

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

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

**Wednesday
May 9, 2018**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from April 25, 2018

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

2. Correspondence

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

3. Transportation Commission Meeting Report

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

4. Public Comment

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

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

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

ACTION: Conduct the public hearing upon the proposed Urban Berm Addition preliminary plat and upon consideration of any testimony presented, recommend approval of the preliminary plat and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the preliminary plat with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the preliminary plat and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

6. PUD Base Densities for Zoning Districts

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

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

7. Rural Lot Access Requirements

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

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

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

8. Expiration of Certain Land Use Actions

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

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

Adjourn

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~

April 25, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

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

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

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

MEMBERS ABSENT: Scott Gropp, Kurt Obermayr, Nels Reese

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

1. Approval of minutes from April 11, 2018

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Hamilton
SECONDER:	Wilson

Motion carried by acclamation.

2. Correspondence

None.

3. Transportation Commission Meeting Report

Discussion at the last meeting included possibilities under consideration of different or additional SMART Transit routes, changing the transfer location between routes, length of routes, and underserved areas. The Transportation Commission is in favor of expanding service to the North Polk and Campus Crest (The Grove) areas. All ideas are still on the table and a survey is underway to gather more public input.

4. Public Comment

None.

5. FY2019 Budget

Staff requested Commission approval of the proposed FY2019 Planning and Zoning Commission budget of \$1500. Historically the entire budget hasn't been exhausted (mostly used only for Commissioner name plaques, open house expenses and departing Commissioner gifts) but bringing in a professional development speaker would likely cost more than the budget. Brief discussion followed about opportunities for grant funding and partnering with other Commissions to cover the expense.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hamilton
SECONDER:	Wilson

Motion carried by acclamation.

6. PUD Base Densities for Zoning Districts

Ray reported that an inquiry regarding PUD options in the Neighborhood Business (NB) Zoning District led to the discovery that PUD base densities are missing from the zoning code for the RO, NB, RTO, CB, I and UMC zoning districts. Hamilton thought the NB zone was a special zone for neighborhood-friendly businesses so he didn't think residential PUDs would be appropriate there. Ray said it could be as part of a mixed-use development with dwellings above or behind the commercial space. Ray reminded the Commission that PUD approvals are heard before this group and applicants need to show conformity with the Comprehensive Plan. Parish said RTO zone specifically prohibits residential use, and Ray added that it probably wouldn't be appropriate in the Industrial zone either. Staff was directed to draft some standards for Commissioners to review.

6. Rural Lot Access Requirements

Ray explained the zoning code currently requires that flagpole lot driveways not exceed 150 feet in length, which presents challenges for the development and division of properties within the Agriculture/Forestry, Farm Ranch, and Suburban Residential Zones. North Polk is a prime area for densification but the flag pole length limitation precludes lot divisions. The 150' limit originated from fire truck access, but rural lots in the Area of City Impact typically have enough space for equipment turn-around. Latah County requires only a 25-foot wide access to a public street and Ray suggested if the City changed to the same code language for AF, FR and SR zones within the City and adopt the County's rule within the Area of City Impact agreement, then properties would already be legally conforming when annexed to the City. Nelsen thought this was a good opportunity for taking a smart step toward organized growth. Staff was directed to proceed.

7. Expiration of Certain Land Use Actions

Ray said the Zoning Code currently has set time limits to acquire a building permit following approval of certain land use actions such as variances, conditional uses, and special uses. The current expiration date of one year after approval has presented challenges with larger projects that are developed in phases or need CUP approval prior to fundraising, etc. Ray reviewed details of how peer cities handle it. Staff was directed to provide some draft language amending the time limit and adding the option for an extension. Commissioners agreed that the language should include reference to requiring further public input if significant changes have occurred in the surrounding area.

McClure reported she is continuing her inquiries about getting the tiny home developer to visit Moscow for a presentation. Ray said if it could be tied into the state APA mini-conference in June, there would be additional funding available from that source.

The meeting adjourned at 8:15 p.m.

Wendy McClure, Chair

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

Hearing Date: May 9, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: A proposal for a Preliminary Subdivision Plat of a 24,274 sf parcel of land in the Medium Density Residential (R-3) Zoning District to create 8 townhouse lots ranging from 2,700 sf to 3,668 sf in size – Urban Berm Addition: LUP2018-0007.

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from Dwight Curtis, Parks and Recreation Director, dated March 23, 2018
6. Memo from Bob Buvel, Staff Engineer, dated May 3, 2018

Prepared By: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Tyler George, is proposing to subdivide a 24,274 sf parcel of land generally located directly adjacent to Public Avenue into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size.

Site and Area Land Use: The subject property is currently undeveloped and is surrounded entirely by other residential development. Properties to the north of the subject property contain a mixture of large lot rural residential, single family residential, and duplex dwellings. To the west, south, and east of the property are lots which contain mainly duplex dwellings.

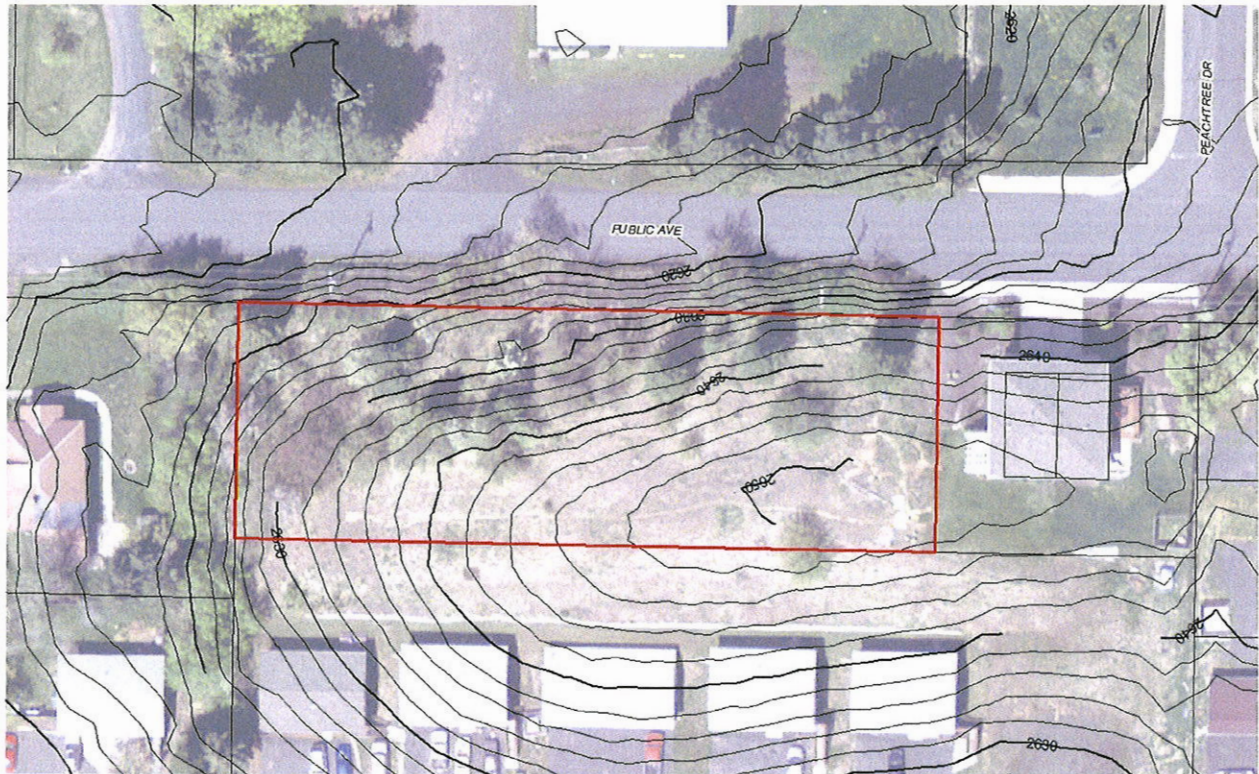


Vicinity Map



Aerial Map

The subject property contains areas of steep sloping topography that begins to flatten out as the land continues to gain elevation to the southeast corner. There are no drainage ways or natural features that have been identified upon the subject property.



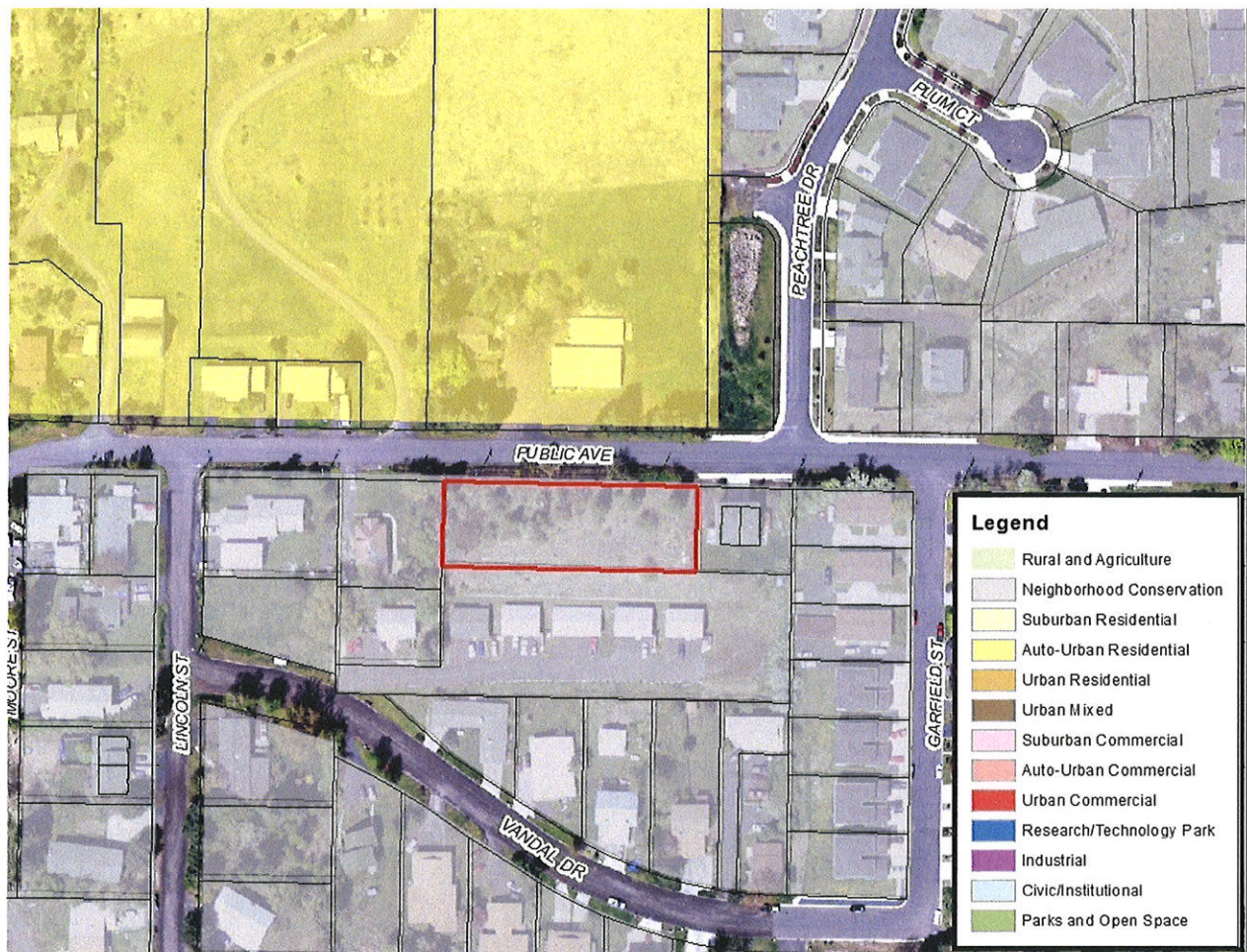
Topography Map

Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2009 Comprehensive Plan as Neighborhood Conservation (NC). According to the Comprehensive Plan, NC designated areas are,

“intended to preserve the character of many of the City’s existing (built) residential neighborhoods. Within areas designated Neighborhood Conservation, neighborhood specific zoning districts would be established that would describe prevailing lot sizes, permitted uses, and still allow for improvement and expansion of existing development.”

The subdivisions to the west, south, and east are currently designated as Neighborhood Conservation (NC). Properties to the north and northeast are designated as Auto-Urban Residential (AU-R).



Current Comprehensive Plan Land Use Designations

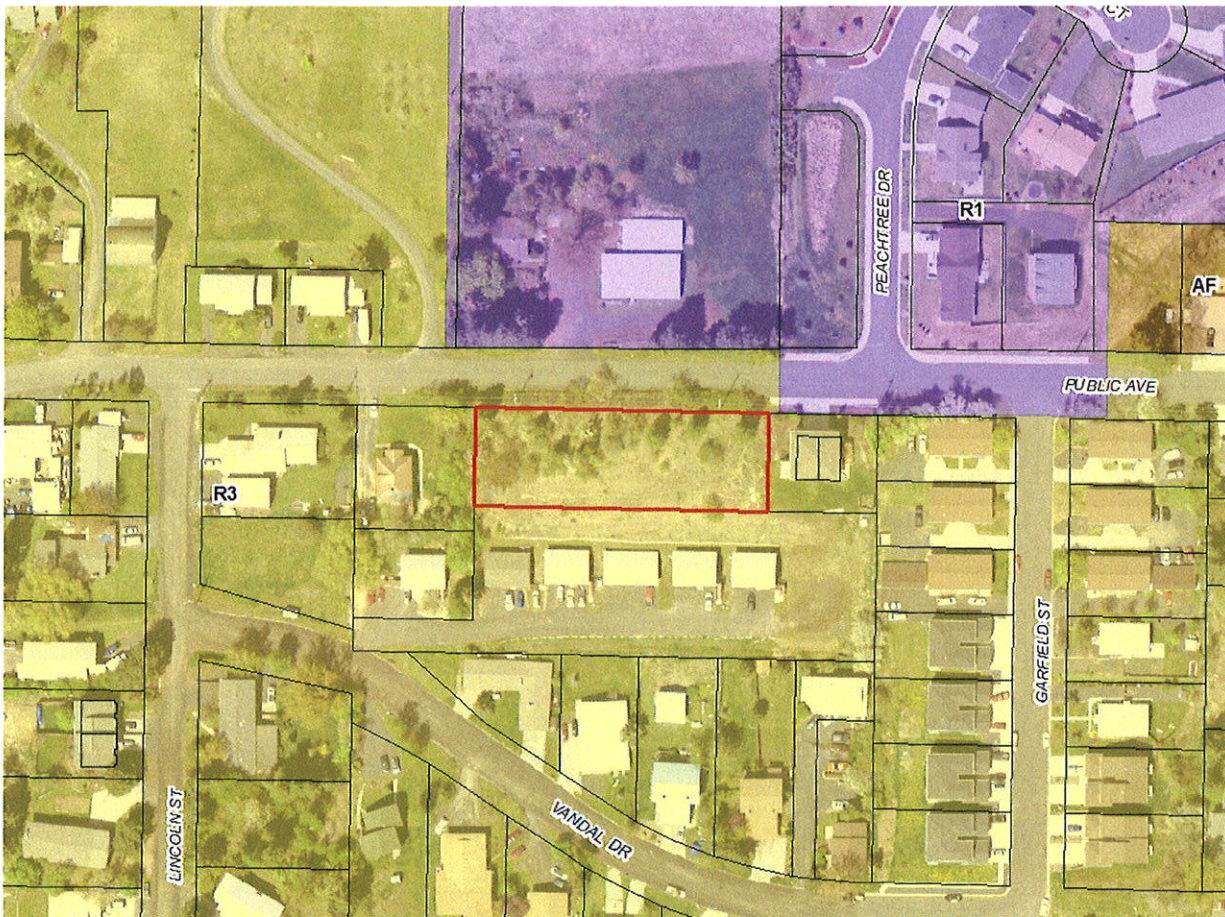
Zoning: The subject property is currently located within the Medium Density Residential (R-3) Zoning District. The properties to the northwest, west, south, and east are also located within the R-3 Zone, while properties to the north and northeast are located within the Low Density, Single Family Residential (R-1) Zoning District.

The R-3 Zone,

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

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.



Current Zoning

Preliminary Plat:

The applicant is proposing to subdivide the existing 24,274 sf parcel into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size. Also included in the preliminary plat is Tract A which contains the stormwater detention pond for the development.

All of the townhouse lots meet the minimum lot size of 2,000 sf, meet the minimum lot area of 20 feet, and also meet the requirement that townhouse developments must not exceed 14.5 dwelling units per acre in the R-3 Zone. The eight proposed townhouse lots have an average lot size of 3,034 sf and a total density of 14.35 dwelling units per acre.

As part of the subdivision, the developer is required to improve the portion of Public Avenue that is directly adjacent to the subject property. Public Avenue is designated as a collector street and the current street standard is a 35 foot of right-of-way on either side of the center line with an 8 foot utility easement adjacent to the right-of-way. The applicant has submitted a preliminary plat showing a 30 foot right-of-way on the south side of Public Ave with a 5 foot wide public utility easement adjacent to the right-of-way. Consequently, the applicant has requested a variance from City Council for the required additional 5 feet of right-of-way along the south side of Public Ave. In the event that the variance is not approved, the applicant has submitted an alternate preliminary

plat showing the required 5 feet of additional right-of-way, which has caused the elimination of one lot because the townhouse development would exceed the 14.5 units per acre requirement. So, with the alternate plat there are 7 lots instead of the proposed 8 lots with the original preliminary plat design.

Public Works has provided a recommendation regarding the proposed street variance which is included in the attached memo from Bob Buvel, Staff Engineer. Public Works is recommending approval of the variance because of the difficult topography of the subject property directly adjacent to Public Avenue and the properties that surround the subject property being constructed to a 60 foot standard.

Water: Water services currently exist within Public Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Public Works has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 0.74 million gallons of water per year ($8 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 0.74 \text{ M gallons/year}$).

Sanitary Sewer: Sanitary sewer services currently existing within Public Avenue. Public Works has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

Storm Sewer: The storm sewer for the subdivision is proposed to be conveyed to a new detention pond at the northwest corner of the development within Tract A. The proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.

Access, Streets, Traffic: The subject property is located adjacent to Public Avenue which is designated as a collector. As part of the subdivision, the developer will be required to widen Public Avenue by approximately 6 feet and construct curb, gutter, an 8 foot tree lawn, and 5 foot sidewalk on the south side of the street adjacent to the subject property. Since the lots are platted as townhouse lots, they will need to meet the townhouse design standards. The standards require that the curb cuts for driveways shall be no more than 20 feet in width and each curb cut shall be used to serve two adjacent units.

Input From Other Agencies:

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached memo from Dwight Curtis, Parks and Recreation Director. The developer is requesting a fee in lieu of parkland. The net developable land is 23,324 sf and the R-3 Zone requires a 7% parkland dedication requirement which results in a 1,632 sf dedication. At the current rate of \$13,500 per acre, the applicant would be required to pay a fee in lieu of \$499.50. Due to the small parcel size and minimal parkland required, Parks and Recreation staff is recommending that the City accept the fee in lieu of parkland in the amount of \$499.50. This issue was reviewed by the

Parks and Recreation Commission on March 22, 2018, and recommended Council approve the fee in lieu of parkland.

Engineering Division (Public Works Department)

The Public Works Department has provided comments within an attached memo from Bob Buvel, Staff Engineer, dated May 5, 2018.

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.

RECOMMENDATIONS:

Staff recommends approval the preliminary plat with the following conditions:

Public Works:

1. The developer shall dedicate an additional 5 feet of right-of-way along the south side of Public Avenue unless the requested variance is approved by City Council.
2. The developer shall increase the 5 foot easement to an 8 foot easement adjacent to the Public Avenue right-of-way.

NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat for Property Located at 921-925 Public Avenue - Urban
Berm Subdivision: LUP2018-0007

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:

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

MEETING DATE: Wednesday, May 9, 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: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City Clerk


Anne Peterson, Deputy Clerk

Publish: Saturday, April 7, 2018



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

For City Use Only			
Date Received		3-30-18	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$775	
Receipt Number		LWP2018-0007	

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Tyler George

Telephone:

Complete Address: 1137 Driscoll Ridge Road, Troy, ID

E-Mail: geor5633@gmail.com

Fax:

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker

Telephone: 208-882-3520

Complete Address: 405 S Washington St, Moscow, ID 83843

E-Mail: scottbecker@moscow.com

Fax:

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

PROPERTY:

1. Proposed Subdivision Name: Urban Berm
2. Address(es) or Parcel Number(s): 921-925 Public Ave
3. Legal Description: Please attach copy of full description.
4. Gross area of all land involved: 0.56 acres, and/or 24274 sq.ft.
5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
0.54 acres, and/or 23,325 square feet.
6. Total number of lots: 8 Average lot size: 2915 SF
7. Existing Zoning of subject property: R3

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:

Single family townhouse lots

Parkland: Payment in lieu of

PRELIMINARY PLAT CHECKLIST:

- X 1. Subdivision name
 - X 2. Location: Section, Township, Range
 - X 3. Subdivider's name & address
 - X 4. Engineer/surveyor name & address
 - X 5. Date of subdivision
 - X 6. Reference to adjoining subdivisions with names
 - X 7. North arrow
 - X 8. Scale, not less than 1 in. = 60 ft.
 - X 9. Existing and proposed right-of-way or public tracts with widths and names
 - X 10. Lot and block layout with numbering and dimensions
 - X 11. Existing zoning designation, or proposed if a rezone is requested
 - X 12. All existing and proposed easements of record stating width and purpose
 - X 13. Location of any existing open spaces or permanent structures
 - X 14. General layout of sewer and water utilities
 - X 15. Proposed phasing, if any
 - X 16. Acreage breakdown with gross and net (less right-of-way)
 - X 17. Plan/profile of proposed street grades
 - X 18. Existing Topography*
 - X 18. Proposed finished grading plan*
 - X 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)
 - X 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:

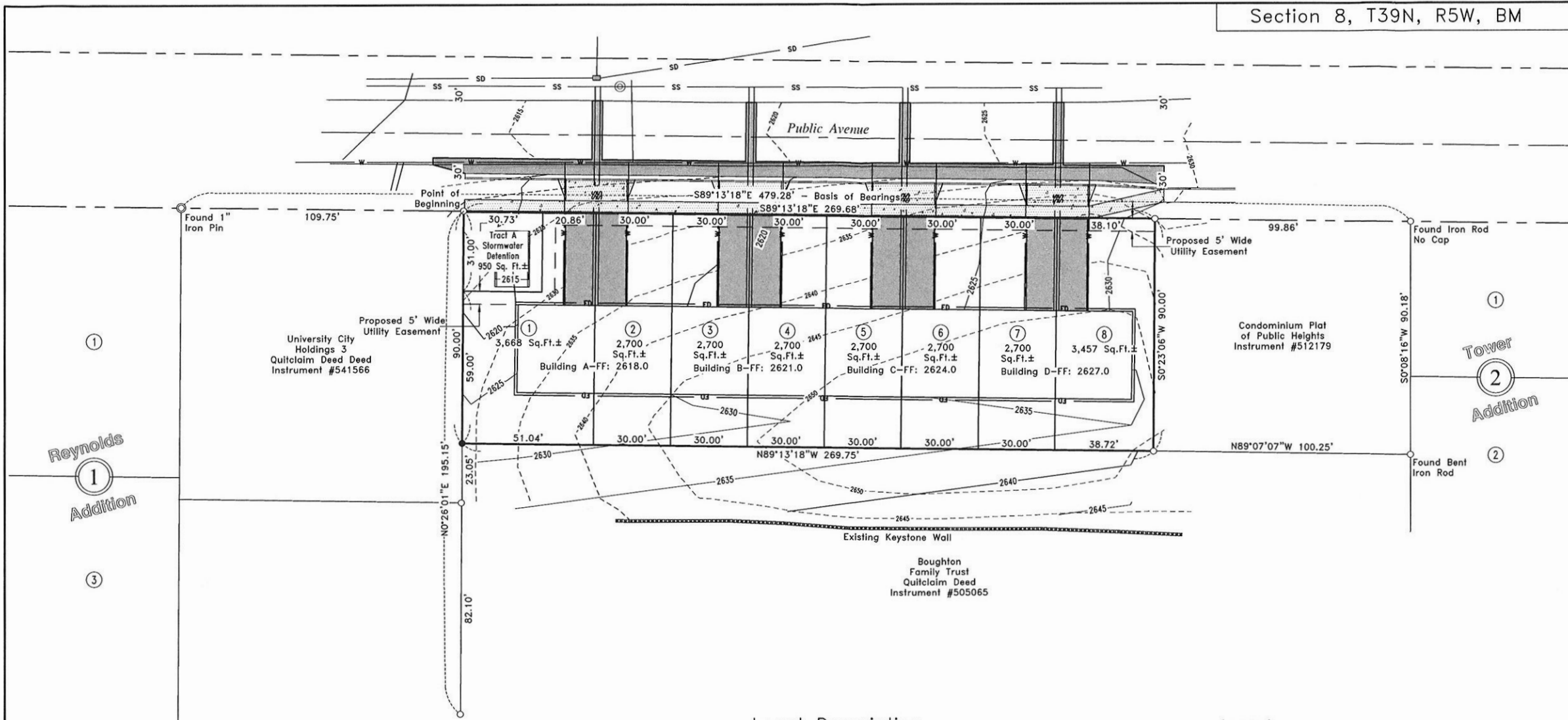
- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.


Applicant's Signature

3-30-2018
Date

Property Owner's Signature (if different)

Date



Vicinity Map

Scale: 1"=800'

Legal Description

A parcel of land situated in the NW1/4 of the NE1/4 of Section 8, Township 39 North, Range 5 West, Boise Meridian, in the City of Moscow, Latah County, State of Idaho and more particularly described as follows:

Commencing at the northeast corner of Block 1 of Reynolds Addition to the City of Moscow, thence, along the south Right-of-way of Public Avenue S89°13'18"E, 109.75 feet to the Point of Beginning:

Thence, continuing along said right-of-way, S89°13'18"E, 269.68 feet to the northwest corner of the Condominium Plat of Public Heights;

Thence, departing said right-of-way, along the west line of said Condominium Plat S0°23'06"W, 90.00 feet to the southwest corner of said Condominium Plat and a point on the north line of Quitclaim Deed, Instrument #505065;

Thence, along said north line, N89°13'18"W, 269.75 feet to the northwest corner of said Quitclaim Deed and a point on the east line of Quitclaim Deed, Instrument #541566;

Thence, along said east line N0°26'10"E, 90.00 feet to the Point of Beginning.

Parcel Contains 24,274 Square Feet, more or less.

Notes

1. Plat area (and surrounding area) currently is Zoned R-3.
2. Total Plat Area: 24,274 Square Feet±
Tract A Dedication: 950 Square Feet±.
Net Lot Area: 23,324 Square Feet±.
3. All the area within Battery Fir Addition is within designated Flood Zone X: "Areas Determined to be outside 500-year flood-plain".

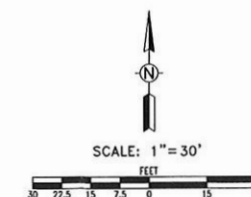
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600900002D, dated 4-15-2002. No delineated wetlands on site.

Basis of Bearings

The Basis of Bearings for this survey in the south right-of-way line, between the northeast corner of Reynolds Addition and the Northwest corner of Tower Addition, shown hereon as S89°13'18"E, per GPS observation.

Legend

●	Set 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "Priest 6449"
○	Found 1" Diameter Iron Pipe
○	Found 5/8" Diameter Iron Pin "Hodge 3003" or as Described
○	Calculated Position
①	Block Number
①	Lot Number
—	Boundary Line
—	Lot Line
—	Centerline
—	Right-of-Way
---	Easement
—2630—	5' Contour Interval, Finished Grade
---2630---	5' Contour Interval, Original Ground
—W—	Water Line
—SS—	Sanitary Sewer Line
—FD—	Foundation Drain (Storm Sewer) Line
—	Concrete Paving
—	Asphalt Paving



RIM ROCK CONSULTING, INC.
 100 W. 875 S.
 840 S. Washington Street
 Moscow, Idaho 83843
 (208) 882-3320
 Fax: (208) 882-3320
 www.rimrockconsulting.com

Lead Surveyor
 R. R. R. R.
 R. R. R. R.

**PRELIMINARY
NOT FOR
RECORDING**

Preliminary Plat of:
Urban Berm
 to the City of Moscow, Latah County, Idaho
 Tyler George, 1137 Driscoll Ridge Road Troy, Idaho, 83871.

Drafted by:	SW
Checked by:	MT/DEP
File Name:	3945 Plat.dwg
Tab:	Layout
Plot Style:	Default.ctb
Project:	3945-06-17
Date:	2/26/18

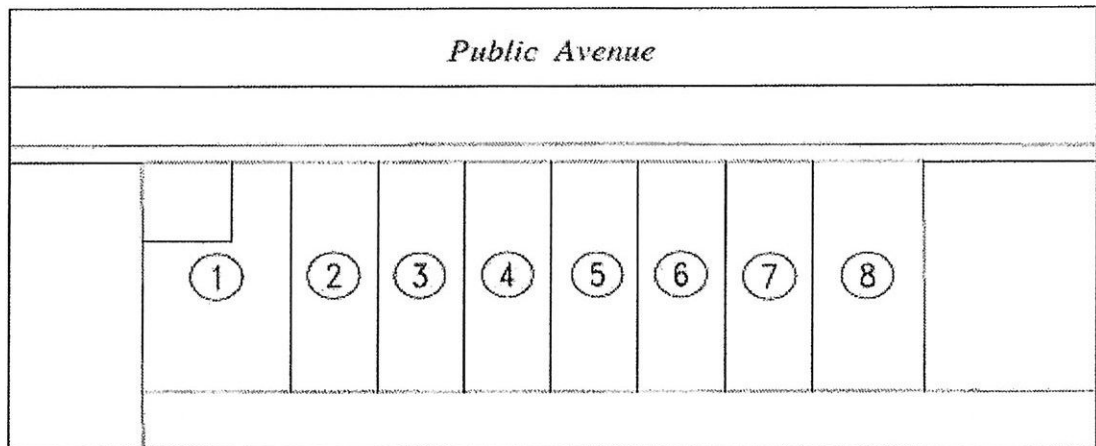
Neighborhood Meeting

TO: Neighbors and Interested Community Members

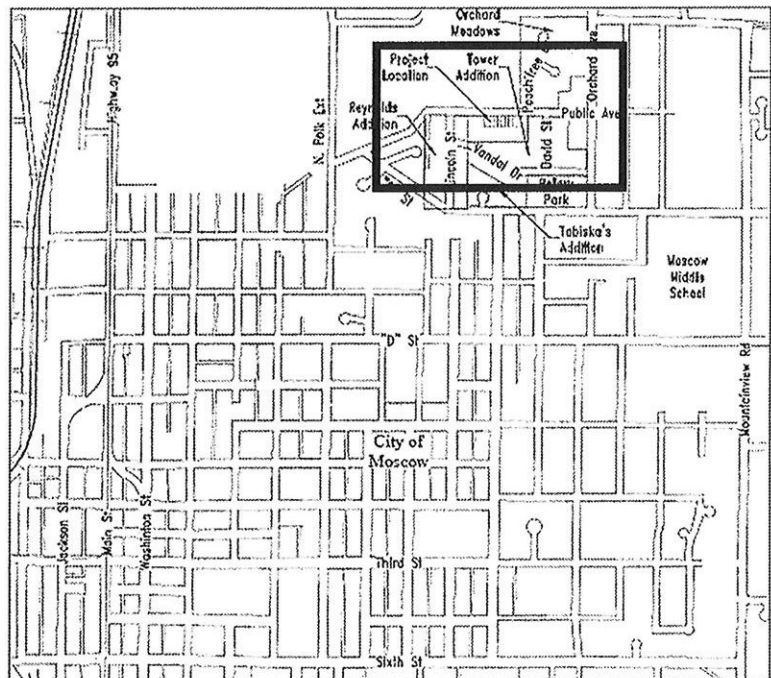
RE: Urban Berm

WHEN: 1912 Center, Art Room

WHAT: You are invited to a neighborhood meeting about a proposed 8 lot townhouse subdivision located at 921 & 925 Public Avenue. A brief presentation by the project team will be followed by questions and comments from the audience. Project team members will be available for discussion with individual attendees after the presentation to answer questions and hear comment



Proposed Layout



Vicinity Layout

Sincerely,

Scott Becker
Project Manager
scottbecker@moscow.com
(208) 882-3520

Meeting Attendance Sheet

Project Name: Urban Berm
Project Number: 3945
Meeting Type: Neighborhood Meeting
Meeting Location: 1912 Center Great Room Moscow ID
Meeting Time: March 1, 2018, 5:30 PM

Name	Mailing Address
Jon Whetton	901 VANDAL
Sara Zask	1116 Public
Jason Brown	3600 Lenville Rd.
Matthew Young	903 S Hayes St

Hodge & Associates

Meeting Minutes

Thursday, March 1, 2018, 5:30 PM

Present: Scott Becker, Hodge & Associates
Tyler George
David Reed
Jon Wheaton, Resident
Sara Zask, Resident
Jason Brown, Coldwell Banker Tomlinson Associates
Matthew Young, Resident

Project Name: Urban Berm
Meeting Type: Neighborhood Meeting
Meeting Location: 1912 Center, Art Room, Moscow, ID

Meeting Purpose

Presentation and discussion of the Urban Berm project with defined initial site analysis and design including property lines, retaining walls, parking plans, walkways, etc.

Discussion

PARKING: Residents question the amount of parking availability for those living in the new homes as well as for their guests. It is perceived that the space allotted for each household currently is not enough causing overcrowding. With extra parking there is also the concern that this will result in extra congestion issues on Vandal Drive.

The parking has been designed based off of the city minimum. There are options for extra parking on the north side of the property line for any potential overflow.

DETENTION POND: A suggestion was made to encapsulate the detention pond on the northwest side of the property due to the high amount of mosquito activity that presently exists during the summer season.

This detention pond is designed to have 6" of dead space at the bottom with added material around it. The city requires for the detention ponds they maintain to be open.

STRUCTURAL DESIGN: The design of the structures was mentioned as residents would like to have an idea of what these homes will look like. They would like to see that the exterior design is mindful of the surrounding single-family homes for property value purposes.

David Reed explains that they plan to take extra steps to ensure architectural details of the buildings are imposed on the design including hardy board exterior with detailing to match. They plan for the structures to compliment the surrounding area including homes that neighbor the property.

CONSTRUCTION TIMELINE: The topic of timeline and next steps for the planning phase of this design led to discussion about future opportunities for local residents to meet with officials about the project.

The process for preliminary and permit plans was explained in full detail including a prospective timeline for residents to keep in mind, including when to be aware of posted public hearing notices. Construction timeline is predicted to not begin until late 2019, but most likely will not start until 2020.

Closing Remarks

It is predicted that the project is about four weeks out from planning and zoning where there will be another public hearing. This will be the next opportunity for residents to make recommendations. Notices will be posted about the details of this meeting when officially organized.

Michael Ray

From: scottbecker@moscow.com
Sent: Friday, April 27, 2018 1:18 PM
To: Bob Buvel
Cc: Michael Ray; Tyler George
Subject: Urban Berm Right of Way

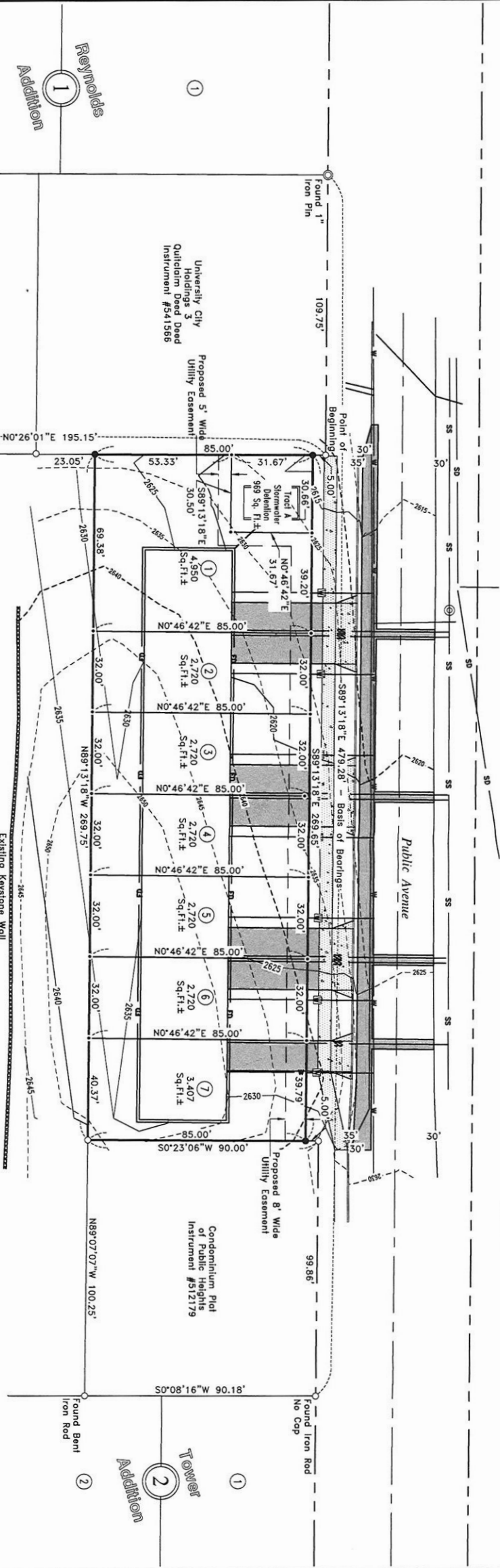
Dear Mr. Buvel,

On behalf of the developers of the Urban Berm I'm requesting a variance for the required additional 5' right of way along the south side of Public Ave. At present the developed properties to the east and west of the proposed Urban Berm as well as the subject property have a 30' wide right of way from centerline. Keeping the right of way as is would also keep the continuity with the neighboring property.

Please do not hesitate to contact me if you have any questions regarding this request.
Thank you,

Scott Becker, PE
Principal
Hodge and Associates, Inc.
405 S. Washington
PO Box 8728
Moscow, ID 83843
(208) 882-3520

Section 8, T39N, R5W, BM



Legal Description

A parcel of land situated in the NW1/4 of the NE1/4 of Section 8, Township 39 North, Range 5 West, Boise Meridian, in the City of Moscow, Latah County, State of Idaho and more particularly described as follows:

Commencing at the northeast corner of Block 1 of Reynolds Addition to the City of Moscow, thence, along the south Right-of-way of Public Avenue S89°13'18"E, 109.75 feet to the Point of Beginning;

Thence, continuing along said right-of-way, S89°13'18"E, 269.68 feet to the northwest corner of the Condominium Plat of Public Heights; Thence, departing said right-of-way, along the west line of said Condominium Plat S0°23'06"W, 90.00 feet to the southwest corner of said Condominium Plat and a point on the north line of Quicclaim Deed, Instrument #505065;

Thence, along said north line, N89°13'18"W, 269.75 feet to the northwest corner of said Quicclaim Deed and a point on the east line of Quicclaim Deed, Instrument #541566;

Thence, along said east line N0°26'10"E, 90.00 feet to the Point of Beginning.

Notes

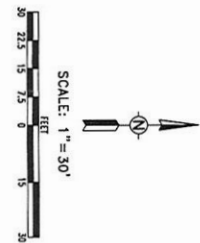
1. Plat area (and surrounding area) currently is Zoned R-3.
2. Total Plat Area: 22,924 Square Feet;
Total A Dedication: 969 Square Feet;
Net Lot Area: 21,955 Square Feet.
3. All the area within Battery Fir Addition is within designated Flood Zone X: "Areas Determined to be outside 500-year flood-plain". Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Firmal Number 1609000020, dated 4-15-2002. No delineated wetlands on site.

Basis of Bearings

The Basis of Bearings for this survey is the south right-of-way line, between the northern corner of Reynolds Addition and the Northwest corner of Tower Addition, shown hereon as S89°13'18"E, per GPS observation.

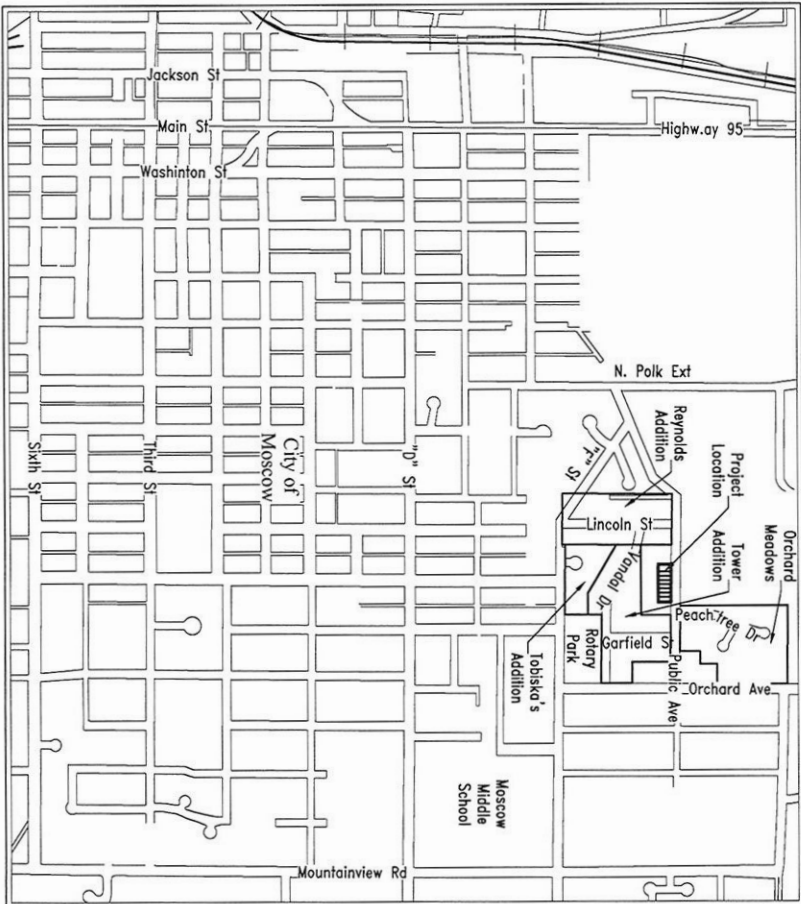
Legend

- Set 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "Priest 6448"
- Found 1" Diameter Iron Pipe
- Found 5/8" Diameter Iron Pin "Hodge 3003" or as Described
- Calculated Position
- Block Number
- Lot Number
- Boundary Line
- Lot Line
- Centerline
- Right-of-Way
- Easement
- 5' Contour Interval, Finished Grade
- 5' Contour Interval, Original Ground
- Water Line
- Sanitary Sewer Line
- Foundation Drain (Storm Sewer) Line
- Concrete Paving
- Asphalt Paving



Vicinity Map

Scale: 1"=800'



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

RIM ROCK CONSULTING, INC.
Land Surveying
Site Planning
Mapping
329 West 3rd Street #202 Moscow, Idaho 83842-0981-5339 rimrock@rimrockconsulting.net

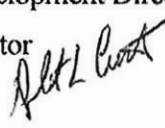
**PRELIMINARY
NOT FOR
RECORDING**

Prelimininary Plat of:
Urban Berm
to the City of Moscow, Latah County, Idaho
Tyler George, 1137 Driscoll Ridge Road Troy, Idaho, 83871. January 2018

Drafted by: SW
Checked by: MT/DEP
File Name: 3945_Plat 7.tbl.dwg
Tab: Layout
Plot Style: Default.ctb
Project: 3945-06-17
Date: 5/3/18

1 of 1

Memo

To: Michael Ray, Assistant Community Development Director
From: Dwight Curtis, Parks & Recreation Director 
Date: March 23, 2018
Re: Parkland Dedication Requirements for Urban Berm Preliminary Plat

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

The net developable land is 23,324 sf.

- R-3: (7%) 1,632.68 sf (0.037 acres), or at \$13,500/acre = \$499.50

The Developer is requesting fee in lieu of parkland. Due to the small parcel size and minimal parkland required, staff recommends accepting the fee in lieu of parkland in the amount of \$499.50. This issue was reviewed by the Parks and Recreation Commission on March 22, 2018, and recommended Council support for the fee in lieu of parkland.

As always, if you have any questions or need further information, please feel free to contact me at 883-7087 or email me at dcurtis@ci.moscow.id.us.

Memo

To: Michael Ray, Assistant Community Development Director

From: Bob Buvel, Staff Engineer

CC:

Date: 5-3-18

Re: Urban Berm Preliminary Plat

Michael,

Upon reviewing the submittal for the preliminary plat for the Urban Berm 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 street shall meet current City standards. The current standard for a collector street is 35' of right-of-way on either side of the center line with an 8' utility easement adjacent to the right-of-way. The submittal proposes a 30' right-of-way on the south side of Public Ave with a 5' wide public utility easement adjacent to the right-of-way.
5. Stormwater control, the proposed detention pond shall meet the current Moscow Stormwater Runoff Control Standards.

Recommended Conditions of Approval:

1. The developer shall dedicate an additional 5' of right-of-way along the south side of Public Ave. unless a variance is approved by City Council. To date, the difficult topography of the site has made it challenging to develop. The adjacent properties on either side of the subject property have been developed under the previous 60 foot Public Avenue right-of-way requirement. Public Works sees the value this project brings to the community as a viable infill development and will recommend that City Council approve the variance.
2. The developer shall grant an 8' easement adjacent to the Public Ave. right-of-way.