'll stop by. I'll be out here on a regular basis during construction, and I know we'll try and address issues every way we can. There are some things we just can't do, but sometimes the dust we only can do so much about.

>>>Tim replied:

We do have other problems; we do have a water line probably going right underneath your feet.

>>>Scott Sumner replied:

Yep, and we're aware of that, and there will be some conversations with you personally about the best way to deal with that one.

>>>Tim replied

You got some issues there so.

>>> Doug Olson [REDACTED] asked:

The water comes from this area. It feeds it, so any construction or altering the rock here will affect that well. So how are you going to take care of that?

>>>Scott asked:

Where is your well?

>>>Doug Olson replied:

Right over there (points West), but our water comes from right over here (pointing in the present direction), and the well is around that grain bin area.

>>>Scott replied:

So, there be improvements to the road, from Palouse River Drive in, coming through here, but I believe that the grain elevators, part of the grain silos are going to be on the West side of the project that we will not be impacting.

>>>Doug Olson replied:

But any time that rock is disturbed it is going to ruin our well water even more. Fractures in that ground is gonna be an issue. Could you eliminate it?

>>>Scott Sumner replied:

We will look into that. We will take it into consideration. I don't know specifically on that will issues. I'm not as familiar with them (wells) as you are. Nore will I probably ever be, but the entrance into the road and into this site is going to be the minimal impact until we start getting back into this rock and getting rid of this rock back here. And really, the main part of getting rid of this rock is in this front area right here. We're not going to be digging in the rock back there or probably even in this area as we have today.

>>>Tim asked:

How do you proposed to get that rock out of there?

>>>Scott replied:

This rock here (pointing to rock face on the edge of Germer's worksite).

>>>Tim stated:

You are not going to blast it. You are not going to blast it. That will raise hell.

>>>Scott replied:

So that will be a constructability thing, will continue to look at. If it's something that we can't do, we will have to look at better options.

>>>Doug G asked:

The Germer's collection here. Is it all going away?

>>>Scott Replied:

Yes.

>>>Doug G asked:

The fill that we're standing. It's hard to look at that. Am I standing in a building right now?

>>>Scott replied:

So, the floodplain comes out here and we're seeing a lot of it, and then we're going to start working back into here (points at future development site). So, there will be a buffer between this development as well as the floodplain in the creek on this side over here.

>>> Doug G asked

One of my concerns is the amount of traffic. Is the fill pit going to go on into the future or does that die with this project?

>>>Scott replied:

As we work on the project, the material is going to either keep going back or come from the back and come here. The material that we use on site is going to for the most part stay on site.

>>>Doug G asked

I'm concerned about the number of trucks plus the number that you guys add to it (Project)?

>>>Scott replied:

There will be, as far as earthwork, which is usually the major amount of trucks that we see on projects like this. There won't be a whole lot of trucks coming in or out for the amount of earthwork.

There will be gravel and asphalt trucks and other things that come in during construction, but that would be significantly less if it was another project where you're hauling in or hauling out material, there won't be the amount of trucks that you typically see because the site is big enough that we can haul material from other parts of the site to it, or export to another part of the site to set up future phases.

>>>Doug G asked

So, the fill pit is staying and staying active clear into the future?

>>>Scott replied:

Are you talking about Germer's fill pit? That piece of property is not going to be part of this project.

That will not be annexed into the city, so that would be a.

>>> Doug asked:

So, we add 50 trucks a day, plus your activity?

>>>Scott replied:

As far as the Germer's fill pit I would say that we are working through some concerns and issues with it being there, but that is not associated with this project. It's adjacent to, but that is outside of our ability to potentially fix.

>>>Doug G asked

The timing, if you develop the road up Conestoga into your project.

It'll minimize how much comes this way, right. So, if that is 5 years down the road and you start working this year, I wouldn't be happy.

>>>Scott Replied:

This is going to be the primary access to the site. This bridge that crosses here will be the primary access to the site.

>>>Doug stated:

That's what I wanted to hear.

>>>Scott Replied:

This right here on the far end where we currently have it now will be utilized until we're able to get the bridge permitted, built and constructed which is associated with the phase first phase of this project. So, it will be this portion which is going to be built with this (Refers to display). But until this bridge gets permitted, which is a lengthy process, that we've started. We will be utilizing that action. But it will minimize the amount of traffic, at least with this development that comes in that end.

>>>Doug G asked

Are there going to be lots for sale, or is this all developer developed?

>>>Scott Replied:

There will be lots for sale.

>>> Doug G asked:

Will be there lots for sale for local contractors to come in and build?

>>>Scott Replied:

Yes, they'll be lots for sale for people to purchase, and they can develop.

They can buy, and find a person to build their home or do it and a lot of the earthwork we're going to try and do now. We will get the lots prepped and ready, and flat so that as people buy homes, they are not bringing in more excavation equipment, more trucks and everything. That way the pads are already done and set. So, when people come in and they can dig their foundations and start building homes.

>>>Hayley Lewis asked:

My name is Hayley Lewis [REDACTED] Pullman, WA, 99163

I'm with SEL. I need to understand better, so the mock ups aren't projects that SynTier is going to do the mock, I guess I am unclear if were doing lots versus what is going to get built?

>>>Scott replied:

So as far as this project is going to get built, is the roads, utilities and grading is going to get done.

As well as stormwater facilities. These houses are just to show kind of what it could look like when we are actually done, then the parks and this parking lot are part of the school's preliminary plans. We showed them so that and in a couple years and all the houses get built, that's what it could look like.

>>>Hayley asked:

OK and then follow up so the bridge, you mentioned over the South Fork is that a city project or is SynTier footing the bill for the development?

>>>Scott replied:

It is going to be in combination, just to be clear, our team is engineers and land surveyors.

>>> Hayley asked:

And so, so I see on the paperwork that the annexation has SynTier on here, but who is the annexation on behalf of like who owns the parcel?

>>> Scott replied

A&E LLC is the owner of the parcel, and Rich Beebe is the developer. Sorry, BBC LLC is the developer

>>>Tim Clyde [REDACTED], asked:

Question other one, is how is the city going to be able to handle all the sewer over to their plant now?

>>> Scott replied:

So, we have some improvements that we're going to have to make

>>>Tim replied:

Cause they can hardly handle what's already here in this city, yeah, it's already way under development when it was finished.

>>>Scott replied:

So, we're looking, at least on our end we're looking at our impacts on the system to the pump station and we'll continue to look at those improvements, but this sewer wastewater facility is going to be the city of Moscow's.

>>>Tim replied:

But it's way undersized now and it's only going to impact it worse.

>>>Doug G asked:

So is the city looking at adding another deep water well out in this neighborhood to help deal with another 230 acres worth of housing.

>>>Scott replied:

There will be some long-term plans in terms of the water for this phase. I would imagine as this continues to build out here there would be a new water reservoir somewhere. On this property but that's on an as needed basis, there will be some improvements to the water system with this development, there will be some system improvements.

>>>Doug G asked

Have you looked into designing a school bus stop in your planning, that is off the side of the beaten path of the roadway?

>>>Scott replied

We haven't gotten that far into detail yet, but we will be looking at how school pickups along Palouse River Drive and through the site, how kids can safely walk bike and get to school.

>>>Doug G stated:

In many areas, the development of a school bus stop includes a pull off out of the main roadway, and I'm recommending that one or two places in your first 130 housing units.

>>>Scott asked:

Are you talking about on Palouse River DR or in the development itself?

>>>Doug G replied:

No, I'm talking about your facility or your project.

>>>Scott stated:

Yes, so a lot of how this project is hoping to get developed. Our idea for the houses, they will be loaded off of the alleys that are behind them, so there will be some alleys where all the houses' garages will be loaded into the houses and then we will have the main roads that will have parking. One or both sides and will allow for bus parking and kind of minimize the number of cars parked out in front and have a look and feel more of a neighborhood. Not driving down and just seeing doors and garages and cars everywhere.

>>>Hayley asked:

So, I guess I have a question if it's just going to be the plots that you're leveling, I guess I'm confused that they're going to be just zoned for R 3? What control will you maintain over what gets built? If you're saying no garages and that they (new houses) have ease of access and safety access for kids. If you're just selling the flats, what restrictions will there be with that?

>>>Scott replied:

You can make restrictions on how you access your home off of those collectors and off the main roads also. Through development and grading and other accesses it lends itself to people designing up and under garages, or through grading and other things there are certain ways. Granted, if somebody wanted to do something, we would have to look at it and figure that one out. But on some of the collectors we can designate certain roads that they can't get access off of.

>>>Haley asked

I have one more question. There is an affordable housing issue in Quad Cities. I think we're all pretty aware of that, and so I guess I'm wondering what the plan is for selling just a flat with full house on top with the target prices and if there's been. I know we're in the beginning phases, but what's the long-term project look like, I saw houses and got excited. Now I'm not so sure what the plan is and who our target demographic is? What the dollars are going to look like?

>>>Scott replied:

So, two things with the townhomes, with those lots and how they're situated. They are set up so there are really only townhomes that you can do on them because of the width of the lots. The other thing is, the more homes there are available and the more opportunities they are, it will drive down prices just through capitalism. So, there's just not a lot of houses for sale right now anywhere in Moscow, Pullman, Lewiston, Clarkston prices are going through the roof because there's five houses, and people are buying them sight unseen.

>>>Haley asked:

And so that makes me nervous if it's I mean, I guess there is bigger market issues I know. So, I guess for me to understand there's no plans for there to be anyone other than an out outside contractor beyond when all this is leveled ready for construction?

>>>Scott replied:

Right, and we've had conversations with developers and everybody about the direction that we're hoping to go, and you know, we've looked into it and we don't want to build roads and utilities and do all this and then there like I don't want to do that.

So, I mean we've definitely had some conversations with people about, you know what they're looking for, and two what developers would be looking to build. A lot of those developers are spending their money thinking of something to provide. One of the things we really don't want to get into is the giant student housing apartments.

That's not what we're looking to do with this. It's really trying to be able to provide homes that people can either own as their first home or homes that families can live in, and other places where employers can get people to move here. Employers have jobs available that they can't fill because people can't live here, so that's really what we're hoping to provide.

>>>Doug G stated:

We have an airport. There is just over Hwy 95 that I know of an airplane that actually landed with the engine problem on this hill ridge top right over here. I want you guys to go into this knowing that you

are in the downwind for that airport, and or base if you know the terminology. So, don't Even go whan, whan, whan, when there's airplanes flying over the top of us.

>>>Scott Replied:

Ok, it will be in the meeting minutes and if we come back in five years and say look, I told you so.

>>>Tim stated:

In fact, they were here. They are grandfathered in.

>>>Scott replied:

Absolutely, yes.

>>>Tim continued:

But everyone else shuts them down, like lot of airports big airports shut them down because people buy houses around them and they get shut down. They got to know that right up front, if they want to sue anything, they got to sue the developer.

>>>Doug G replied:

That airport is on the sectional chart as being real, it's not just a field airstrip it is on the chart.

>>>Scott replied:

We've been a part of some of the airport projects and my understanding, and we've worked with them is they make their rules and everybody else bends to them. We will be aware of that and that's something will be just part of the development.

>>>Hayley asked:

I've got another one, has the city given any updated on, I feel like the ballpark has been a twinkle in the city's eyes for many years. So, do we have any updated timeline from the city on what they're thinking?

>>>Scott replied:

No, but I would imagine once the bridge gets built, it's a lot easier to build the ballfields. When you have a road to the bridge and everything to it, it's going to make it a lot easier and there's a need if you have families and houses out there. I mean building a ballpark out here right now doesn't have as much emphasis or much usage that it would get until you start adding some homes, and it wont take long would be my thoughts on that.

Can I get your name?

>>>Craig Fountain [REDACTED], Moscow, ID, 83843 asked

The city hasn't considered our location there, in their dealings in the past. We didn't get much input into some of the things that have been put into what we do have. I'm just making that statement they have not considered our presence there since 46 and in recent years. I guess I get that in your record.

>>>Doug G commented:

Talking about road improvements, what about from the edge of your facility or Conestoga to Highway 95?

>>>Scott Replied:

Along Palouse River DR? I maybe wasn't clear on that. We are looking at that and there will be improvements along that stretch of road, looking at the bikes, people and cars; and how that flows as well as at the intersection of Highway 95.

>>> Doug G stated:

Right now, you get a car parked on the side of the road over there. Can you have a one lane road? That just doesn't work before, and they paved this (Palouse River Dr and Sand RD) all the way to Pullman. We've seen a huge increase of traffic since they paved Sand Rd all the way to the Johnson cutoff road.

>>>Tim stated:

I Keep telling everybody about that.

>>>Doug G stated:

So That needs to be part of your project or the city.

>>>Scott replied:

Yep, Yep, it'll and that'll be, well, some of the impacts that we look at. There's a couple of things with some of the improvements that we're looking at. In general, on the engineering side is that when you build big wide roads It tends to let people drive faster.

One of the things that people are trying to research now and looking at is as you add, maybe some narrow pockets or you add sections that are narrower, people tend to slow down. There's traffic calming devices, and there's other things that you can do because people think, oh, we need to get you know bigger wide roads and those are safer. But they're finding out with people. the bigger and wider roads allow them to speed up faster and faster, but those are things we will look at. There are different ways to as the traffic increases to safely slow down people through this corridor.

>>>Tim replied

But you can't forget about the farms, its who built this town! They had that problem on Mountain View, trying to move farm equipment.

>>Scott replied:

Yeah, yeah

>>Tim stated:

If it wasn't for the farms, we wouldn't be sitting here!

>>>Lisa Clyde [REDACTED] asked:

Are you taking into account the lack of traffic because covid restrictions? I guess I'm concerned that you're taking your traffic now and in 6 months to a year everything is going to be completely different.

>>>Scott replied:

So how we've done in the past on a few other projects that we've right now is completely different than anything else that we've experienced in my lifetime, and maybe a lot of your lifetimes. We look at the historical data between what has taken place in the last years and we extrapolate them to this intersection. Or we look at data that we put maybe on that intersection few years ago, and then we could look at correlating data and try and scale it up or scale down or adjust it to make sure it fits. But yes, there are definitely challenges with development during Covid.

It's how we're trying to adjust with everybody else as well, but we take those things into account because measuring traffic on Friday of a spring break during Covid is a lot different than what we're going to expect over the lifetime; five to ten years that we usually analyze these things for. So yeah, we do try and take those things into account as best we can.

>>>Tim commented:

I guess you're probably take into account Schweitzer being built.

>>>Scott replied:

That will be another thing that will have to be taken to account as well.

>>>The crowd replied:

It's going to be bad (referring to traffic)!

>>>Doug G asked:

I've got kind of a dumb question. How did you come up with this name? Seeing how the farm estate is a Clarence Anderson all the way to the top of the Hill and over around that you guys are naming it Eddington

>>>Scott replied:

I am lucky enough not to have named it. So those helpful suggestions could go to Rich. trust me naming roads and naming these kind of things is not my strength and we tried to come up with some and you guys were laughing at us so it was. Trust me, it was the hardest thing I did all week, was trying to come up with names and all of them got shot down so.

>>>Doug G replied:

So, this this farm and house was built in 1909. It was all part of this estate that you are developing, and the name of the farmer in 1909 is Clarence Anderson and his Grand Daughter, excuse me, Daughter sold us the property across the street. She is who sold Sherm Clyde their property, But I guess I just feel that it is only fair for a farm estate, that a subdivision ends up recognizing that just like they named the one across the way, Anderson. That's his brother, that was named after, but I'd like to give the guy credit for running horses and mules, farming this piece of ground for 60 years.

>>>Rich Beebe, project developer replied:

I think that's really fair; I think it's something to take into consideration. For now, it's really preliminary and marketing people have their opinions about things?

>>>Doug G replied

You could call it a Clarence Anderson estate.

>>>Rich said

Yes, this is a process so we will be discussing it.

>>>Doug G said:

Thank you. Told you that was a dumb question.

>>>Lisa asked

What's your timing? I know it's all up in the air. You got to do your proposal, and all that kind of stuff but what's your timing, three years out, one year out?

>>>Rich replied

For 3 years out for what? No, we would like to start moving some dirt this summer or probably this fall. It takes a while, nothing happens overnight.

>>>Lisa asked:

First order of business would be starting on the road or starting on what?

>>>Rich replied

The first order of business is getting everything approved probably and getting everything designed I mean bridges don't happen overnight right. So yeah, I mean, it's going to take us awhile, but first order of business, obviously, we really want that bridge access. That's important, no offense, but your access is not great for everyone.

>>>Tim replied:

You got to put in two bridges.

>>>Rich replied:

What's that?

>>>Tim stated:

You got to put in two bridges.

>>>Lisa replied:

This well this one over here has to be fixed to its broken.

>>>Rich replied:

That's already been part of the discussion.

>>>Doug G asked:

A water system question. Most water systems, they hate providing water off a dead-end run. Is it your intention to bring water down Palouse River Drive and tie it into a loop into your system so they have looped water supply?

>>>Rich replied

I think I think loops are one of those things that the city is all over. I'm not an engineer.

>>>Scott replied:

We're in talks with the city and most of the things that drive water design is fire flow and make sure you can get adequate safety and water to people. The loop system benefits that, and that's usually what it's designed off of. They do not want dead end runs where water could get stagnant, so we don't try and design systems that have dead ends, but whether it loops through our development or if it loops back on the road, those are things that we have to look at with the Fire Marshall and as well as with the City of Moscow on how they see their system working. And it may be something with Schweitzer's development, they might need fire hydrants and everything that's the loop. But those are all things that are part of this process that we have to go.

>>>Lisa asked:

So, I guess part of my question for what's next. What's happening, will there be another as you're your development plan becomes more solidified is there an opportunity for us to way in again?

>>>Scott replied:

Should be a planning and zoning should have another opportunity for public comments.

>>>Lisa asked:

And the same group of people that were notified for this one will get notified on that one?

>>>Scott replied:

And it should be put out to the city website.

>>>Doug G asked

Yeah, do we have a representative from the city here now?

>>>Scott replied:

No, and they stay out of this part and once it goes to planning and zoning, they post signs. They have public meeting notices and I believe they will notify everybody within a radius.

>>>Doug G replied

I was told that only 600 feet from this project was people being notified. I think that needs to be expanded, but it's too late to expand it for this meeting, but that's their rule.

>>>Scott replied:

Yep, so as far as who got notified, and who didn't. We went to the City of Moscow. They actually provided the sticky note, and everything and said these are all the people that you should contact because we don't have really a way of going through and looking up every single address and finding it in the cities, and they said "hey we will provide that."

So that's how the neighborhood meeting, and all of the people who are outside the neighborhood will have the opportunity as well during public hearings, to comment. But really, for this situation is the people who are impacted the most, which are you guys, the neighbors that we really wanted to get your guy's input on it.

Because other people as well as yourselves will have later time to have input. But for now, we have a chance to do things and to look into some of the things like your well, before we go in and submit. It tends to get a little more combative when people get, they see things for the first time.

>>>Doug G asked

Has Avista been brought into your circle of communication already? Do they have enough power out here, do they have enough natural gas, blah blah blah?

>>>Scott replied:

Those are, those are design questions that will come through with Avista. Some of these developments. we haven't really seen anywhere where they haven't had the ability to serve, and that's part of the process that will have to go to a Avista in the City of Moscow, and get will serve letters saying yes, we can provide service to that area.

If you guys have any other questions later, I did leave my contact information on here, my email and my that is my cell phone. Feel free to call me at any reasonable time, please don't sign it up on any phone lists or anything but.

We want to be transparent. We want to be open. I answer my phone, leave me a message. If I don't, I'll get back to you, but a lot of these things is with you guys you know. We want to make this a benefit? We don't want to come in here where everybody around the neighborhood is just unhappy with it? We want to definitely benefit the City of Moscow, the neighborhood, as well as clean up some of this stuff.

>>>Doug G replied:

I'd like to thank you and the city for putting this process into their application, because we need to know. I tried to buy this property a long time ago.

>>>Group laughs

>>>Scott replied:

Thank you, guys, if have any more questions, feel free to reach out to me.



City of Moscow Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Assistant Parks and Recreation Director

Date: May 6, 2021

Re: Parkland Dedication Requirements for the Proposed Edington Subdivision First Addition

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

There is 182,961 sf (4.2 acres) of net developable area of platted RO Residential Office (9%), which requires 16,466 sf (0.38 acres) of parkland dedication.

There is 399,108 sf (9.16 acres) of net developable area of platted R-3 Medium Density Residential (7%), which requires 27,938 (0.64 acres) of parkland dedication.

The total parkland dedication requirement for the Edington Subdivision First Addition is 44,404 sf (1.02 acres).

It is my recommendation to defer the parkland dedication requirements to a later phase of the entire subdivision for a park that is relatively flat and is approximately 1.7 acres in size and over three (3) miles of public pathways for our community to enjoy.

BBC LLC has submitted a letter to this effect, Exhibit A. Moreover, the Moscow Pathways Commission and the Parks and Recreation Commission both recommended approval of deferring the parkland dedication requirement to a later phase of the entire subdivision during their April 13, 2021 and April 22, 2021 regular meetings, respectively.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

Exhibit A

April 7, 2021

David Schott
650 N Van Buren Street
Moscow, ID 83843

Re: Parkland Dedication Abeyance Request

Dear David:

BBC LLC is requesting that the parkland dedication of ~1 acre for phase 1 of the Edington subdivision be deferred to a later phase of the entire subdivision. Our vision is for this new neighborhood to have over 3 miles of public pathways to enjoy and take in the incredible views the area embodies. In light of the City already having a large park near the south end of the property we thought it would be more beneficial to have a centrally located neighborhood park. That park is relatively flat and is approximately 1.7 acres.

Thank you for your consideration

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rich Beebe', with a long horizontal flourish extending to the right.

Rich Beebe
BBC LLC

**City of Moscow
Engineering Dept.**

Memo

To: Michael Ray, Planning Manager
From: Todd Drage, Engineering Technician
cc: Bob Buvel, Staff Engineer, Jennifer Fleischman, Administrative Assistant & Deputy City Clerk
Date: 2020-05-04
Re: Department Review of the Edington Addition Preliminary Plat

Upon reviewing the preliminary plat for the proposed Edington Addition, the engineering department has the following recommendations:

- 1) We recommend closer analysis of the design of Conestoga drive. Specifically, the coordination with the bridge required at the South Fork of the Palouse River; and, the slope and sight distances as the road ties into Palouse River Drive.
- 2) The proposed preliminary plat shows water and sanitary sewer mains stopping short of the proposed Augustine Avenue. We recommend these mains be extended to the end of the edge of the property boundary in a manner that the neighboring properties are able to connect to said mains.
- 3) Tract A appears to be being intended for use as a stormwater control facility. As this Tract is within the South Fork of the Palouse River floodplain, the river's floodplain impact will need to be considered during the facility's design.

These comments are for information purposes as we understand that they can be resolved and optimized through the construction drawings review and finalization process. This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Todd Drage

May 6, 2021

Mike Ray
Planning Manager
City of Moscow Planning Division
P.O. Box 9203
Moscow, ID 83843

RE: Edington Subdivision

We are writing today to express some concerns with the planning for the Edington subdivision. These issues need to be addressed and resolved.

The plan that was presented at the neighborhood meeting shows a street just to the west of the first bridge over the South Fork of the Palouse River to be an access to the subdivision. This proposed street presents some issues:

- The line of site to the west of this access point from the proposed Edington Subdivision onto Palouse River Drive has a rock outcropping making this a blind corner as traffic approaches from the west. As traffic leaves the proposed Edington Subdivision onto Palouse River Drive, there is no way to see what traffic is approaching on Palouse River Drive/Sand Road from the west. (Figure 1)
- The proposed street is also the main access for dump trucks dumping fill and loading dirt at the land fill next to the proposed Edington Subdivision. In order for these trucks to make the turn from the proposed street onto Palouse River Drive and cross the bridge the trucks must use the left side of the proposed street. (Figure 2) This proposed street is not wide enough for two lanes of traffic, if trucks are present. There is visible damage to the bridge from trucks trying to make this corner onto Palouse River Drive. If a semi-truck is pulling a longer trailer (low-boy or 40 foot trailer), they cannot make the right hand turn onto the bridge. These longer trucks must turn left onto Palouse River Drive and turn around further down the road in order to drive back to Moscow.

The bridge over the South Fork of the Palouse River is showing sever damage. The heavy truck traffic has caused the road bed over the bridge to break up and in one spot the metal support is visible in a pothole and showing signs of rust. You can see where the road bed has cracked over each bridge support. (Figure 3 and Figure 4)

Palouse River Drive is too narrow for two lanes of traffic and the foot traffic that is present on this road. With commercial traffic blending with residential traffic on a road with no shoulder, the road becomes dangerous. People use this road to exercise and to walk to the University Arboretum and to the dog park. The parking along Palouse River Drive at the trailer courts makes line of sight for vehicles accessing Palouse River Drive more difficult. When cars are parked along Anderson Park there is not adequate space for two lanes of traffic and if there are dump trucks on the road, one lane has to stop. There is a

visible path in the shoulder along the state shop where vehicles have to stop to allow trucks to pass. When there is an event at the University Arboretum and cars are parked on either side of Palouse River Drive, there is limited visibility for traffic and the road becomes very narrow. Palouse River Drive needs to be widened and sidewalks installed to make traffic safe for everyone.

Our water line is buried under fill that makes up part of the proposed development site. Our well is next to the trailer court that is on the east side of the dog park and our water line will be buried under the proposed extension of Conestoga and is currently buried under the proposed Residential Office section of the subdivision. We have been told repeatedly that this issue will be taken care of, but no one has contacted us with a plan.

Dust control for the planned construction process is a necessity. With the hundreds of weekly truck trips currently present on this site there is blowing dust on a daily basis. When construction starts on the subdivision and truck traffic increases, the roads will need long term and consistent dust control measures. (Figure 5)

How many illegal businesses will be allowed to function on this site? There is a sand blasting site set up on the proposed Residential Office location. This is just above South Fork of the Palouse River. How much of this debris is running into the creek when it rains or is blowing about on the wind? (Figures 6, 7 and 8)

There is storage on site for Hassan Tractor Company. This adds to the traffic in and out of the site and the blending of commercial and residential traffic.

The land fill is accessed by trucks from companies other than Germer Construction. Trucks come in and dump on this site and some load up with black dirt when they leave. (Figures 5, 9 and 10)

Are there conditional use permits for any of these businesses approved by the City of Moscow or Latah County? We have asked and no permits have been found on record.

We understand that the City of Moscow will grow and the proposed subdivision is within the area of impact and not a surprise for the development of Moscow to the south. The planned infrastructure needs to be well planned and provided by the development and not at the city taxpayers expense. The infrastructure needs to be in place before any development begins so the heavy construction traffic does not further diminish safety and demolish the current road and bridge.

Thank you for your consideration.

Sincerely,

Tim and Lisa Clyde



Figure 1 Blind Corner



Figure 2 Drive path for access onto Palouse River Drive



Figure 3 Pothole exposing metal of bridge support



Figure 4 Damaged bridge bed



Figure 5 Truck causing dust while hauling out black dirt



Figure 6 Sand Blasting in rock pit



Figure 7 Sand blasting in Germer rock pit



Figure 8 Sand blasting company



Figure 9 Private dump truck hauling into landfill



Figure 10 Atlas truck and trailer loading black dirt

[REDACTED]
Moscow, ID 83843
[REDACTED]

April 28, 2021

Community Planning & Zoning Commission
221 East Second St.
Moscow, ID 83843

To the Commission:

I will not be able to attend the public hearing on May 12 but would like to comment on the proposed 235-acre subdivision request south of Palouse River Drive.

I don't understand why we have zoning and plans when these are altered just about anytime someone comes along with money and wants to develop. As the saying goes, you can't eat houses and this is a good example of the continuing demise of agricultural land, to say nothing of the unique character of Moscow. Likewise, I can't understand how the city can talk about "sustainability" and a diminishing aquifer, and then even entertain the idea of a development of this size and density.

The newspaper today mentioned that the city is at least going to address the problem of traffic on W. Palouse River Road. It is entirely unsafe in its current condition and level of use thanks to trucks from a quarry and construction company yard on the state line. Traffic is also increasing as more people discover that Sand Road is now paved and provides an alternative route to Pullman. With a dense development such as is being proposed, the road and the streets that provide a short cut to campus, are going to be major problems.

I would like to see the proposal rejected but, expecting that it won't be, I urge you to at least require that the high-density residential portion be deleted, the street improvements be extended beyond Conestoga to the arboretum, and that work on Palouse River Drive be completed prior to any development.

Sincerely,

James R. Fazio

Dear Moscow Planning and Zoning Commission,

I am writing to voice my concerns with and opposition to the proposed Edington Subdivision. The proposed development is starkly incompatible with the City's adopted Comprehensive Plan. It does not maintain Moscow's character, build or strengthen its community and sense of place, or adhere to its sustainable development principles. This proposed development is not the incremental growth the Comprehensive Plan desires; indeed, it is a punctuation of growth better known as urban sprawl.

The Edington Subdivision is a bad solution to Moscow housing issues, and a solution proposed by those who have benefited from and contributed to the housing problem.¹ While I congratulate Mr. Crapuchettes of the success of his business and their desire to diversify and purchase land and buildings in the area, he and his associates should not be able to exploit their power in such a way that destroys the tangible and intangible character of Moscow. They should not be able to use their power and influence to get variances in stark contrast to Moscow's Comprehensive Plan. This area is designated for agriculture and forestry, which Mr. Crapuchettes and Mr. Beebe surely understood when purchasing, and now desires to cash-in by changing the zoning.

The Edington Subdivision will promote urban sprawl, defined by low-density growth that blurs the urban-rural divide, growth that breaks up the landscape, and growth that requires motorized transport into the more urban area. These defining characteristics lead to degraded air and water quality due to the development's placement in the landscape and the resident's increased automobile dependency.

If the City approve the Edington Subdivision they set a dangerous precedence. You are allowing individuals to purchase land on Moscow's outskirts, change its zoning, and continue the urban sprawl. The City rightly designated this area for agriculture and forestry and should not waiver in their decision. Mr. Crapuchettes and Mr. Beebes argue that the annexation and rezoning this land as the only solution to Moscow's housing issue. This is a false argument. In fact, stricter annexation laws and the Comprehensive Plan and Zoning are all forms of policy that can combat urban sprawl and lead to smart growth decisions.

I ask you to reject this proposal and ask the landowners and developers to study the Comprehensive Plan and those areas designated for housing to identify ways to address the housing issue that leads to sustainable growth, continuity of character, and maintenance of our community.

Sincerely,

Samuel Gallaher
PhD in Public Administration and Policy

¹ Emsi ,as new technology company, has contributed to a skill-biased technological shift in Moscow. In other words, due to the skills needed at Emsi, the higher wages are specific to a sector that employs a minority of the local population. This is a particular issue when the local population cannot re-tool their skillset fast enough to be viable candidates to the company. Studies show skill-biased technological changes feed income inequality when not tempered by public policy. The Comprehensive Plan is one of those policies that will help mitigate these inequalities.

Michael Ray

From: [REDACTED]
Sent: Tuesday, April 6, 2021 4:20 PM
To: Council; Planning & Zoning Commission
Subject: Sustainable development

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Welcoming new people can be a joy. The whole community also benefits if the development is planned for sustainability. Recent news discussed a plan for adding 235 acres to the south end of Moscow, West of a 150-acre site being developed for Schweitzer Engineering. Currently platted for 130 home sites on 27 acres, the idea is to develop the whole site. Another development anticipates 275 single family homes North of Moscow. With efforts of the Palouse Basin Summit to bring our water use into range of replenishment by the Aquifers being tapped, it would be helpful to know what strategies are being implemented for sustainability by all these developments. Such strategies might include low volume toilets and showers, minimizing traditional lawns in favor of allowance by a Homeowner's association for Xeriscaping or Native Habitat Landscaping, collection of rainwater, processing and use of greywater for outside irrigation. Also, reducing the effects of additional outdoor lighting can be achieved by use of LED, motion activated lighting. Incorporating parks and greenways allows passage of wildlife and can encourage healthier lifestyles for people. Since these developments have the potential to affect availability of water and other critical resources within our region, please carefully consider how to minimize any undesirable effects. Thank you, Susan Rounds

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 CONVERSION OF PORTIONS OF THE SIGN CODE FROM NARRATIVE TO TABLE FORMAT; PROVIDING FOR 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, the Moscow Sign Code is currently in narrative format and the City wishes to convert portions of the code to table format for consistency, side by side comparison of standards for each zoning district, and a more compact and user-friendly document due to the reduction of redundant language; and

WHEREAS, signs obstruct views, distract motorists, and pose other problems that legitimately call for regulation, the Sign Code provides regulations to protect the public health, safety, and welfare of the residents and visitors of Moscow, and promotes traffic safety by following the established regulations; and

WHEREAS, the United States Supreme Court Ruling in Reed v. Town of Gilbert, 576 U.S. 155 (2015) and subsequent caselaw necessitates amendments to the City's Sign Code, that implements regulations that are content-neutral based, with some permitted exceptions, with regulations based on reasonable time, place and manner restrictions that are consistent with the First Amendment; and

WHEREAS, the regulations contained herein provide clear and unambiguous requirements that enable the fair and consistent application of the Sign Code.

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 be amended as follows:

...

Sec. 6-7. Moscow Sign Code.

A. Intent and Purposes.

It is the intent and purpose of this Sign Code to promote the health, safety and welfare of the residents and visitors of the City and to promote visual appeal by regulating and controlling the type, size, location, height, and placement of signs for the following reasons:

1. To promote planned and organized signage for each zoning district.
2. To give all businesses and institutions an equal opportunity within zoning districts to have signage that will help people find the services they need.
3. To prevent the cluttered effect caused by the number of signs, and to prevent overly-intrusive signage through business corridors and within neighborhoods.

4. To ensure that pedestrians and motorists are protected from injury and damage which may be caused by the distractions and obstructions of overly-intrusive or improperly placed signs. Further, it is the intent and purpose of this Sign Code to provide a reasonable balance between the right of a business or institution to identify and promote itself with signs and the right of the public to be protected from the potential negative visual impacts and safety hazards which may result from the unrestricted proliferation of signs.

5. To prevent favoring of commercial speech over non-commercial speech or any favoring of any particular non-commercial message over any other non-commercial message.

6. ~~To regulate political campaign signage in a reasonable and practical manner which is politically neutral and which is in accordance with local, State, and Federal law and regulations.~~ To ensure constitutional rights are being protected recognize free speech rights by regulating signs in a content-neutral manner.

B. Sign Definitions.

1. *Awning*: A shelter supported entirely from the exterior wall of a building, that is constructed of canvas or other cloth type material stretched over a frame.

2. *Awning Sign*: A sign which is attached to or part of an awning. An awning sign shall be regulated as a wall sign unless it qualifies as another type of sign.

3. *Billboard*: ~~A free-standing sign controlled by M.C.C. 4-6-13(R)(1)(g). A permanent sign on which space is leased or rented to display a message not affiliated with the use of the property and regulated by Section L below.~~

4. *Building Identification Sign*: A sign which is limited to providing the name of the onsite building it is identifying, the address and date of establishment of the building and other similar information which does not advertise— for or identify any particular business or activity operating in the building.

5. *Canopy*: A shelter or roof-like cover supported by either a building and/or poles from the ground.

6. *Canopy sign*: A sign that is part of or attached to the face of a canopy with the face of the sign in a plane parallel to the canopy. A canopy sign shall be regulated as a wall sign unless it qualifies as another type of sign.

7. *Dynamic Display Sign*: A sign that is capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. ~~A sign that accurately displays only current time, date, and temperature and which does not contain any copy or commercial message within the dynamic display portion of the sign and which does not exceed ten (10) square feet in size shall not be considered a Dynamic Display Sign for purposes of this Sign Code.~~

8. *Entity*: A business, industry, profession, person, institution, organization, enterprise, commodity, service, assemblage, place, subdivision, solicitation, or request for aid.

9. *Freestanding Sign*: A sign supported primarily by uprights, braces or poles in or upon the ground.

10. *Government Sign*: Signs installed by or maintained by the federal, state, county, or city government.

11. *Institutional Sign*: A sign which advertises an on-site service or function having primarily governmental, social, educational, or religious purposes.

12. *Interior Signs*: Signs or displays located entirely inside of a building and located at least three (3) feet away from transparent doors and windows.

131. *Marquee*: A permanent, roof-like structure attached to and extending beyond the wall of a building to attract attention to and provide shelter for the main entry (or entries) of a building.

142. *Marquee Sign*: A sign which is attached to or part of a marquee. A marquee sign shall be regulated as a wall sign unless it qualifies as another type of sign.

153. *Monument Sign*: A sign mounted on top of a ground base, such that there is direct contact or not more than twenty-four inches (24") between the bottom of the sign face and the base of the sign for at least one-half the length of the base.

164. *Mural*: Any artistic display painted directly onto a wall, with the permission of the property owner, which does not otherwise qualify as a sign. Any such artistic display which qualifies as a sign shall be regulated as a wall sign. An original art display does not include: mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

175. *Nonconforming Sign*:- A sign which was lawful before this Sign Code was enacted or amended, but which would be prohibited, regulated, or restricted under the terms of this Sign Code or future amendment.

186. *Non-visible Signs*:- Signs which are not visible beyond the boundaries of the lot or parcel upon which they are located and which are not visible from any public right-of-way.

~~15. *Political Campaign Sign*: A temporary outdoor sign associated with a candidate for public office or with a ballot measure, not including general political positions or issues.~~

—1917. *Portable Sign*: ~~Any~~ sign not attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A-frames or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or printed on vehicles parked or visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

2017. *Projecting Sign*: A sign, other than a wall sign, which projects from by length or width (not thickness) from and is supported entirely by a wall, canopy, eave, parapet, or marquee.

2118. *Roof Sign*: A sign erected upon or over the top of a roof. A roof sign shall not include a sign located on a mansard roof if the sign is integrated with the roof design. For the purpose of this Sign Code, a sign that is architecturally integrated into a mansard roof shall be classified as a wall sign.

2219. *Sign*: A presentation, display, or representation of words or letters, or of ~~a~~ figure, design, picture, painting, color pattern, logo, emblem, symbol, trademark or other representation so as to give notice, advertise, call attention to, or identify any object, product, place, activity, person, institution, organization, business or entity.

2320. *Suspended Sign*: A sign hanging down or projecting downward from a canopy, eave, awning or other similar projection.

241. *Temporary Sign*: A sign requiring no structural ground or building support, and displayed solely for temporary and short-term announcement, message, or advertisement or for land or building sale, rent, or lease.

252. *Wall Sign*: A sign that is part of or attached to, a building wall, window, parapet, eave, or door, that does not otherwise qualify as a projected sign.

C. Signs Permitted Upon Issuance of a Sign Permit.

1. No sign shall be erected, put into place, relocated, enlarged, structurally altered, or illuminated without issuance of a sign permit, unless explicitly exempted herein.

2. A ~~non-commercial~~ signs message ~~of any type~~ may be substituted for ~~any duly permitted or allowed commercial or non-commercial~~ a different message without any additional approval, permitting, or fee, provided that: (a) the sign structure or mounting device is legal, without consideration of content; and (b) the property owner has consented to the substitution of such message.

D. Exempt Signs.

~~The following signs are exempt from a sign permit and Any sign which does not require a permit and which is~~ are allowed in addition to other permitted signage, but ~~which~~ must comply with other applicable regulations of this Sign Code; ~~are as follows:~~

1. Governmental Signs. Signs installed by or on behalf of federal, state, county, or city government for the protection of the public health, safety, and general welfare which includes, including but is not limited to the following:

- a. Emergency and warning signs necessary for public safety or civil defense;
- b. Traffic and/or wayfinding signs erected and maintained by an authorized public agency;
- c. Signs required to be displayed by law;
- d. Signs showing the location of public facilities including public and private hospitals and emergency medical services;
- e. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public's health, safety, and general welfare.

f. Parks and recreation identification signs.

2. Names and addresses of buildings and dates of building construction.

3. Signs of public utility companies indicating danger or which serve as an aid to public safety which show the location of underground utilities.

4. Changes to the face or copy of changeable copy signs, digital signs, electronic message signs, provided such changes do not change the material or appearance of the sign as originally permitted by the City.

5. The normal repair and maintenance (painting, repainting, cleaning, etc.) of conforming or legal nonconforming signs that does not involve structural alteration of the sign or supporting structure.

6. Sculptures, fountains, mosaics, murals, public art, and design features which do not otherwise constitute a sign.

7. "No trespassing," "no parking," "private" signs and signs identifying essential public needs (i.e. restrooms, entrance, exit, telephone, etc.) and other information or warning signs.

8. Publicly approved non-illuminated interpretive signs, historical signs, memorial signs, or tablets displayed by a governmental agency.

9. Interior Signs. Signs or displays located entirely inside of a building and located at least three (3) feet away from transparent doors and windows.

10. Non-visible Signs. Signs which are not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.

11. Temporary signs except as required in Section I below.

1. All Zoning Districts:

- a. A directional, warning, street, building identification, traffic control, informational, utility location identification or temporary special event sign which is displayed by or on behalf of federal, state, county, or city government;

~~— b. A public utility sign identifying locations of underground utilities or warning of hazardous utilities;~~

~~— c. A parking lot entry, exit, traffic directional or parking sign which does not contain any form of advertisement for or identification of an entity.~~

~~— d. Political Campaign Signs in accordance with this Sign Code.~~

~~2. FR, SR, R-1, R-2, and R-3 Zoning Districts:~~

~~— One (1) sign per lot street frontage noticing the lot on which the sign is posted for sale or lease. No such sign shall exceed six (6) square feet in size.~~

~~3. R-4, RO and NB Zoning Districts:~~

~~— One (1) sign per lot street frontage noticing the lot on which the sign is posted for sale or lease. No such sign shall exceed nine (9) square feet in size.~~

~~4. RTO, “U”, CB, UMC and GB Zoning Districts:~~

~~— One (1) sign per lot street frontage noticing the lot on which the sign is posted for sale or lease. No such sign shall exceed twelve (12) square feet in size.~~

~~5. AF, MB and “I” Zoning Districts:~~

~~— One (1) sign per lot street frontage noticing the lot on which the sign is posted for sale or lease. No such sign shall exceed thirty two (32) square feet in size.~~

~~6. CB, GB, UMC and MB Zoning Districts:~~

~~— A sign placed in or on a window or door provided that the total sign area in or on the window or door not exceed twenty five percent (25%) of the window or door, in which case the sign shall be counted as a wall sign.~~

E. ~~— Prohibited Signs.~~

~~1. Portable Signs, as defined in this Sign Code, are prohibited in all zoning districts, except as permitted in Section T of this Sign Code.~~

~~21. Signs prohibited in the public right-of-way: No sign, sign structure or part thereof except for public traffic and highway signs, shall be located within any public right-of-way, except as explicitly provided in this Sign Code. A sign may project or be suspended over a public right-of-way only in the CB and UMC Zoning District and subject to the following:~~

~~a. No sign, sign structure, foundation or part thereof shall be located in the ground, attached to or painted upon any structure, utility pole, bridge, or any other appurtenance within the public right-of-way.~~

~~b. No sign, sign structure or part thereof shall project closer than two feet (2’) from any curb nor closer than four feet (4’) from any built road, street, or alley which has no curb.~~

~~c. No sign, sign structure, or part thereof shall maintain less than ten feet (10’) to the ground below it or not less than fourteen feet (14’) if the surface below is a driveway.~~

~~d. No sign, sign structure, or part thereof shall impede free ingress and egress from any door, window, or exit required by building and/or fire code regulations.~~

~~de. No sign shall be located within the street intersection vision triangle of vehicular operators as described in Idaho Code Section 49-221, except as explicitly allowed thereby.~~

~~ef. A sign which does not conform to all relevant provisions of this Sign Code and which is located in or projects or is suspended over a public right-of-way may be removed by the City of Moscow at any time pursuant to Article XII, Section 2 of the Idaho Constitution, and Sections 50-301 and 50-314 of Idaho Code.~~

~~32. A Dynamic Display Sign, except as specifically permitted within the Motor Business (MB), General Business (GB) and Industrial (I) Zoning Districts and subject to the standards contained in this Sign Code.~~

F. Nonconforming Signs.

1. Purpose: The eventual elimination of existing signs that are not in conformity with the provisions of this Sign Code is as important as the regulation of new signs.

2. The following nonconformity regulations shall supersede those of M.C.C. 4-1-78 only for the purpose of regulating nonconforming signs:

a. Any existing sign that was legally permitted prior to the enactment date of this Sign Code is deemed to be a legally permitted sign under this Sign Code for a period of five (5) years. After five (5) years from the enactment date of this Sign Code, said non-conforming sign, unless it is brought into compliance with the requirements of this Sign Code, may not be:

i. Replaced, including replacement of the sign face or any part thereof, except with a conforming sign;

ii. Changed except for signs specifically designed to be readily and routinely changed in words, letters, or numbers;

iii. Structurally altered to extend the useful life of any part of the sign or the sign structure; and

iv. Expanded, moved or relocated.

~~b. Any entity with a nonconforming sign on a lot or property may not add additional signage of the entity until every sign of that entity on that lot or property is brought into conformance with this Sign Code.~~

G. ~~Parks and Recreation Facility Identification Signs.~~

~~Any sign which identifies a public park or recreation facility on site and does not advertise any other use or entity may be permitted in any zoning district only where such sign does not exceed eight feet (8') in height as measured from the grade of the adjacent public street; five feet (5') in width; twenty-four (24) square feet in area; and is set back from the right-of-way at least five feet (5'). Such signs shall not be installed over a walkway, driveway or roadway and shall comply with all other Sign and Zoning Code requirements. Only one (1) such sign shall be permitted per six hundred (600) lineal feet of street frontage or fraction thereof.~~

H. ~~Subdivision Entrance / Identification Signs.~~

~~Entrance and identification signs to subdivisions or other similar land development projects identifying the name of such subdivision project are permitted subject to the issuance of a Conditional Use Permit.~~

I. Temporary and Special Event Signs.

Temporary signs may be permitted in accordance with the following standards.

1. Residential Zoning Districts.

a. A maximum of six (6) square feet of total area per sign shall be permitted on private property.

b. A maximum of three (3) signs are permitted per lot, except as provided within Section c below.

c. There shall be no limit on the number of temporary signs displayed on private property during the time period between sixty (60) days preceding the first day of primary [election](#), [general](#) election or vote for office or ballot measure and seven (7) days following the day of final election or vote for office or ballot measure.

d. Non-residential uses shall be permitted to display more than two (2) temporary signs and/or temporary signs which exceed the six (6) square foot limitation, but are required to obtain a temporary sign permit which may be displayed for one (1) consecutive period not to exceed forty-five (45) days per year, except as provided within Section c above.

2. Commercial Zoning Districts.

a. A maximum of thirty-two (32) square feet of total area per sign shall be permitted on private property.

b. A maximum of one (1) sign is permitted per lot, except as provided within Section c and d below.

c. There shall be no limit on the number of temporary signs displayed on private property during the time period between sixty (60) days preceding the first day of primary election, general election or vote for office or ballot measure and seven (7) days following the day of final election or vote for office or ballot measure.

d. More than one (1) temporary sign and/or temporary signs which exceed the thirty-two (32) square foot limitation are required to obtain a temporary sign permit, and may be displayed for one (1) consecutive period not to exceed forty-five (45) days per year, except as provided within Section c above.

3. Temporary Signs in the City Right-of-Way. Temporary signs shall be permitted in the City right-of-way, subject to the following standards.

a. A maximum of six (6) square feet to total sign area and a maximum height of three (3) feet shall be permitted per sign.

b. A maximum of six (6) signs are permitted per event for which the signs are advertising.

c. A maximum of one (1) sign is permitted per street intersection.

d. Temporary signs may only be displayed during the day of the event and must be removed within two (2) hours after the event has taken place.

e. The sign is entirely outside of the roadway and one (1) foot away from the curb.

f. The sign does not obstruct the sidewalk and shall maintain at least four (4) contiguous feet of unobstructed pedestrian access.

g. The sign does not obstruct pedestrian or wheelchair access from the sidewalk to transit stops, ADA parking spaces, ADA access ramps, or building exits including fire escapes.

h. The sign shall not be placed upon any City property or City owned or maintained structure in the public right-of-way including but not limited to, street sign, traffic control device, utility pole, hydrant, fence, lamp post, guardrail, tree, or other vegetation.

~~— Temporary and special event signs for any permitted use may be displayed for a consecutive period not to exceed fifteen (15) days, for a maximum of thirty (30) days per year with the exception of “Grand Opening” type banners which may be displayed for a period not to exceed sixty (60) days. Only one (1) “Grand Opening” type banner shall be permitted for the life of the business. A subsequent “Grand Opening” type banner may be permitted when business ownership has transferred to another owner.~~

J. Murals.

Artistic murals which are determined by the Zoning Administrator to be a wall sign ~~Wall signs which use decorative artistry as their most prominent feature to attract attention~~ may be permitted to exceed the maximum allowable size subject to the issuance of a Conditional Use Permit.

K. Historically Significant Signs.

Existing Signs which an applicant can demonstrate as having significant historical value to a neighborhood or to the community at large may be repaired and/or relocated, regardless of applicable zoning district and nonconformity regulations, subject to the issuance of a Conditional Use Permit.

L. Billboards.

1. Billboards shall only be permitted in the Motor Business (MB) and Industrial (I) Zoning Districts and shall be subject to the following restrictions:

a. Shall only be placed on a lot that is at least two thousand five hundred (2,500) square feet in size or on a lot that was recognized by the City as a building lot prior to the enactment date of this Sign Code;

b. Shall be located on property within fifty feet (50') of U.S. Highway 95 or State Highway 8 right-of-way;

c. Shall be spaced no closer than one thousand five hundred feet (1,500') of another billboard sign;

d. Shall not exceed three hundred (300) square feet per facing with no more than two (2) facings that intersect at no greater than a one hundred thirty-five-degree (135°) angle (a tri-action sign shall be considered as one which has more than two (2) facings);

e. Shall not exceed twenty-five feet (25') in height;

f. The source of illumination shall be external and not directly visible from any location on any adjacent lot or right-of-way; and

g. Shall maintain a minimum clear distance of eight feet (8') from the bottom of the sign to the ground below it or a minimum of fourteen feet (14') if the ground below is a driveway.

L. Political Campaign Signs.

1. Placement of Political Campaign Signs in Zoning Districts.

Political Campaign Signs may be posted on private property in the City with the permission of the owner or lessee or their agent(s) or representative(s) in accordance with the following:

a. Residential Zoning Districts. A maximum of six (6) square feet of total area per Political Campaign Sign shall be permitted on private property.

b. Commercial Zoning Districts. A maximum of thirty-two (32) square feet of total area per Political Campaign Sign shall be permitted on private property with the permission of the owner or lessee or their agent(s) or representative(s). Every Political Campaign Sign exceeding thirty-two (32) square feet of total area shall comply with regulations applicable to the respective Commercial Zoning District in this Sign Code.

2. Posting and Removal.

No Political Campaign Sign shall be posted more than sixty (60) days preceding the first day of primary, election or vote for the office or ballot measure with which such is associated. Every Political Campaign Sign shall be removed within seven (7) days following the day of final election or vote for the office or ballot measure with which it is associated.

3. Removal by City.

Political Campaign Signs which do not comply with this Subsection may be removed by the City and held until retrieved by the candidate and/or representative of the campaign or ballot measure with which they are associated.

M. Sign Area/ Size Calculations.

1. The area of a sign shall be determined by calculating the area within the smallest rectangle that encloses the outermost edges of the sign face, or any combination of the areas of all such rectangles enclosing the outermost edges of each sign face module, plus any frame work or structure, texture, writing, symbols, logos, or color, and any other form of display that is part of or attracts attention to the sign, or is used to differentiate the sign face from the structure upon which it is placed.

2. For any sign designed or intended to be readily and routinely changed, the sign face area shall include the entire area within which any design elements could be placed, plus any frame

or material, texture, writing, symbols, logos, or color, framework or structure, together with any other form of display that is part of or attracts attention to the sign, or is used to differentiate the sign face from the structure upon which it is placed.

3. The area of two ~~(2)~~-sided or double-faced signs shall be calculated using only one (1) sign facing, provided that the intersection of the two (2) sign facings forms not greater than a one hundred thirty-five degree (135°) angle; further provided that when the intersection of the two sign facings forms greater than one hundred thirty-five degree (135°) angle, the sign area shall be calculated as the sum of the areas of both sign facings.

4. The area of a sign that contains greater than two (2) sign facings shall be calculated as the sum of the areas of all the sign facings.

N. Permitted Signs in Residential Zoning Districts.

Permitted Signs in Residential Zones			
NON-RESIDENTIAL USES	AF and FR	SR, R-1, R-2, R-3	R-4
Freestanding Signs			
Maximum sf	20 sf ⁷	20 sf ⁷	32 sf ⁷
Maximum height	10 ft	10 ft	10 ft
Number of signs permitted	1 per each lot street frontage	1 per each lot street frontage	1 per each lot street frontage
Setback from property line	None	None	None
Minimum clearance above driveway (if applicable)	14 ft	14 ft	14 ft
Monument Signs			
Maximum sf	20 sf	20 sf	32 sf
Maximum height	10 ft	10 ft	10 ft
Number of signs permitted	1 per each lot street frontage	1 per each lot street frontage	1 per each lot street frontage
Projecting Signs			
Maximum sf	12 sf	12 sf	12 sf
Clearance from grade to sign bottom	8 ft	8 ft	8 ft
Clearance from driveway grade to sign bottom	14 ft	14 ft	14 ft
Number of signs permitted	1 per lot	1 per lot	1 per lot
Suspended Signs			
Maximum sf	12 sf	12 sf	12 sf
Clearance from grade to sign bottom	8 ft	8 ft	8 ft
Clearance from driveway grade to sign bottom	14 ft	14 ft	14 ft
Number of signs permitted	1 per lot	1 per lot	1 per lot
Wall Signs			
Total sf	1 sf times the length of the wall in feet, each wall calculated separately	1 sf times the length of the wall in feet, each wall calculated separately	1 sf times the length of the wall in feet, each wall calculated separately
Other Standards			
Illumination	External illumination only; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of illumination shall not be visible from any adjoining street or property.	External illumination only; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of illumination shall not be visible from any adjoining street or property.	External illumination only; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of illumination shall not be visible from any adjoining street or property.

O. Permitted Signs in Commercial Zoning Districts.

Permitted Signs in Commercial Zones				
	RO and NB	CB, UMC, and GB	MB and I	RTO and U
Freestanding Signs				
Maximum sf	32 sf ⁷	120 sf	100 sf ¹	64 sf
Maximum height	10 ft	25 ft	25 ft	10 ft
Number of signs permitted	1 per each lot street frontage	1 per each lot street frontage	1 per each 300 ft of lot street frontage or fraction thereof	1 per each lot street frontage
Setback from property line	None	None	5 ft for support structure	None
Minimum clearance above driveway (if applicable)		14 ft	14 ft	
Monument Signs				
Maximum sf	32 sf	32 sf	24 sf if within 10 ft of right-of-way ² 60 sf if beyond 10 ft of right-of-way ⁴	64 sf
Maximum height	10 ft	10 ft	4 ft if within 10 ft of right-of-way ³ 15 ft if beyond 10 ft of right-of-way	10 ft
Number of signs permitted	1 per each lot street frontage	1 per each lot street frontage	1 per each 200 ft of lot street frontage or fraction thereof	1 per each lot street frontage
Projecting Signs				
Maximum sf		50 sf	50 sf	
Clearance from grade to sign bottom	8 ft	8 ft	8 ft	8 ft
Clearance from driveway grade to sign bottom	14 ft	14 ft	14 ft	14 ft
Number of signs permitted		1 per business, profession, institution, organization, or enterprise		
Suspended Signs				
Maximum sf		12 sf	12 sf	
Clearance from grade to sign bottom	8 ft	8 ft	8 ft	8 ft
Clearance from driveway grade to sign bottom	14 ft	14 ft	14 ft	14 ft
Number of signs permitted		1 per business, profession, institution, organization, or enterprise		
Roof Signs				
Maximum sf	NP	NP	80	NP
Number of signs permitted	NP	NP	1	NP
Wall Signs				
Total sf	1 sf times the length of the wall in feet, each wall calculated separately	3 sf times the length of the wall in feet, each wall calculated separately	3 sf times the length of the wall in feet, each wall calculated separately	1 sf times the length of the wall in feet, each wall calculated separately

	RO and NB	CB, UMC, and GB	MB and I	RTO and U
Portable Signs⁵				
Maximum size				
Sandwich Board Signs	3 ft in width, 4ft in height	3 ft in width, 4ft in height	3 ft in width, 4ft in height	NP
Freestanding Banner Signs	NP	NP	13 ft in height, 24 sf in size	NP
Number of signs permitted	1 sign per business or entity	1 sign per business or entity	1 sign per each 100 ft of lot frontage. At least 1 sign shall be allowed per each lot street frontage and business. No more than 3 signs shall be permitted for any single lot frontage	NP
Dynamic Display Signs⁶				
Permitted Locations		GB only	MB and I	
Maximum Sign Area Per Building Lot		150 sf per building lot	150 sf per building lot	
Maximum Single Dynamic Display Sign Size		50 sf	100 sf	
Other Standards				
Illumination	External illumination only; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of external illumination shall not be visible from any adjoining street or property.	Internal or external illumination; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of external illumination shall not be visible from any adjoining street or property.	Internal or external illumination; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of external illumination shall not be visible from any adjoining street or property.	External illumination only; however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of external illumination shall not be visible from any adjoining street or property.

NOTES

¹ Plus ten (10) square feet for each entity in excess of one (1) advertised on the sign and located on the lot, to a maximum increase of one hundred (100) square feet for such additional entities, plus one-half (1/2) square foot for each one (1) square foot of landscaping to a maximum increase of one hundred (100) square feet for such landscaping; provided that no such sign shall contain greater than three hundred (300) square feet of sign area.

² Plus twelve (12) square feet if a minimum of fifty (50) square feet of landscaping is provided around the base of the sign.

³ Except that a monument sign not greater than three feet (3') in width may be allowed a maximum height of eight feet (8').

⁴ Plus thirty (30) square feet if a minimum of one hundred (100) square feet of landscaping is provided around the base of the sign.

⁵ Subject to Portable Sign Standards within Section 4-3-4 of this Zoning Code

⁶ Subject to Dynamic Display Sign Standards within Section 4-3-4 of this Zoning Code

⁷ Institutional uses are permitted to have thirty-two (32) square feet in size, and up to forty-eight (48) square feet through the approval of a Conditional Use Permit

~~N. Permitted Signs in the AF and FR Zoning Districts.~~

~~1. City owned entrance, welcome, and identification signs.~~

~~2. A maximum of thirty two (32) square feet of total sign area, identifying a permitted institutional, public service, utility facility or commercial use located on the lot.~~

~~3. A maximum of one (1) freestanding sign on each lot street frontage.~~

~~4. No freestanding sign shall exceed twenty (20) square feet in size or ten feet (10') in height.~~

~~5. Signs may be externally illuminated only; no strobe lights, flashing lights, rotary lights, or beacons shall be permitted, and the source of any illumination shall not be visible from any adjoining street or property.~~

- ~~6. No roof sign or portable sign shall be permitted.~~
 - ~~7. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') to the ground below or fourteen feet (14') if over a driveway.~~
 - ~~8. No projecting sign shall exceed a height of thirty inches (30") above the building wall.~~
- ~~O. Permitted Signs in the SR, R-1, R-2 and R-3 Zoning Districts.~~
- ~~1. A maximum of one (1) monument or freestanding sign per lot street frontage.~~
 - ~~2. No monument or freestanding sign shall exceed twenty (20) square feet in size, nor ten feet (10') in height identifying a permitted institutional, public service, or utility facility located on the lot.~~
 - ~~3. No monument or freestanding sign shall exceed four (4) square feet in size identifying a permitted commercial use located on the lot.~~
 - ~~4. Signs may be externally illuminated only; no strobe lights, flashing lights, rotary lights, or beacons shall be permitted, and the source of illumination shall not be visible from any adjoining street or property.~~
 - ~~5. The total area of wall signs on a building wall shall not exceed one (1) square foot times the length in feet of the wall; each wall calculated separately.~~
 - ~~6. No roof sign or portable sign shall be permitted.~~
 - ~~7. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') to the ground below or fourteen feet (14') if over a driveway.~~
 - ~~8. No projecting signs shall exceed a height of thirty inches (30") above the building wall.~~
- ~~P. Permitted signs in the R-4, RO and NB Zoning Districts.~~
- ~~1. A maximum of one (1) monument or freestanding sign on each lot street frontage.~~
 - ~~2. No monument or freestanding sign shall exceed thirty two (32) square feet in size nor ten feet (10') in height.~~
 - ~~3. The total area of wall signs on a building wall shall not exceed one (1) square foot times the length in feet of the wall; each wall calculated separately.~~
 - ~~4. Signs may be externally illuminated only; no strobe lights, flashing lights, rotary lights, or beacons shall be permitted, and the source of any illumination shall not be visible from any adjoining street or property.~~
 - ~~5. No roof sign or portable sign shall be permitted.~~
 - ~~6. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') to the ground below or fourteen feet (14') if over a driveway.~~
 - ~~7. No projecting sign shall exceed a height of thirty inches (30") above the building wall.~~
- ~~Q. Permitted Signs in the RTO and "U" Zoning Districts.~~
- ~~1. A maximum of one (1) monument or freestanding sign on each lot street frontage.~~
 - ~~2. No monument or freestanding sign shall exceed sixty four (64) square feet in size nor ten feet (10') in height.~~
 - ~~3. The total area of wall signs on a building wall shall not exceed one (1) square foot times the length in feet of the wall; each wall calculated separately.~~
 - ~~4. Signs may be externally illuminated only; no strobe lights, flashing lights, rotary lights, or beacons shall be permitted, and the source of illumination shall not be visible from any adjoining street or property.~~
 - ~~5. No roof sign or portable sign shall be permitted.~~
 - ~~6. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') to the ground below or fourteen feet (14') if over a driveway.~~
 - ~~7. No projecting sign shall exceed a height of thirty inches (30") above the building wall.~~

~~R. Permitted Signs in the CB, UMC and GB Zoning Districts.~~

- ~~1. A maximum of either one (1) freestanding sign or one monument sign on each lot street frontage.~~
- ~~2. No freestanding sign shall exceed one hundred twenty (120) square feet in size not twenty-five feet (25') in height.~~
- ~~3. Any freestanding sign erected over a driveway shall maintain a minimum clearance of fourteen feet (14') to the driveway surface.~~
- ~~4. A maximum of one (1) projecting sign and one (1) suspended sign per business, profession, institution, organization or enterprise on each lot street frontage. No projecting sign shall exceed fifty (50) square feet in size, nor shall it exceed a height of thirty inches (30") above the building wall.~~
- ~~5. No suspended sign shall exceed twelve (12) square feet in size.~~
- ~~6. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') to the ground below or fourteen feet (14') if over a driveway.~~
- ~~7. No projecting sign shall exceed a height of thirty inches (30") above the building wall.~~
- ~~8. The total area of wall signs on a building wall shall not exceed three (3) square feet times the length in feet of the wall, each wall calculated separately.~~
- ~~9. Signs may be internally or externally illuminated, however, no strobe lights, flashing lights, rotary lights, or beacons shall be permitted and the source of illumination shall not be visible from any adjoining street or property.~~
- ~~10. No roof sign shall be permitted.~~
- ~~11. Portable Signs as permitted in Section T of this Sign Code.~~

~~S. Permitted Signs in the MB and "I" Zoning Districts.~~

- ~~1. Freestanding Signs:~~
 - ~~a. No freestanding sign shall be allowed to overhang the public right of way.~~
 - ~~b. No upright, brace, pole, or other part of a sign support structure erected or constructed after the enactment date of this Sign Code, shall be closer than five feet (5') to the public right of way.~~
 - ~~c. Except as provided in paragraph M.C.C. 4-6-13(S)(1)(g) below, no freestanding sign shall contain greater than one hundred (100) square feet of sign area, plus ten (10) square feet for each entity in excess of one (1) advertised on the sign and located on the lot, to a maximum increase of one hundred (100) square feet for such additional entities, plus one-half (1/2) square foot for each one (1) square foot of landscaping to a maximum increase of one hundred (100) square feet for such landscaping; provided that no such sign shall contain greater than three hundred (300) square feet of sign area. Any sign utilizing the above mentioned landscaping bonus shall have such landscaping situated at or near the base of the sign in such a manner as to buffer the visual impact of the sign structure to passers by along the street frontage. The signage landscaping shall be in addition to any other required landscaping and consist of groundcover (such as bark chips, river rock, mulch, etc.) plus trees and shrubs or trees and perennials which will achieve one hundred percent (100%) coverage within ten (10) years of planting. Annual plantings, ivy and turf may be included provided that they do not cover in excess of fifteen percent (15%) of the landscaped area.~~
 - ~~d. No freestanding sign shall exceed twenty five feet (25') in height.~~
 - ~~e. Any freestanding sign erected over a driveway must maintain a minimum clearance of fourteen feet (14') from the bottom of the sign to the driveway surface.~~

- ~~f. Except for signs permitted by M.C.C. 4-6-13(S)(1)(g) below the total number of freestanding signs on each lot street frontage shall be limited to one (1) per each three hundred feet (300') of lot street frontage or additional part thereof; however, no freestanding sign shall be permitted on any lot created after the enactment date of this Sign Code that has less than two thousand five hundred (2,500) square feet of lot area.~~
- ~~g. An additional freestanding sign (billboard) may be permitted to exceed one hundred (100) square feet of sign area, exclusive of increases for multiple entities or landscaping, provided such freestanding sign meets the following requirements:~~
- ~~i. it is on a lot that is at least two thousand five hundred (2,500) square feet in size or on a lot that was recognize by the City as building lot prior to the enactment date of this Sign Code;~~
- ~~ii. it is located on property within fifty feet (50) of U.S. Highway 95 or State Highway 8 right-of-way;~~
- ~~iii. it be spaced no closer than one thousand five hundred feet (1,500') of another sign permitted by this paragraph M.C.C. 4-6-13(S)(1)(g);~~
- ~~iv. it not exceed three hundred (300) square feet per facing with no more than two (2) facings that intersect at no greater than a one hundred thirty five degree (135°) angle (a tri-action sign shall be considered as one which has more than two (2) facings);~~
- ~~v. it not exceed twenty-five feet (25') in height;~~
- ~~vi. if illuminated, the source of illumination be external and not directly visible from any location on any adjacent lot or right-of-way.~~
- ~~vii. it maintain a minimum clear distance of eight feet (8') from the bottom of the sign to the ground below it or a minimum of fourteen feet (14') if the ground below is a driveway.~~
- ~~2. Monument Signs.~~
- ~~a. A monument sign located within ten feet (10') of a street right-of-way shall not exceed twenty four (24) square feet in size plus twelve (12) square feet if a minimum of fifty (50) square feet of landscaping is provided around the base of the sign.~~
- ~~b. A monument sign located within ten feet (10') of a street right-of-way shall not exceed four feet (4') in height, except that a monument sign not greater than three feet (3') in width may be allowed a maximum height of eight feet (8').~~
- ~~c. A monument sign located beyond ten feet (10') from a street right-of-way shall not exceed sixty (60) square feet in size plus thirty (30) square feet if a minimum of one hundred (100) square feet of landscaping is provided around the base of the sign. The signage landscaping shall be in addition to any other required landscaping and consist of groundcover (bark chips, river rock, mulch, etc.) plus trees and shrubs or trees and perennials which achieve one hundred percent (100%) coverage within ten (10) years of planting. Annual plantings, ivy and turf may be included provided that they do not cover in excess of thirty percent (30%) of the landscaped area.~~
- ~~d. A monument sign located beyond ten feet (10') from a street right-of-way shall not exceed fifteen feet (15') in height.~~
- ~~e. The total number of monument signs on each lot street frontage shall be limited to the greater of the following: one (1) per lot street frontage of fifty feet (50') or more or one (1) on each two hundred feet (200') of lot street frontage or additional part thereof.~~
- ~~3. Projecting and Suspended Signs~~

- ~~a. No projecting sign shall exceed fifty (50) square feet in size and no suspended sign shall exceed twelve (12) square feet in size.~~
- ~~b. No projecting sign shall exceed a height of thirty inches (30") above the building wall.~~
- ~~c. A projecting or suspended sign shall maintain a minimum clearance of eight feet (8') from the bottom of the sign to the ground below it, or a minimum of fourteen feet (14') if the ground below is a driveway.~~
- ~~d. A maximum of one (1) projecting sign and one (1) suspended sign per business, enterprise, profession, institution, or organization on each lot street frontage.~~
- ~~4. Roof Signs.~~
 - ~~a. A maximum of one (1) roof sign, not to exceed eighty (80) square feet in size, per building.~~
 - ~~b. No roof sign shall exceed twenty-five feet (25') in height above the ground.~~
- ~~5. Wall Signs.~~

~~The total area of wall signs on a building wall shall not exceed three (3) square feet times the length in feet of the wall, each wall calculated separately.~~
- ~~6. Portable Signs as permitted in Section T of this Sign Code.~~
- ~~7. Illumination.~~

~~Signs may be internally or externally illuminated; no strobe lights, flashing lights, rotary lights, or beacons shall be permitted, and the source of any illumination shall not be visible from any adjoining street or property.~~
- P. Portable Sign Standards.
 - 1. Portable Signs located in the Central Business (CB) and Urban Mixed Commercial (UMC) Zoning Districts.
 - a. Materials shall be solid and durable, and there shall be no lighting.
 - b. Location:
 - i. Portable Signs may be located on private property or the public right-of-way.
 - ii. Portable Signs shall be directly in front of the business they serve.
 - iii. A minimum clear width of at least six feet (6') shall be maintained on public right-of-way for the safe movement of pedestrians, and the location shall be subject to the approval of the City Engineer.
 - c. Anchoring. Portable Signs shall be suitably anchored, weighted or designed to be resistant to the wind and shall be removed from public right-of-way at the end of each business day and shall not be displayed during the non-business hours of the commercial use such signs advertise.
 - d. Hold Harmless Agreement. Any person or business placing a Portable Sign upon the public right-of-way in conformance with this Section shall execute an agreement by which the person or business placing such Portable Sign accepts any and all liability for damages of any nature suffered by anyone as a result of the placement or maintaining of such Portable Sign and further shall agree to hold the City harmless from, defend and indemnify the City for any such claims for damages.
 - 2. Portable Signs located in the General Business (GB) and Motor Business (MB) Zoning Districts.
 - a. Materials shall be solid and durable, and there shall be no lighting.
 - b. Anchoring. Portable Signs shall be suitably anchored, weighted or designed to be resistant to the wind.

c. Portable Signs shall not be placed upon public right-of-way and shall not present a visual sight obstruction upon adjacent streets, as determined by the City Engineer. Where the physical development or other special circumstances of the property prohibit the placement of Portable Signs upon private property, Portable Signs may be allowed upon the adjacent public right-of-way upon the issuance of an encroachment permit from the agency having jurisdiction over said public right-of-way.

d. All Portable Signs shall be removed at the end of each business day and shall not be displayed during the non-business hours of the commercial use such signs advertise.

e. Portable Signs displayed within private parking lots (such as malls or shopping centers) that are not oriented toward and readily visible from adjacent public streets shall not be regulated by this Sign Code.

f. Portable Signs that are tattered, torn, or in a state of disrepair are prohibited.

~~T. Permitted Portable Signs. Portable Signs shall be permitted as follows:~~

~~1. Central Business (CB) and Urban Mixed Commercial (UMC) Zoning District. Portable Signs shall be permitted within the Central Business (CB) and Urban Mixed Commercial (UMC) Zoning Districts on private property and on public right of way and shall be subject to the following restrictions:~~

~~a. Maximum number permitted shall be one (1) Portable Sign per each one hundred feet (100') of building frontage. At least one (1) Portable Sign shall be permitted for each building.~~

~~b. Maximum size shall be four feet (4') in height, and three feet (3') in width.~~

~~c. Materials shall be solid and durable, and there shall be no lighting.~~

~~d. Location:~~

~~i. Portable Signs shall be directly in front of the business they serve.~~

~~ii. A minimum clear width of at least six feet (6') shall be maintained on public right-of-way for the safe movement of pedestrians, and the location shall be subject to the approval of the City Engineer.~~

~~e. Anchoring. Portable Signs shall be suitably anchored, weighted or designed to be resistant to the wind and shall be removed from public right-of-way at the end of each business day and shall not be displayed during the non-business hours of the commercial use such signs advertise.~~

~~f. Hold Harmless Agreement. Any person or business placing a Portable Sign upon the public right-of-way in conformance with this Section shall execute an agreement by which the person or business placing such Portable Sign accepts any and all liability for damages of any nature suffered by anyone as a result of the placement or maintaining of such Portable Sign and further shall agree to hold the City harmless from and indemnify the City for any such claims for damages.~~

~~2. General Business (GB) and Motor Business (MB) Zoning Districts. Portable Signs shall be permitted in the General Business (GB) and Motor Business (MB) Zoning Districts subject to the following restrictions:~~

~~a. Maximum number permitted shall be no more than one (1) Portable Sign per each one hundred feet (100') of lot frontage. At least one (1) Portable Sign shall be allowed per each lot street frontage. No more than three (3) Portable Signs shall be permitted for any single lot frontage.~~

~~b. Maximum Size:~~

~~i. Sandwich Board Signs: Four feet (4') in height and three feet (3') in width.~~

- ~~ii. Freestanding Banner Signs: Thirteen feet (13') in height and twenty four (24) square feet in size.~~
 - ~~c. Portable Signs shall be constructed of solid and durable materials and shall not include lighting or reflective materials.~~
 - ~~d. Portable Signs shall be suitably anchored, weighted or designed to be resistant to the wind.~~
 - ~~e. Portable Signs shall not be placed upon public right-of-way and shall not present a visual sight obstruction upon adjacent streets, as determined by the City Engineer. Where the physical development or other special circumstances of the property prohibit the placement of Portable Signs upon private property, Portable Signs may be allowed upon the adjacent public right-of-way upon the issuance of an encroachment permit from the agency having jurisdiction over said public right-of-way.~~
 - ~~f. All Portable Signs shall be removed at the end of each business day and shall not be displayed during the non-business hours of the commercial use such signs advertise.~~
 - ~~g. Portable Signs displayed within private parking lots (such as malls or shopping centers) that are not oriented toward and readily visible from adjacent public streets shall not be regulated by this Sign Code.~~
 - ~~h. Portable Signs that are tattered, torn, or in a state of disrepair are prohibited.~~
- UQ. Dynamic Display ~~Signs~~Sign Standards. Dynamic Display Signs shall be permitted as follows:
1. Permitted Locations.
Dynamic Display Signs shall be permitted only within the Motor Business (MB), General Business (GB), and Industrial (I) Zoning Districts, subject to the standards contained herein.
 2. Maximum Dynamic Display Sign Area Per Building Lot.
The total Dynamic Display Sign area shall not exceed one hundred fifty (150) square feet per building lot.
 3. Maximum Single Dynamic Display Sign Size. No single Dynamic Display Sign shall exceed one hundred (100) square feet in size within the Motor Business (MB) and Industrial (I) Zoning Districts, or fifty (50) square feet within the General Business (GB) Zoning District.
 4. Dynamic Display Sign Restrictions-Messaging. Dynamic Display Signs shall not include any illumination or image which moves continuously, appears to be in motion or has any moving or animated parts or video displays or broadcasts. No Dynamic Display Sign shall include any illumination which is flashing or moving, except as allowed for transition between images or displays. Dynamic display shall not use blinking, bursting, distorting, flashing, oscillating, rotating, shimmering, sparkling, streaming, tracing, traveling text, and/or twinkling effects that imitates or interferes with the effectiveness of any official traffic control device or which otherwise impedes the safe and efficient flow of traffic.
 5. Hold Time.
Dynamic display shall not change or move more often than once every eight (8) seconds.
 - ~~6. Transitions.~~
~~Transition from one (1) image or display to the next image or display shall be accomplished in two (2) seconds or less. Fading, scrolling, and/or dissolving effects may be used as part of such transition.~~
 - ~~76.~~ Other Sensory Measures. Dynamic Display Signs shall not emit or utilize any sound or smell that is capable of being detected.
 - ~~87.~~ Display Malfunctions.

The Dynamic Display Sign owner shall stop all dynamic display within twenty-four (24) hours following receipt of notice from the City that the Dynamic Display Sign is malfunctioning or is otherwise not in compliance with the standards of this Sign Code.

98. Brightness.

a. Dynamic Display Signs shall not exceed a maximum illumination of eight thousand (8,000) nits (candelas per square meter) during daylight hours or more than five hundred (500) nits during nighttime hours (sunset to sunrise), as measured from the Dynamic Display Sign's face when such Sign is set at full white display.

b. In addition to the illumination limits herein, no Dynamic Display Sign shall result in an increase of more than three tenths (0.3) of one foot-candle above existing ambient light levels utilizing the following procedure:

Within a time period of at least thirty (30) minutes past sunset and (30) minutes prior to sunrise on the same night, an ambient light first reading shall be taken using an appropriate foot-candle meter while the subject Dynamic Display Sign is off or is displaying all black display. Such first reading shall be taken with the light meter aimed directly at the Dynamic Display Sign at a distance which shall be equal to the square root of the Dynamic Display Area multiplied by one hundred (100) (i.e., $[\text{SQRT}(\text{sign area in sq. ft.} \times 100)]$). A second reading from the same location as the first reading shall be taken in the same manner as the first reading while the subject Dynamic Display Sign is displaying full white display. The difference between the two readings shall not exceed three tenths (0.3) of one foot-candle.

c. Dynamic Display Signs shall be equipped with automatic dimming technology that automatically adjusts the Dynamic Display Area's brightness, based on ambient light conditions.

109. No Interference with Traffic Control Devices. No Dynamic Display Sign shall obscure or interfere with the effectiveness of any official traffic sign, device, or signal, as determined by the City Engineer.

110. Nonconformities.

a. Dynamic Display Signs in place on the date of adoption of this Dynamic Display Signs subsection shall comply with all the operational standards of this subsection to the extent that is technically feasible when considering the operational control capabilities of such existing Dynamic Display Sign.

b. A Dynamic Display Sign in place on the date of adoption of this Dynamic Display Sign subsection which is designed and intended to display only text messages that do not fit completely within the display area at one time (e.g., scrolling messages, serially displayed messages, etc.) and which do not contain any graphic images, may scroll or display portions of a message that is statically displayed for a duration of no less than one (1) second, if such is done in a consistent and predictable manner that does not result in flashing of the display.

c. An existing Dynamic Display Sign that does not meet the structural requirements of this Dynamic Display Sign subsection may continue as a nonconforming sign, subject to the regulation of non-conforming signs in this Sign Code.

VR. Internally Illuminated Signs. No internally illuminated sign shall exceed the following illumination standards:

1. No internally illuminated sign shall exceed a maximum illumination of eight thousand (8,000) nits (candelas per square meter) during local daylight hours (sunrise to sunset) or more than five hundred (500) nits during local nighttime hours (sunset to sunrise), as measured from the internally illuminated sign's face.

2. In addition to the illumination limits in this illuminated sign subsection, no internally illuminated sign shall cause an increase of more than three tenths (0.3) of one foot-candle above existing ambient light levels when measured utilizing the following procedure:

Within a time period of at least thirty (30) minutes past sunset and thirty (30) minutes prior to sunrise on the same night, an ambient light first reading shall be taken using an appropriate foot-candle meter while the subject sign is off. Such first reading shall be taken with the light meter aimed directly at the subject sign at a distance which shall be equal to the square root of the illuminated sign area multiplied by one hundred (100) (i.e., $[\text{SQRT}(\text{sign area in sq. ft.} \times 100)]$). A second reading from the same location as the first reading shall be taken in the same manner while the subject sign is illuminated. The difference between the two readings shall not exceed three tenths (0.3) of one foot-candle.

3. Internally illuminated signs shall be equipped with automatic dimming technology that automatically adjusts the display portions' brightness, based on ambient light conditions.

...

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 which can be given effect without the invalid provision. 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

CERTIFICATION. I hereby certify that the above is a true copy of an Ordinance passed at a regular meeting of the City Council, City of Moscow, held on _____, 2021.

ATTEST:

Laurie M. Hopkins, City Clerk

CITY OF MOSCOW

COMMUNITY PLANNING AND DESIGN DEPARTMENT

DEVELOPMENT REVIEW REPORT

REVIEW DATE: March 15, 2021

GENERAL INFORMATION

Subject: Moscow Urban Renewal Agency request for redevelopment proposals for a parcel located at the southwest corner of the intersection of 6th Street and Jackson Street in Moscow, Idaho.

Applicant: Sixth and Jackson Development – Roderick Olps

Project Description: Roderick Olps is proposing a three-story 23,929 square foot mixed-use development. The proposal includes four adjoining buildings that contain six (6) commercial tenant spaces, one (1) commercial/café tenant space, and eight (8) enclosed parking bays on the ground level. The second and third levels contain a total of eight (8) 2-bedroom apartments and two (2) studio apartments.

Attachments:

1. Cover Sheet
2. Architectural Site Plan
3. Conceptual Images
4. Ground Level Floor Plan
5. Second Level Floor Plan
6. Third Level Floor Plan
7. Building Exterior Elevations

Prepared By: Mike Ray, AICP - Planning Manager

STAFF REVIEW

Summary: The proposed development complies with all of the requirements within the Legacy Crossing Overlay Design Guidelines document. The building placement and building height are all within the parameters dictated by the design guidelines. The proposed building complies with most of the building façade requirements which include front entry locations, façade design, the proportion of transparent window openings, and building materials. The only aspect of the building façade requirements that is deficient is the requirement that at least 75% of the façade width should contain projecting façade elements that provide shade and shelter to pedestrians when the facades are adjacent to public streets or pedestrian ways. The facades adjacent to Sixth Street and Hello-

Walk incorporate approximately 65% of projecting façade elements. Although the percentage of projecting façade elements is slightly less than is what is recommended in the design guidelines, Staff feels that the overall design of the project with numerous building projections meets the intent of the requirement.

The placement of off-street parking and the landscaping surrounding the parking lot exceed the surface parking requirements of the code. The number of bicycle parking spaces does need to be increased from what is currently shown on the plans, which is 8, to the required 14 spaces. More detail will need to be provided to determine if the stormwater management provisions meet the intent of the guidelines. However, there is a green roof that has been incorporated into the single-story commercial building adjacent to Hello-Walk as well as planters dispersed throughout the development. Hello-Walk has been extended in accordance with the design guidelines and public art has been proposed in the existing circular plaza that serves as the entrance to Hello-Walk.

Urban Mixed Commercial (UMC) Zoning District:

Proposed Use	Permitted			Notes
	Yes	No	CUP	
Three-Story Building				
Commercial and Cafe tenant spaces (first floor)	Y			Commercial uses that end up going into the tenant spaces will need to meet the allowed uses of the Urban Mixed Commercial (UMC) Zone.
Residential Apartments (second floor)	Y			
Residential Apartments (third floor)	Y			

Compliance Symbols:

Y – Yes NIP – No Information Provided
 N – No NA – Not Applicable
 P – Partial

Legacy Crossing Overlay (LCO) Design Guidelines

Criteria	Compliance	Notes
Pedestrian Corridor Facilities		
Continuation of Hello-Walk Corridor	Y	The proposed extension of Hello-Walk follows the location which is shown within the design guidelines.
Compliance with Hello-Walk Corridor Detail	Y	The proposed Hello-Walk detail is consistent with the detail that is shown within the design guidelines.
Building Placement		
Located within 5' of property lines along Jackson and Sixth Street	Y	Building setbacks from the build-to-line at intersection corners that are necessary to preserve visual sight distances are not to be counted against the maximum setback percentage and should be accomplished via angled or other building corner treatments to provide adequate motorist and pedestrian visibility. The proposed building corner treatment at Sixth and Jackson meets this sight distance provision.
20% of total building frontage length may be set back a maximum of 15' to accommodate façade articulation and public space amenities	Y	The proposed development meets the 5' maximum setback requirement.
Building Height		
Minimum height is 20' or two stories	Y	The majority of the proposed development is three stories in height.
Maximum height is 60' or five stories	Y	Proposal does not exceed this limitation.
General Building Façade Design		
Front façade shall include the main entrance and a number of transparent window openings	Y	Main entry locations are located on Sixth Street and the intersection of Sixth and also along the Hello-Walk corridor. Large transparent windows are located on the entire length of the building.

Blank walls on all facades that front a park, street, plaza, or other public spaces should be discouraged	Y	The same façade is continued on all sides of the buildings.
On all facades, a clear visual distinction between each floor should be provided	Y	Windows, façade articulations, and varying building treatments create a clear distinction between floors.
Facades should include both solid surfaces and window openings to avoid the creation of blank walls and/or glass curtain walls. Window openings should be balanced to avoid large blank wall surfaces on the façade	Y	The façade is evenly balanced between different sized windows and solid surfaces.
Rear and side facades should be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, and more casual in nature	Y	The rear and side facades are equivalent to the front façade.
Window Openings		
Fifty (50%) to eighty-five (85%) percent of ground-floor façades that front public streets and pedestrian ways should be occupied by windows and/or entry doors.	Y	Large transparent windows and doors occupy approximately 59% of the front facades (N, NE, E).
Windows and doors should utilize clear transparent glass in order to provide clear views of storefront displays from the street and to allow natural surveillance of the street and adjacent outdoor spaces.	Y	Transparent glass is proposed to be used for the windows and doors.
Mirror and tinted glass should be discouraged. Moderately tinted glass for energy conservation should be allowed.	Y	There is no proposed mirror or tinted glass.
For all floors above the ground floor, windows should occupy at least twenty (20%)	Y	The second-floor windows occupy approximately 25% of the total wall area.

of the total wall areas and should have a vertical orientation and proportion.		
Projecting Façade Elements		
Projecting façade elements should be in keeping with the historic architecture within the community including awnings and marquees.	Y	Brick masonry, solid concrete, and metal awnings are consistent with historical architecture within the downtown area.
Where buildings are adjacent to public streets or pedestrian ways, at least 75 percent of the façade width should contain projecting façade elements that provide shade and shelter to pedestrians	P	Approximately 65% of the façade widths adjacent to public streets or pedestrian ways contain metal awnings.
Façade Articulation		
Street facing building facades, as well as all facades that front a plaza or pedestrian way should be articulated to improve the quality of the design. Appropriate methods are described in Section 6.D.13	Y	The proposed building façades are articulated by increasing and varying the window openings; recessing windows and entryways; providing vertical and horizontal expression lines between the floors and around windows and doors; and adding depth and detail to each floor.
Building Materials		
Appropriate building materials that are encouraged on facades are listed within Section 6.D.14	Y	Proposed building materials include brick masonry, sealed concrete, flat vertical metal panels, wood panels, and custom metal panels.
Inappropriate building materials that are discouraged on facades are listed within Section 6.D.15	Y	No inappropriate building materials are proposed to be used.
Painted building surfaces should have a matte or low-gloss finish but trim work may have a glossy finish.	Y	Only painted surfaces will be flat metal panels which appear to have a low-gloss finish.

Required Off-Street Parking		
Vehicular parking should be required per the standards within Section 7.B.1	Y	23 parking spaces are provided and 9 are required.
Off-Street Parking Placement		
Off-street parking facilities should not be located between structures and adjacent public right-of-ways or pedestrian corridors	Y	The building and Hello-Walk corridor are located between the public right-of-way and off-street parking facility.
Off-street parking should be located underneath, behind, or to the side of all principle structures, or within parking structures	Y	Off-street parking facilities are located behind and to the side of the proposed development.
Other than public parking facilities, surface parking lots should be minimized in order to reduce the detrimental impacts of large surface parking lots within the LCO area	Y	The surface parking is minimized with the inclusion of 8 individual garage parking spaces.
Where podium parking is provided it should be screened from public view by the building with habitable space or other building features	NA	
Off-Street Parking Joint Use Provisions		
Shared joint use of off-street parking facilities among multiple properties is encouraged and may be approved by the approving body.	NA	
Off-Street Surface Parking Landscape Guidelines		
Surface parking areas should include one canopy tree placed within or around the	Y	5 canopy trees are required, 8 provided.

perimeter of the parking area for each five (5) stalls provided		
Off-street surface parking areas should be screened from adjacent public streets or pedestrian corridors by a five (5) foot wide landscape strip with shrubs or similar plantings that will provide adequate visual screening of the area at maturity and planted four (4) feet on center. The landscape strip may be reduced to three (3) feet in width with the inclusion of a fence or wall used for screening purposes.	Y	Landscape buffers that are adjacent to public streets meet the 5' width requirement and contain trees and shrubs. The remainder of the parking lot includes a 3' exterior buffer with shrubs every 6' and trees every 40'.
Parking Structure Design Guidelines		
The exterior design of parking structures should minimize its visual identity as parking through façade articulation, window openings and variations in color, material and/or texture	NA	
Where possible, parking structures should be placed in a manner to minimize interruption of street frontage and screened from view by habitable space of the uses that they serve	NA	
Where parking structures are located adjacent to public streets or pedestrian areas, the exterior of the parking structure should include architectural detail such as decorative façade features, planters, and storefronts to minimize the appearance of the parking structure to motorists and pedestrians	NA	

Key Public Spaces		
Developments within the LCO area should incorporate public open spaces and features (such as plazas, fountains, seating and gathering areas and pocket parks) as key focal points within the LCO area as identified within Figure 8.1	Y	The proposal includes a larger plaza space that has already been constructed at the intersection of Jackson and Sixth Street which leads into the Hello-Walk corridor.
Public Art Integration and Key Installation Locations		
Public art incorporation within building facades, street furnishings, public installations and other development components are highly encouraged	Y	The applicant has proposed a piece of public art near the Jackson and Sixth Street intersection.
Developments should incorporate public art installations within all proposed key public spaces and the identified installation locations identified in Figure 8.1	Y	The applicant has proposed a piece of public art within the key public space which has been identified at the southwest corner of Sixth and Jackson.
Stormwater Management		
To the greatest extent possible all developments within the LCO area should utilize best management practices to capture, detain, reuse, treat and otherwise control and reduce stormwater runoff from the development site. Such management plans should include items such as pervious pavement materials, bio-swales, green roofs, rainwater harvesting, and other such practices	Y	The proposal includes a green roof on the single-story commercial building adjacent to Hello-Walk as well as planters dispersed throughout the development.
All developments within the LCO area should integrate low impact stormwater management practices in	NIP	

addition to meeting all other stormwater requirements and provisions of Moscow City Code		
Public Transit Facilities		
All developments within the LCO area should assess the need for transit facilities necessary to serve the development including the location of public transit stops, benches, shelters and signage.	NA	
Bicycle Parking Facilities		
Developments within the LCO area should provide bicycle parking for each use of a lot or structure in accordance with the standards found within Section 9.C.1	P	14 bicycle parking spaces are required and 8 are shown on the site plan.
Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two (2) feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker, or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism.	Y	Bicycle spaces of the required dimensions are shown on the site plan.
The separation of the bicycle parking spaces and the amount of corridor space must be adequate for convenient access to every space when the parking facility is full.	Y	
When automobile parking spaces are provided in a	NA	

structure, all required bicycle spaces shall be located inside that structure or should be located in other areas protected from the weather. Bicycle parking spaces in parking structures should be clearly marked as such and should be separated from auto parking by some form of barrier to minimize the possibility of damage from a vehicle.		
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6TH & JACKSON

MOSCOW, IDAHO

FEB 25, 2021

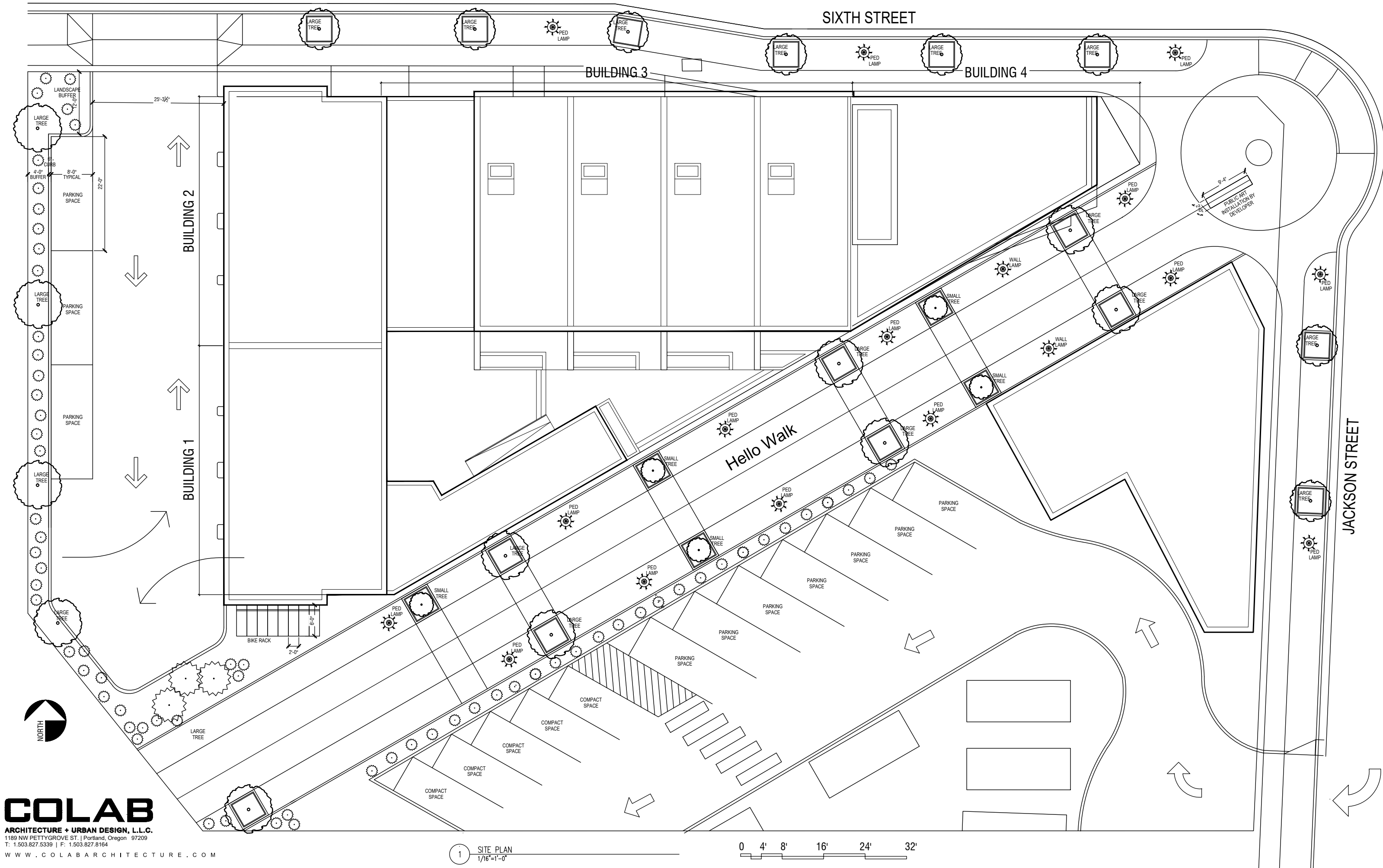
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SOUTH EAST VIEW



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SOUTH VIEW



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NORTH WEST VIEW



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NORTH VIEW



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6th ST. & JACKSON ST.



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HELLO WALK - WEST VIEW



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HELLO WALK - WEST VIEW 2



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HELLO WALK - EAST VIEW

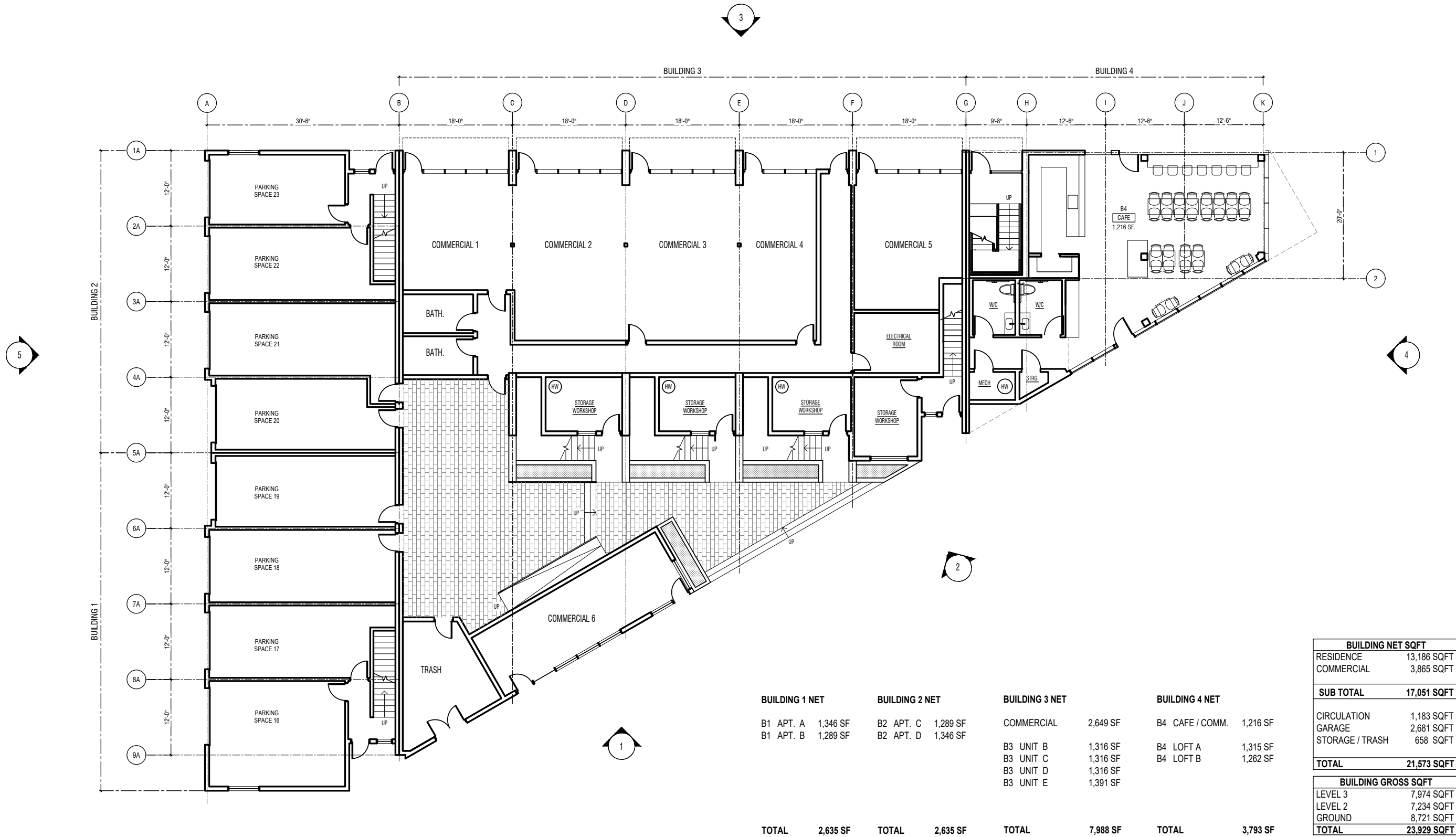


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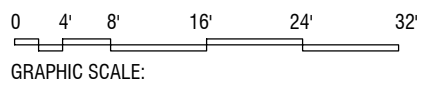
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SOUTH WEST 6TH ST. VIEW

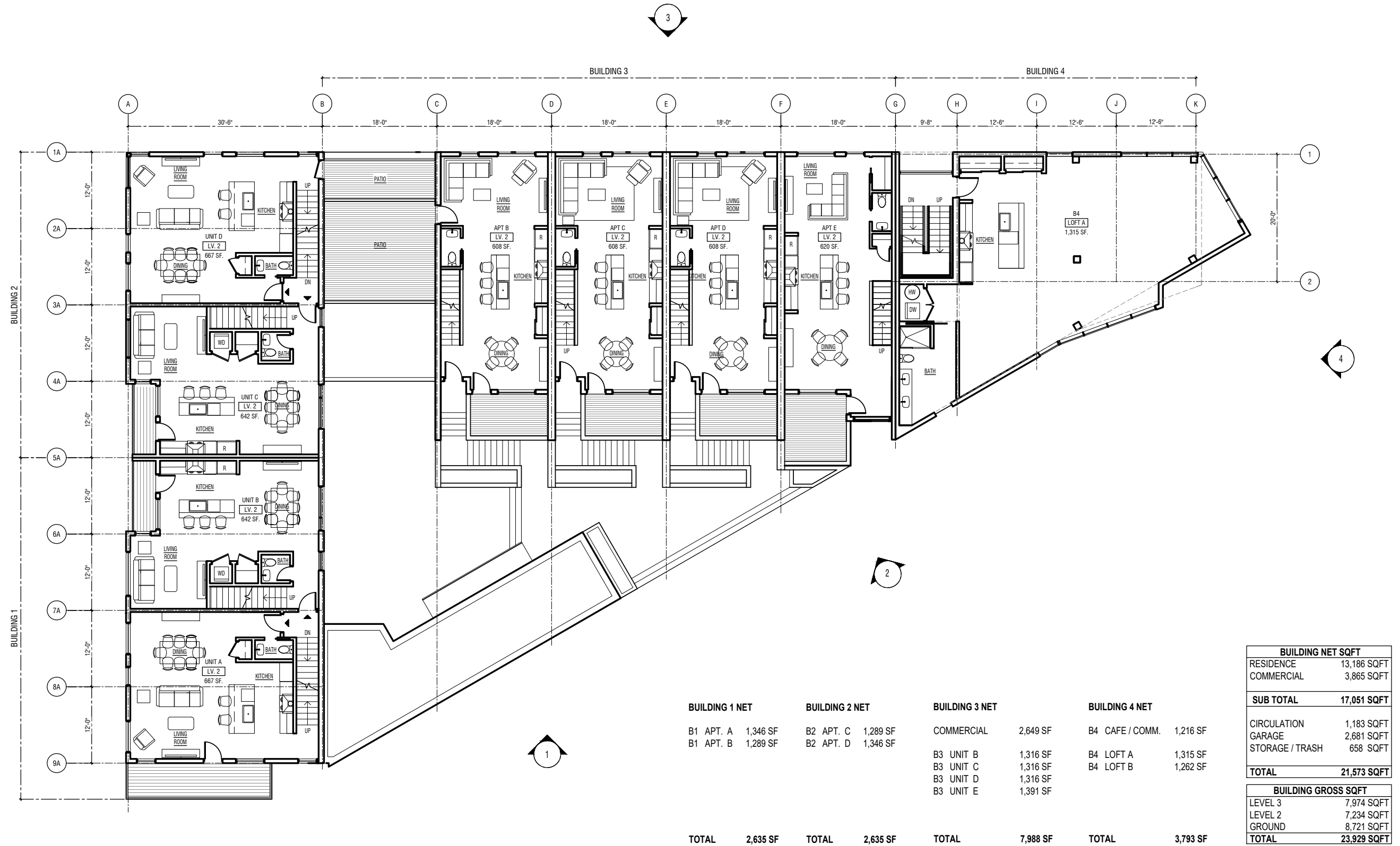


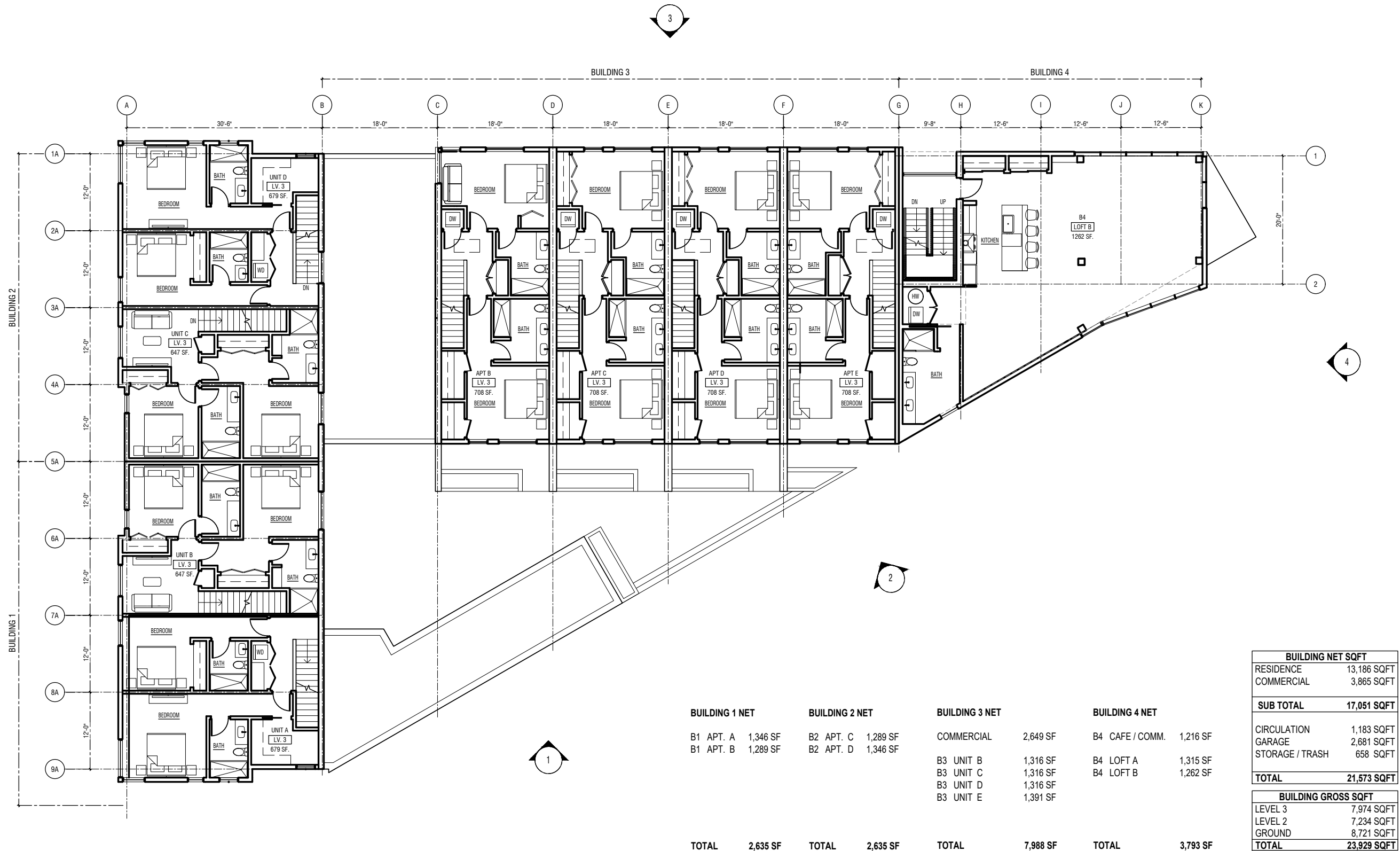
1 FLOOR PLAN – LEVEL 1
1/16"=1'-0"



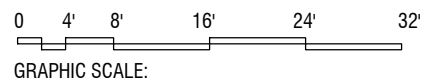
BUILDING 1 NET		BUILDING 2 NET		BUILDING 3 NET		BUILDING 4 NET	
B1 APT. A	1,346 SF	B2 APT. C	1,289 SF	COMMERCIAL	2,649 SF	B4 CAFE / COMM.	1,216 SF
B1 APT. B	1,289 SF	B2 APT. D	1,346 SF	B3 UNIT B	1,316 SF	B4 LOFT A	1,315 SF
				B3 UNIT C	1,316 SF	B4 LOFT B	1,262 SF
				B3 UNIT D	1,316 SF		
				B3 UNIT E	1,391 SF		
TOTAL	2,635 SF	TOTAL	2,635 SF	TOTAL	7,988 SF	TOTAL	3,793 SF

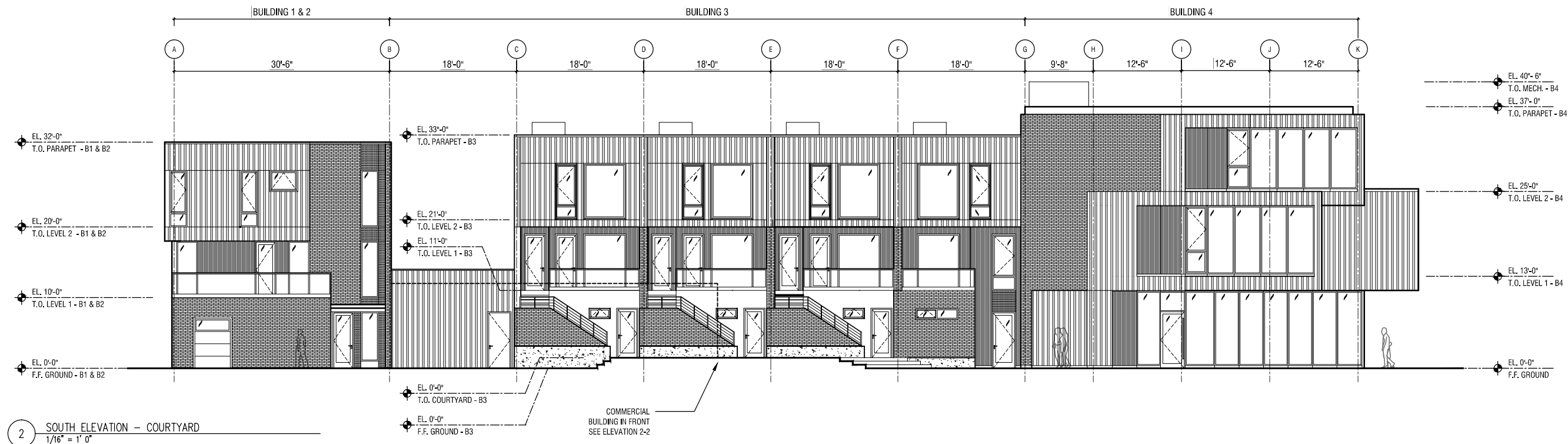
BUILDING NET SQFT	
RESIDENCE	13,186 SQFT
COMMERCIAL	3,865 SQFT
SUB TOTAL	17,051 SQFT
CIRCULATION	1,183 SQFT
GARAGE	2,681 SQFT
STORAGE / TRASH	658 SQFT
TOTAL	21,573 SQFT
BUILDING GROSS SQFT	
LEVEL 3	7,974 SQFT
LEVEL 2	7,234 SQFT
GROUND	8,721 SQFT
TOTAL	23,929 SQFT





1 FLOOR PLAN – LEVEL 3
1/16"=1'-0"





6TH AND JACKSON - EXTERIOR ELEVATIONS



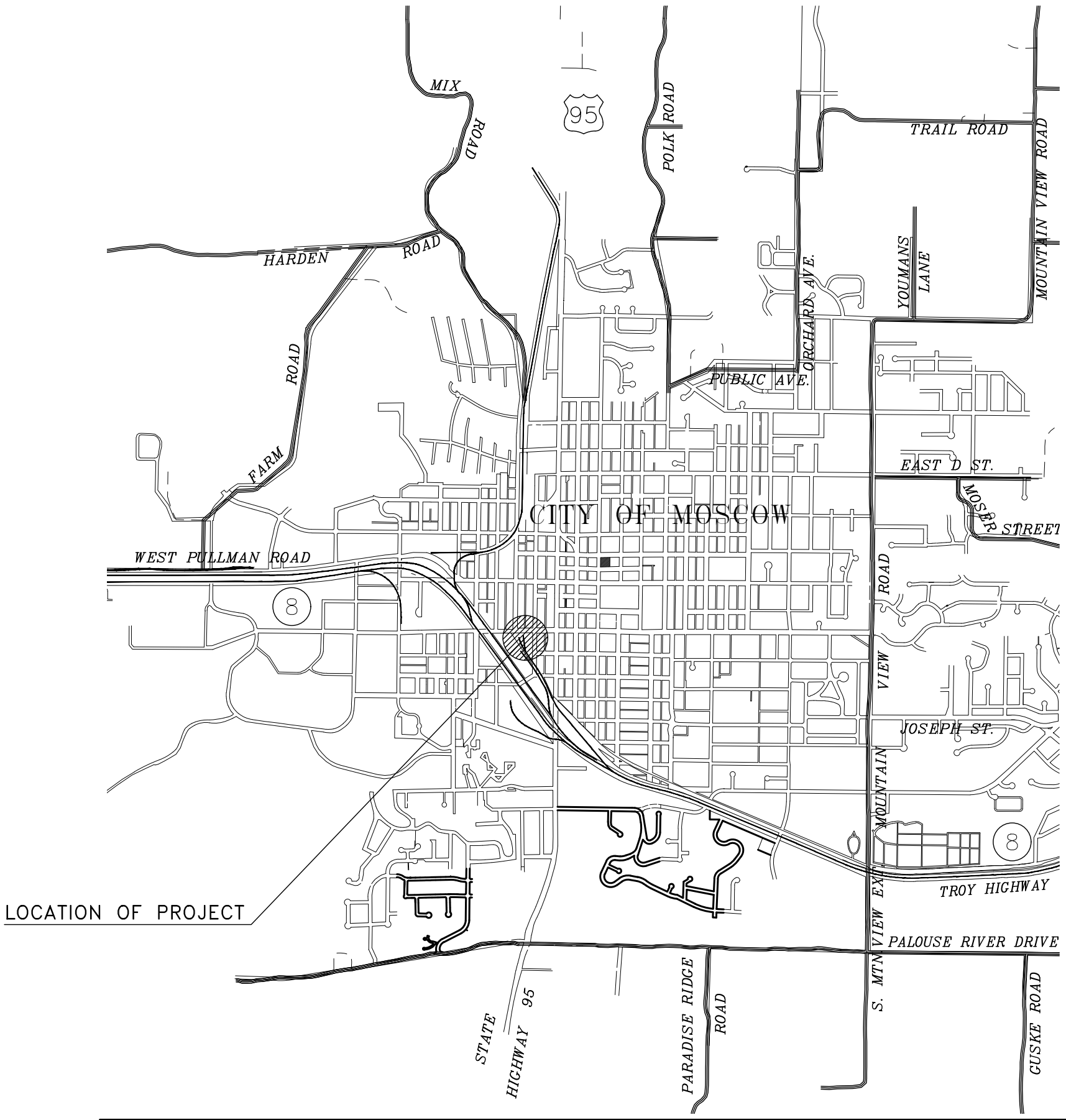
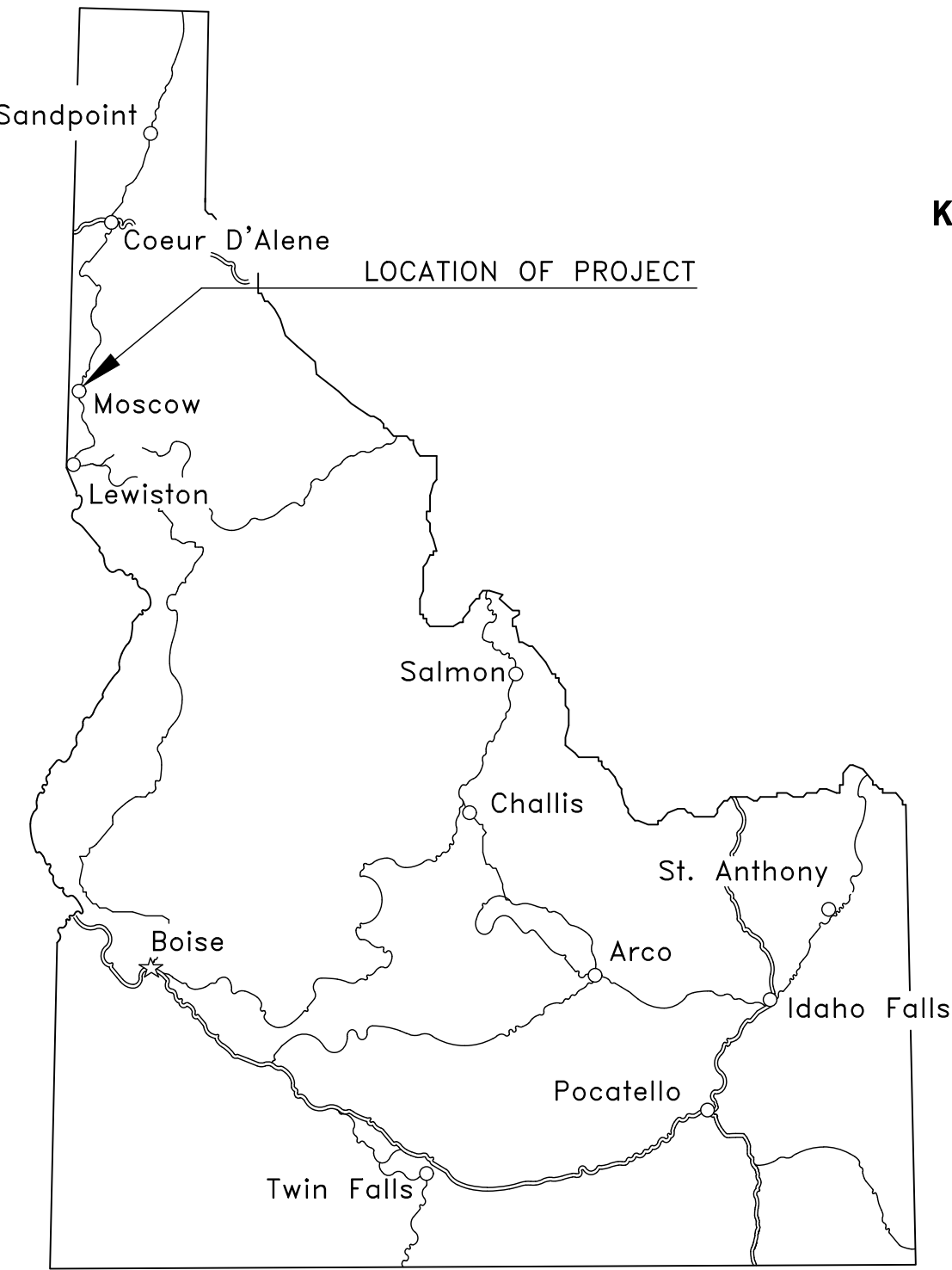
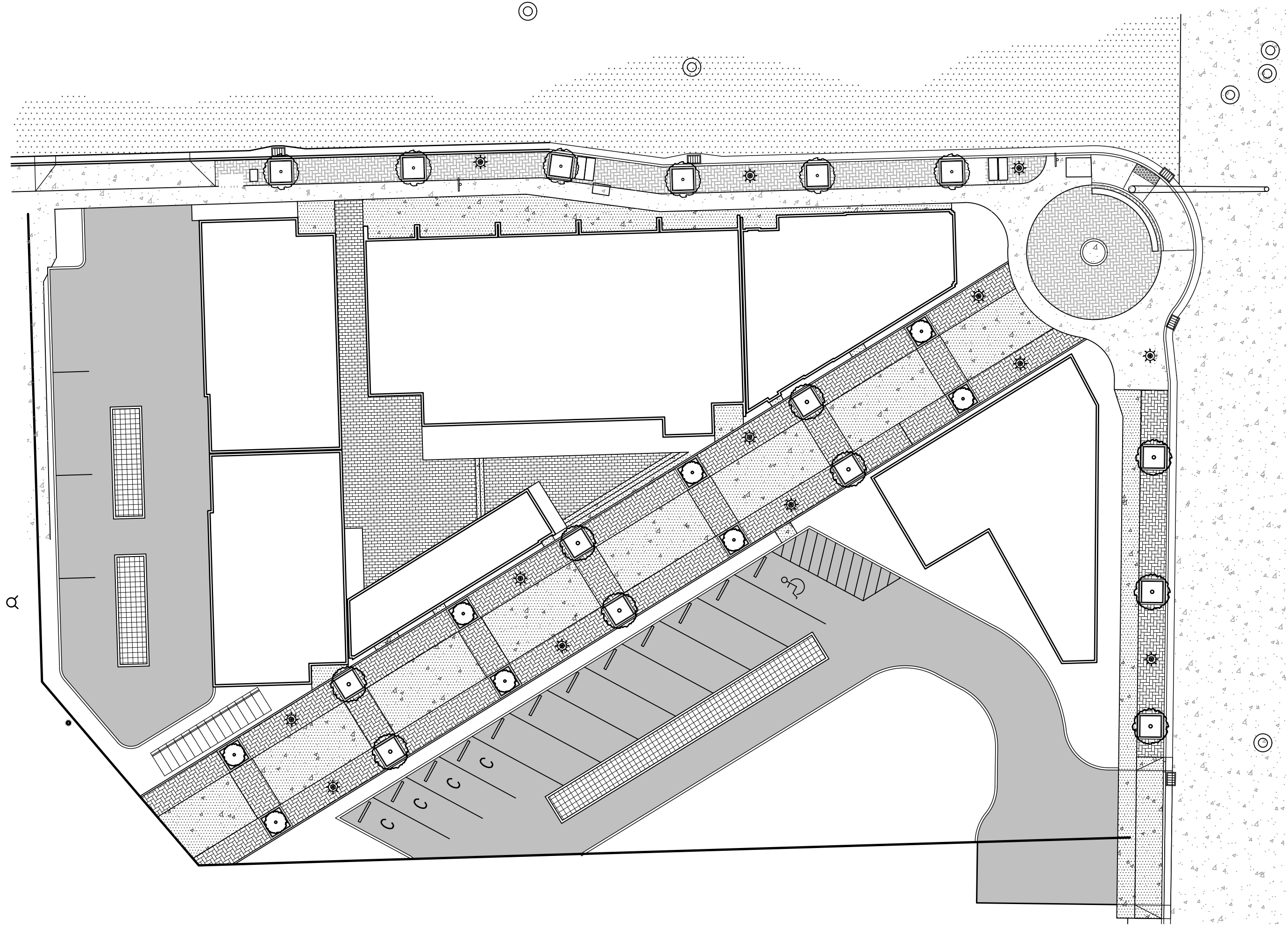
6TH AND JACKSON - EXTERIOR ELEVATIONS

SIXTH AND JACKSON DEVELOPMENT

CITY OF MOSCOW LATAH COUNTY, IDAHO

BASIS OF ELEVATION
THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS.
THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).
NAVD88 IS 3.6± FEET HIGHER THAN NGVD29 (THE DATUM USED BY THE CITY OF MOSCOW).

DRAWING INDEX	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EROSION CONTROL AND GRADING PLAN
C3	UTILITY LAYOUT PLAN
C4	GENERAL NOTES AND DETAILS



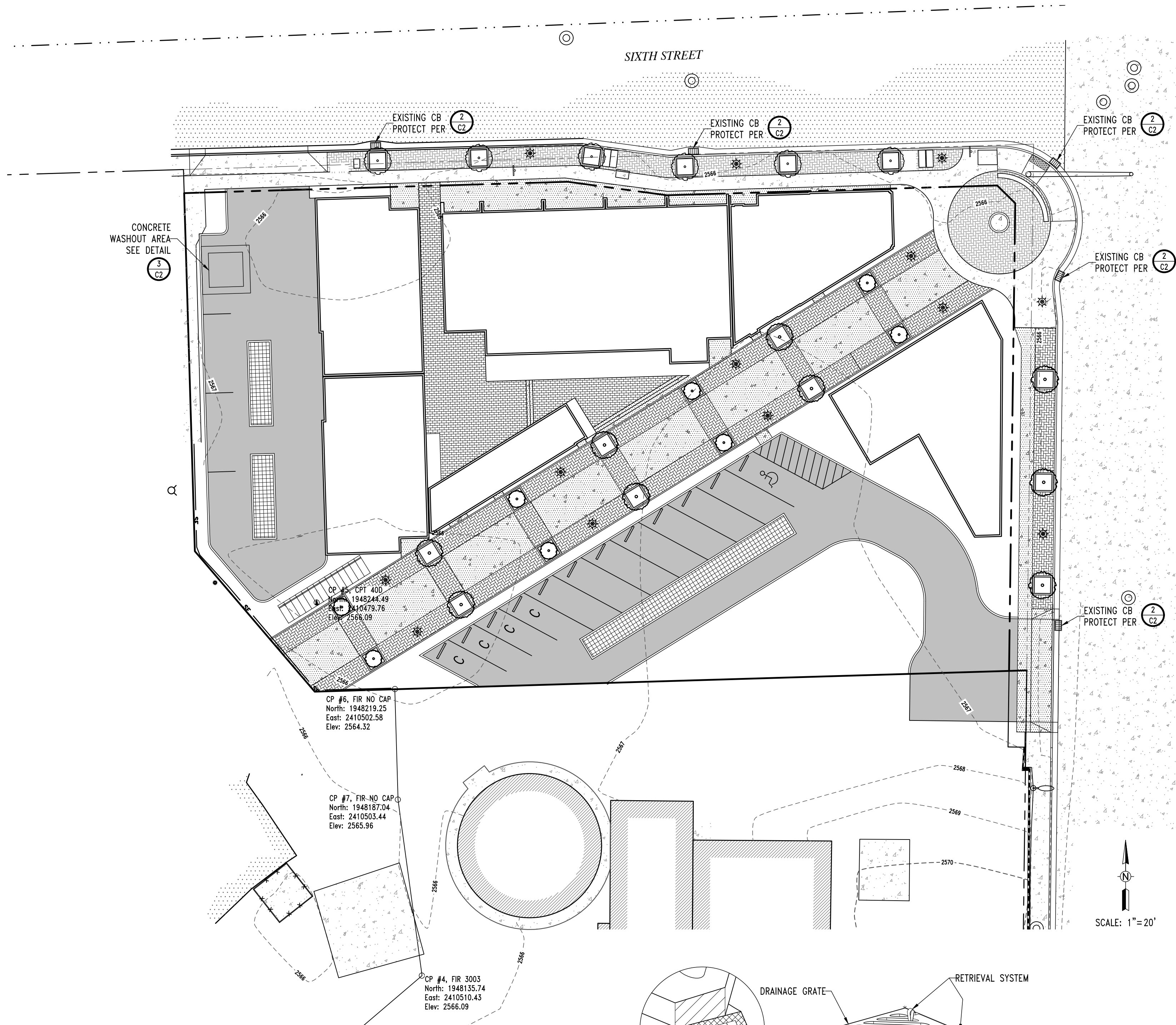
VICINITY MAP

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405 S. Washington Street
Moscow, Idaho 83843
(208) 882-5520

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NOT FOR
CONSTRUCTION**

SIXTH AND JACKSON DEVELOPMENT
COVER SHEET
RUSTY OLPS
SIXTH STREET & JACKSON STREET
MOSCOW, IDAHO

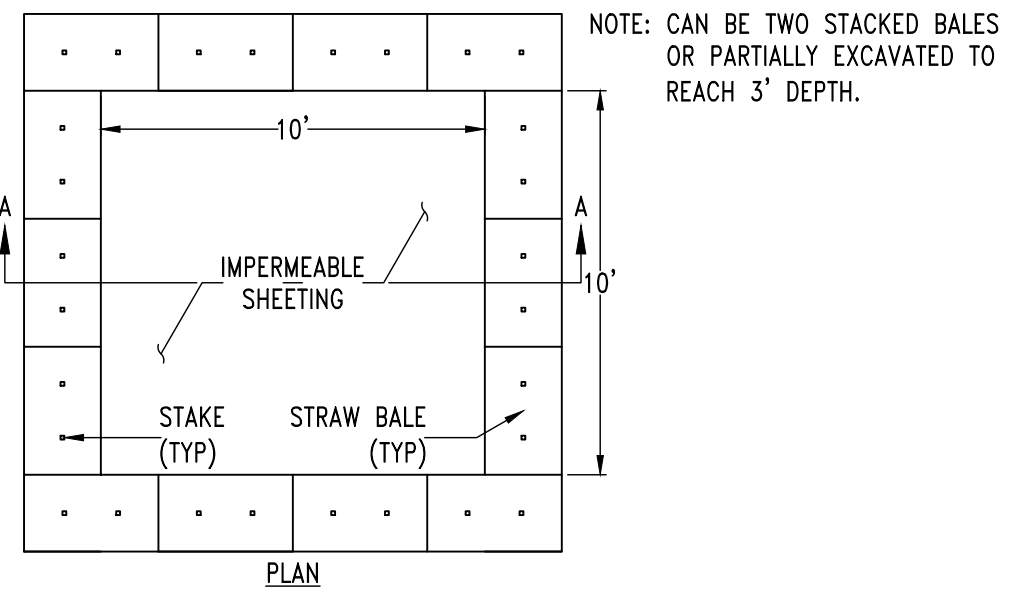
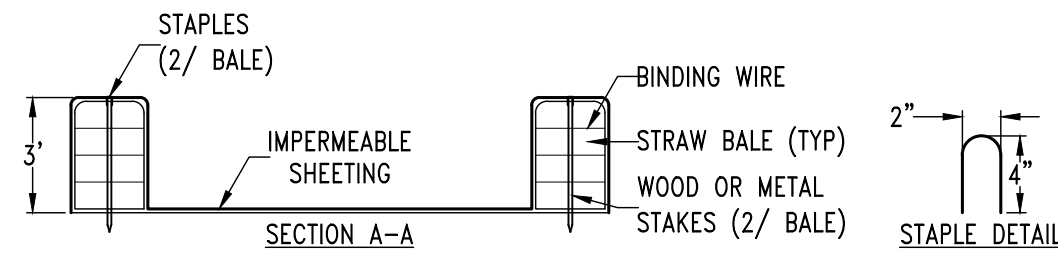
Designed by:	NN
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File Name:	4264 COVER.dwg
Tab:	COVER
Layer Style:	STANDARD
Plot Style:	OCE.CTB
Project:	4264-02-20
Date:	5/5/2021



Know what's below.
Call before you dig.

LEGEND

40d NAIL CONTROL POINT (CP)	40d NAIL CONTROL POINT (CP)
5/8" IRON ROD	5/8" IRON ROD
SPOT ELEVATION - PROPOSED FINISHED GRADE	SPOT ELEVATION - PROPOSED FINISHED GRADE
SPOT ELEVATION - TOP BACK OF CURB/ASPHALT	SPOT ELEVATION - TOP BACK OF CURB/ASPHALT
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
EXISTING 1' CONTOUR INTERVAL	EXISTING 1' CONTOUR INTERVAL
PROPOSED 1' CONTOUR INTERVAL	PROPOSED 1' CONTOUR INTERVAL
SILT FENCE - SEE DETAIL	SILT FENCE - SEE DETAIL
CURB	CURB
CONCRETE PAVING	CONCRETE PAVING
ASPHALT PAVING	ASPHALT PAVING



CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50' AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4" OF FREEBOARD. TYPICAL DIMENSIONS ARE 10'x10'x3' DEEP.
- PREPARE SOIL BASE FREE OF ROCK OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75% FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORM, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

ONSITE CONCRETE WASHOUT STRUCTURE

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS. THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).

GRADING NOTES

ESTIMATED GRADING QUANTITIES

RAW CUT VOLUME = TBD C.Y.

RAW FILL VOLUME = TBD C.Y.

- THIS PLAN IS ACCURATE FOR GRADING AND THE RELATED EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
- ALL AREAS TO RECEIVE EMBANKMENT (FILL) SHALL FIRST BE CLEARED AND GRUBBED.
- ALL TOPSOIL SHALL BE EXCAVATED AND REMOVED FROM EMBANKMENT (FILL) AREAS. EXCAVATED TOPSOIL MATERIAL MAY BE STOCKPILED ON-SITE FOR USE AS LANDSCAPING MATERIAL - PROVIDE SILT FENCE AROUND STOCKPILES.
- BORROW FOR EMBANKMENT (FILL) SHALL CONSIST OF NATIVE PALOUSE LOESS OR CLAY, OR ANY APPROVED GRAVELLY MATERIAL. ALL BORROW SHALL BE FREE OF ROOTS, BARK, TOPSOIL, ORGANIC OR OTHER DELETERIOUS MATERIALS.
- COMPACT ALL EMBANKMENT (FILL) TO 95% MINIMUM OF THE PROCTOR VALUE DENSITY DETERMINED BY THE AASHTO T-99 METHOD. THE METHOD FOR CONSTRUCTING EMBANKMENT (FILL) SHALL BE SUCH THAT 95% MINIMUM DENSITIES ARE ACHIEVED THROUGHOUT.
- WHERE EMBANKMENT (FILL) IS PLACED ON AN EXISTING SLOPE 4:1 OR STEEPER THE EXISTING SLOPE SHALL BE BENCHED HORIZONTAL PRIOR TO PLACING BORROW. THE WIDTH OF THE BENCHES SHALL NOT BE LESS THAN FIVE (5) FEET IN WIDTH.
- COMPACTION TESTING SHALL BE PROVIDED BY THE OWNER. COMPACTION TEST LOCATIONS SHALL BE RECORDED ON A SITE PLAN SHOWING TEST NUMBER, DATE, AND ELEVATION OF EACH TEST. A REPORT OF THESE TESTS SHALL BE PROVIDED TO THE OWNERS, ENGINEER, CONTRACTOR, AND CITY. THERE SHALL BE A SUFFICIENT NUMBER OF TESTS TO ASSURE THAT 95% MINIMUM COMPACTION HAS BEEN ACHIEVED THROUGHOUT ALL EMBANKMENT (FILL) AREAS.
- OWNER IS RESPONSIBLE TO SECURE ALL NECESSARY AUTHORIZATION FOR GRADING ACTIVITIES REQUIRED ON ADJACENT PROPERTIES.
- A CITY OF MOSCOW GRADING PERMIT IS REQUIRED.
- COMPLIANCE WITH NPDES PHASE II IS REQUIRED.

EROSION CONTROL NOTES

- EROSION CONTROL MEASURES AS SET FORTH IN THIS PLAN SHALL APPLY TO ALL CONSTRUCTION ACTIVITY RELATIVE TO THIS SITE, INCLUDING BUT NOT LIMITED TO, ALL EARTHWORK AND INSTALLATION OF PUBLIC IMPROVEMENTS.
- SHOULD THE CITY ENGINEER DETERMINE THAT THE EROSION CONTROL MEASURES INSTALLED AS INDICATED ON THIS EROSION CONTROL PLAN ARE INADEQUATE AND/OR INEFFECTIVE, THE CITY ENGINEER SHALL DIRECT THE IMPLEMENTATION OF ADDITIONAL EROSION CONTROL MEASURES (AT THE EXPENSE OF THE DEVELOPER) TO ALLEVIATE INADEQUACIES.
- THE OWNER AND/OR DEVELOPER OF THE PROPERTY IS ULTIMATELY RESPONSIBLE FOR THE FURNISHING, INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY FOR FULL COMPLIANCE WITH MOSCOW CITY CODE.

IT IS NECESSARY FOR ANY PROJECT LARGER THAN ONE ACRE IN SIZE TO HAVE AN EPA NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER AN NPDES GENERAL PERMIT (NOI PHASE II) FORM ON FILE WITH THE EPA STORM WATER NOTICE PROCESSING CENTER AT:

FOR REGULAR U.S. MAIL DELIVERY:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M
U.S. EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460

FOR OVERNIGHT/EXPRESS MAIL DELIVERY:
EPA STORMWATER NOTICE PROCESSING CENTER
ROOM 7420
U.S. EPA
1201 CONSTITUTION AVENUE, NW
WASHINGTON, DC 20004

PRIOR TO CONSTRUCTION ACTIVITIES:

- INFORM CITY, AND OTHER INSPECTORS, OF WORK SCHEDULED FOR WEEKENDS OR HOLIDAY.
- CONSTRUCT GRAVEL PADS AT ENTRANCES TO SITE, AS INDICATED ON PLAN.
- PLACE SILT FENCING AND CHECK DAMS AS INDICATED ON PLAN PRIOR TO ANY EXCAVATION OR EMBANKMENT WORK. IN GENERAL, CHECK DAMS SHALL BE PLACED AT MINIMUM 100 FOOT SPACING IN ALL SWALES AND DITCHES AND AT MINIMUM 50 FOOT SPACING ALONG SILT FENCE. ON SLOPES GREATER THAN 10% CHECK DAMS SHALL BE MADE OF ROCK, STRAW BALES, OR SILT FENCE, PER MOSCOW CITY STANDARDS.
- GRADE ACCESS ROAD(S) TO ROADWAY CROSS-SLOPE TO PROVIDE DRAINAGE TO ROADSIDE DITCHES.
- PLACE SILT FENCING AND STRAW BALES TO PROTECT EXISTING STORM WATER DRAINAGE FACILITIES THAT WILL BE IMPACTED BY THIS WORK. PROTECT EXISTING FACILITIES ON ADJACENT PROPERTY, AS NECESSARY. EXISTING CATCH BASINS SHALL BE PROTECTED PER DETAIL 2, THIS PAGE. MAINTAIN UNIMPEDED FLOW INTO CATCH BASINS THROUGHOUT CONSTRUCTION.
- CONSTRUCT TEMPORARY SEDIMENT POND(S) IN THE LOCATION(S) AS SHOWN ON THE PLAN, INCLUDING DIRECTIVE DITCHES ALSO AS SHOWN THEREON AND/OR OTHERWISE REQUIRED.

DURING CONSTRUCTION ACTIVITIES AND WINTER SHUTDOWN, AS NECESSARY:

- SUSPEND ALL EXCAVATION AND EMBANKMENT WORK DURING RAIN STORMS TO MINIMIZE EROSION AND SEDIMENT IMPACTS. MONITOR SITE CONDITIONS DURING AND FOLLOWING RAIN EVENTS FOR EROSION AND SEDIMENT CONTROL PROBLEMS - INSTALL CORRECTIVE MEASURES AND INITIATE CLEANUP MEASURES AS REQUIRED.
- SPRAY WATER ON DISTURBED AREAS TO CONTROL DUST EROSION DURING DRY SEASON.
- CONSTRUCT STORM WATER FACILITIES AS EARLY AS POSSIBLE DURING CONSTRUCTION. PROTECT NEW STORM WATER FACILITIES SIMILAR TO EXISTING (SEE NOTE 5 OF "PRIOR TO CONSTRUCTION ACTIVITIES").
- SEED AND MULCH ALL DISTURBED AREAS.
- ALL GRADED AREAS, FINISHED OR UNFINISHED, SHALL HAVE ACCEPTABLE EROSION CONTROL MEASURES APPLIED PRIOR TO OCTOBER 1 - NO EXCEPTIONS WITHOUT PRIOR WRITTEN CITY APPROVAL. ACCEPTABLE EROSION CONTROL MEASURES SHALL BE CONSIDERED ONE OF THE FOLLOWING:
 - HYDRAULICALLY APPLIED MIXTURE OF MULCH AND TACKIFIER - OF A TYPE AND APPLICATION RATE RECOMMENDED FOR MOSCOW AREA OPEN SOIL EROSION PROTECTION - SEED TO BE INCLUDED IF AREA IS FINISH GRADED.
 - AREAS SLOPING LESS THAN 4:1 TILLED WITH A FARM IMPLEMENT SUCH AS A DISC, PLOW OR SPRING TOOTH THAT RESULTS IN COARSE SURFACE TEXTURE.
 - STRAW SPREAD AND TRACKED INTO THE SURFACE. TRACK PERPENDICULAR TO THE DIRECTION OF FLOW.
 - EROSION CONTROL BLANKETS - INCLUDING AN APPROVED GRASS SEED/FERTILIZER MIX IF AREA IS FINISH GRADED.
 - OTHER METHODS AS SPECIFICALLY APPROVED BY THE CITY ENGINEER.

- ALL SLOPES 4:1 OR STEEPER SHALL BE CAT-TRACKED PERPENDICULAR TO THE DIRECTION OF FLOW PRIOR TO OCTOBER 1 - IN ADDITION TO ONE OF THE ACCEPTABLE EROSION CONTROL MEASURES SET FORTH IN NO. 5 ABOVE.
- SEED MIXTURES SHALL INCLUDE FERTILIZERS OF THE TYPE AND RATE OF APPLICATION AS RECOMMENDED BY GENERALLY ACCEPTED AREA PRACTICES.
- PRIOR TO OCTOBER 1 CONTINUOUS EROSION CONTROL BLANKETS PLUS STRAW BALES AND/OR ROCK CHECK DAMS @ 100 FOOT INTERVALS SHALL BE INSTALLED IN ALL AREAS HAVING A POTENTIAL FOR CONCENTRATED WATER FLOW (I.E. SWALES AND DRAINAGE CHANNELS).
- SEDIMENT PONDS INCLUDING CUTOFF / DIRECTIVE DITCHING, AS REQUIRED AND AS SHOWN ON THE PLANS SHALL BE IN PLACE AND OPERATIONAL PRIOR TO OCTOBER 1.

UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- SILT FENCING SHALL REMAIN AFTER THE COMPLETION OF CONSTRUCTION UNTIL SUFFICIENT VEGETATION IS ESTABLISHED TO PREVENT EROSION AND MOBILIZATION OF SEDIMENT, AND UNTIL APPROVAL FOR REMOVAL IS OBTAINED FROM THE CITY ENGINEER.
- PERIODIC MAINTENANCE OF EROSION CONTROL MEASURES IS REQUIRED UNTIL PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND SUFFICIENT VEGETATION IS ESTABLISHED. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, CLEANING OF CATCH BASINS AND STORM SEWER MANHOLES; MAINTAINING SILT FENCING AND STRAW BAILE STRUCTURE; REMOVAL OF ACCUMULATED SOIL; AND STREET CLEANING. A TYPICAL SCHEDULE FOR SUCH MAINTENANCE WOULD BE AT LEAST ONCE PER MONTH AND AFTER ALL SIGNIFICANT STORM EVENTS.

UPON ESTABLISHMENT OF SUFFICIENT VEGETATION AND PERMANENT DRAINAGE FACILITIES OPERATION:

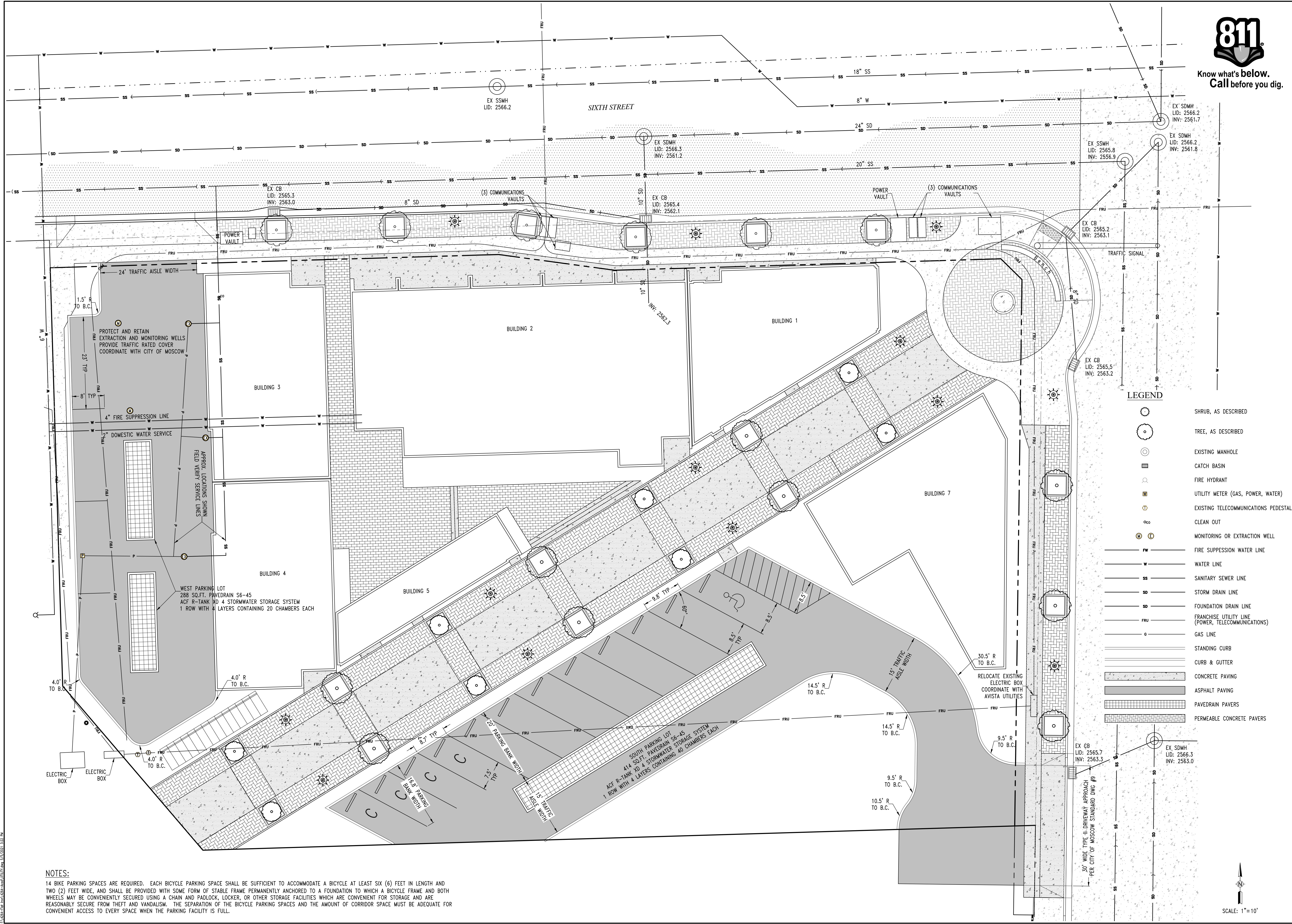
- REMOVE ALL EROSION CONTROL MEASURES UPON RECEIPT OF APPROVAL FOR SUCH REMOVAL FROM CITY ENGINEER. CLEAR STREETS AND SIDEWALKS OF ACCUMULATED SILT, MUD, AND DEBRIS.
- CONTINUED EROSION CONTROL IS THE PROPERTY OWNER'S RESPONSIBILITY AFTER EROSION CONTROL MEASURES ARE REMOVED, AND RECEIPT OF APPROVAL FROM THE CITY ENGINEER.

PRELIMINARY
NOT FOR
CONSTRUCTION

SIXTH AND JACKSON DEVELOPMENT
EROSION CONTROL AND GRADING PLAN
RUSTY OLPS
SIXTH STREET & JACKSON STREET
MOSCOW, IDAHO

Designed By:	NN
Drafted by:	NN/SW
Checked by:	NN/SB
File Name:	4264 GRADING.dwg
Tab:	GRADING
Layer Style:	STANDARD
Plot Style	OCE.CTB
Project:	4264-02-20
Date:	5/5/2021

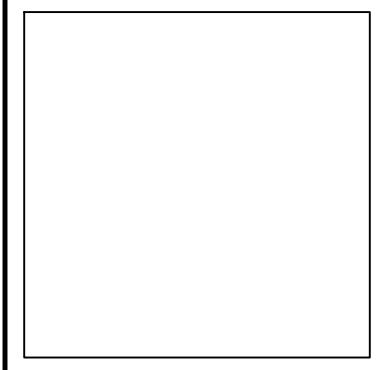
C2



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SIXTH AND JACKSON DEVELOPMENT
UTILITY LAYOUT PLAN
RUSTY OLPS
SIXTH STREET & JACKSON STREET
MOSCOW, IDAHO

Designed by:	NN
Drafted by:	NN/SW
Checked by:	NN/SB
File Name:	4264 UTILITY.dwg
Tab:	UTILITY
Layer Style:	STANDARD
Plot Style:	OCE.CTB
Project:	4264-02-20
Date:	5/5/2021

C3

- LEGEND
- SHRUB, AS DESCRIBED
 - TREE, AS DESCRIBED
 - EXISTING MANHOLE
 - CATCH BASIN
 - FIRE HYDRANT
 - UTILITY METER (GAS, POWER, WATER)
 - EXISTING TELECOMMUNICATIONS PEDESTAL
 - CLEAN OUT
 - MONITORING OR EXTRACTION WELL
 - FIRE SUPPRESSION WATER LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - FOUNDATION DRAIN LINE
 - FRANCHISE UTILITY LINE (POWER, TELECOMMUNICATIONS)
 - GAS LINE
 - STANDING CURB
 - CURB & GUTTER
 - CONCRETE PAVING
 - ASPHALT PAVING
 - PAVEDRAIN PAVERS
 - PERMEABLE CONCRETE PAVERS

NOTES:
14 BIKE PARKING SPACES ARE REQUIRED. EACH BICYCLE PARKING SPACE SHALL BE SUFFICIENT TO ACCOMMODATE A BICYCLE AT LEAST SIX (6) FEET IN LENGTH AND TWO (2) FEET WIDE, AND SHALL BE PROVIDED WITH SOME FORM OF STABLE FRAME PERMANENTLY ANCHORED TO A FOUNDATION TO WHICH A BICYCLE FRAME AND BOTH WHEELS MAY BE CONVENIENTLY SECURED USING A CHAIN AND PADLOCK, LOCKER, OR OTHER STORAGE FACILITIES WHICH ARE CONVENIENT FOR STORAGE AND ARE REASONABLY SECURE FROM THEFT AND VANDALISM. THE SEPARATION OF THE BICYCLE PARKING SPACES AND THE AMOUNT OF CORRIDOR SPACE MUST BE ADEQUATE FOR CONVENIENT ACCESS TO EVERY SPACE WHEN THE PARKING FACILITY IS FULL.

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GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS.
- UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED ACCURATE OR COMPLETE. CALL 811 FOR UTILITY LOCATES BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH STATE OF IDAHO STANDARDS FOR DRINKING WATER SYSTEMS AND WITH THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY CRITERIA FOR SEWAGE WORKS DESIGN.
- THE OWNER IS RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL ORDINANCES, POLICIES AND LAWS. AN APPROVED EROSION CONTROL PLAN IS PROVIDED AS PART OF THESE CONSTRUCTION DRAWINGS.
- MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT WILL BE DETERMINED USING AASHTO T99 EXCEPT AS NOTED. IN PLACE DENSITY AND MOISTURE CONTENT SHALL BE DETERMINED BY ASTM D 2922 (NUCLEAR DENSOMETER).
- THE DEVELOPER'S ENGINEER TO FURNISH DESCRIPTIONS FOR ALL PUBLIC UTILITY EASEMENTS OUTSIDE THE BOUNDARY OF THE PLAT. THE CITY WILL PREPARE THE EASEMENT DOCUMENTS.

ROADWAY

- ALL BACKFILL AND SUBGRADE IN PUBLIC STREET SECTION SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- SEE TYPICAL SECTION 1, 2, & 3 THIS SHEET. PLACE COMBINATION CURB AND GUTTER, (SEE DWG #6 CITY OF MOSCOW STANDARD DRAWINGS) ON ALL PUBLIC STREETS.
- ADJUST ALL MANHOLES AND WATER VALVE BOXES TO FINISHED GRADE PRIOR TO PAVING.
- ALL OFFSET DIMENSIONS ARE FROM INDICATED STATION LINES UNLESS OTHERWISE NOTED.
- STREET MONUMENTS SHALL BE SET BY ENGINEER IN CASINGS PROVIDED AND SET BY CONTRACTOR. ENGINEER SHALL MARK LOCATION OF CASINGS FOR CONTRACTOR.
- ALL CUT OR FILL SLOPES ON STREET RIGHTS-OF-WAY SHALL BE MULCHED TO PREVENT EROSION. SEE EROSION CONTROL PLAN, SHEET C2.
- ALL CURB RADI AT INTERSECTIONS TO BE 25 FEET, PER CITY STANDARD, UNLESS SPECIFICALLY NOTED OTHERWISE.

STORM & SANITARY SEWER

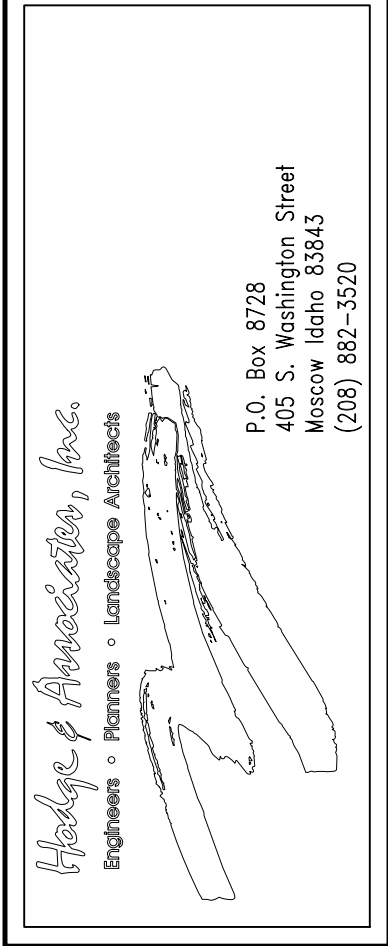
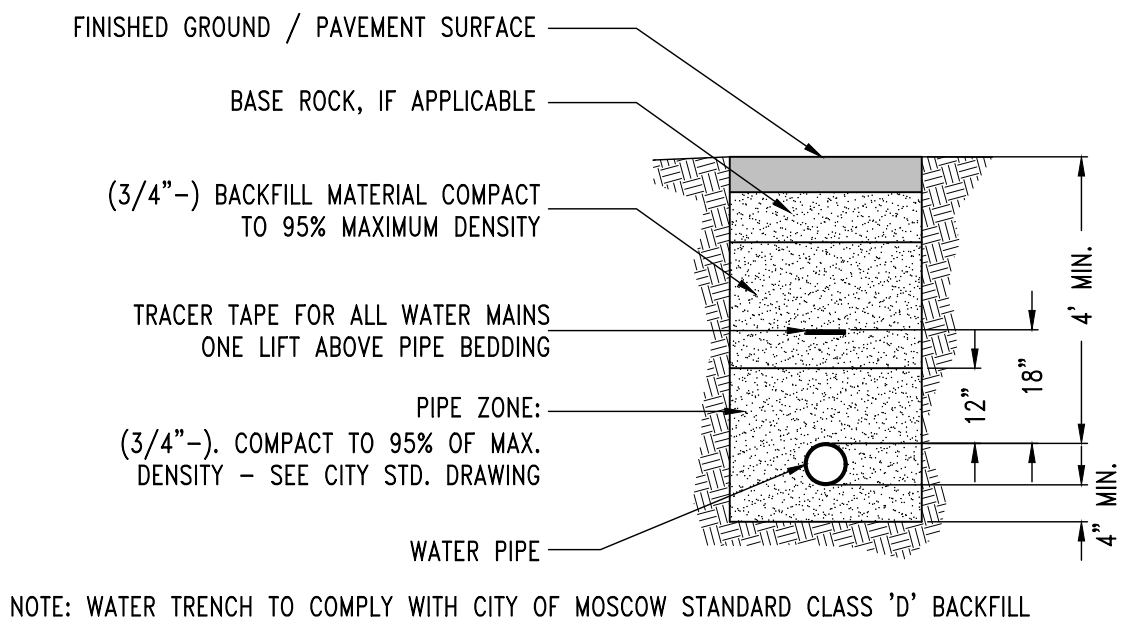
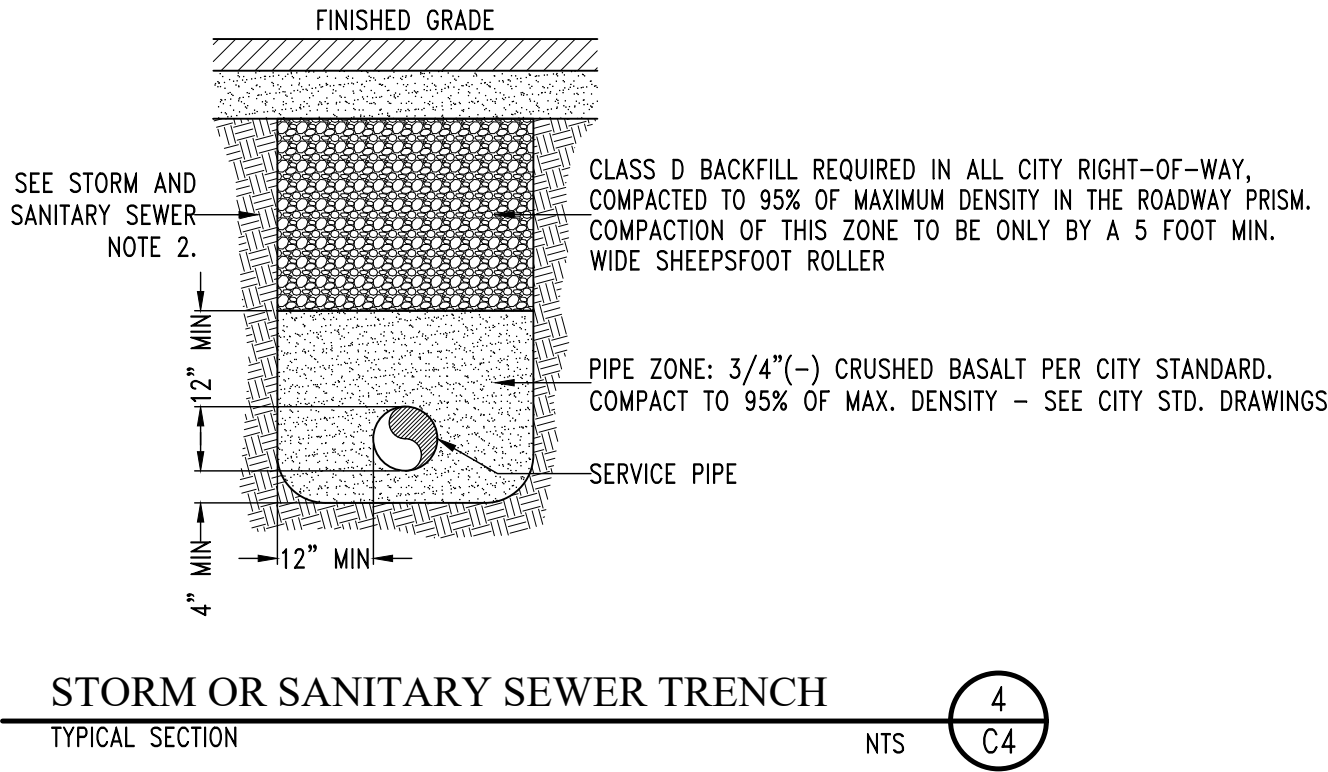
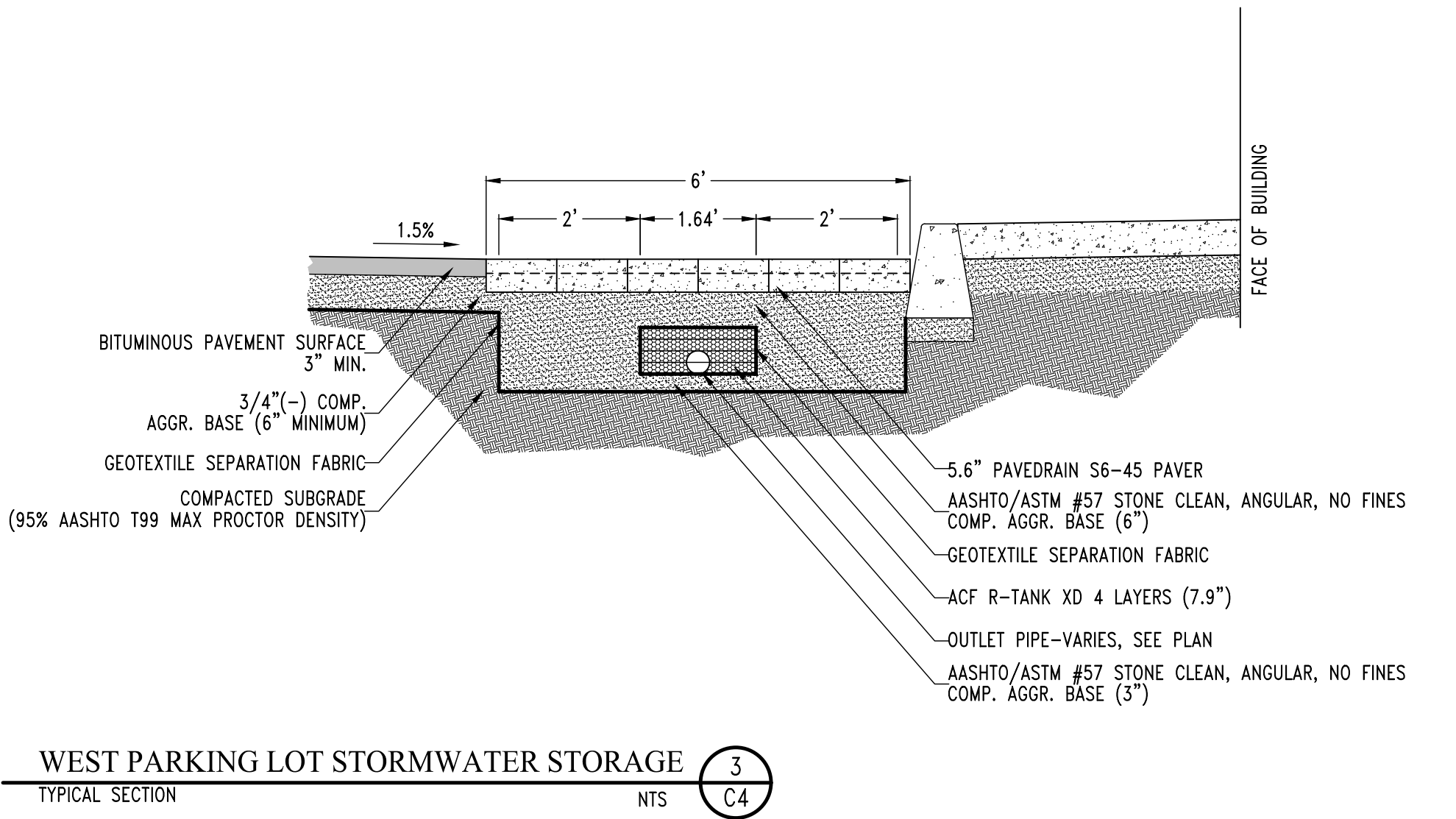
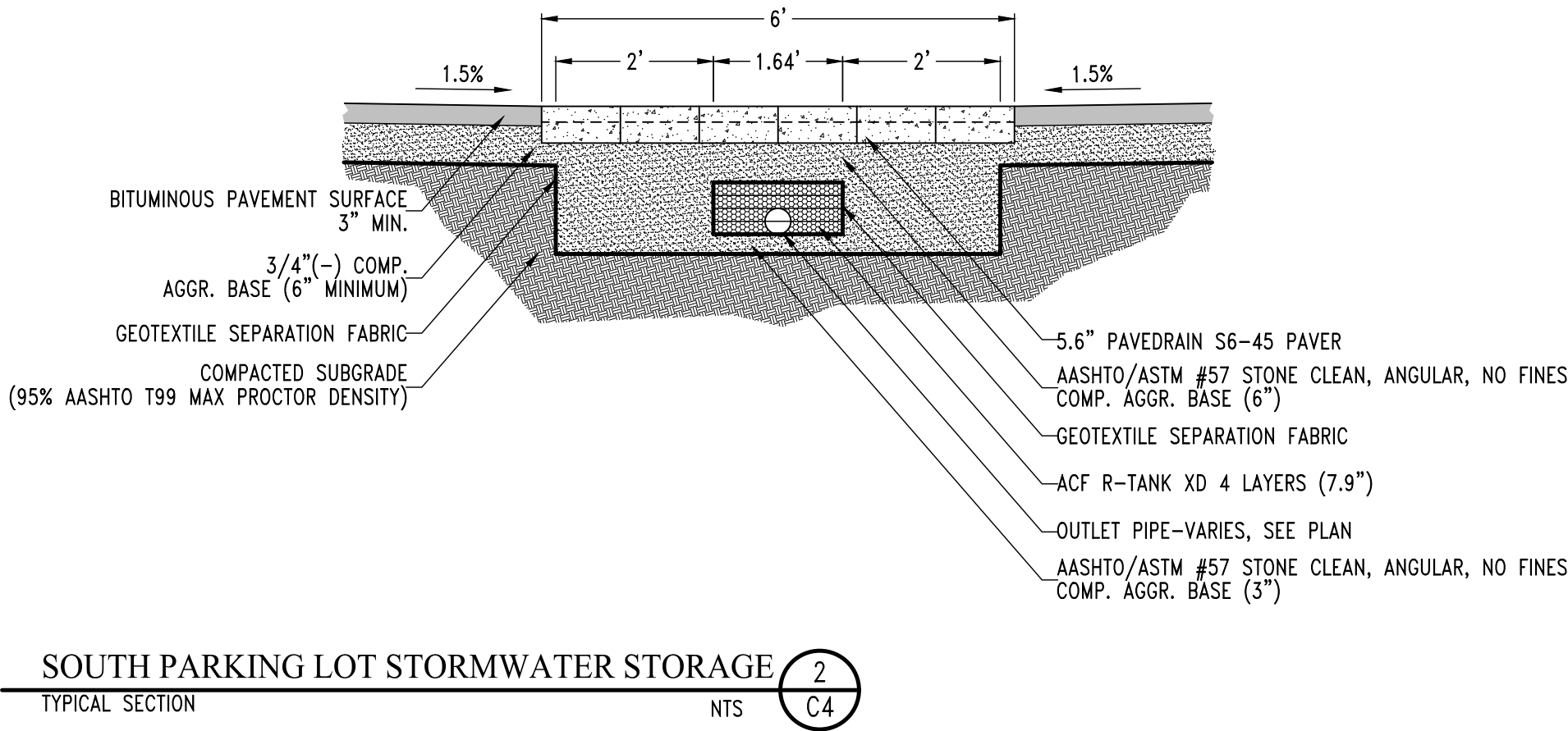
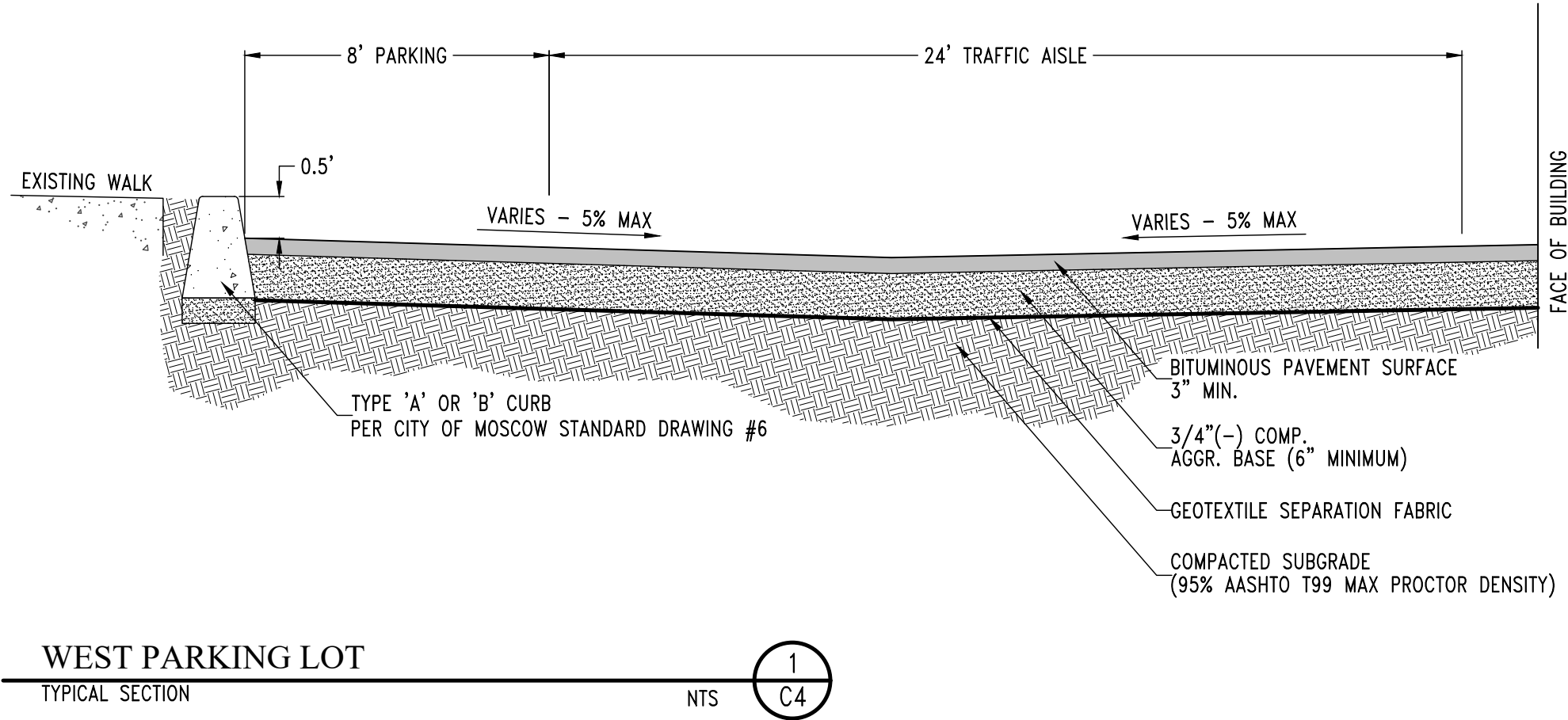
- THE CITY OF MOSCOW IS OPERATOR OF WATER AND SEWER FACILITIES SERVING THIS DEVELOPMENT.
- ALL TRENCH AND FOUNDATION EXCAVATIONS GREATER THAN FOUR FEET DEEP SHALL HAVE SLOPES OF 1.5:1 (HORIZONTAL TO VERTICAL) OR, BRACING OR SHORING SHALL BE PROVIDED IN ACCORDANCE WITH OSHA AND OTHER APPROPRIATE LOCAL CODES.
- ALL SATURATED, LOOSE, OR DISTURBED SOIL SHALL BE REMOVED FROM THE BOTTOM OF UTILITY TRENCHES PRIOR TO PLACEMENT OF PIPE BEDDING. PIPE BEDDING AND TRENCH BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS.
- SEWER STUBS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT, AND CONNECTED TO MAINS USING MANUFACTURED WYES.
- SANITARY SEWER STUBS SHALL BE TERMINATED BY PROVIDING AN ELBOW AND CAPPED RISER TO 12" MINIMUM ABOVE FINISHED GRADE. TERMINATE AT PROPERTY LINE. MATERIAL SHALL BE GREEN (SDR 35) PVC. WRAP 'SEWER' LOCATE TAPE ON ENDS; TAPE FURNISHED BY CONTRACTOR.
- FOUNDATION DRAIN STUBS SHALL BE TERMINATED BY PROVIDING AN ELBOW & CAPPED RISER TO 12" MINIMUM ABOVE GRADE. TERMINATE AT PROPERTY LINE. MATERIAL SHALL BE WHITE PVC. WRAP 'STORM SEWER' LOCATE TAPE ON ENDS; TAPE FURNISHED BY CONTRACTOR.
- ALL STORM AND SANITARY SEWER LINES SHALL HAVE 2.0' MINIMUM COVER.
- USE ECCENTRIC CONES EXCEPT WHEN SPECIFICALLY APPROVED BY THE ENGINEER. PLACE THE CONE ENTRY HOLE ABOVE THE OUTLET PIPE. FLAT TOPS ARE NOT ALLOWED WITHOUT APPROVAL OF THE ENGINEER.
- SANITARY SEWER PIPE (SS): ALL SS PIPE TO BE SDR 35, PVC (GREEN), UNLESS OTHERWISE NOTED.
- STORM SEWER PIPE (SD): ALL SD PIPE TO BE SDR 35, PVC (WHITE), UNLESS OTHERWISE NOTED.

WATER

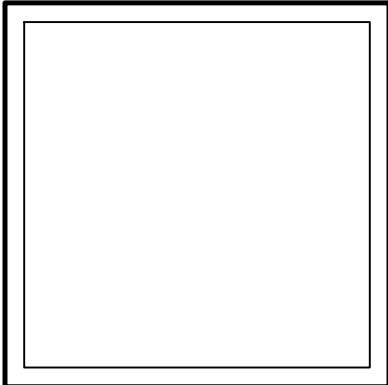
- WATER SERVICES SHALL BE DUG AND INSTALLED BY CONTRACTOR AT OWNER'S EXPENSE. CITY CREW WILL MAKE TAP TO MAIN. ALL WATER SERVICE MATERIALS FURNISHED BY CITY.
- ALL WATER SERVICES SHALL BE INSPECTED BY THE CITY PRIOR TO BACKFILLING TRENCHES.
- INSTALL "LOCATE" TAPE 18" ABOVE PIPE AND #10 LOCATE WIRE DIRECTLY ABOVE PIPE IN PVC WATER LINE TRENCH. REFER TO DETAIL, THIS SHEET.
- HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS. THE CONTRACTOR SHALL REQUEST PIPE TESTING AT LEAST 48 HOURS IN ADVANCE OF THE TIME ACTUAL TESTS SHALL BE PERFORMED.
- BACK FLOW DEVICES SHALL BE PROVIDED PER CITY CODES AND POLICIES.
- FIRE HYDRANTS SHALL BE PLACED WITH THE STEAMER PORT FACING THE STREET OR DRIVEWAY AS APPROPRIATE AND SHALL BE MAINTAINED CLEAR AND ACCESSIBLE FOR FIRE PROTECTION DURING CONSTRUCTION. NO OBSTRUCTIONS SHALL BE PLACED WITHIN THREE FEET OF THE FIRE HYDRANT.
- NORMAL WATER PRESSURE AT LOWEST POINT IS 92 PSI; NORMAL WATER PRESSURE AT HIGHEST POINT IS 92 PSI.
- WATER PIPE: ALL WATER MAINS TO BE C 900 CLASS 150 PVC, UNLESS OTHERWISE NOTED.

SEPARATION OF WATER AND SEWER

- WATER AND SEWER (SANITARY OR STORM) MAINS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE NO LESS THAN TEN (10) FEET. IN ANY INSTANCE WHERE SUCH SEPARATION IS NOT ACHIEVABLE, THE FOLLOWING STANDARDS SHALL BE MET:
 - THE WATER AND SEWER MAINS SHALL BE SEPARATED BY AT LEAST SIX (6) HORIZONTAL FEET MEASURED BETWEEN THE OUTSIDE WALLS OF THE PIPES, AND THE SEWER MAIN SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS AT ALL SUCH POINTS; AND
 - THE WATER MAIN SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE SEWER MAIN.
- THE REQUIREMENTS FOR THE VERTICAL SEPARATION OF WATER AND SEWER MAINS ARE AS FOLLOWS:
 - AT ANY POINT WHERE THE SEWER AND WATER MAINS CROSS, THEY SHALL BE SEPARATED BY A VERTICAL DISTANCE OF NO LESS THAN EIGHTEEN (18) INCHES.
 - AT ANY POINT WHERE THE SEWER MAIN CROSSES ABOVE THE WATER MAIN THE SEWER MAIN SHALL BE SUPPORTED TO MAINTAIN LINE & GRADE.
 - AT ANY POINT WHERE THE SEWER AND WATER MAIN CROSS, THE CROSSING SHALL BE ARRANGED SO THAT THE WATER MAIN JOINTS WILL BE EQUAL DISTANCE AND AS FAR AS POSSIBLE FROM THE SEWER MAIN JOINTS.
 - IF THE WATER MAIN IS BELOW THE SEWER MAIN, THE SEWER MAIN SHALL BE CONSTRUCTED OF MATERIALS CONFORMING TO WATER MAIN STANDARDS AND PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING IF THE EIGHTEEN (18) INCH VERTICAL SEPARATION CANNOT BE MAINTAINED.
 - IN LIEU OF CONSTRUCTING (OR RECONSTRUCTING) A NON-POTABLE WATER MAIN DUE TO LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION FROM A POTABLE WATER MAIN, EITHER THE NON-POTABLE MAIN OR THE POTABLE WATER MAIN MAY BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO DEQ FOR A DISTANCE OF TEN (10) HORIZONTAL FEET ON BOTH SIDES OF THE CROSSING.



PRELIMINARY
NOT FOR
CONSTRUCTION



SIXTH AND JACKSON DEVELOPMENT
GENERAL NOTES AND DETAILS
RUSTY OLPS
SIXTH STREET & JACKSON STREET
MOSCOW, IDAHO

Designed By:	NN
Drafted by:	NN/SW
Checked by:	NN/SB
File Name:	4264 DETAIL.dwg
Tab:	DETAIL
Layer Style:	STANDARD
Plot Style	OCE.CTB
Project:	4264-02-20
Date:	5/5/2021

C4

**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 PLANNED UNIT DEVELOPMENT (PUD) OF A TWO POINT ONE SIX (2.16) ACRE AREA OF LAND LOCATED AT 1606 EAST THIRD STREET, KNOWN AS THE HARVEST HILLS PUD WITHIN THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on April 8, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is currently a vacant lot identified as Lot 1, Block 1 of the Harvest Hills 1st Addition. The subject property was platted in 2016 as a 2.16-acre parcel in the Harvest Hills 1st Addition.
3. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north and the Rolling Hills Additions to the south. The remainder of the lots within the Harvest Hills 1st Addition to the south and east are currently developed as twinhome lots.
4. The subject property has already been pre-graded as part of the grading of Harvest Hills 1st Addition. The property averages around a 6% slope, with the exception of the area along the north property lines which contains a relatively steep slope down to the stormwater detention pond and Paradise Creek.
5. The subject property is currently designated as Suburban Commercial (SC). SC designated areas are,

“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and

design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB)."

6. All of the surrounding subdivisions are designated as Auto-Urban Residential, except for the park pathway property to the west which is designated as Parks and Open Space.
7. The Comprehensive Plan designates Mountain View Road as a minor arterial and Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.
8. The subject property is currently designated as the Neighborhood Business (NB) Zoning District. The properties directly adjacent to the south and east are designated as Medium Density Residential (R-3). All other surrounding properties are within the Moderate Density Residential (R-2) Zoning District.
9. The NB Zoning District is appropriately applied in the following circumstances:
 1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
 2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
 3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
 4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.
10. Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns.
11. The applicant is concurrently proposing to subdivide the existing 2.16-acre parcel to create ten (10) twinhome parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size.
12. The applicant is proposing to construct 10 twinhome dwellings, 4 townhouse dwellings, and create a 17,905 square foot parcel on the northeast corner of Mountain View Road and Sixth Street.
13. The primary reason for the PUD request is to allow a private street which serves the proposed lots. The private street is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. Contained within the center of the private drive is an open space island that contains 9 angled common parking spaces.
14. The proposed twinhome lots range from 2,643 to 6,602 square feet in size and the buildings are the same design as the twinhomes that have been constructed on the south side of Third Street in Harvest Hills 1st Addition. The buildings are two stories in height, have covered front porches, recessed garages, and rear patios. The exterior building materials include Hardi Board siding, glulam posts and beams, and a 6:12 roof pitch with asphalt shingles. A larger single car garage, living room, dining room, kitchen, and bathroom are on the first floor. The second floor contains

four bedrooms, two bathrooms, and a laundry room. The total square footage of the floor plans are approximately 2,100 square feet.

15. The applicant is requesting a slight reduction in the exterior side yard setbacks because of the pie shape of the lots as they surround the looped private street. The required twinhome exterior side setback is 8 feet and the applicant is requesting a 7 foot setback. The front setbacks adjacent to the private street range between 8 to 25 feet, depending on the location of the lot. The setback to all garage doors will all be at least 20 feet to allow the parking of a single vehicle in the driveway. The rear setbacks are all proposed to meet the 20-foot setback requirement, but the street side setback along Third Street is proposed to be reduced from 10 feet to 5 feet.
16. The proposed townhouse lots range from 2,592 to 3,852 square feet in size and the buildings are of a similar design to the twinhomes constructed on the south side of Third Street in the Harvest Hills 1st Addition. The exterior building materials and floor plans are similar to the proposed twinhome design. The applicant is requesting a reduction in the exterior side yard setback for the townhouse on Lot 2, adjacent to the Neighborhood Business parcel. The townhouse exterior setbacks are required to be 8 feet and the applicant is requesting 3 feet on Lot 2. The other exterior side setback on Lot 5 meets the required setback.
17. The proposed 17,905 square foot Neighborhood Business (NB) lot is intended to be a vacant lot that would be developed in the future. Any use currently allowed in the NB Zone would be permitted, but per the PUD code, the property must incorporate at least one commercial use located along the primary street frontage. Any development would need to meet all of the typical requirements of the NB Zone.
18. A 10-foot-wide Type A landscape buffer is typically required along the exterior property lines of NB Zoned property when adjacent to property zoned R-2 or R-3. Since the proposed use of the twinhomes and townhouses is residential and similar to the surrounding land uses, the Commission recommends that the Type A buffer not be required except for the 17,905 square foot parcel which will be developed with a commercial component.
19. Water service is proposed to be extended via an existing water main that is located Third Street. A new water main will be looped around the private street in order to serve all of the proposed lots.
20. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 14 lots could be reasonably anticipated to use approximately 1.31 million gallons of water per year ($14 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 1.31 \text{ M gallons/year}$).
21. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
22. Sanitary sewer currently exists within Third Street, as well as Mountain View Road. A new main will be constructed within the center of the private street and extended through a 10-foot-wide sewer easement between Lots 5 and 6 to the existing main in Mountain View Road.
23. The Engineering Department 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.
24. Storm Sewer will be conveyed through a new main in the private street that ultimately is conveyed to the stormwater detention ponds within Harvest Hills 1st Addition. There is a proposed swale shown on the east side of the park property along Mountain View Road.

Engineering is recommending that the applicant relocate the stormwater facility outside of the park property.

25. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat. Third Street has also been widened near the intersection of Third Street and Mountain View Road to accommodate a left turn lane.
26. The proposed private street which loops through the development is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. This proposed street meets the City's standard for private streets and there will be no on-street parking, but the applicant has provided 9 angled parking spaces within the center open space island.
27. The applicant has previously dedicated two parkland tracts within Harvest Hills 1st Addition which has satisfied the parkland dedication requirement for the subject property. Since the zoning designation is remaining the same, there is no change in the parkland dedication requirement.

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. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The Suburban Commercial (SC) designation is intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development, which describes the subject property. The proposed PUD also furthers a goal of the Comprehensive Plan to provide a mix of housing that meets the economic and lifestyle needs of the diverse population of Moscow. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD is an attractive development which utilizes a private street to access all portions of the oddly-shaped property. The proposed PUD creates ten twinhomes and four townhouses while leaving a 17,905 sf Neighborhood Business Parcel. Since the purpose of the Neighborhood Business (NB) Zoning District is to provide commercial services which serve adjacent residential neighborhoods, any PUD proposed within the NB Zone shall incorporate at least one (1) commercial use located along the primary street frontage. The 17,905 sf parcel reserves the opportunity to meet the intent of the NB Zone and the PUD code.

3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides for development of the subject property at a similar density as already exists within Harvest Hills 1st Addition.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** Public Works has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and can accommodate the proposed PUD. The subject property has been determined to be developable in the 2012 Comprehensive Water System Plan and the 2011 Comprehensive Sewer System Plan.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing a more affordable housing option of single-family homes on smaller lots.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The proposed ten townhomes and four townhouses on smaller lots provides an efficient and economical home ownership opportunity which is currently limited in the City. The proposed townhouses and townhomes have a design which is attractive and will provide a quality product on smaller lots which are served by a private street.

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 Planned Unit Development (PUD) request for the 2.16-acre parcel located at 1606 E Third Street with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this _____ day of _____, 2021.

Robb Parish, Chair
Planning and Zoning Commission

**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 SEVENTEEN POINT TWO (17.2) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF EAST THIRD STREET, KNOWN AS HARVEST HILLS 2ND ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on April 8, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street.
3. The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west. Moser Park is directly adjacent to the east and is currently undeveloped.
4. The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.
5. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-

family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

6. All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.
7. The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.
8. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.
9. The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
10. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
11. The applicant is proposing to subdivide the existing 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size. All of the proposed lots meet the minimum lot size of 7,000 sf and minimum lot width of 60 feet for the R-2 Zoning District.
12. Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Third Street at the far east end of Harvest Hills 1st Addition. A new water main will be extended off of the existing and will extend along the Third Street alignment to the eastern subdivision boundary.
13. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 56 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (56 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 5.24 M gallons/year).
14. The property is considered developable in the City’s Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
15. Sanitary sewer currently exists within the Third Street alignment on the subject property and is currently connected to Rolling Hills 8th Addition. This 8 inch sanitary sewer main was installed a few years ago as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.

16. The Engineering Department 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.
17. Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.
18. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.
19. The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.
20. There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.
21. The subject property contains approximately 13.32 acres of net developable land. Since the entire property is within the R-2 Zoning District, the developer is required to dedicate 5%, which equates to 29,031 square feet. There is an excess balance of 11,265 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland dedication requirement of 17,747 square feet. The developer has proposed a 19,083 square foot island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications meets the parkland dedication requirement of the proposed subdivision. David Schott, Assistant Parks and Recreation Director, has indicated within the attached April 19, 2021 memo that he is in support of the proposed dedication.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on February 26, 2021 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. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) Zoning District, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited

to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland

2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Third Street is consistent with the Thoroughfare Plan to ultimately connect to the segment of Third Street that continues through the Rolling Hills 8th Addition. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Mountain View Road which is a minor arterial, and includes the extension of Third Street which is designated as a collector street. Water and Sewer connections are readily available in the area and a sanitary sewer main has already been installed on the Third Street alignment to connect with Rolling Hills 8th Addition to the southeast. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

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 seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2021.

Robb Parish, Chair
Planning and Zoning Commission

**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 TWO POINT ONE SIX (2.16) ACRE AREA OF LAND LOCATED AT 1606 EAST THIRD STREET, KNOWN AS THE REPLAT OF LOT 1, BLOCK 1 OF HARVEST HILLS 1ST ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on April 8, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; 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 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is currently a vacant lot identified as Lot 1, Block 1 of the Harvest Hills 1st Addition. The subject property was platted in 2016 as a 2.16-acre parcel in the Harvest Hills 1st Addition.
3. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north and the Rolling Hills Additions to the south. The remainder of the lots within the Harvest Hills 1st Addition to the south and east are currently developed as twinhome lots.
4. The subject property has already been pre-graded as part of the grading of Harvest Hills 1st Addition. The property averages around a 6% slope, with the exception of the area along the north property lines which contains a relatively steep slope down to the stormwater detention pond and Paradise Creek.
5. The subject property is currently designated as Suburban Commercial (SC). SC designated areas are,

“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and

design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB)."

6. All of the surrounding subdivisions are designated as Auto-Urban Residential, except for the park pathway property to the west which is designated as Parks and Open Space.
7. The Comprehensive Plan designates Mountain View Road as a minor arterial and Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.
8. The subject property is currently designated as the Neighborhood Business (NB) Zoning District. The properties directly adjacent to the south and east are designated as Medium Density Residential (R-3). All other surrounding properties are within the Moderate Density Residential (R-2) Zoning District.
9. The NB Zoning District is appropriately applied in the following circumstances:
 1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
 2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
 3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
 4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.
10. Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns.
11. The applicant is proposing to subdivide the existing 2.16-acre parcel to create ten (10) twinhome parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size.
12. All of the proposed lots meet the minimum lot size of 5,000 sf for standard lots, 2,250 sf for twinhome lots, and 1,800 sf for townhouse lots within the NB Zoning District. Additionally, all of the proposed lots meet the minimum lot width of 50 ft for standard lots, 25 feet for twinhome lots, and 18 feet for townhouse lots.
13. Water service is proposed to be extended via an existing water main that is located Third Street. A new water main will be looped around the private street in order to serve all of the proposed lots.
14. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 14 lots could be reasonably anticipated to use approximately 1.31 million gallons of water per year (14 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.31 M gallons/year).
15. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

16. Sanitary sewer currently exists within Third Street, as well as Mountain View Road. A new main will be constructed within the center of the private street and extended through a 10-foot-wide sewer easement between Lots 5 and 6 to the existing main in Mountain View Road.
17. The Engineering Department 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.
18. Storm Sewer will be conveyed through a new main in the private street that ultimately is conveyed to the stormwater detention ponds within Harvest Hills 1st Addition. There is a proposed swale shown on the east side of the park property along Mountain View Road. Engineering is recommending that the applicant relocate the stormwater facility outside of the park property.
19. The subject property is located adjacent to Third Street to the south which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat. Third Street has also been widened near the intersection of Third Street and Mountain View Road to accommodate a left turn lane.
20. The proposed private street which loops through the development is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. This proposed street meets the City's standard for private streets and there will be no on-street parking, but the applicant has provided 9 angled parking spaces within the center open space island.
21. The applicant has previously dedicated two parkland tracts within Harvest Hills 1st Addition which has satisfied the parkland dedication requirement for the subject property. Since the zoning designation is remaining the same, there is no change in the parkland dedication requirement.

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. The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Neighborhood Business (NB) Zoning District, including lot area, dimensions and other relevant provisions. The applicant is concurrently proposing a Planned Unit Development (PUD) to allow the private street access, a reduction in certain setback requirements, and the elimination of the Type A landscape buffer for the proposed residential portion of the project. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
- 2. The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the underlying Comprehensive Plan land use designation of Suburban Commercial, and provides for the logical and orderly development and extension of the City's street system. The proposed project is in close proximity to higher-density

residential development and is at the intersection of Third Street which is designated as a collector and Mountain View Road which is designated as a minor arterial.

3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Third Street which is designated as a collector street. Water and Sewer connections are currently extended to the subject property and the Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of a private street which affords sufficient emergency services access and the project will not be detrimental to the public health, safety, or general welfare.

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 2.16-acre parcel located at 1606 E Third Street with the following two conditions:

1. The stormwater runoff control facility design shall be evaluated to verify that there will be zero net increase in the rate of stormwater runoff from the development as a result of design changes.
2. The proposed stormwater swale running north to south along the east side of the parkland parcel shall be relocated so that it will not be on property previously dedicated as parkland for the development.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2021.

Robb Parish, Chair
Planning and Zoning Commission