CITY OF MOSCOW

Agenda and backup materials regarding this meeting can be found on the links below:

1. Approval Of Previous Minutes

   Documents:

   MINPZC20180523.PDF

2. Correspondence

3. Transportation Commission Meeting Report

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 Preliminary Subdivision Plat For Property Currently Addressed As 2375 Highway 95 North In The Area Of City Impact--LUP2018-0011

   Preliminary Subdivision Plat of a 9.5-acre area currently addressed as 2375 Highway 95 North to allow for the creation of three parcels of 3.24, 3.36, and 2.90 acres in size. The proposal is intended to create separate parcels for the existing machine shop and single family dwelling as well as one additional building parcel.

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

   Documents:

   PENTON.PDF

6. Draft Ordinance Amending Planned Unit Development Base Density, Rural Lot Access Requirements, And The Expiration Of Certain Land Use Actions

Review of the draft ordinance to insert missing PUD base densities, allow properties in rural zoning districts to have different lot frontage and access requirements, and amend the expiration and extension periods for certain land use actions.

ACTION: Review the draft ordinance and provide Staff further direction as deemed necessary.

7. Shared Readings

PLANNING & ZONING COMMISSION

Wendy McClure
Commission Chair

p&z@ci.moscow.id.us

Mike Ray
Staff Liaison

208.883.7008

~Meeting Minutes~
May 23, 2018

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, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Scott Gropp, Kurt Obermayr, Robb Parish

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

1. Approval of minutes from May 9, 2018

RESULT:	**ACCEPTED BY ACCLAMATION**
MOVER:	Seever
SECONDER:	Nelsen
ABSTENTION:	Hamilton

2. Correspondence
None.

3. Transportation Commission Meeting Report
No report. Next meeting scheduled for June 17th.

4. Public Comment
None.

5. Approval of Reasoned Statements of Relevant Criteria and Standards for Urban Berm Addition: LUP2018-0007
Zabala said she plans to begin a discussion with Council about "orphan" sidewalks as well as the land value for fee in lieu of parkland dedication. Ray stated the Engineering Department has an inventory of all streets without sidewalks and prioritizes those improvements as funding allows. There was no concern with the RCS document.

RESULT:	**APPROVED BY ACCLAMATION**
MOVER:	Seever
SECONDER:	Wilson

6. Indian Hills 9th Addition Final Plat
Ray reviewed the preliminary plat which was approved March 28, 2018, with the conditions that the developer extend water and sewer mains to the east plat boundary and that the approval was contingent on Council approval of the parkland exchange. The associated rezone was also approved on March 28. Council approved both items on April 16 with the conditions on the preliminary plat of extending water and sewer

mains to the east plat boundary and that Myrtle Street and associated underground utilities be completed prior to building permits on the commercial lots. Ray said the final plat had one minor change of a lot line next to Pape' Machinery. Staff recommended approval of the final plat.

RESULT:	**APPROVED BY ACCLAMATION**
MOVER:	Hamilton
SECONDER:	Nelsen

7. PUD Base Densities for Zoning Districts

Ray reviewed a draft ordinance revision incorporating the Commission's discussion points regarding base densities for PUDs in Residential Office and Neighborhood Business zones. There were no questions or concerns. Ray will provide the changes in ordinance format for review at the next meeting.

8. Rural Lot Access Requirements

Ray reviewed current code requirements and the proposed exceptions in the AF, FR and SR zoning districts to allow access via a permanent access easement of no less than 20 feet in width and flag pole and access easements may be greater than 150 feet in length as long as sufficient Fire Department access is provided. While this code revision would apply within the city limits, most of the lots this would relate to are adjacent to the city limits so the intention would be that the change would be included in the next ACI agreement with the County for areas likely to be annexed. The Fire Marshal will ultimately be responsible for determining whether Fire Department access is sufficient based upon the Fire Code. Staff will provide the changes in ordinance format for review at the next meeting.

9. Expiration of Certain Land Use Actions

Staff recommended changing the CUP term of approval as follows:

> … "The term of approval of a Conditional Use Permit shall not exceed two (2) years from the date of the final decision unless otherwise approved by the Board of Adjustment. The approval shall expire if the holder of the permit has not completed one or more of the following actions prior to the expiration date:
> 1. Acquired construction permits and commenced placement of permanent footings and infrastructure; or
> 2. Commenced the use."

Staff also recommended the following addition for administrative approval for extensions:

> … "The Zoning Administrator may grant one (1) two-year extension to an unexpired Conditional Use Permit upon written request of the applicant. Extensions of Conditional Use Permits shall also extend any associated zoning approvals such as variances. Prior to the expiration of the two-year approval term granted by the Zoning Administrator, the applicant may request an additional time extension from the Board of Adjustment which shall be considered as a regular agenda item. In determining whether to grant the extension request and the amount of time the extension shall be valid for, the Board shall take the following factors into consideration:
> 1. Whether there have been significant amendments to the Comprehensive Plan or Zoning Ordinance which will affect the conditional use permit; or
> 2. Whether there have been significant land use changes in the vicinity which would adversely impact the project or be adversely impacted by the project; or
> 3. Whether community facilities and services remain adequate to serve the project."

Hamilton thought two years seemed more reasonable than one year and supported the proposed revisions. Staff will provide the changes in ordinance format for review at the next meeting.

10. Shared Readings

Staff will look for information on subdivision planning, creative parking options and the 2008 Transportation Commission parking report. Nelsen will obtain Lewiston's recent parking report. Zabala said Council has discussed doing another parking analysis when the students are back in town.

The meeting adjourned at 8:00 p.m.

_____

Wendy McClure, Chair

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: June 13, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Preliminary Subdivision Plat of a 9.5-acre area currently addressed as 2375 Highway 95 North to allow for the creation of three parcels of 3.24, 3.36, and 2.90 acres in size - LUP2018-0011

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Site Map
4. Site Plan

Prepared by: Mike Ray, AICP – Planning Manager

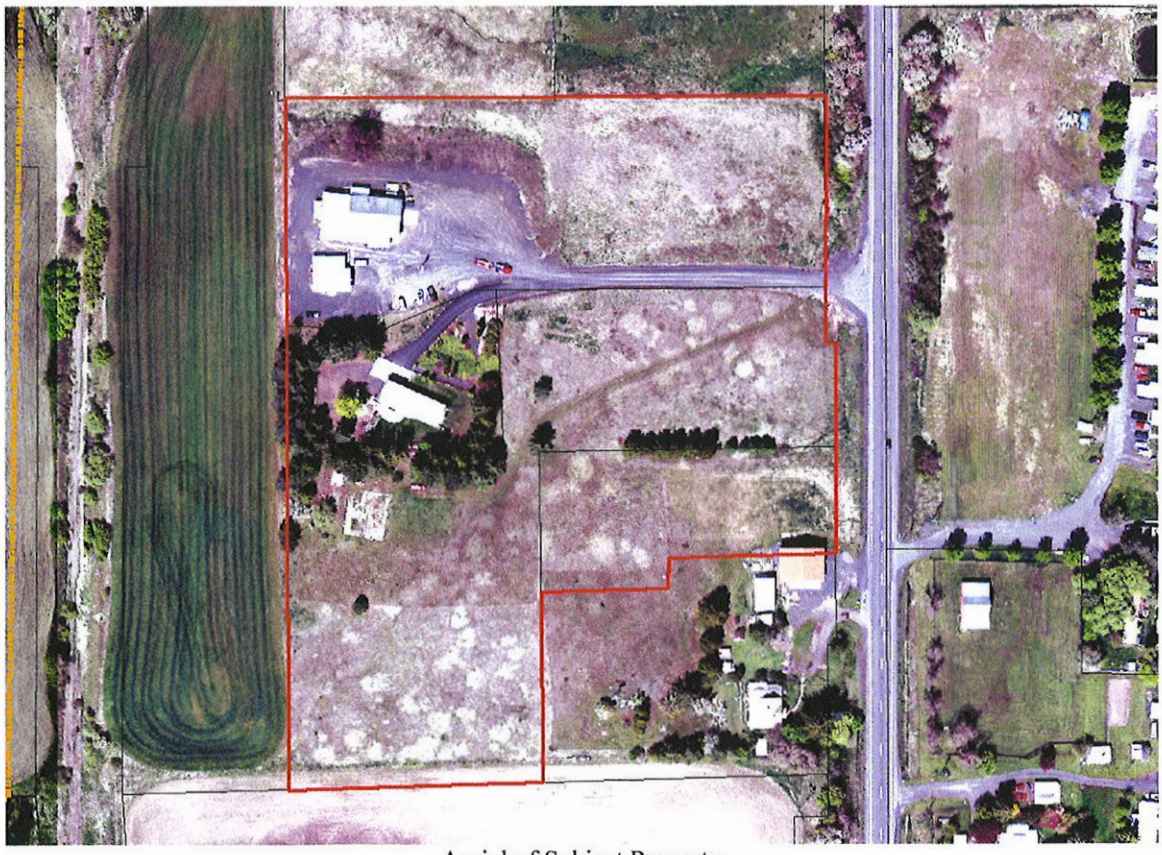
STAFF REVIEW

Proposal: The applicant, Vance Penton, is proposing a preliminary subdivision plat of a 9.5-acre area currently addressed as 2375 Highway 95 North to allow for the creation of three parcels of 3.24, 3.36, and 2.90 acres in size. The proposal is intended to create separate parcels for the existing machine shop and single family dwelling as well as one additional building parcel.

Since the subject property is located within the Area of City Impact, per the City of Moscow's ACI agreement with Latah County, Moscow's Planning and Zoning Commission is to conduct one hearing and forward a recommendation on to Latah County.

Site and Area Land Use: The subject property is an existing approximately 9.5 acre area that is currently developed with a single family dwelling, machine shop, and an office building. The applicant had previously received a Conditional Use Permit in 1990 from Latah County to operate the office and machine shop. The subject property has direct access to Highway 95 which is adjacent to the east, via a single approach. The subject property gains elevation towards the southwest of the property and the single family dwelling is located on a ridge at a higher elevation than the other two buildings. Surrounding uses include rural single family dwellings, agrarian uses, and a mobile home park across the highway to the east.

Vicinity Map



Aerial of Subject Property

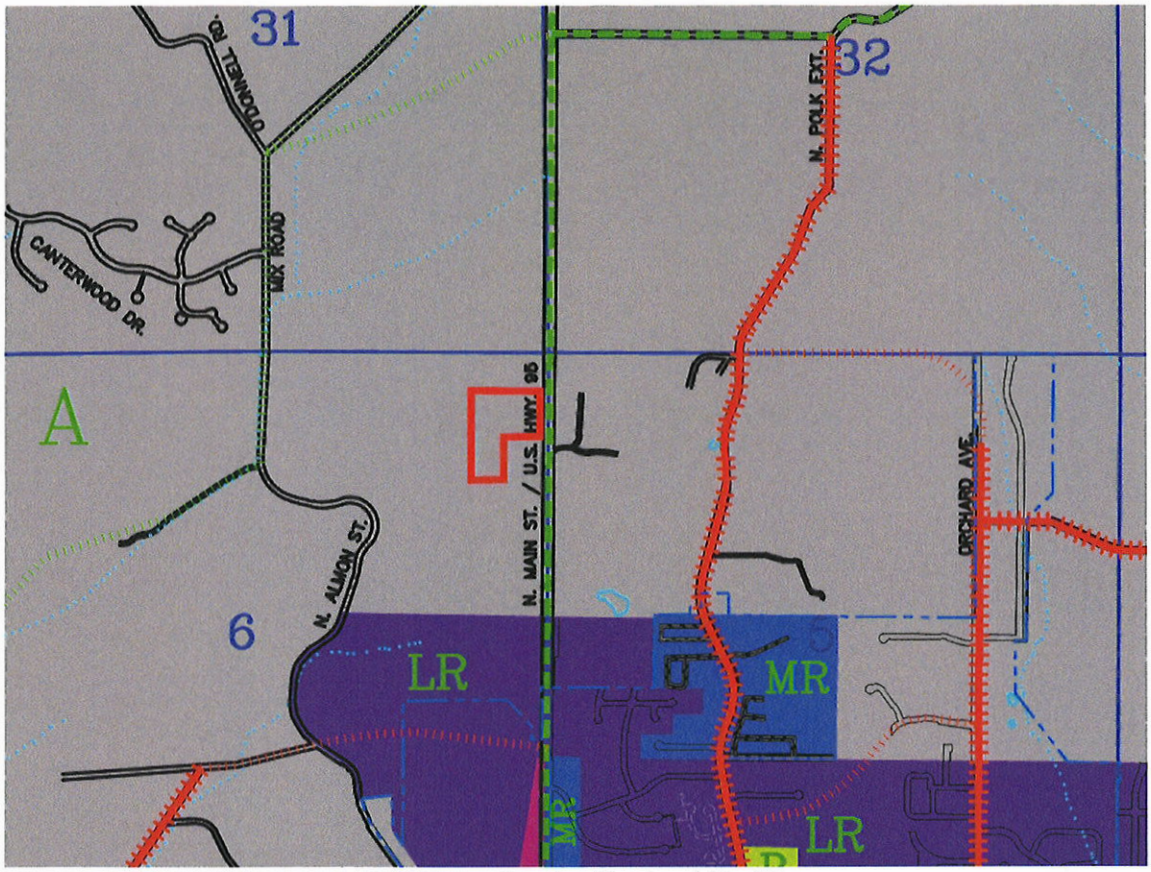
Comprehensive Plan: Since Latah County has not adopted Moscow's 2009 Comprehensive Plan, the 1999 Comprehensive Plan would still be in effect for the Area of City Impact. The subject property is designated as Agricultural upon the 1999 City of Moscow Comprehensive Plan Land Use Map. Surrounding properties to the west, south, north, and east are also designated as Agricultural.

According to the 1999 Comprehensive Plan,

> *"Agricultural designated areas are farming, ranching, or forestry activity areas, or lands suited best thereto, located either within or adjacent to the city boundary or outside the city boundary but within the Area of City Impact. Lands with this designation shall remain primarily undeveloped except for single-family dwellings and accessory buildings on large lots, and except for buildings related to agricultural, ranching, or forestry uses or other uses which do not conflict with the rural aspects of the uses previously specified."*
>
> *"The majority of lands outside the urban area and the area of expansion have been designated for agriculture. Both the city and Latah County recognize that every attempt should be made to keep other development out of these agricultural areas in order to maintain acreage large enough for agricultural utilization. Available lands within the city should all be developed before development occurs outside of the present city limits. As lands designated for low-density residential use are developed, areas designated for agricultural use within the Area of City Impact may be gradually reclassified for low density residential use."*

Within the 2009 Moscow Comprehensive Plan the subject property is currently designated as Suburban Residential. According to the 2009 Comprehensive Plan, Suburban Residential designates areas are,

> *"Appropriate for larger lot and fringe area development generally at gross densities ranging from 0.85 to 1.55 dwelling units per acre. These areas are generally located within the northern reaches of the City along north Polk Road and Almon/Mix Road where public services are limited, topography is somewhat challenging, and streets are currently developed to a lesser standard. Clustered development with preservation of open spaces and sensitive areas or steep topography should be promoted within these areas. The use of this designation should be limited to areas that will not impede more intense development in the future where such more intense development can be accommodated. The appropriate current zoning to be applied to Suburban Residential designated areas is Suburban Residential (SR)."*



1999 Comprehensive Plan Land Use Map

Zoning: The Planning and Zoning Commission conducted a public hearing and recommended approval of a request on June 14, 2017 to rezone a portion of the subject property from the Agriculture/Forestry (AF) Zone to the Suburban Residential (SR) Zone. The rezone request was subsequently approved by Latah County. Consequently, the majority of the subject property is currently zoned SR, but there is a 1.1-acre portion of the proposed Lot 3 which is still within the AF Zone. Adjacent properties to the north, south, and west are currently zoned Agriculture/Forestry (AF). Properties across Highway 95 to the east are all zoned Suburban Residential (SR).

According to the City of Moscow Zoning Code, the intent of the SR Zoning District is to,

> *"Create and protect a permanent single family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district; for this reason and because some uses permitted in the SR zoning district may not be compatible with more intensive zoning districts, the following conditions shall apply to the designation of land in the SR zoning district.*

1. *Local streets developed to a reduced standard specially applicable in the SR zoning district shall not provide primary access to development with a higher density than permitted in the SR zoning district.*
2. *The minimum size of an SR zoning district shall be ten (10) acres.*
3. *The SR zoning district shall be located only in areas specifically designated A or A/LR on the Comprehensive Plan Map. Because the SR zoning district may interfere with higher density, more efficient land use, it should be applied where such interference would be unlikely, such as in areas primarily rural in character and not close to schools, public facilities and shopping areas. The SR zoning district should not be applied where the reduced street standards permitted would interfere with present or future transportation needs for the area in which the SR zoning district is proposed.*
4. *After zoning and development of land in the SR zoning district occurs, changes from this zoning district can only take place concurrently with or after redevelopment of streets and utilities to standards applicable in the proposed zoning district for which the person is applying.*

The SR Zone permits mainly single family dwellings, but does have a number of conditional uses listed which include small daycare facilities, antenna towers, bed and breakfast inns, boarding houses, churches, libraries, and residential rental units.

Existing Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 9.5-acre area currently addressed as 2375 Highway 95 North to allow for the creation of three parcels of 3.24, 3.36, and 2.90 acres in size. All of the proposed lots meet the minimum lot size in the SR Zone of 1 acre and minimum lot width of 100 feet.

Access, Streets, Traffic: The subject property has access via on vehicular approach from Highway 95. Highway 95 is designated as a National Highway and is developed as a 24 foot wide paved roadway with northbound and southbound travel lanes and minimal gravel shoulders on both sides. The existing gravel driveway which straddles the property lines of Lot 1 and Lot 2 will continue to provide access to both the machine shop and the existing single family dwelling. A new gravel driveway is proposed to be extended from the main driveway to provide access to Lot 3.

Water and Sewer: Water is currently available to the subject property via a private well and sewer is available via a private septic system.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and put forth a recommendation of approval of the proposed preliminary plat to Latah County with no conditions.

NOTICE OF PUBLIC HEARING

Proposal for Preliminary Subdivision Plat for Property Currently addressed as 2375 Highway 95 North in the Area of City Impact -- LUP2018-0011

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:

> Preliminary Subdivision Plat of a 9.5-acre area currently addressed as 2375 Highway 95 North to allow for the creation of three parcels of 3.24, 3.36, and 2.90 acres in size. The proposal is intended to create separate parcels for the existing machine shop and single family dwelling as well as one additional building parcel.

The subject property is within the City of Moscow Area of City Impact. The Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of Commissioners who will make the final decision.

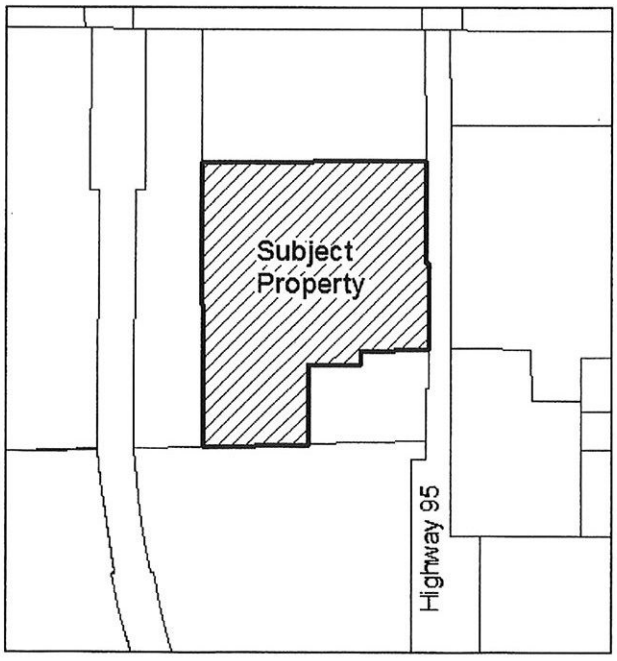
MEETING DATE: Wednesday, June 13, 2018

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 883-7035 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

Anne Peterson, Deputy Clerk

Publish: Saturday, May 19, 2018

RECEIVED
MAY 02 2018
City of Moscow

Application for Subdivision in the Moscow Area of City Impact

Instructions

Please complete the application and required attachments. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete. Please type or print plainly with dark ink.

Please submit to: ***Latah County Department of Planning & Building***
Latah County Courthouse, 522 S. Adams, Moscow, ID 83843

1. Applicant Information

A. Applicant Name	B. Home Phone	C. Work Phone
Vance E. Penton	208-882-3894	208-301-0646 cell

D. Mailing Address	E. City	F. State	G. Zip Code
2375 Hwy 95 North	Moscow	ID	83843-8785

H. Property Owner (If Different Than Applicant)	I. Home Phone	J. Work Phone

K. Mailing Address	L. City	M. State	N. Zip Code

O. Project Engineer and/or Surveyor Name	P. Phone	Q. Full Mailing Address

2. General Site Information

A. Assessor's Parcel Number(s)	B. Site Address (If Applicable)
RP39N05W060080 / 0070 / 0450	2375 Hwy 95 North

C. Road Used to Access Site	D. Floodplain Designation(s)	E. FEMA Panel #
Hwy 95		

F. Existing Land Uses and Approximate Percentage of Each:
Commercial Machine Shop 1 acre/SFR 3.12

3. Service Provider Information (Please Attach Additional Information If Requested)

A. Source of Potable Water (i.e. City or Water District)	B. Sewage Disposal (i.e. City, Sewer District or Private Septic System)
Private well	Private Septic System

4. Adjacent Properties Information

A. Zoning of Adjacent Properties	B. Existing Uses of Adjacent Properties
AF, SR	Ag, Sfr, Trailor Park, PRW

5. Subdivision Information

A. Current Zoning District(s)

- [x] Agriculture/Forestry (AF)
- [ ] Farm, Ranch, and Outdoor Recreation (FR)
- [x] Suburban Residential (SR)
- [ ] Low Density, Single Family Residential (R-1)
- [ ] Moderate Density, Single Family Residential (R-2)
- [ ] Moderate Density Residential (R-3)
- [ ] Multiple Family Residential (R-4)
- [ ] Residential/Office (RO)
- [ ] Neighborhood Business (NB)
- [ ] Research, Technology and Office (RTO)
- [ ] Central Business (CB)
- [ ] General Business (GB)
- [x] Motor Business (MB)
- [ ] Industrial (I)

B. Gross Area (All Land Involved)	C. Net Area (Land area Exclusive of Easements, Existing or Proposed Roads, Public Lands, Wellhead Protection, etc):	D. Total Length of Rights-of-Way Included:	E. Number of Lots:	F.
Acres: 4.2	Acres: 3.1 Sq. Ft.:	Miles:	1	Average Lot Size: 3
Sq. Ft.:		Feet: 222		Smallest: 1.2
				Largest:

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

A. Signature of Applicant	B. Date
Vance E. Penton	8/16/2017
C. Signature of Property Owner (If Different Than Applicant)	D. Date

Office Use Only

Date Received by County	Fee Amount	Receipt No.	By
8/16/2017	250	1198	
SBD# 1006	Date Determined Technically Complete 4/30/18		By
Date Forwarded 5/1/18	Date Received by City		By
P&Z Hearing Date	Date Returned to County		By

7. Attachments

250.00 Short Plat / Subdivision

- [x] **Fee:** (~~$525.00 + $25~~ per lot) Make checks payable to Latah County.
- [ ] **Title Reports:** Reports must show correct ownership, easements, and encumbrances prepared by the title insurance.
- [ ] **Completed Narrative Worksheet:** See the Rezone Narrative Worksheet for instructions.
- [x] **Site Plan:** The site plan should include a north arrow, location of roads & rights-of-way, existing buildings, location & dimensions of improvements (i.e. wellhead protection area, sewer area), as well as any other details necessary to aid the Planning & Zoning Commission.
- [x] **Vicinity Map**
- [x] **Five (5) Full-Sized Preliminary Plat Maps** (See attached checklist for specific information required) and one, reduced scale map in an 8 1/2"x11" format.
- [x] **Other Attachments:** The Planning and Zoning Commission shall have the authority to require any additional information it feels is necessary to make a fair recommendation on the request.

Subdivision Narrative Worksheet (Moscow Area of City Impact)

Application Information

Applicant's Name: Vance E. Purtom

Phone Number:

Purpose: To assist the Planning & Zoning Commission/City Council and the Board in making an informed decision regarding the application pursuant to the requirements of the applicable codes.

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Please describe the concept of the proposed subdivision, the approximate percentage of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial, and the required proposed park land dedication including number of acres.

I am proposing to rezone and split my property at 2375 Hwy 95 North. The North parcel is presently agriculture forestry and includes one house that I presently live in and a machine shop areawhich is operating with a CUP obtained when I first bought place in 1990. I want to rezone the property and split the shops and land on the North side of the driveway from the house and land on the South side of the driveway. The shops and land would be zoned I Suburban Res s and the house and land would be low density residential. The MB Zone would extend from the West end of the property to the Highway right of way on the East end.

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

There are two shops, the largest on is 4600 square feet which is used for maching and welding. The small shop is 1500 square feet in area and used office space and storage. The shops and land consist of approximately 1 acre. The rest of the land to the East of the shops is presently not used.

General Conformance with the Comprehensive Plan

Please explain how your proposal generally conforms to the Comprehensive Plan.

~~This application specifically provies for econonomic development growrth and employment opertunity for an existing business, while preserving and enhancing the character.~~

In addition to your response above, please explain your proposal's conformance with the proceeding elements of the Comprehensive Plan. If a certain element is not applicable to your proposal, please explain why. Please refer to the Moscow Comprehensive Plan for specific goals and policies of the particular elements.

a. Natural Resources and Hazards Element

This does not have any effects on this slement.

b. Historic Resources and Special Sites Element

This doew not have any effect on this element.

c. Central Business District Element

~~This is located on the peripheral of CB which is appropriate for MB~~

Right-Of-Way Encroachment Application and Permit Approaches or Public Streets

ITD 2109 (Rev. 11-13)
itd.idaho.gov

ITD Permit Application Number 02-18-084

For ITD Use

Project Number From ITD Highway Plan	Date Application Received	Date Application Determined Complete	In City Limits
FAGH 82-A(2)	04/06/2018		

Route	Segment	C/L Milepost	C/L Station	Pop. 5000 or Greater
U.S. 95	001540	346.973 ☐ Right ☒ Left	114+35 ☐ Right ☒ Left	☐ Yes ☐ No

Traffic Impact Study Required	Appraisal Required	Median Type (Raised, Painted, etc.)	Number of Lanes	Access Purchased
☐ Yes ☒ No	☐ Yes ☒ No	n/a	2	☐ Yes ☒ No

Distance From Nearest Approach (Both sides, both directions of roadway)	Approach Volume (From TIS or ITE Trip Generation Handbook)
See Plans	Vehicle Trips per Day 30

Site Distance	Reason if Restricted to Right Or Left	Culvert Needed	If Yes, Enter Size
Right 600+ Left 600+	n/a	☐ Yes ☒ No	Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed)	Mailing Address or P.O. Box	City	State	Zip Code
Vance Penton	332 Dolly Drive	Moscow	ID	83843

E-Mail Address (If available)	Daytime Phone Number	Alternate Phone Number
vandlpenton@gmail.com	208-882-3894	

Property Owner's Name (Printed)	Property Address and TAX ID Number	City (If in city limits)	County
Vance and Lola Penton	2375 Hwy 95		Latah

Nearest Public Street/Road	Current Property Use	Current Zoning	Proposed Property Use	Proposed Zoning
n/a	Residential	SR/ Suburban res		

How is Access Currently Gained?	Property Owner Owns Adjacent Properties
existing approach	☐ Yes ☒ No If Yes, Describe

Request Details

Is this a new approach?	Is this a temporary approach	If this is a proposed modification to an existing approach, check all that apply
☐ Yes ☒ No	☐ Yes ☒ No	☐ Location ☐ Width ☒ Use ☐ Remove ☐ Consolidate Multiple

Desired Approach Width (Without flares at property line)	Type of Approach Requested
30	☐ Agricultural ☐ SF Residential ☒ Joint Use ☒ MF Residential ☐ Subdivision ☒ Commercial ☐ Public Street

Additional information you would like ITD to be aware of - Attach additional sheets if necessary.

This is an existing residential and light commercial approach. Wish to add additional residential lot.

ITD District Review

Section	Reviewer	Date	Recommendation Approve	Recommendation Deny	Section	Reviewer	Date	Recommendation Approve	Recommendation Deny
Design			☐	☐	Property Mgmt			☐	☐
Maintenance		4/12/18	☒	☐	Traffic		4-12-18	☒	☐
Planner		4/12/18	☒	☐	Dist. Engineer			☐	☐

List any conditions of approval

List reason(s) for denial recommendation

LATAH COUNTY ACKNOWLEDGEMENT FORM FOR IDAHO TRANSPORTATION DEPARTMENT

SHORT PLAT - 4 OR FEWER LOTS

THE IDAHO TRANSPORTATION DEPARTMENT ACKNOWLEDGES THE

Penson SHORT PLAT CONSISTING OF 3 LOTS:

Approvals:

☐ The service requirements for the proposed short plat **will not** have an adverse effect upon existing service capabilities or finances of the jurisdiction.

☒ A shared driveway, as shown on the plat map, **is** required and approved in the interest of public safety
OR

☐ A shared driveway, as shown on the plat map, **is not** allowed in the interest of public safety. Access approval for each lot, as shown on the plat map, **is** granted.

Denials:

☐ The service requirements for the proposed short plat **will** have an adverse effect upon existing service capabilities or finances of the jurisdiction.

☐ Access approval for each lot, as shown on the plat map, **is not** granted and a shared driveway is not allowed.

COMMENTS: Joint-use required and permitted under Right-of-Way use permit # 02-18-084

SIGNED: Shane Nemitz

TITLE: Permit Coordinator

DATE: 4/12/18

LATAH COUNTY APPROVAL FORM FOR North Central Health Department

SHORT PLAT - 4 OR FEWER LOTS

Penton

THE NORTH CENTRAL HEALTH DEPARTMENT APPROVES

SHORT PLAT CONSISTING OF 3 LOT(s)

Lot 1: ☑ has an approved sewage site (___existing approved septic system and reserve area OR ✓ has a new approved septic site and reserve area) and has adequate room outside the flood hazard area for a sewage disposal system (including reserve area) and well.

Lot 2: ☑ has an approved sewage site (✓ existing approved septic system and reserve area OR ___has a new approved septic site and reserve area) and has adequate room outside the flood hazard area for a sewage disposal system (including reserve area) and well.

Lot 3: ☑ has an approved sewage site (___existing approved septic system and reserve area OR ✓ has a new approved septic site and reserve area) and has adequate room outside the flood hazard area for a sewage disposal system (including reserve area) and well.

Lot 4: ☐ has an approved sewage site (___existing approved septic system and reserve area OR ___has a new approved septic site and reserve area) and has adequate room outside the flood hazard area for a sewage disposal system (including reserve area) and well.

☐ Lots 1, 2, 3 have approval for a shared sewer or septic site.

SIGNED: _____

TITLE: EHS

DATE: 3/19/18

NOTES: _____

THE FOLLOWING INFORMATION SHALL BE ATTACHED BY THE APPLICANT FOR REVIEW BY THE PLANNING DEPARTMENT AND THE HEALTH DISTRICT:

☐ Location on the proposed lots for sewage disposal sites
☐ Location on the proposed lots for well sites

August 28, 2017

Latah County Planning & Building
Senior Planner: Mauri Knott
522 S. Adams Street, Room 205
Moscow, ID 83843

Dear Mrs. Knott:

Regarding the property located at 2375 North Highway 95, Gov't Lot 1, Sec.6,T.39N.,R.5.W., it is mutually agreed to by both parties to the rezone and short plat process.

We would like a request a parcel identification number to proceed with the sale of the property.

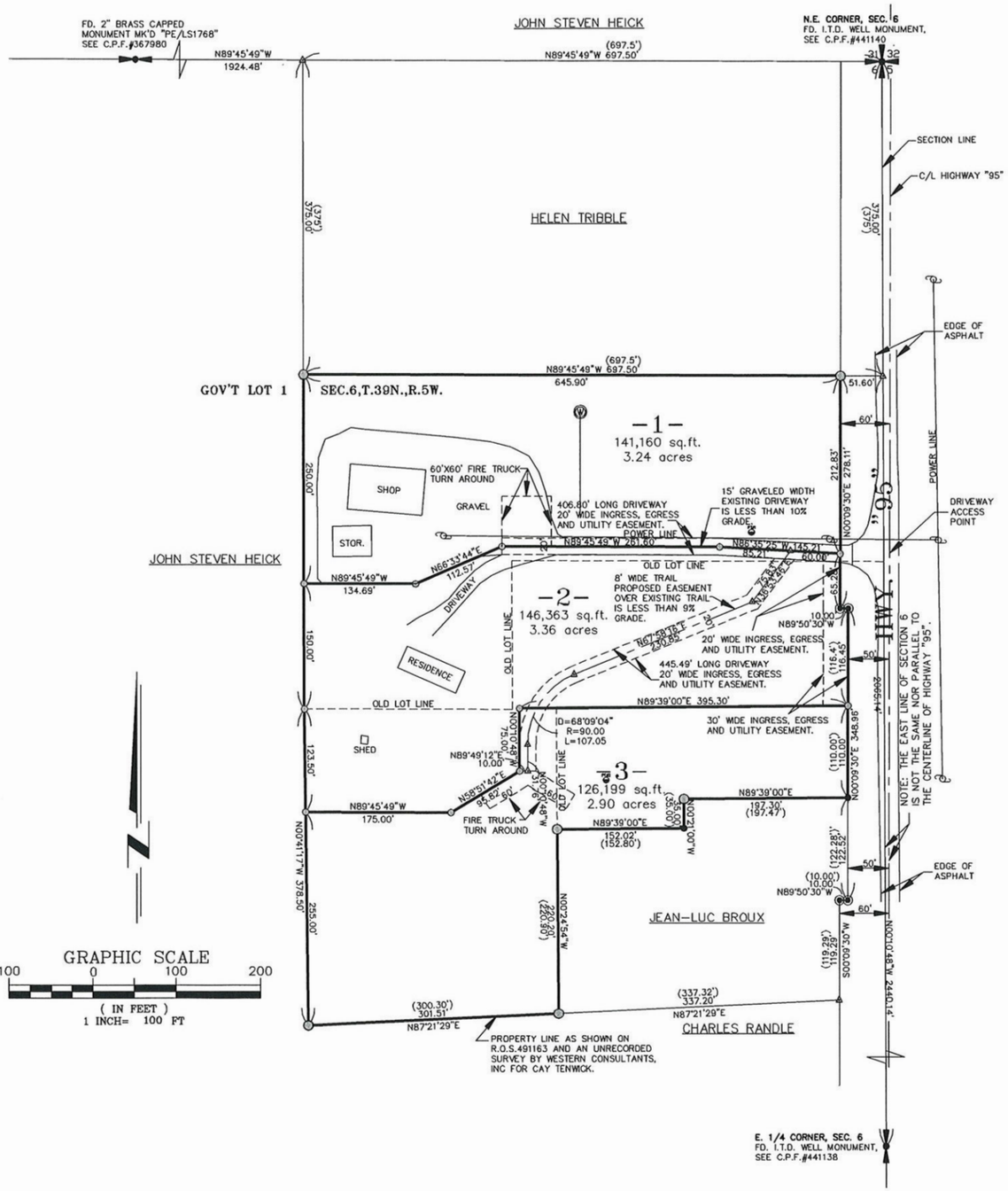
Vance Penton

Dennis Scott

PRELIMINARY

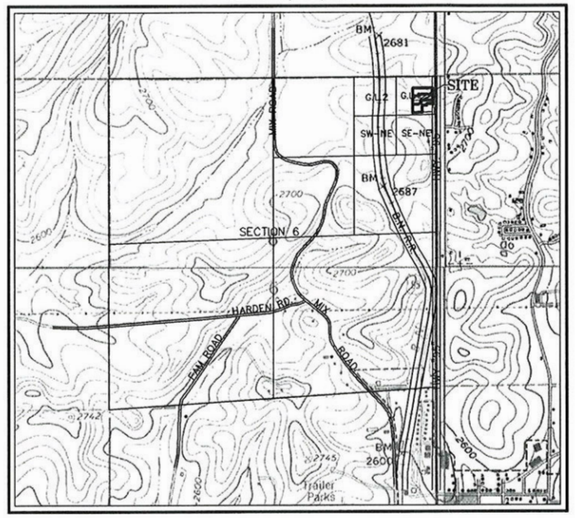
PENTON SHORT PLAT

PART OF
GOVERNMENT LOT 1
SECTION 6, T 39 N , R 5 W
BOISE MERIDIAN
COUNTY OF LATAH
STATE OF IDAHO



GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 INCH= 100 FT

VICINITY MAP
NOT TO SCALE
SECTION 6,T39N,R5W



LEGEND

- ◉&● = CORNER FOUND AS DESCRIBED.
- ◎ = SET 5/8" DIA. BY 30" LONG REBAR WITH CAP MK'D. "PLS 7379"
- ⊙ = SET 5/8" DIA. BY 24" LONG REBAR WITH CAP MK'D. "PLS 7379"
- ▲ = CALCULATED LOCATION ONLY, NO CORNER SET THIS SURVEY.
- ( ) = RECORD INFORMATION PER DEEDS.
- = POWER/ UTILITY POLE.
- = SOIL TEST PIT LOCATION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 1983 IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, AND WAS DEVELOPED FROM R.T.K.-G.P.S. OBSERVATIONS ON BOUNDARY AND SECTION CONTROLLING CORNERS SHOWN HEREON. DISTANCES ARE SHOWN AT GRID REFERENCE. THE LOCAL BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF SECTION 6, AS SHOWN, HEREON BEARING N0°10'48"W PER MONUMENTS FOUND AND AS SHOWN.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS AND CONTOURS INFORMATION SHOWN HEREON WAS DEVELOPED FROM STATIC GPS OBSERVATIONS OF OVER 4 HOURS AND POST PROCESSED. DATA SHOWN IS REFERENCED TO THE NAVD 88 DATUM AND COMPLIES WITH INDUSTRY STANDARDS

NOTES

1) INDIVIDUAL LOTS DESCRIBED IN THE PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

PROFESSIONAL LAND SURVEYOR REGISTERED 7379 STATE OF IDAHO TERRY T. GOLDING

Terry T. Golding 04/30/2018
TERRY T. GOLDING DATE

RECORDER'S CERTIFICATE

Filed and recorded at the request of_____
at ____ o'clock, ____ M., this ____ day of _____, 20____
_____ By:_____
Ex-officio Auditor-Recorder
Latah County, Idaho
Fee: $_____ Return:_____
INSTRUMENT NUMBER:_____

DRAWN BY: TTG DATE: 01/02/2018
REVISIONS: 04/30/2018
JOB NO.: JN1442EX SHEET 2 OF 2 SHEETS

GOLDING SURVEYING & MAPPING JN1442EX
P.O. BOX 1818 • LEWISTON , IDAHO • 83501 • (208) 746-5720

RECEIVED
MAY 02 2018
City of Moscow

PRELIMINARY

PENTON SHORT PLAT

PART OF
GOVERNMENT LOT 1
SECTION 6, T 39 N , R 5 W
BOISE MERIDIAN
COUNTY OF LATAH
STATE OF IDAHO

OWNER'S LOTS 2 AND 3 DEDICATION CERTIFICATE

I, VANCE PENTON, AS MY SOLE AND SEPARATE PROPERTY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED AND PLATTED PROPERTY, DO HEREBY CERTIFY THAT: I DO HEREBY SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS PLAT AND DO HEREBY STATE THE EASEMENTS SHOWN HEREON ARE PRIVATE.

_____
OWNERS NAME DATE

ACKNOWLEDGMENT

STATE OF IDAHO
} S.S.
COUNTY OF LATAH

ON THIS _____ DAY OF _____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
_____
KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING AT _____
MY COMMISSION EXPIRES: _____

OWNER'S LOT 1 DEDICATION CERTIFICATE

WE, DENNIS M. SCOTT AND MAGGIE R. SCOTT, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED AND PLATTED PROPERTY, DO HEREBY CERTIFY THAT: WE DO HEREBY SUBDIVIDE SAID PROPERTY AS INDICATED BY THIS PLAT AND DO HEREBY STATE THE EASEMENTS SHOWN HEREON ARE PRIVATE.

_____
OWNERS NAME DATE

_____
OWNERS NAME DATE

ACKNOWLEDGMENT

STATE OF IDAHO
} S.S.
COUNTY OF LATAH

ON THIS _____ DAY OF _____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
_____
_____ KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING AT _____
MY COMMISSION EXPIRES: _____

IDAHO TRANSPORTATION DEPARTMENT CERTIFICATE

THE IDAHO TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS APPROVED WITH CONDITIONS, IF ANY, AS STATED IN THE ACKNOWLEDGMENT FORM DATED ___ DAY OF _____, 2018.

_____
IDAHO TRANSPORTATION DEPARTMENT DATE

NOTES

1) INDIVIDUAL LOTS DESCRIBED IN THE PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

LEGAL DESCRIPTION

Part Government Lot 1 of Section 6, Township 39 North, Range 5 West, Boise Meridian, County of Latah, State of Idaho more particularly described as follows:

Commencing at the northeast corner of Section 6; thence North 89°45'49" West, a distance of 697.50 feet; thence South 00°10'48" East, a distance of 375.00 feet to the TRUE POINT OF BEGINNING; thence South 89°45'49" East, a distance of 645.90 feet to the westerly right of way line of Highway "95"; thence South 00°09'30" West, along said westerly right of way line, a distance of 278.11 feet; thence South 89°50'30" East, along said right of way line, a distance of 10.00 feet; thence South 00°09'30" West, along said right of way line, a distance of 226.45 feet; thence South 89°39'00" West, a distance of 197.30 feet; thence South 00°21'00" East, a distance of 35.00 feet; thence South 89°39'00" West, a distance of 152.02 feet; thence South 00°24'54" East, a distance of 220.20 feet; thence South 87°21'29" West, a distance of 301.51 feet; thence North 00°41'17" West, a distance of 378.50 feet; thence North 00°10'48" West, a distance of 400.00 feet to the TRUE POINT OF BEGINNING

LAND SURVEYOR'S CERTIFICATE

I, TERRY T. GOLDING, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. 7379, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH TITLE 50, CHAPTER 13 AND TITLE 55, CHAPTER 16 OF IDAHO CODE, THAT THE INFORMATION SHOWN IS CORRECT AND THAT ALL MONUMENTS HAVE BEEN SET OR BONDED TO BE SET.

Terry T. Golding 04/30/2018
TERRY T. GOLDING DATE

PROFESSIONAL LAND SURVEYOR REGISTERED 7379 STATE OF IDAHO TERRY T. GOLDING

COUNTY SURVEYOR'S CERTIFICATE

I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. _____, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND ITS COMPUTATIONS THEREON AND HAVE DETERMINED THAT IT COMPLIES WITH THE FINAL PLAT REQUIREMENTS OF THE LATAH COUNTY SUBDIVISION ORDINANCE NO. _____, TITLE 50, CHAPTER 13 AND TITLE 55, CHAPTER 16 OF IDAHO CODE.

_____
LATAH COUNTY SURVEYOR DATE

PUBLIC HEALTH–IDAHO NORTH CENTRAL DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____
HEALTH DISTRICT SIGNATURE DATE

COUNTY TREASURER'S CERTIFICATE

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF LATAH, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE TITLE 50, CHAPTER 1308, DO HEREBY CERTIFY THAT AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES, ALL AD VALOREM TAXES AND ASSESSMENTS FOR THE PROPERTY SHOWN HEREON DESCRIBED, HAVE BEEN PAID IN FULL FOR THE YEAR 20___ AND PRECEDING YEARS. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____
LATAH COUNTY COUNTY TREASURER DATE

COUNTY COMMISSIONER'S CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND RELATE TO PRIVATE ROADS AND PRIVATE UTILITIES. ACCEPTANCE BY LATAH COUNTY OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE, REPAIRS OR IMPROVEMENTS BY THE COUNTY. LATAH COUNTY DOES NOT ACCEPT OR ASSUME JURISDICTION OR RESPONSIBILITY FOR THE DESIGN, INSPECTION, CONSTRUCTION, MAINTENANCE, REPAIRS OR IMPROVEMENTS OF ANY ROADS, STREETS, RIGHT OF WAYS, EASEMENTS OR FACILITIES DEDICATED ON THIS PLAT. SUCH ROADS, STREETS, RIGHT OF WAYS, EASEMENTS OR FACILITIES, IF SUBSEQUENTLY IMPROVED TO SAID COUNTY STANDARDS, MAY BE ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH A SEPARATE ACTION OF THE BOARD OF COUNTY COMMISSIONERS.

WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF LATAH COUNTY, IDAHO, AT A MEETING HELD ON THE _____ DAY OF _____, 20_____.

_____
CHAIRMAN, LATAH COUNTY BOARD OF COMMISSIONERS DATE

RECORDER'S CERTIFICATE
Filed and recorded at the request of_____
at _____ o'clock, ____ M., this ____day of_____, 20____
_____ By:_____
Ex-officio Auditor-Recorder
Latah County, Idaho
Fee: $_____ Return:_____
INSTRUMENT NUMBER:_____

DRAWN BY: TTG DATE: 01/02/2018
REVISIONS: 04/30/2018
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