

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
March 14, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

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

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

MEMBERS PRESENT: Wendy McClure, Chair; Joel Hamilton, Mike Nelsen, Kurt Obermayr, Robb Parish, Victoria Seever

MEMBERS ABSENT: Scott Gropp, Dennis Wilson, Nels Reese

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

1. Approval of minutes from February 14, 2018

RESULT:	ACCEPTED WITH CORRECTIONS
MOVER:	Obermayr
SECONDER:	Parish
ABSTENTIONS:	Hamilton, Nelsen

Motion carried by acclamation.

2. Correspondence

McClure welcomed newly appointed commissioner Mike Nelsen.

3. Transportation Commission Meeting Report

Hamilton reported the March 8th discussion items included a proposed revision to the University of Idaho Parking District to include a portion of College Street and Railroad Street, and a proposal to change a block of Almon Street from a one-way to two-way to facilitate better access to the former Dumas Seed site that is being redeveloped.

McClure asked Hamilton to encourage Transportation Commissioners to sign up for P&Z agenda notifications to help them be more aware of this Commission's discussion items.

4. Public Comment

None.

5. Considerations for Developing Very Tiny Homes – Nils Peterson

Peterson presented the costs, financing, zoning and other considerations for developing very small (<500sf) houses in Moscow. He also reviewed the history of how this concept came about and explained his case study. There was discussion about tax revenue and how that impacted road maintenance, construction costs and other aspects of Peterson's presentation. Ray said most small home inquiries received by the City relate to allowing tiny homes to be placed within mobile home parks. Ray stated that it may be possible for small homes to be developed similarly to a mobile home park, but that would involve going through the PUD process, which Commissioners discussed briefly.

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

Hearing Date: March 28, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject:

1. A proposal for a Preliminary Subdivision Plat of a 21.73 acre area of land to create thirty-two (32) parcels ranging from 7,006 square feet in size to 3.76 acres in size.
2. Rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat materials
4. Application for Rezone
5. Neighborhood Meeting Materials
6. Memo from Bob Buvel, Staff Engineer, dated March 22, 2018

Prepared By: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Sally Powers, is proposing to subdivide a 21.73 acre area of land generally located east of Main Street and north of Palouse River Drive into thirty-two (32) parcels ranging from 7,006 square feet to 3.76 acres in size. Also included in the proposal is the rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

Site and Area Land Use: The subject property is currently comprised of property scattered to the west and east of the Indian Hills 8th Addition Subdivision which was platted to accommodate the Campus Crest multi-family development to the center of the subject properties. Campus Crest is a student housing development comprised of 192 dwelling units with common facilities such as a clubhouse, pool, volleyball court, and basketball court. Southview Avenue, Nursery Street, Powers Ave, and Myrtle Street were all platted as part of Indian Hills 8th Addition. Platting of the streets created two parcels associated with the subject property which are adjacent to Main Street. The

larger property east of Nursery Street is the remaining portion of the property owned by Indian Hills Trading Company.

Properties to the southwest of the subject property are primarily commercial and include an auto repair shop, farm implement sales company, and a contractor shop. Properties to south across Palouse River Drive are primarily commercial or institutional and include a church, automobile repair shops, office building, storage units, light manufacturing, and the public health office. To the north of the subject property along Indian Hills Drive are single family dwellings which transition to multi-family dwellings further to the north.

On December 11, 2017, the Board of Adjustment approved a Conditional Use Permit for Palouse Prairie Charter School to be located on a 3.26 acre portion of the subject property east of Nursery Street. Then on December 18, 2017, City Council approved a lot division which divided the subject property east of Nursery Street into two parcels of 3.26 acres and 7.10 acres from the original 10.36 acre property. The Palouse Prairie School property is included within the proposed preliminary plat, but has already been divided and conveyed to the School, which is noted on the plat.



Vicinity Map



Aerial Map



Topography Map – 2 foot contours

The subject property contains areas of moderate sloping topography with several small ridges and valleys. There are no drainage ways or natural features that have been identified upon the subject property.

Comprehensive Plan Land Use Designation:

The portion of the subject property located directly to the east of Main Street is currently designated as Auto-Urban Commercial (AU-C). AU-C designated areas,

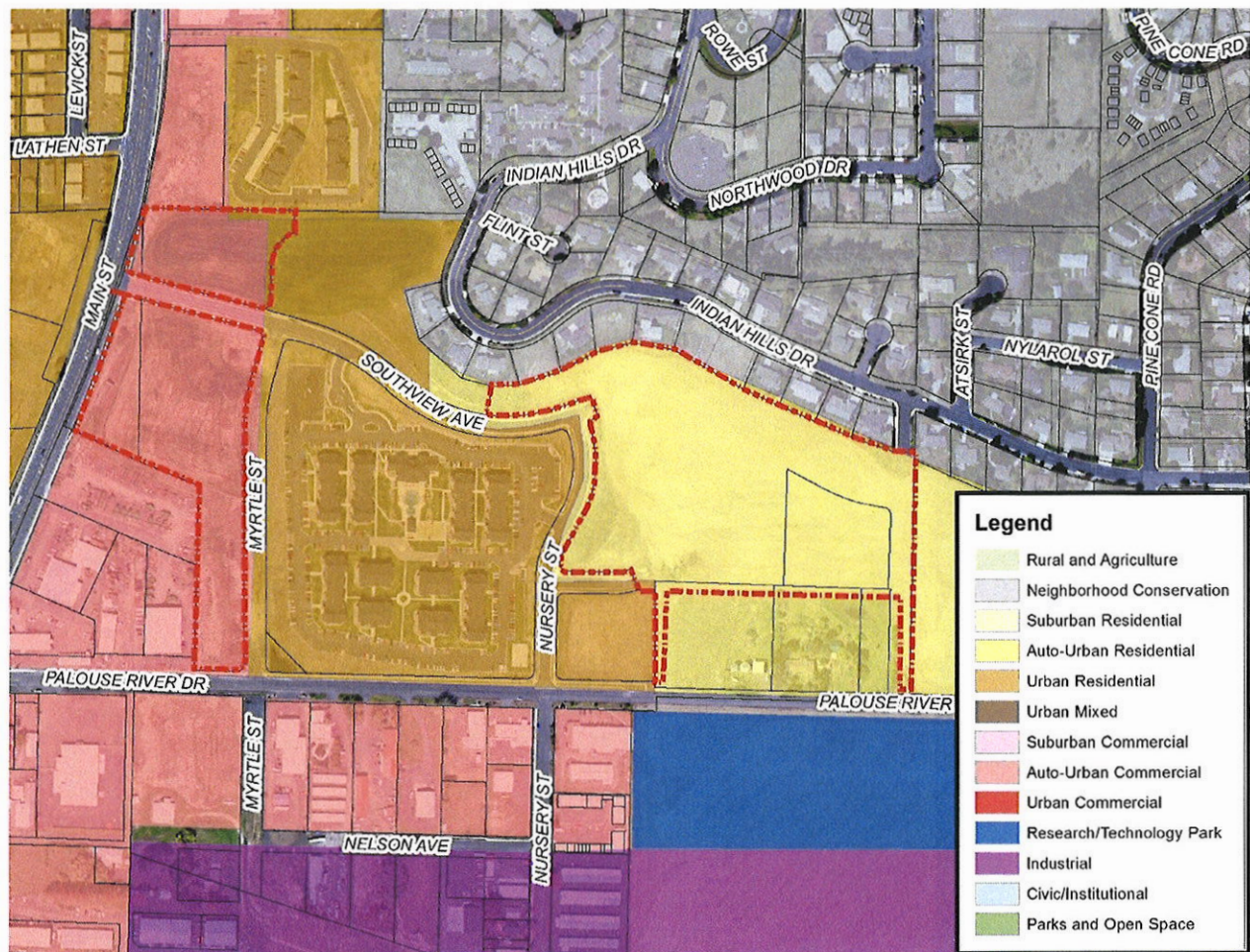
“provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”

The subject property to the east of Nursery Street is currently designated by the 2009 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

“are those areas generally anticipated to be developed for low to moderate density residential uses at densities between 3 to 7 units per acre which could include a mix of detached single-family, townhome, and limited scale multiple-family residential dwellings subject to appropriate buffer yard requirements and building scale and design standards to ensure compatibility. Manufactured home parks could be appropriately permitted in this district as a conditional use, subject to the review and application of specific, well-articulated standards to ensure their compatibility. 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).”

The subdivisions to the north are currently designated as Neighborhood Conservation (NC). The property which encompasses Campus Crest in the middle is designated as Urban Residential (UR). Properties on the south side of Palouse River Drive are designated as Auto-Urban Commercial (AU-C), which transition to Research/Technology Park to the east of Nursery Street.

Palouse River Drive is currently designated by the Thoroughfare Plan as a minor arterial street and Main Street (HWY 95) is designated as a National Highway. Southview Avenue, Nursery Street, and Myrtle Street are all designated as local neighborhood streets.



Current Comprehensive Plan Land Use Designations

Zoning: The subject property that is adjacent to Main Street (HWY 95) is currently designated as Motor Business (MB), while the property east of Nursery Street is currently designated Farm, Ranch, and Outdoor Recreation (FR). The proposal is to rezone a 9.32 acre area to the east of Nursery Street from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District. The 3.26 acre parcel which was created for Palouse Prairie School will remain within the FR Zone and is not part of the proposed rezone.

The property in the middle of the subject properties that contains the Campus Crest development is currently zoned Multiple Family Residential (R-4). Properties to the south of Palouse River Drive are within the MB Zone and the FR Zone further to the east. The area along Indian Hills Drive to the north is within the Low Density, Single Family Residential (R-1) Zone.

The R-2 Zone 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.*

The minimum lot size for parcels within the R-2 Zone is 7,000 square feet and the minimum lot width is 60 feet, or 50 feet for lots which are provided rear access from an alley.

The R-3 Zone is intended to,

“provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan. Uses permitted within the R-3 Zone include single family, two family, twinhome, and townhouse dwellings.”

The minimum lot size for parcels within the R-3 Zone is 6,000 sf for single family dwellings, 7,000 sf for two family dwellings, 3,250 sf for twinhome dwellings, and 2,000 sf for townhouse dwellings. Townhouse lots within the R-3 Zone are allowed to be a minimum of 2,000 sf, but the total density of a townhouse development must not exceed 14.5 dwelling units per acre.

The minimum lot width for parcels within the R-3 Zone is 60 feet for single and two family dwellings, 30 feet for twinhome dwellings, and 20 feet for townhouse dwellings.

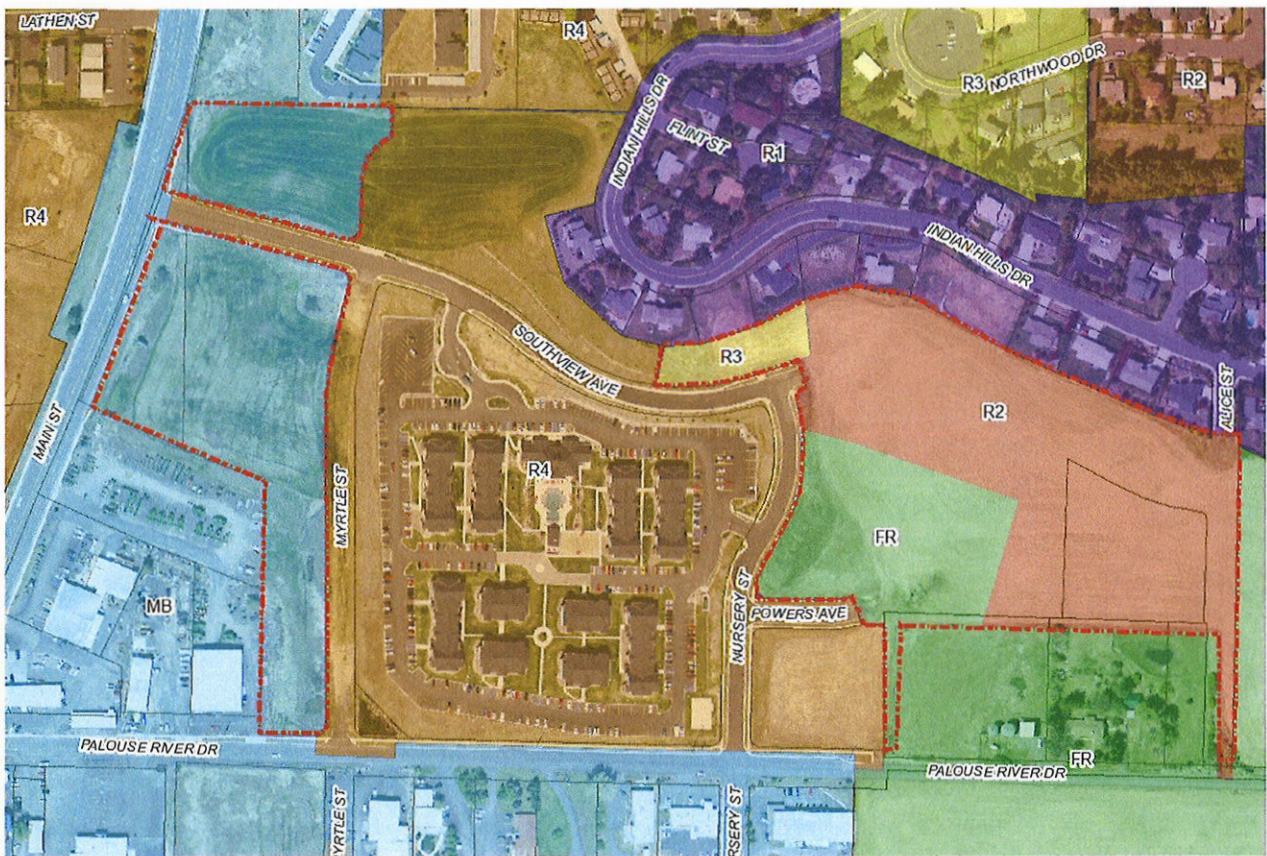
The MB Zone is intended to,

“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”

Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.



Current Zoning



Proposed Zoning

Preliminary Plat:

The applicant is proposing to subdivide the 21.73 acre area of land into thirty-two (32) parcels ranging from 7,006 square feet to 3.76 acres in size. The portion of the subject property which is currently zoned Motor Business (MB) and is located directly to the east of Main Street is proposed to be divided into four larger parcels ranging from 1.17 acres to 3.76 acres in size.

The subject property to the east of Nursery Street includes the previously divided 3.26 acre parcel for Palouse Prairie Charter School and also includes 3 parcels which are proposed to be zoned R-3 and 25 parcels which are proposed to be zoned R-2. Powers Avenue is proposed to terminate into a cul-de-sac, which was a condition of approval for the Palouse Prairie Charter School lot division. Southview Avenue is proposed to continue to the east where it would intersect with the extension of Alice Street, which is currently stubbed to the subject property from Indian Hills Drive to the north. The applicant had originally proposed that Alice Street extend to the south and terminate with a temporary cul-de-sac that could be extended in the future when the property to the east is developed. The property owner to the east initially expressed concern over having the Alice Street alignment projected into their property, without knowing the future development plans of the property. Since the primary street extension into the property to the east is Southview Avenue, it was discussed with the applicant to terminate Alice Street into a 'T' intersection with Southview Avenue and turn Lot 16 into a flagpole lot in order to reduce the number of cul-de-sacs within the subdivision. The applicant has made that change on the preliminary plat within the packet.

The three proposed parcels in the R-3 Zone range from 9,118 to 10,788 sf in size and all meet the minimum lot size of 6,000 sf for single family and 7,000 sf for two family dwellings. All three parcels meet the minimum lot width of the R-3 Zone as well which is 60 feet. The 25 parcels within the R-2 Zone range from 7,006 to 14,576 sf in size, and all meet the minimum lot size of 7,000 sf and lot width of 60 feet.

There is a 20 ft wide public pedestrian corridor with a pathway that the applicant is proposing be extended from Southview Avenue to the northeast corner of the Palouse Prairie Charter School property.

Water: Water services are proposed to be extended from the existing Southview Avenue/Nursery Street intersection east along the Southview Avenue alignment to the eastern plat boundary. The water main will be looped through Sunny Court and along the southern plat boundary and connected to the existing main in Powers Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

It is anticipated that under commonly observed residential household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 2.62 million gallons of water per year (28 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 2.62 M gallons/year).

Sanitary Sewer: Sanitary sewer is proposed to be extended from the existing Southview Avenue/Nursery Street intersection east along the Southview Avenue alignment. A sanitary main will also be extended south within Sunny Court and along the southern plat boundary to connect with an existing main in Powers Avenue. Once the required improvements are constructed by the

developer, Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

Storm Sewer: The storm sewer for the subdivision already exists along the Southview Avenue alignment and will also be extended to the other streets within the subdivision. Lot 16 which is proposed to be a flagpole lot will have a paved access road with a storm sewer main running south before heading due west within a 30 ft wide utility easement. The storm sewer main then heads due south as it approaches the Powers Avenue cul-de-sac and then terminates into a stormwater detention pond located in the southeast corner of Lot 1, Block 3 of Indian Hills 8th Addition.

There are also existing storm sewer mains which extend north/south along common lot lines of lots 3/4, 5/6, 7/8, and 9/10 of Block 3 on the north side of Southview Avenue. These lines were originally installed to convey stormwater from the property along Indian Hills Drive since there are no storm sewer mains within Indian Hills Drive.

Access, Streets, Traffic: The subject property to the east of Nursery Street includes the extension of Southview Avenue which is designated as a local neighborhood street. Alice Street will be extended from Indian Hills Drive. Sunny Court will be extended and terminated with a cul-de-sac to serve five lots. Powers Avenue will not continue to the east and will terminate with a cul-de-sac that provides access to Palouse Prairie Charter School. The neighborhood street standard that the streets need to be constructed to includes curbs, gutters, tree lawns, and sidewalks on both sides of the street.

The subject property directly to the east of Main Street (HWY 95) has all the streets platted and constructed which surround it, with the exception of Myrtle Street which is platted but not constructed. There is currently a condition on the Indian Hills 8th Addition development agreement that Myrtle Street shall be constructed prior to any building permits being issued on the subject property to the east of Main Street (HWY 95). This condition is still active and will also be stated within the Indian Hills 9th Addition development agreement.

Parkland Dedication: As part of the Indian Hills 8th Subdivision which was platted in 2008, Indian Hills Trading Company dedicated a 1.74 acre parcel which was located outside of the Indian Hills 8th Subdivision. The 1.74 acre parcel is within the area that the applicant is now proposing to be platted with Indian Hills 9th Subdivision. The applicant has made a request to City Council for a parkland exchange and dedication with the City of Moscow to exchange the previously dedicated 1.74 acre parcel with a new 4.09 acre parcel which is located north of Southview Ave and identified on the map below. The agreement, if approved by Council, requires the developer to dedicate the new 4.09 acre parcel to the City and provide a Quitclaim Deed to the City. The City will vacate the previous 1.74 acre parkland dedication parcel back to the developer.

The proposed property in the exchange is desired by the Parks and Recreation Department for its topographical features leading to a future specialized edible forest park concept and will satisfy all Indian Hills 8th Addition and the proposed Indian Hills 9th Addition property. The property exchange request was reviewed by the Parks and Recreation Commission, Pathways Commission and Tree Commission, and each recommended Council approval. The exchange proposal is proposed to be heard by City Council on April 2, 2018, which will be prior to the Indian Hills 9th

Addition preliminary plat being heard by Council.



Input From Other Agencies:

Engineering Division (Public Works Department)

The Public Works Department has provided comments within an attached memo from Bob Buvel, Staff Engineer, dated March 22, 2018.

SUBDIVISION PLAT RELEVANT CRITERIA & STANDARDS:

1. The proposed subdivision is in conformance with all applicable City Code requirements;
2. The proposed subdivision is in general conformance with the Comprehensive Plan;
3. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The proposed subdivision will not be detrimental to the public health, safety, or general welfare.

REZONE RELEVANT CRITERIA & STANDARDS:

1. The proposed rezone is in consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
4. 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.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities, and services.

RECOMMENDATIONS:

Staff recommends approval of the rezone with no conditions.

Staff recommends approval the preliminary plat with the following condition:

Public Works:

1. The applicant shall extend water and sewer mains to the east boundary of the subject property to allow for future development to the east.

NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat and Rezoning for Property Generally Located East of Main Street and North of Palouse River Drive – Indian Hills 9th Addition: LUP2018-0003 and LUP2018-0004

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

1. A proposal for a Preliminary Subdivision Plat of a 21.73 acre area of land to create thirty-two (32) parcels ranging from 7,006 square feet in size to 3.76 acres in size.
2. Rezoning of a 9.32 acre area from the Farm, Ranch, and Outdoor Recreation (FR) Zoning District to a combination of the Moderate Density Residential (R-2) Zoning District and the Medium Density Residential (R-3) Zoning District.

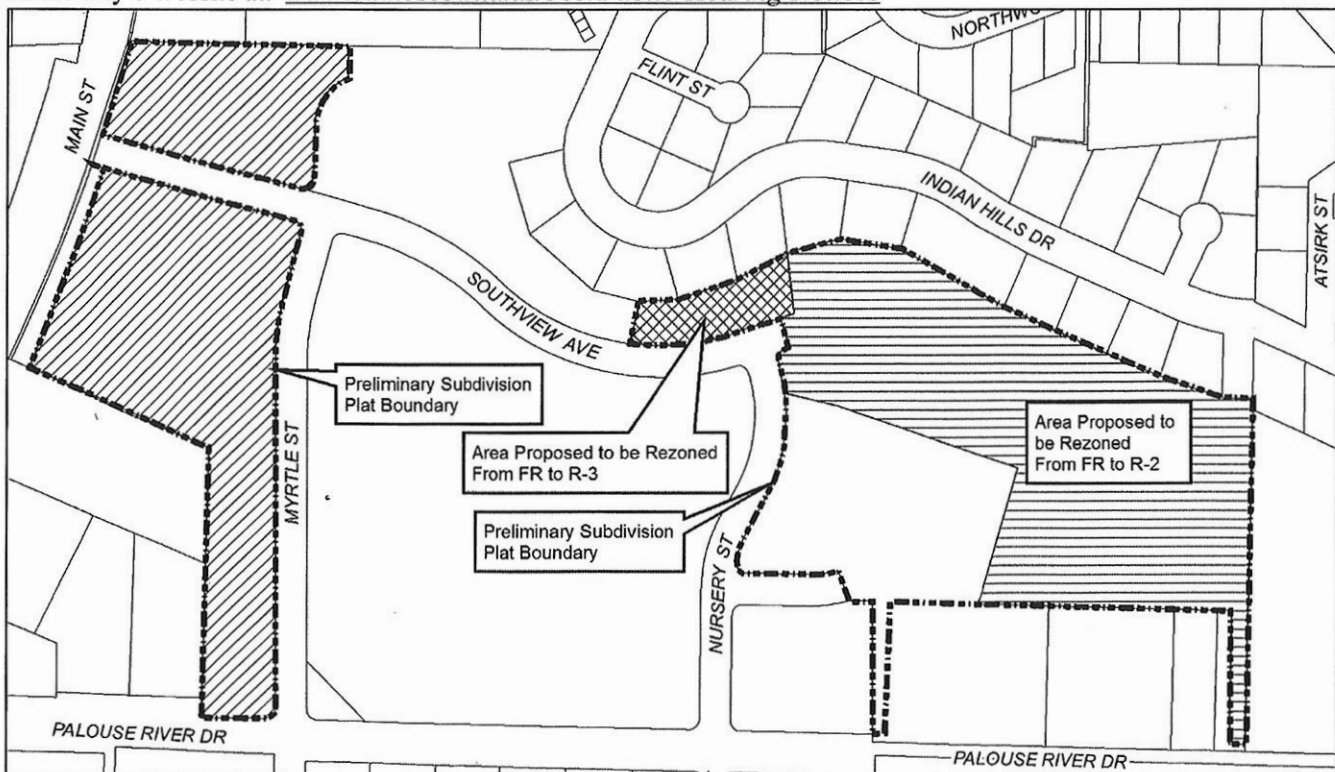
MEETING DATE: Wednesday, March 28, 2018

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

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of the start time for review of the application advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine start time for review of application advertised in this notice, which could occur late in the meeting.

The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Development Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 883-7022 to get a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff. Public participants desiring to submit textual materials (excluding petitions) to the decision-making board shall do so at least five (5) calendar working days in advance of the scheduled meeting to the Community Development Department. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at: www.ci.moscow.id.us/505/Public-Hearing-Notices



Laurie M. Hopkins,
Moscow City Clerk

Anne Peterson
Anne Peterson, Deputy Clerk

Publish: Saturday, February 24, 2018

LUP2018-0003



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

For City Use Only			
Date Received		2-9-18	
Dep	Fee Type	Fees	Paid
CD	Application Fee	\$775	
Receipt Number		LUP2018-0003	

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Sally Powers Telephone: 509.660.0563
Complete Address: 1199 N. Bauer Ritzville, WA 99169
E-Mail: dspowers@sosmail.com Fax: _____

OWNER: (if other than applicant)

Name: Indian Hills Trading Co. LLC Telephone: 509.660.0563
Complete Address: _____
E-Mail: dspowers@sosmail.com Fax: _____

ENGINEER/SURVEYOR:

Name: HEDCO Telephone: 208.798.5422
Complete Address: 528 Bryden Ave., Lewiston, ID 83501
E-Mail: lhammond@turbonet.com Fax: _____

PROPERTY:

- Proposed Subdivision Name: Indian Hills 9th Addition
- Address(es) or Parcel Number(s): _____
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 21.73 acres, and/or _____ sq.ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
19.56 acres, and/or _____ square feet.
- Total number of lots: 28 Average lot size: 10,000 sf.
- Existing Zoning of subject property: AF

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:

43% Motor Business (Commercial)
 03% MF.
 56.97 3 FR.

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

DocuSigned by:

Sally Powers

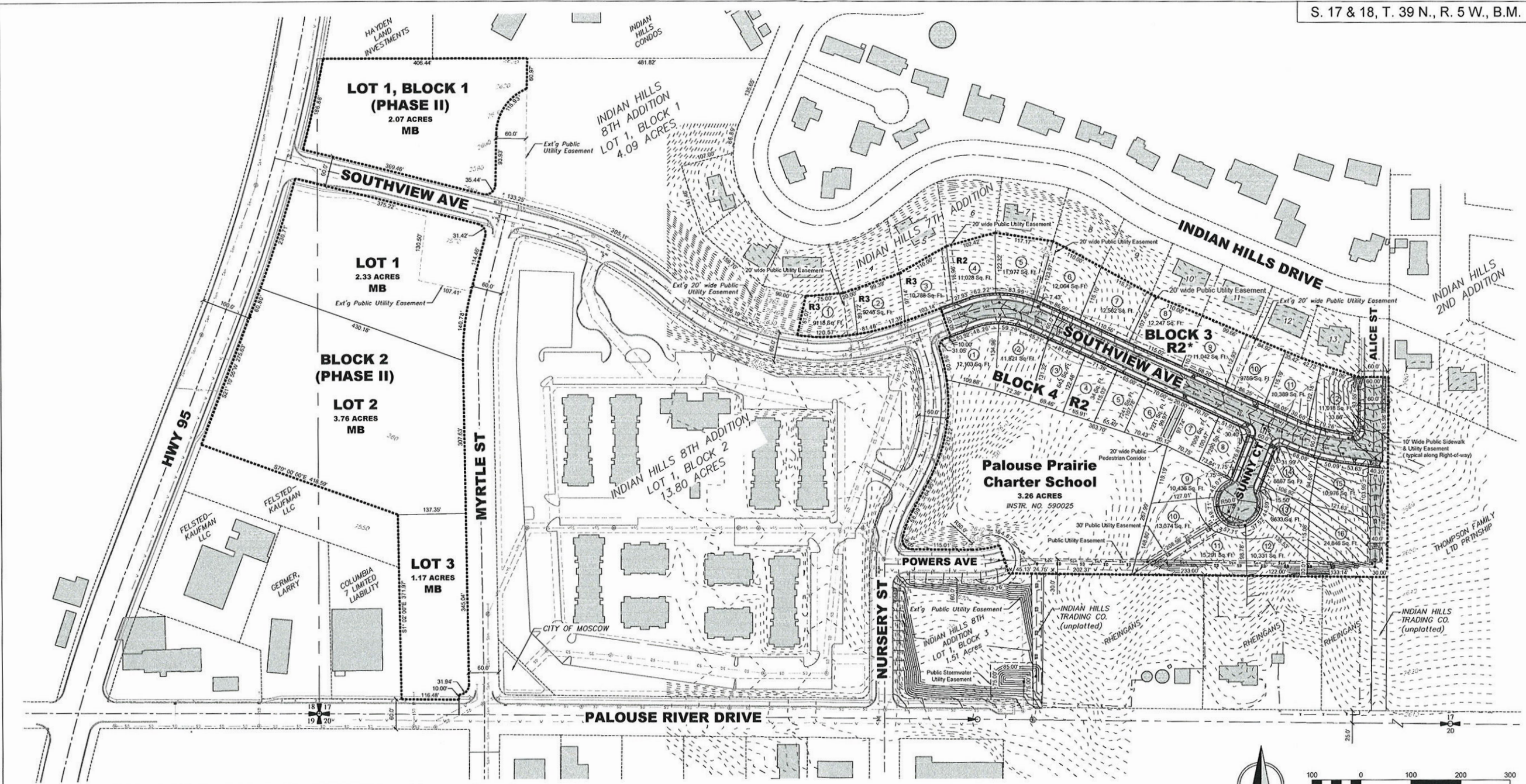
2/12/2018

Applicant's Signature

Date

Property Owner's Signature (if different)

Date



S. 17 & 18, T. 39 N., R. 5 W., B.M.

21.73 Acres Gross
19.56 Acres Net (less right-of-way)

Sub-divider:
Indian Hills trading Company
P.O. Box 106
Ritzville, WA 99169-0106

REVISION	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	Revised as per city review comments dated 03/09/2018	03/23/18			

SCALE	1"=100'
DRAWN BY	ME
CHECKED BY	SH
DATE	02-09-18
SHEET	1722
DRAWING	1722-PP1

**INDIAN HILLS 9TH ADDITION
PRELIMINARY PLAT
INDIAN HILLS TRADING COMPANY, LLC
MOSCOW, IDAHO**

HEDCO
HAMMOND ENGINEERING & DEVELOPMENT CO.
528 BRYDEN AVENUE, LEWISTON, IDAHO 83501
(208) 788-5422

February 7, 2018

LETTER OF INTENT TO EXCHANGE

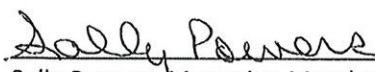
Whereas the Indian Hills Trading Company, LLC agreed to a dedicated parkland area of 1.74 acres parcel as provided in the Development agreement with the City of Moscow, dated July 28, 2008 and recorded as #523935 on July 30, 2008 and as shown on the attached Exhibit A.

Whereas the Indian Hills Trading Company, owns Lot 1, Block 1 of the Indian Hills 8th Addition to the City of Moscow, County of Latah, State of Idaho which contains land area of 4.09 acres.

Whereas the Indian Hills Trading Company, LLC also owns lands, as shown on attached map and identified as Parcel #'s, the City of Moscow, County of Latah, State of Idaho.

It is hereby agreed and understood that Indian Hills Trading Company, LLC is hereby offering to exchange the 1.74 acres for the 4.09 acres for dedicated Parkland. With the exchange of these two parcels, that are owned free and clear of encumbrances, excepting any easements of recorded, it is also understood and agreed that the parkland for any future requirements for the Indian Hills Trading Company, LLC's land remaining to be platted are covered in this exchange and no additional land shall be necessary to develop their remaining platted and un-platted property.

Indian Hills Trading Company, LLC

 Manager IHTC
Sally Powers, Managing Member

RECEIVED

FEB 16 2018

LUP2018-0003
COPY

City of Moscow

February 12, 2018

Public Utility Easement

For the benefit of Indian Hills Trading Co., LLC (as shown on Exhibit "A") located in the Southwest quarter of Section 17, T. 39N., R. 5W., B.M., the Grantor, Palouse Prairie Charter School, ("Grantor"), for mutual benefits and good consideration, the receipt of which is hereby acknowledged, does hereby grant a perpetual easement for access, on, over, along and across the following real property (the "Easement Area"):

A 30.0 feet wide Public Utility Easement located in the Southwest quarter of Section 17, T. 39N., R. 5W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows:

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S89°30'24"E 1441.13 feet to a 2" aluminum centerline monument; thence N00°29'36"E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N01°00'54"W 254.36 feet along the easterly line of said Lot 1, Block 3 to the Northeasterly corner of said lot and the TRUE POINT OF BEGINNING for this description;

thence continuing along said Lot boundary N89°39'56"W 45.13 feet to a point on the southerly right-of-way line of Powers Avenue;

thence continuing along said right-of-way line N18°37'11"W 31.88 feet to a point on the northerly line of said 30.0 feet wide Public Utility Easement;

thence continuing along said Easement line S89°30'24"E 265.81 feet to a point on the easterly boundary of the Palouse Prairie Charter School 3.26 Acre Parcel, Record No. 590025;

thence continuing S15°11'59"W 31.02 feet along said boundary line to the Southeast corner of said School Parcel;

thence N89°30'24"W 202.37 feet along the southerly boundary of said School Parcel to the TRUE POINT OF BEGINNING.

The granting of this Easement shall be subject to the following:

1. **PURPOSE:** The rights granted herein shall include the right to construct, reconstruct, maintain, upgrade and repair public utilities under, on, over, along and across the Easement Area;

Appl Complete 2/20/18

2. **GRANTOR'S USE OF THE PROPERTY:** Grantor reserves the right to use and enjoy the Easement, to the extent that such use does not conflict or interfere with the rights granted herein. Grantor shall not construct, place or maintain any building, structure, fence or landscaping within the Easement Area that may interfere with the operation of the Public Utility Easement or that are not in compliance with all safety and building codes, regulations and law.
3. **GRANTOR'S WARRANTY:** Grantor warrants and represents that Grantor has the right to grant this easement and the rights described herein.
4. **SUCCESSORS AND ASSIGNS:** The rights granted in this easement run with the Property and shall be binding upon and benefit the parties and their respective successors, heirs and assigns.

DATED this 13 day of February, 2018.

GRANTOR:

Palouse Prairie Charter School

By: Amy Ball

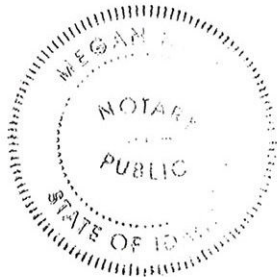
Title: Board Chair

STATE OF Idaho

COUNTY OF Latah

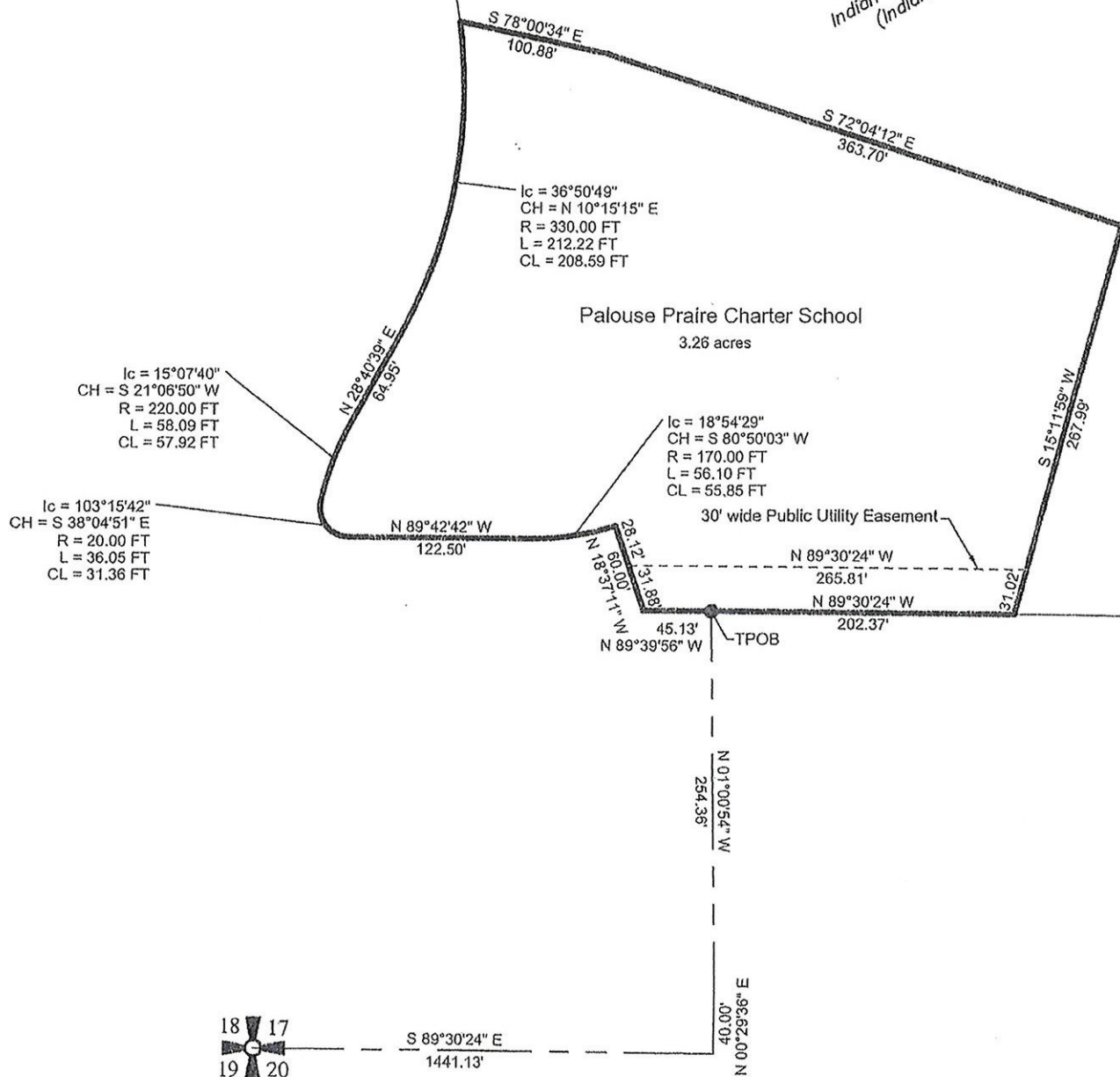
On this day personally appeared before me Amy Ball the individuals described in and who executed the within and forgoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and did for the purposes therein mentioned.

Megan Hansen
Signature
Megan Hansen
Print Name



Notary Public for the State of Idaho
Residing at 405 S. Washington
My Commission Expires 9-23-21

Indian Hills Trading Company, LLC
(Indian Hills 9th Addition)





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

For City Use Only			
Date Received		2-9-18	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$770	
Receipt Number		LUP 2018-0004	

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Indian Hills Trading Co., LLC Telephone: 509.660.0563
Dave and Sally Powers
 (home address)

Relationship to affected property (please check one):

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

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

Name: _____ Telephone: _____
 (home address)

3. Location of Affected Property: Speth Moscow

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: AF to: R-3(3 lots) & R-2
 (current zoning) (proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s):

AF to R-3(3 lots) and R-2 28 AF to MB (see pg. 2)

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.

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

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

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.

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.

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.

AF - R3 - R2

6. A. The proposed rezone is consistent with the comprehensive plan goals, objectives and implementation actions:

Yes, Indian Hills 9th Addition is a natural and long anticipated extension of Southview Ave. to the east. This subdivision does not promote sprawl and is in compliance with the existing plans. The change of zone from AF to R-3, across from The Grove multifamily housing development would allow for a denser use for the three lots directly across Southview as well as a smaller set back from the street. These are also very steep lots. The R-3 zone for those three lots will lend to the transition from R-4 to R-2 as proposed for the rest of the subdivision. The R-2 lots for the balance of the subdivision allows for smaller set backs from lot boundaries allowing for more flexibility to site home with the rolling terrain.

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

Yes, Indian Hills 9th addition will allow for improved connectivity with the future connection of Alice Street. The owners have proposed moving a temporary siting of their park land dedication to an area that will allow a city desired edible garden concept on a perfectly situated site with direct southern exposure.

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

Yes, the land to the north is currently zoned large lot single-family zone and the R-2 zone for most of the proposed subdivision allows for more single family lots in a market desperately in need of new construction, but also provides for large lots that lie adjacent to the larger lots with a lesser zone to allow for more flexibility in siting the homes. These lots are close to the University of Idaho and walkable to the city center. The subdivision will also lie adjacent to a proposed Charter School and the plans provides for connectivity for walking for area students.

D. The size, type and density of development expected to occur because of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

Yes, this subdivision allows for greater connectivity for emergency services should a need arise. Southview's extension to the east connects to Alice will access to Indian Hills Drive. It is unlikely others would use this as a short cut to the eastside as many other more direct routes are already available and established. This subdivision would be considered infill, not sprawl as it is in the already annexed portion of the city limits.

E. The size, type and density of development expected to occur because of the rezone can be adequately served by existing transportation network, public facilities and services.

Motor Business Rezone from AF

6. A. The proposed rezone is consistent with the comprehensive plan goals, objectives and implementation actions:

Yes, the proposed Motor Business Lots are consistent with the plans, goals and objective because, the land lies adjacent to Highway 95 South. These lots are currently underused land within the city of Moscow. Allowing for the MB zoned lots to be available to the Moscow Market will enhance the southern entrance to Moscow by providing for an opportunity for larger retail uses.

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

Yes, the zone change from AF to MB for the commercial lots is logical and orderly land uses as the adjacent properties north, south and west are commercial uses.

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

The proposed MB lots are compatible with surrounding areas.

D. The size, type and density of development expected to occur because of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

Yes, this subdivision allows for greater connectivity for emergency services should a need arise. Southview's extension to the east connects to Alice will access to Indian Hills Drive. It is unlikely others would use this as a short cut to the eastside as many other more direct routes are already available and established. This subdivision would be considered infill, not sprawl as it is in the already annexed portion of the city limits. The MB proposed lots are necessary to connect the uses on 3 of the 4 sides of the property.

E. The size, type and density of development expected to occur because of the rezone can be adequately served by existing transportation network, public facilities and services.

Yes. This site has all necessary utilities ready to extend to the east. Many, if not all the services that area necessary for the development of the proposed Motor Business Lots are already in place for the use of these lots. The sewer was extended through the future Nursery when The Grove as developed. The stage zoning of the entire subdivision works to move from one use to another in incremental stages from SFR to R4 and R1-R2 neighbors are a compatible fit.

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. A filing fee of \$770.00
2. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

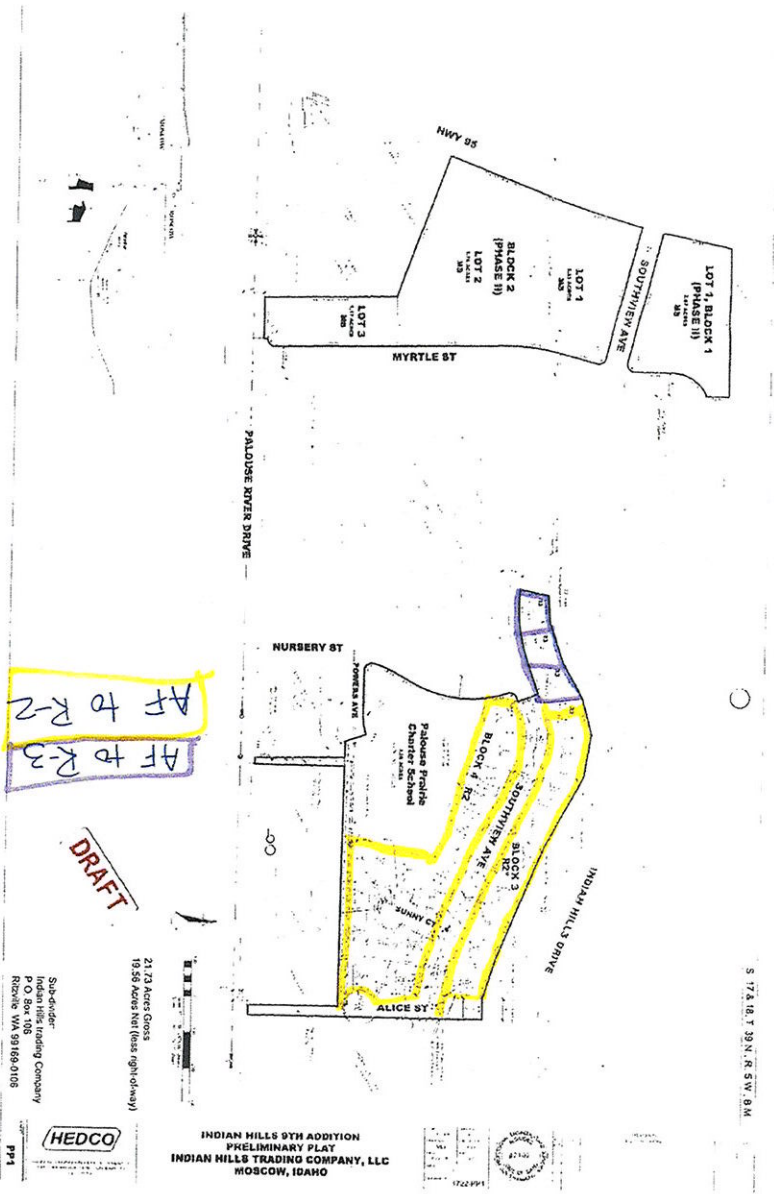
Sally M. Powers
Applicant's Signature
Manager IHTC

February 7, 2018
Date

Property Owner's Signature

Date

LUP2018-0004



Appl complete 2/20/18

HEDCO, Inc.

528 Bryden Avenue
Lewiston, ID 83501
(208) 798-5422 Office
(208) 798-5422 Fax

February 19, 2018

Indian Hills Trading Company, R2 Rezone Boundary

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows;

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54" W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence continuing along said boundary N 89°39'56" W 45.13 feet to a point on the southerly right-of-way line of Powers Avenue; thence continuing along said boundary N 18°37'11" W 60.00 feet to a point on the northerly right-of-way line of said Powers Avenue; thence continuing 56.10 feet along said boundary line which is a curve to the right having a central angle of 18°54'29", a radius of 170.00 feet, and a chord length of 55.85 feet bearing S 80°50'03" W; thence continuing along said boundary line N 89°42'42" W 122.50 feet; thence continuing 36.05 feet along said boundary line which is a curve to the right having a central angle of 103°15'42", a radius of 20.00 feet, and a chord length of 31.36 feet bearing N 38°04'51" W; thence continuing 58.09 feet along said boundary line, also being the easterly right-of-way line of Nursery Street, which is a curve to the right having a central angle of 15°07'40", a radius of 220.00 feet, and a chord length of 57.92 feet bearing N 21°06'50" E; thence continuing along said boundary line N 28°40'39" E 64.95 feet; thence continuing 212.22 feet along said boundary line which is a curve to the left having a central angle of 36°50'49", a radius of 330.00 feet, and a chord length of 208.58 feet bearing N 10°15'17" E to a point and THE TRUE POINT OF BEGINNING for this description;

thence S 81°49'54" W 30.00 feet to a point on the centerline of Nursery Street;

thence continuing along said centerline 60.49 feet which is a curve to the left having a central angle of 11°33'06", a radius of 300.00 feet, and a chord length of 60.38 feet bearing N 13°56'43" W;

thence continuing along said street centerline N 19°43'17" W 43.66 feet to the centerline intersection with Southview Avenue;

thence continuing along said centerline of Southview Avenue N 70°16'43" E 85.88 feet;

thence N 19°43'17" W 30.00 feet to a point on the northerly right-of-way line of Southview Avenue;

thence N 6°25'08" W 116.96 feet to a point on the southerly boundary of Indian Hills 7th Addition;

thence continuing along said boundary line N 74°38'16" E 102.42 feet;

thence continuing along said boundary line S 81°30'21" E 117.17 feet;

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Appl complete 2/20/18

HEDCO, Inc.

thence continuing along said boundary line S 61°56'24" E 225.73 feet;

thence continuing along said boundary line S 67°12'04" E 330.00 feet;

thence continuing along said boundary line S 72°09'24" E 123.79 feet to a point on the westerly right-of-way line of Alice Street;

thence continuing along said boundary line S 89°43'04" E 60.00 feet to a point on the westerly boundary line of Indian Hills 2nd Addition and the easterly right-of-way line of Alice Street;

thence S 00°16'56" W 671.71 feet along the easterly boundary line of the Indian Hills Trading Company, LLC Parcel to a point on the northerly right-of-way line of Palouse River Drive, also being 25 feet north of the Section Line;

thence continuing along said right-of-way line N 89°30'24" W 30.00 feet;

thence N 00°16'56" E 269.28 feet to a point on the southerly boundary line of the Indian Hills Trading Company, LLC parcel;

thence N 89°30'24" W 488.14 feet along the southern boundary of said parcel to the southeasterly corner of Palouse Prairie Charter School Parcel, Instr. No. 590025;

thence continuing along said boundary line N 15°11'59" E 267.98 feet;

thence continuing along said boundary line N 72°04'12" W 363.70 feet;

thence continuing along said boundary line N 78°00'34" W 100.88 feet to a point on the easterly right-of-way line of Nursery Street and the TRUE POINT OF BEGINNING.

Said R2 tract contains 8.43 acres ±

HEDCO, Inc.

528 Bryden Avenue
Lewiston, ID 83501
(208) 798-5422 Office
(208) 798-5422 Fax

February 19, 2018

Indian Hills Trading Company, R3 Rezone Boundary

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., City of Moscow, Latah County, State of Idaho, more particularly described as follows;

Commencing at the Southwest corner of Section 17 running thence along the centerline of Palouse River Drive S 89°30'24" E 1441.13 feet to a 2" aluminum centerline monument; thence N 00°29'36" E 40.00 feet to a point on the northerly right-of-way line of said Palouse River Drive also being the southeast corner of Lot 1, Block 3 and the boundary of Indian Hills 8th Addition; thence continuing along said boundary N 1°00'54" W 254.36 feet along the easterly line of said Lot 1, Block 3 to the northeasterly corner of said lot; thence continuing along said boundary N 89°39'56" W 45.13 feet to a point on the southerly right-of-way line of Powers Avenue; thence continuing along said boundary N 18°37'11" W 60.00 feet to a point on the northerly right-of-way line of said Powers Avenue; thence continuing 56.10 feet along said boundary line which is a curve to the right having a central angle of 18°54'29", a radius of 170.00 feet, and a chord length of 55.85 feet bearing S 80°50'03" W; thence continuing along said boundary line N 89°42'42" W 122.50 feet; thence continuing 36.05 feet along said boundary line which is a curve to the right having a central angle of 103°15'42", a radius of 20.00 feet, and a chord length of 31.36 feet bearing N 38°04'51" W; thence continuing 58.09 feet along said boundary line, also being the easterly right-of-way line of Nursery Street, which is a curve to the right having a central angle of 15°07'40", a radius of 220.00 feet, and a chord length of 57.92 feet bearing N 21°06'50" E; thence continuing along said boundary line N 28°40'39" E 64.95 feet; thence continuing 212.22 feet along said boundary line which is a curve to the left having a central angle of 36°50'49", a radius of 330.00 feet, and a chord length of 208.58 feet bearing N 10°15'17" E; thence S 81°49'54" W 30.00 feet to a point on the centerline of Nursery Street; thence continuing along said centerline 60.49 feet which is a curve to the left having a central angle of 11°33'06", a radius of 300.00 feet, and a chord length of 60.38 feet bearing N 13°56'43" W; thence continuing along said street centerline N 19°43'17" W 43.66 feet to the centerline intersection with Southview Avenue and THE TRUE POINT OF BEGINNING for this description;

thence continuing along said centerline of Southview Avenue S 70°16'43" W 34.61 feet;

thence continuing along said centerline 215.98 feet which is a curve to the right having a central angle of 26°36'47", a radius of 465.00 feet, and a chord length of 214.05 feet bearing S 83°35'07" W;

thence N 6°53'30" E 30.00 feet to a point on the northerly right-of-way line of Southview Avenue, also being a point on the easterly boundary line of Indian Hills 8th Addition;

thence continuing along said boundary line N 11°46'11" E 81.07 feet to a point on the southerly boundary line of Indian Hills 7th Addition;

thence continuing along said boundary line N 85°57'42" E 75.00 feet;

thence continuing along said boundary line N 70°24'43" E 119.39 feet;

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Appl complete 2/20/18

HEDCO, Inc.

thence continuing along said boundary line N 60°14'56" E 110.00 feet;

thence S 6°25'08" E 116.96 feet to a point on the northerly right-of-way line of Southview Avenue;

thence S 19°43'17" E 30.00 feet to a point on the centerline of said Southview Avenue;

thence continuing along said centerline S 70°16'43" W 85.88 feet to the TRUE POINT OF BEGINNING.

Said R3 tract contains 0.89 acres ±



PALOUSE COMMERCIAL REAL ESTATE

(208) 882-3800

213 S. Main Street, Moscow, ID 83843

102 W Main Street Suite #9, Pullman, WA 99163

www.palousecommercial.com

January 22, 2018

Dear Neighbor,

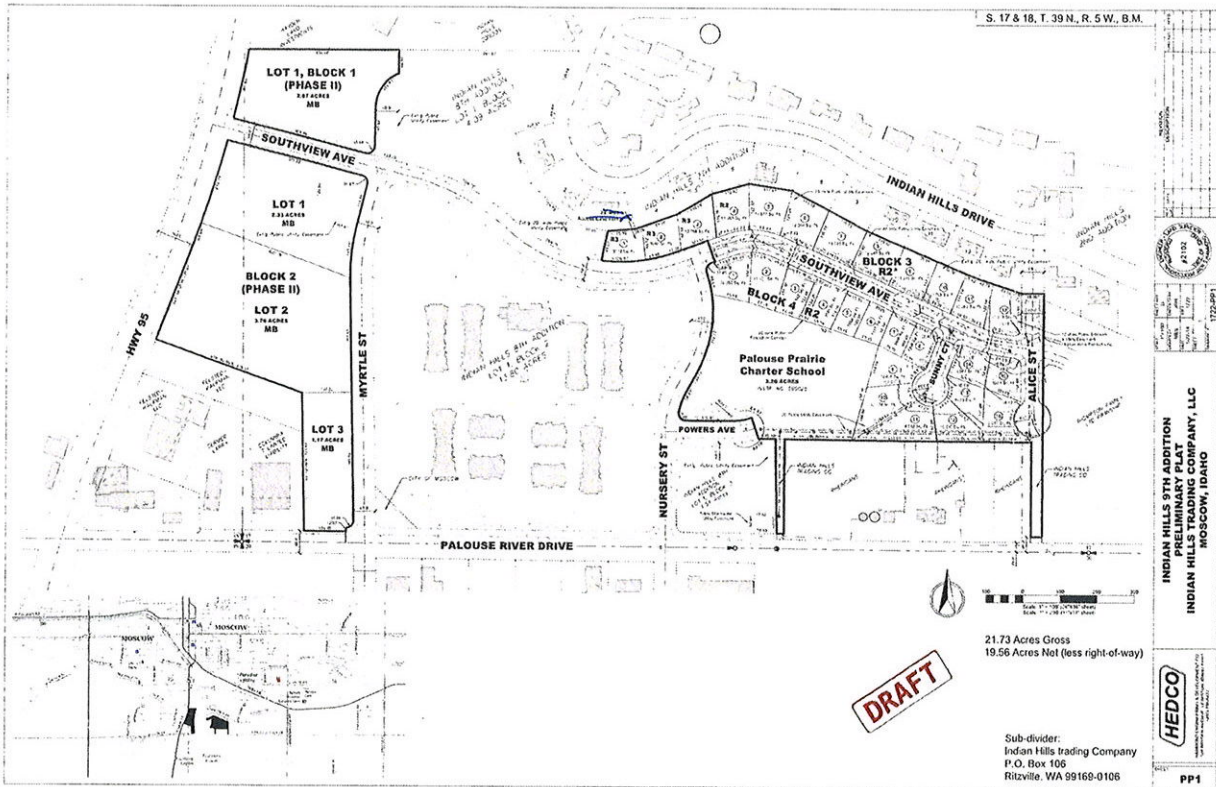
Indian Hills Trading Company, LLC and I would like to invite you to a Neighborhood Meeting to discuss a proposed new subdivision plat for the extension of Southview Ave to the east of Nursery Street, as shown on the preliminary plan, attached herewith.

The developers will be in attendance to present and answer any questions you may have regarding the projected development on Wednesday, February 7, 2018 from 5-6 pm. The meeting will be held at the office of Palouse Commercial Real Estate at 213 South Main Street in Moscow. We hope to see you there.

Respectfully submitted,

Shelley L. Bennett
Commercial Broker

LUP2018-0003



Appl Complete 2/20/18

ABENDROTH, LANCE R
846 NYLAROL ST
MOSCOW ID 83843

AHMED ARAJI LIVING TRUST
746 INDIAN HILLS DR
MOSCOW ID 83843

ANDERSON, BARBARA J
1197 LYON RD
MOSCOW ID 83843

ANDERSON, SHARON M
605 INDIAN HILLS DR APT 15
MOSCOW ID 83843

ANN HEBER INVESTMENTS LLC
621 BRITTON LN
MOSCOW ID 83843

ATLAS SAND AND ROCK
4201 SNAKE RIVER AVE
LEWISTON ID 83843

BAER, JASON L
605 INDIAN HILLS DR APT 9
MOSCOW ID 83843

BALDWIN, RONALD F
1721 ATSIRK ST
MOSCOW ID 83843

BALLARD, BENJAMIN
818 INDIAN HILLS DR
MOSCOW ID 83843

B-C MARTS LLC
2279 ARBORCREST
MOSCOW ID 83843

BELL LIVING TRUST
120 FLINT ST
MOSCOW ID 83843

BENNETT 1978 FAMILY TRUST
1020 E PALOUSE RIVER DR
MOSCOW ID 83843

BENSEN FAMILY TRUST
PO BOX 1851
SANDPOINT ID 83843

BERG ENTERPRISES LLC
PO BOX 9371
MOSCOW ID 83843

BLUE, DAVID D
786 INDIAN HILLS DR
MOSCOW ID 83843

BLUM, LARA KLH
PO BOX 9780
MOSCOW ID 83843

BOHNA, JO ANN
1020 E F ST
MOSCOW ID 83843

BOONE, EMILY K
605 INDIAN HILLS DR APT 7
MOSCOW ID 83843

BOUGHTON FAMILY TRUST
318 23RD ST
SANTA MONICA CA 83843

BOUNDRY CREEK LLC
676 W PULLMAN RD #302
MOSCOW ID 83843

BRADLEY, MICHAEL FRANCIS
810 NW PALOUSE VIEW
PULLMAN WA 83843

BRENNAN PROPERTIES LLC
PO BOX 9404
MOSCOW ID 83843

BRENTON, KENDALL J
114 ARROW ST
MOSCOW ID 83843

BRINKERHOFF, DOUGLAS W
611 NORTHWOOD DR
MOSCOW ID 83843

BRISCOE, BRANDON
787 INDIAN HILLS DR
MOSCOW ID 83843

BROWN, ROBERT
605 INDIAN HILLS DR # 14
MOSCOW ID 83843

BROWN, TWILA M
653 INDIAN HILLS DRIVE
MOSCOW ID 83843

CALENE, JACOB B
736 INDIAN HILLS DR
MOSCOW ID 83843

CAMPUS CREST AT MOSCOW LLC
640 W SOUTH LAKE BLVD
SOUTH LAKE TX 83843

CARLSON, ALBERT H
507 NORTHWOOD DR
MOSCOW ID 83843

CARSCALLEN, VERN W JR
PO BOX 398
DILLINGHAM AK 83843

CARTER, BRUCE
1926 S MAIN ST
MOSCOW ID 83843

CHANDLER, LA VERN LEWIS 50%
4600 ROBINSON PARK RD #331
MOSCOW ID 83843

CHINESE VILLAGE INC
1209 E E ST
MOSCOW ID 83843

CHRISTOPHERSEN, KJELL
PO BOX 9780
MOSCOW ID 83843

CHURCH, CHURCH OF GOD
510 NORTHWOOD DR
MOSCOW ID 83843

CLEVENGER, RETT W
3240 BIG SPRUCE WAY
PARK CITY UT 83843

COFFMAN, RICHARD
117 FLINT ST
MOSCOW ID 83843

COLUMBIA 7 LIMITED LIABILITY
2985 MAYFAIR RIDGE
LEWISTON ID 83843

COURTRIGHT, LORI G
207 W LATHEN ST APT D
MOSCOW ID 83843

CREEKSIDE PROPERTIES LP
8585 WOODVINE DRIVE #200
HAYDEN ID 83843

CRON, MARK W
26005 SE 230TH ST
MAPLE VALLEY WA 83843

CURTIS, GAVIN
2006 S MAIN
MOSCOW ID 83843

DAHL, DENIS R
1380 LUNDQUIST LANE
MOSCOW ID 83843

DAHLINGER, PATRICK J
551 NORTHWOOD DRIVE
MOSCOW ID 83843

DAVIS, ANA KATHLEEN FODOR
605 INDIAN HILLS DR #19
MOSCOW ID 83843

DAVIS, MARIETTA TRUST
PO BOX 9780
MOSCOW ID 83843

DE MEERLEER, JEFF
215 E PALOUSE RIVER DRIVE
MOSCOW ID 83843

DYRE, BRIAN P
677 INDIAN HILLS DRIVE
MOSCOW ID 83843

EASTVIEW LLC
PO BOX 9009
MOSCOW ID 83843

EISINGER, JEFFERY C
PO BOX 8369
MOSCOW ID 83843

FARLEY, GERALD L
2220 NURSERY ST
MOSCOW ID 83843

FELSTED & KAUFMAN LLC
2985 MAYFAIR RIDGE
LEWISTON ID 83843

FICCA, JOHN A
3422 FOOTHILL ROAD
MOSCOW ID 83843

FLYNN, JASON A
813 INDIAN HILLS DRIVE
MOSCOW ID 83843

FOUNTAIN, STEVEN J
2020 S MAIN ST
MOSCOW ID 83843

GAYLER, RICHARD J
839 NYLAROL ST
MOSCOW ID 83843

GERMER, LARRY
PO BOX 10003
MOSCOW ID 83843

GOLIS CONSTRUCTION INC
320 NELSON AVE
MOSCOW ID 83843

HACKER, STEVEN
776 INDIAN HILLS DR
MOSCOW ID 83843

HAGGERTY, ROBERT J
605 INDIAN HILLS DR APT 13
MOSCOW ID 83843

HALLOCK, DAVID D
119 FLINT ST
MOSCOW ID 83843

HANNON, JEFFREY E
1715 ATSIRK ST
MOSCOW ID 83843

HAYDEN LAND INVESTMENTS
8585 WOODVINE DRIVE #200
HAYDEN ID 83843

HELBLING, SAVANNAH
805 INDIAN HILLS DR
MOSCOW ID 83843

HENDRIX, BETH
818 N NYLAROL ST
MOSCOW ID 83843

HILL RENTAL PROPERTIES LLC
1218 S MAIN ST
MOSCOW ID 83843

HOLYOKE, LAURA B
605 INDIAN HILLS DR APT 8
MOSCOW ID 83843

HOOBLER LIVING TRUST
101 ARROW ST
MOSCOW ID 83843

HOWARD, DONNA ANNE
605 INDIAN HILLS DR APT 17
MOSCOW ID 83843

HUSO, JESSE
605 INDIAN HILLS #12
MOSCOW ID 83843

INDIAN HILLS TRADING COMPANY
PO BOX 106
RITZVILLE WA 83843

JASINSKI, HOLLY A
838 NYLAROL ST
MOSCOW ID 83843

KANIKSU HOLDINGS LLC
PO BOX 91
BONNERS FERRY ID 83843

KARL, JASON W
821 INDIAN HILLS DRIVE
MOSCOW ID 83843

KEEFER, LYNDON M
605 INDIAN HILLS DR APT 2
MOSCOW ID 83843

KELLER, JONATHON
733 INDIAN HILLS DR
MOSCOW ID 83843

KELLY, JACK W
622 INDIAN HILLS DR
MOSCOW ID 83843

KEON, DONALD M
756 INDIAN HILLS DR
MOSCOW ID 83843

KIBLEN, DAVID
844 INDIAN HILLS DRIVE
MOSCOW ID 83843

KIM, EDWIN C
1162 MAGNOLIA DRIVE
WALLA WALLA WA 83843

LAWRENCE, JOHN J
816 PUBLIC AVE
MOSCOW ID 83843

LECHTENBERG, SANDRA K
819 NYLAROL ST
MOSCOW ID 83843

LEPELTMAN, LARRY T
1040 BROWNS LANE
POTLATCH ID 83843

LINGG, AL J
839 INDIAN HILLS DRIVE
MOSCOW ID 83843

LITTLER, WILLIAM
1160 BIG MEADOW RD
TROY ID 83843

MAGYAR, ROBERT M
106 FLINT ST
MOSCOW ID 83843

MARTIN, JEFFREY W
1006 SLONAKER ST
MOSCOW ID 83843

MEYER, LENDL
828 INDIAN HILLS DRIVE
MOSCOW ID 83843

MILLER DEVELOPMENT LLC
3471 GRANGEMONT RD
OROFINO ID 83843

MINK, LELAND L
PO BOX 447
WORLEY ID 83843

MORDHORST, TODD
351 VICTORIA DR
MOSCOW ID 83843

MOYA, JACOB
519 NORTHWOOD DR
MOSCOW ID 83843

NEEDHAM, TRUTH U
605 INDIAN HILLS DR #22
MOSCOW ID 83843

NELSON, JANICE M
828 NYLAROL ST
MOSCOW ID 83843

NELSON, MARLENE A
605 INDIAN HILLS DR APT 3
MOSCOW ID 83843

NELSON, PATRICIA A
806 INDIAN HILLS DR
MOSCOW ID 83843

NEWMAN, BRENDAN
829 NYLAROL ST
MOSCOW ID 83843

NORTH CENTRAL HEALTH DEPART
1221 F STREET
LEWISTON ID 83843

not deliverable

NORTHWEST MANAGEMENT INC
PO BOX 9748
MOSCOW ID 83843

OLSEN PROPERTIES LLC
210 N LINCOLN ST
MOSCOW ID 83843

OLSON, KARA A
605 INDIAN HILLS DR APT 11
MOSCOW ID 83843

PARADISE HOLDINGS LLC
321 E PALOUSE RIVER DR
MOSCOW ID 83843

PEARSON MOSCOW RENTALS LLC
103 E 2ND ST
MOSCOW ID 83843

PERSINGER, NANCY
829 INDIAN HILLS DRIVE
MOSCOW ID 83843

PETERSEN, DAVID A H/W
221 N ADAMS ST
MOSCOW ID 83843

PETERSON, JEFFREY C
605 INDIAN HILLS DR #24
MOSCOW ID 83843

PICKARD, MICHAEL
2809 ITANI DR
MOSCOW ID 83843

POST LIVING TRUST
838 INDIAN HILLS DRIVE
MOSCOW ID 83843

PRESTWICH, DAVID
403 CONESTOGA DR
MOSCOW ID 83843

QUAIL RIDGE LLC
PO BOX 9505
MOSCOW ID 83843

RAEBEL, MARK
19004 20TH PLACE W
LYNNWOOD WA 83843

RANKIN, JAMES P JR
638 INDIAN HILLS DR
MOSCOW ID 83843

RATHBUN, DIANE C
605 INDIAN HILLS DR #23
MOSCOW ID 83843

REAGAN, KEVIN J
342 VICTORIA DR
MOSCOW ID 83843

REDINGER, DAVID R
781 INDIAN HILLS DRIVE
MOSCOW ID 83843

RHEINGANS, PHILIP T
PO BOX 8986
MOSCOW ID 83843

SCALLORN, LESLIE THOMAS
501 NORTHWOOD DR
MOSCOW ID 83843

SCHADE, ADAM J
9830 STEAMBOAT ISLAND RD NW
OLYMPIA WA 83843

SCHWARTZ, JOSEPH M
799 INDIAN HILLS DR
MOSCOW ID 83843

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SCOTT, BARBARA A
714 INDIAN HILLS DR
MOSCOW ID 83843

SMITH, R SCOTT
764 INDIAN HILLS DR
MOSCOW ID 83843

STOCKWELL HILLSIDE LLC
252 IRONWOOD LANE
REDDING CA 83843

SWEETON, CHRISTOPHER
1833 PINE CONE
MOSCOW ID 83843

TAYLOR METALLURGICAL LAB
2729 S COORS CT
LAKEWOOD CO 83843

THIGPEN, JENNIFER
104 ARROW ST
MOSCOW ID 83843

TRINITY REFORMED CHURCH
101 E PALOUSE RIVER DR
MOSCOW ID 83843

VIS, DANIEL W
711 INDIAN HILLS DR
MOSCOW ID 83843

W BLUM PROPERTIES-1 LLC
4388 HIGHWAY 8
TROY ID 83843

WHITLEY, SILAS
207 LATHEN ST UNIT A
MOSCOW ID 83843

SERNA, EMILY R
605 INDIAN HILLS DR APT 10
MOSCOW ID 83843

SOMBRET, SHAWN DANIEL
605 INDIAN HILLS DR APT 18
MOSCOW ID 83843

STOCKWELL, MARK
605 INDIAN HILLS DR #20
MOSCOW ID 83843

TATKINMAH LLC
709 E F ST
MOSCOW ID 83843

TAYLOR, PATRICK R
2729 S COORS CT
LAKEWOOD CO 83843

THOMPSON FAMILY LTD PARTNERSHIP
1024 PINECREST ROAD
MOSCOW ID 83843

VAN ORMAN, DUSTIN
207 LATHEN ST UNIT B
MOSCOW ID 83843

VOGT, RONALD C
PO BOX 9807
MOSCOW ID 83843

WEGMAN, JERRY
111 ARROW ST
MOSCOW ID 83843

WILLIAMS, JOSEPH D
793 INDIAN HILLS DRIVE
MOSCOW ID 83843

SMITH, JAN L KIRCHOFF
605 INDIAN HILLS DR APT 1
MOSCOW ID 83843

SON, STEVE J
567 NORTHWOOD DR
MOSCOW ID 83843

SUMMERS, DAVID A
847 NYLAROL ST
MOSCOW ID 83843

TAUS, NAOMI S
514 INDIAN HILLS DR
MOSCOW ID 83843

TERWILLIGER, CHRISTOPHER M
345 VICTORIA DRIVE
MOSCOW ID 83843

TODD, JAMES E
842 NYLAROL ST
MOSCOW ID 83843

VETTRUS LIVING TRUST
209 PANORAMA DR
MOSCOW ID 83843

VORSE, CHAD A
1735 ATSIRK
MOSCOW ID 83843

WESTERVELT, JANE
207 LATHEN ST UNIT C
MOSCOW ID 83843

WJD ENTERPRISES LLC
435 E PALOUSE RIVER DR
MOSCOW ID 83843

LUP2018-0003

WOODS, ROBIN

1282 ALTURAS DR

MOSCOW ID 83843

Sign In

Name

Email

Address

Name	Email	Address
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NICK PETERSON	nickpete@gmail.com	Pelouse Prairie School
CHET BART	chbart@gmail.com	Anderson (Quail Ridge LLC)
Molly Hallock	mdhallock2@yahoo.com	119 Flint St
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Dean + Phyllis Vetrus	dvet@frontier.com	
Sandy Lechtenberg	readersandy@yahoo.com	819 Nylarol St
Jane + Michelle Huso	605 Indian Hills	605 Indian Hills Dr. #12
Rob Bow	"	" " H14

IHTC Neighborhood Meeting on Wednesday February 7, 2018 from 5-6pm

Shelley Bennett opened the meeting with an explanation of the process and an overview of the proposed plat to the attendees. She introduced the landowners, Dave and Sally Powers representing Indian Hills Trading Company and Jack Hammond, the project engineer. Shelley explained the lots along the highway will be motor business as well as the Lot 1 Block 1 from the previous plat that is proposed to be dedicated as city park. She further explained the first three lots are being requested to be an R-3 zone, due to their location across from The Grove multifamily housing development and they can be available for duplexes. The proposed zoning for the rest will be R-2. The current zone on Indian Hills is R-1. Shelley, the project engineer, and the landowners were all available throughout the meeting to answer any questions.

- Question: Will Palouse Prairie School lot be rezoned?
 - No, it will not be rezoned from farm & ranch.
- Question: Would the school have their own park?
 - The school will be completely on-site. The park is being relocated because it would not fit where it was originally planned due to a street.
 - There will be a walkway added that will give children a safe path to walk to the school.
- Question: Referring to plat, what are the two narrow strips that go down to Palouse river Drive?
 - They are leftover pieces. They do belong to IHTC. There will be joint storm water drainage for subdivision and school so that will be the use. Explained that the second one was potentially supposed to connect Alice street to Palouse River Drive, but the slope is too aggressive to make that work. There is a different plan for Alice St.
- Question: What is the time frame?
 - The construction would start mid-April and finish approximately mid-August. During this time utilities will be put in, so the lots would be ready for construction end of August.
- Question: What is the deal with all the real estate being built right now? It seems that Moscow is growing but slow.
 - There were actually only 6-10 houses built. Most of the construction you see around town are multi-family buildings. In comparison, Pullman builds upwards of 50 houses a year.
- Question: There is a rumored bond for a new high school to be built Palouse River Drive? With all that extra traffic would there be any plan for improving Palouse River Drive?
 - Unfortunately, we can't control that. That is a question for either the city and the county.
- Question: Will the topsoil come back to people's yard? Worried about kids playing on clay and water efficiency.
 - First thing we do is strip top soil. We will store it on a corner lot and have a stock pile. We will provide this as an option for lot purchasers.
- Question: Will you give property owners a chance to purchase adjacent lots?
 - Yes, they will have the opportunity to buy adjacent lots. However, we can't contract to sell lots until final approval.
- Question: Is there going to be a height restriction on those roofs?
 - There is a height restriction for the city. It is 30' max for R-1 and R-2. 35' for R-3.

- The engineer explained the topography of the land and said that the roofs of the new houses should not block the view of Paradise Ridge for the existing homes.
- Question: If height requirement is a concern how is that handled? South side of Indian hills has 1 floor houses?
 - There was discussion about the fact that there was a height requirement put on those houses in that Indian Hills subdivision and was verified by an old planning and zoning member. Shelley explain that it would be a topic to bring up at the planning and zoning meetings and let attendants know they would get notification of when those meetings are planned.

Brief conversation about sewage plans and that a booster pump station will be constructed as well. When the grove project was done there was a utility system put in place that can handle these projects.

Shelley explained that residents can buy lots behind them with the intent to hold on to them or to change the dimensions and restrictions and be able to resell them. Engineer again explained topography will keep height down. Shelley said that based on the engineer's explanation that it should be possible to keep all main floor views for existing residents and that she is available to help residents individually.

- Question: How far back from the street are they required to build their home?
 - 20'. They can go further back but not closer. Topography was brought up again and engineer stated that the most logical floor plan of the houses would be basement would hold the garage and from the main floor you would be able to walk directly into the backyard.
- Question: Is Alice going to be a cul-de-sac?
 - It will not connect to Palouse River Drive yet. There is a possibility for a connection in the future but there are no plans for that currently.
- Question: Do you think that this school will increase chances of people moving here since the school is a lottery system?
 - A Palouse Prairie School representative stated that they will have room for approximately 180+. This move will probably help them fill the remaining open seats. However, it was explained that the plan was not that parents would move here so that their kids could go to school there since that is not how the school works. The school and subdivision just both happened to work out on neighboring properties. The engineer revisited the idea about the public park that will be added and the pathways that will be constructed that will make this subdivision attractive to potential homeowners.
- Any other questions or concerns?
 - Safe walkways for our children and the community.

The meeting closed with information about the construction process to let residents know there would be work hour restrictions and the dust will be present but there will always be a water truck on site to help keep it down. Shelley let the residents know there will be public hearings on this subdivision and to feel free to contact her with any questions, comments or concerns.

Memo

To: Michael Ray, Planning Manager

From: Bob Buvel, Staff Engineer

CC:

Date: 3-22-18

Re: Indian Hills Ninth Preliminary Plat

Michael,

Upon reviewing the submittal for the preliminary plat for the Indian Hills Ninth Subdivision the Engineering Department has the following comments and recommended conditions of approval:

Comments:

1. This property was considered developable in our water comprehensive plan dated January 2012. The system in this area has adequate potable and fire flow.
2. This property was considered developable in our sanitary sewer comprehensive plan dated September 2011.
3. This development is expected to generate fewer than 100 peak hour directional trips and is not expected to have a significant impact on the transportation network.
4. The construction of the proposed streets shall meet current City standards. Southview and Alice are both classified as residential streets.
5. Stormwater control, the proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.

Recommended Conditions of Approval:

1. Water and sewer should be stubbed to the property to the east.

Same as last meeting except the few grammatical errors were corrected. Please see electronic packet of March 14 to review entire 93 page document.

ORDINANCE NO. 2018 -

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, CHAPTERS 1, 2, 3, 4, 6, 11 AND 12; PROVIDING FOR THE CONVERSION OF PORTIONS OF THE ZONING CODE FROM NARRATIVE TO TABLE FORMAT; PROVIDING FOR THE RESTRUCTURING OF CERTAIN CHAPTERS WITHIN THE ZONING CODE; PROVIDING FOR THE CONVERSION OF COMMERCIAL USE DEFINITIONS TO THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM; PROVIDING FOR THE AMENDMENT OF THE SIGN REGULATIONS TO ACCOMMODATE LARGER PROPERTIES; PROVIDING FOR THE INSERTION OF DRIVE-THROUGH FACILITIES WITHIN THE SPECIFIC USE STANDARDS; PROVIDING FOR THE INSERTION OF ILLUSTRATIONS TO BETTER CONVEY REQUIREMENTS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Zoning Code is currently in a narrative format and there are significant inconsistencies between zoning districts as well as inconsistencies with defined terms and use terms; and

WHEREAS, the City wishes to convert certain portions of the Zoning Code to table format for consistent use terms, side by side comparison of districts, a clean list of terms which are defined, and a more compact document due to the reduction of redundant language; and

WHEREAS, there is currently no correlation to outside reference to assist with determinations of use allowance or comparable uses; and

WHEREAS, the City wishes to convert the commercial uses to the North American Industry Classification System, which is the standard used by the United States and other countries to classify business establishments; and

WHEREAS, the City wishes to amend the sign regulations in order to provide greater opportunities for larger sized properties; and

WHEREAS, the City wishes to insert drive-through facility standards into the Zoning Code to ensure predictability and safety when developing such facilities; and

WHEREAS, the City wishes to insert illustrations to better explain certain requirements; and

WHEREAS, on April 11, 2018, the Planning and Zoning Commission conducted a public hearing upon the amendments contained herein and recommended approval to the City Council; and

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