



CITY OF MOSCOW

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

1. Approval Of Minutes From June 13, 2018

Documents:

[DRAFT MINUTES.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 Rezone At 2324 South Highway 95 In The Area Of City Impact - LUP2018-0010

Proposed rezone of a 1.04 acre parcel of land located at 2324 South Highway 95 within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone. The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

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

Documents:

[SALISBURY REZONE.PDF](#)

6. Public Hearing: Proposal For Rezone Of A 13,033 Square Foot Area Located At 109 N Almon Street Within The City Of Moscow: LUP2018-0016

A proposal to rezone the subject property from its current designation of the Multiple Family Residential (R-4) Zone to the Neighborhood Business (NB) Zone.

ACTION: Conduct the public hearing upon the proposed rezone and upon consideration of

any testimony presented, recommend approval of the rezone request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the rezone request with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the rezone request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

Documents:

[THOMPSON REZONE.PDF](#)

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

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, amend the expiration and extension periods for certain land use actions, and amend the time period public notice requirements.

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

8. Approval Of Reasoned Statements Of Relevant Criteria And Standards For Property Currently Addressed As 2375 Highway 95 North In The Area Of City Impact -- LUP2018-0011

A proposal for 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.

ACTION: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with corrections; or provide Staff further direction as deemed necessary.

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.

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
June 13, 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; Scott Gropp, Joel Hamilton, Mike Nelsen, Kurt Obermayr (via phone), Robb Parish, Nels Reese, Victoria Seever, Dennis Wilson

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

1. Approval of minutes from May 23, 2018

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Reese

2. Correspondence

None.

3. Transportation Commission Meeting Report

Tomorrow's meeting agenda includes discussion of proposed SMART Transit route revisions and a report on the Third Street traffic calming plan.

4. Public Comment

None.

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

Ray presented the application for subdividing a 9.5-acre area into three parcels ranging in size from 3.24 acres to 2.9 acres. About a year ago, 8.4 acres of this area was rezoned from Ag-Forest to Suburban Residential. Subject property is surrounded primarily by agricultural area and some single family dwellings and a mobile home park across the highway to the east. Moscow's Area of City Impact agreement with the County refers to the 1999 Comprehensive Plan which designates this area for single family dwellings and accessory buildings on large lots. The proposal also meets the minimum lot size, depth and width requirements of the Suburban Residential guidelines within Moscow's current Comprehensive Plan. A new access driveway for Parcel #3 would include emergency services turn-around space. Staff recommended approval with no conditions.

McClure asked when the County is expected to accept the City's current comp plan. Ray said the ACI was last renegotiated in 2006. The process is due to start again but the City was waiting on comp plan revisions and the land use zoning table ordinance update that was just approved by Council a few weeks ago. Based on a question from Wilson, Ray confirmed that a portion of Parcel #3 will remain zoned as Ag-Forest. Reese asked about the water/sewer requirements within the ACI. Ray replied that well and septic are

required, for which the applicant has already been approved. McClure opened the public hearing at 7:14pm with testimony from the applicants.

Vance & Lola Penton, 332 Dolly Drive, explained their main desire is to create a separate building lot from the existing residence. Soil tests have been conducted and a new well will serve the house and upper lot. The southern lot will need to dig its own well.

Given no further testimony the public hearing closed at 7:21pm. There was no further discussion.

Hamilton moved to recommend approval to the County Commissioners.

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

Hamilton moved to direct staff to prepare the Relevant Criteria and Standards.

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

6. Draft Ordinance Amending Planned Unit Development Base Density, Rural Lot Access Requirements, and the Expiration of Certain Land Use Actions

Ray reviewed all three amendments incorporating the discussion from the past few meetings. Parish suggested that revocation of CUPs should be two years rather than 18 months, simply to be consistent with the other provisions. Hamilton and McClure concurred.

Ray also explained a staff suggestion about public hearing notice requirements. Currently, the public hearing process is the same for Annexation, Comp Plan Land Use Designation Amendment, Rezone, Preliminary Plat, and PUD. Applicants must provide 14-day notice to all property owners within 600 feet of the required Neighborhood Meeting. Upon submission of the application, the City provides 30-day notice of the public hearing before the Planning & Zoning Commission and posts on-site seven days prior. For the subsequent City Council hearing, the City provides 15-day notice and posts on-site seven days before the meeting. Some concern has been raised that the 30-day notice prior to the P&Z hearing might be causing people to forget about it by time the hearing occurs, rather than providing the intended generous advance notice. State statute requires 15-day notice for both hearings. Nelsen said if there were no negative effects of shortening the notice period, he thought it was a good change. Reese wondered if a longer notice period was intended to allow time for absent landlords to receive their notice. Obermayr and Seever agreed two weeks should be sufficient.

Ray said ordinance format of these all amendments should be available by the next meeting.

7. Shared Readings

Commissioners discussed pros and cons of angled vs. parallel parking and held an extensive conversation regarding actual or perceived parking problems in downtown Moscow. McClure noted the Transportation Commission Parking Report is now 11 years old, during which time downtown use has changed as well as popular thinking about parking. Ultimately the Commission concluded that downtown parking been discussed for years without any viable solutions.

The meeting adjourned at 8:32 p.m.

Wendy McClure, Chair

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

HEARING DATE: June 27, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposed rezone of a 1.04-acre parcel of land located at 2324 South Highway 95 within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone.

Attachments:

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

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

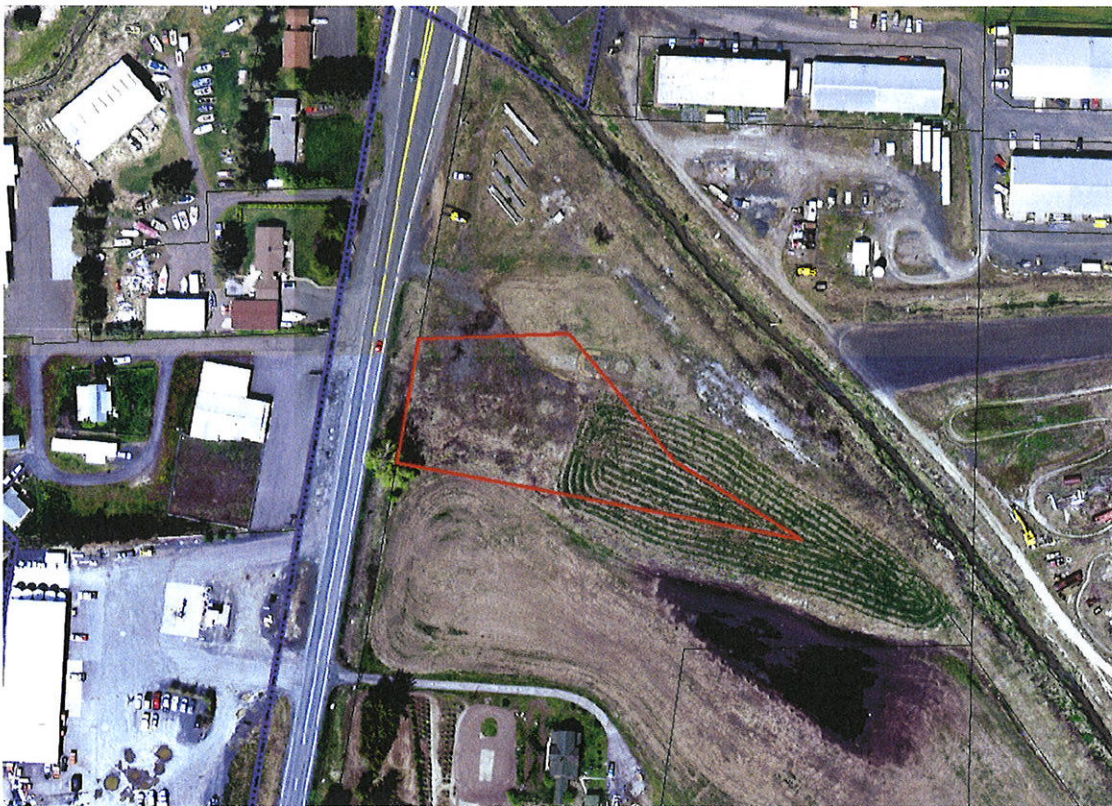
Proposal: The applicant, Mike Salisbury, is proposing to rezone a 1.04-acre area located at 2324 South Highway 95 from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone.

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 1.04-acre parcel that is currently undeveloped and is directly adjacent to Highway 95. The subject property is primarily surrounded by agricultural lands to the north, east, and south that are within the Area of City Impact. Across the South Fork of the Palouse River to the northeast is Fountains Industrial Park and a runway for crop dusting operations. Across Highway 95 to the west is the current City Limits boundary and properties that are primarily commercial but do include some residential. Bonkerz children's play center is located to the west, CHS Primeland agricultural is located to the southwest, and Dale's Boat Service along with single family dwellings are located to the northwest.



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 Light Industrial upon the 1999 City of Moscow Comprehensive Plan Land Use Map. Surrounding properties to the north, south, and east are also designated as Light Industrial and properties to the west are Extensive Commercial (EC).

According to the 1999 Comprehensive Plan,

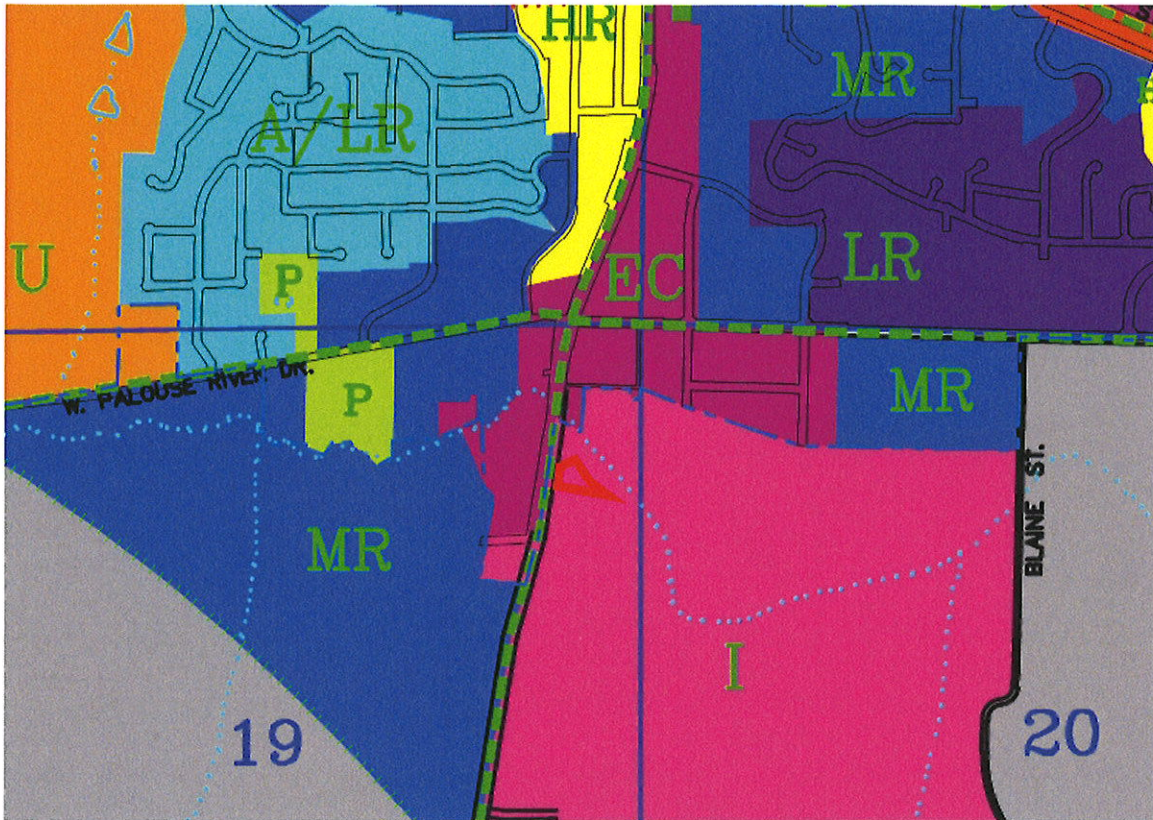
"Light Industrial uses have been designated for four areas-the northern area which is located along A Street between Line and Almon Streets; the central area along the railroad tracks from Sixth to Logan Streets; the southern area east of US Highway 95 at the extreme southern edge of the city; and the eastern area south of Highway 8 at the eastern edge of the city."

"Additional industries should be discouraged from locating in the northern and central areas because of the congestion within these areas and the conflict between industrial and surrounding uses. Existing industries, most of which are agriculture-related, should be accommodated in these areas until such time as it becomes feasible for them to relocate in more appropriate locations. Should portions of these areas be vacated by existing industrial uses, the northern area and the section of the central area south of West Sixth Street and west of Main Street should be reclassified for commercial and high-density residential uses."

"The southern area, as well as the two industrial areas in the county, has immediate access to US Highway 95 whether or not a bypass is built. This area is the best location within the city for highway transport between Moscow and Lewiston and would be appropriate for general industry and warehousing operations."

Within the 2009 Moscow Comprehensive Plan the subject property is currently designated as Auto-Urban Commercial. According to the 2009 Comprehensive Plan, Auto-Urban Commercial 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)."



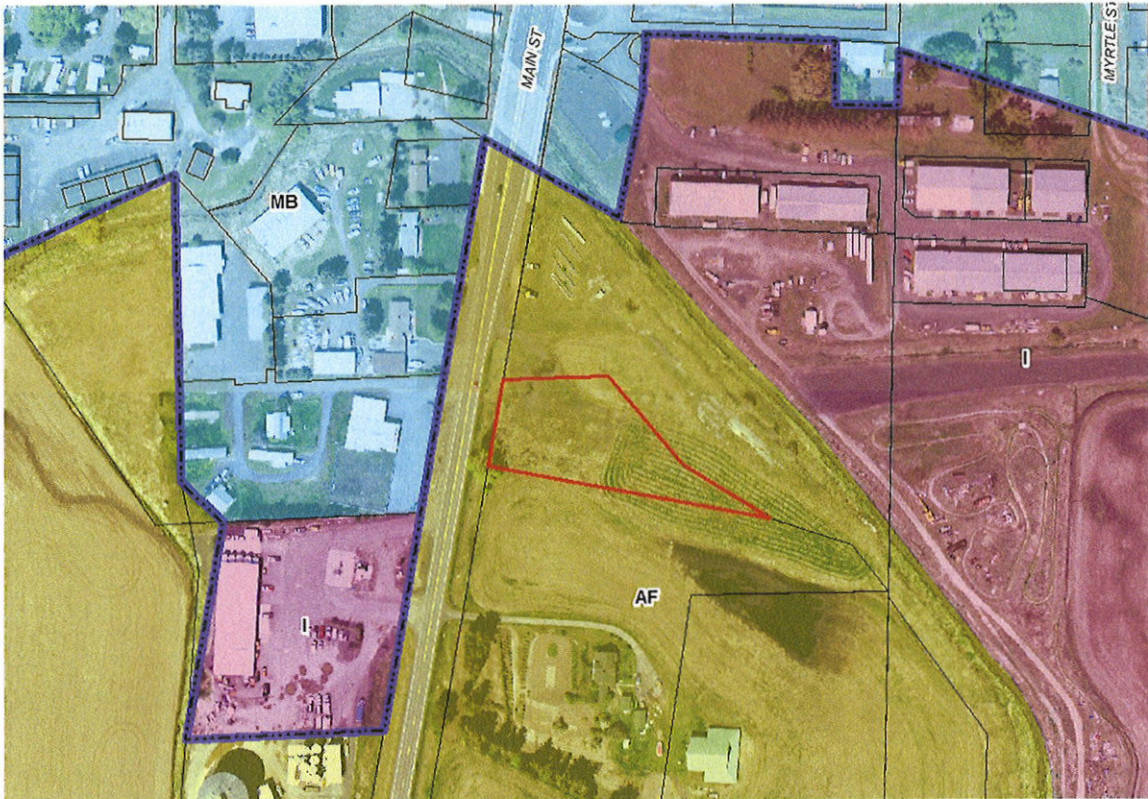
1999 Comprehensive Plan Land Use Map

Zoning: The subject property and adjacent properties to the north, south, and east are currently zoned Agriculture/Forestry (AF). Properties across Highway 95 to the west with the City Limits are primarily zoned Motor Business (MB) with the exception of CHS Primeland which is currently zoned Industrial (I). The subject property is located in Latah County within the Area of City Impact and the applicant is proposing to rezone the property to the Motor Business (MB) Zone.

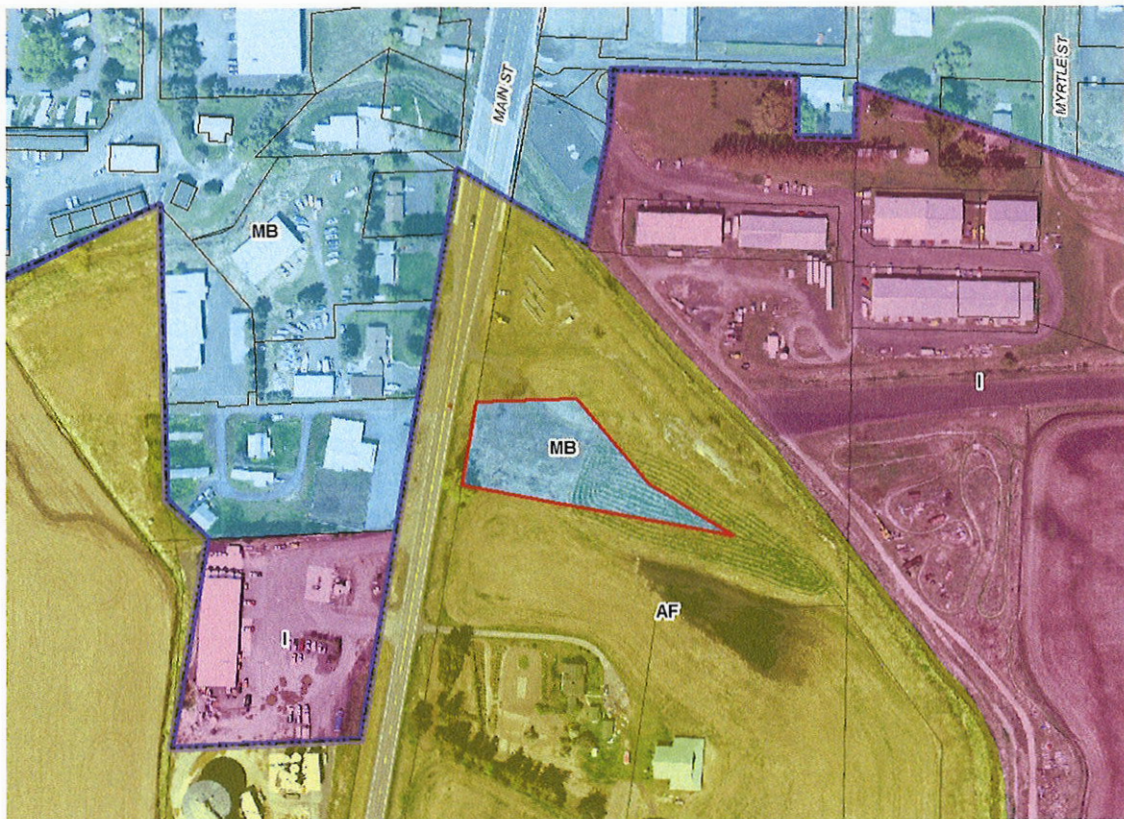
According to the City of Moscow Zoning Code, the MB Zone is intended to,

“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.



Existing Zoning



Proposed Zoning

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.

Future Annexation: The City generally encourages annexation of properties that are adjacent to the existing City Limits boundary and are able to be served by City utility services. The City has an existing annexation policy (Resolution 2007-01) which states that property located adjacent to the City shall be annexed when either of the following occurs:

- a. The property is completely surrounded by the City. The City Council in its discretion upon application of the property owner may consider an exemption from this policy where the property is used exclusively for agricultural purposes and there are no structures on or associated with the property or with the exclusive agricultural use. Any construction or placement of a structure of any nature, installation of a well or a sewer system, or like development on any portion of a property exempted under this subsection shall require annexation of the entire exempted property.
- b. The property is served by City water and/or City sewer and the property has a structure located on it or associated with it.

The proposed rezone of the subject property appears to not meet the City's annexation policy for requiring annexation. The City limits boundary is in close proximity, being across Highway 95 to the west, but the property is not completely surrounded by the City as is required within the policy. The primary issue is the lack of readily available sewer service in the area, which ends north of the Highway 95 bridge over the South Fork of the Palouse River. The small size of the property and limited utility demand also factor into the decision on whether to recommend annexation. Based upon these factors, it is Staff's recommendation that a condition be placed upon the rezone request that the applicant enter into a development agreement to consent to annexation at the time utility services are fully available to the subject property. So, at the time a project is completed that extends sanitary sewer further south along Highway 95, then the property could be annexed and connected to water and sewer service.



Water and Sewer Service in the Area

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 rezone from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone with the condition that the applicant enter into a development agreement to consent to annexation at the time utility services are fully available to the subject property.

NOTICE OF PUBLIC HEARING

Proposal for Rezone at 2324 South Highway 95 in the Area of City Impact
Permit Application LUP2018-0010

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:

- Public Hearing: Proposed rezone of a 1.04 acre parcel of land located at 2324 South Highway 95 within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Motor Business (MB) Zone.

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

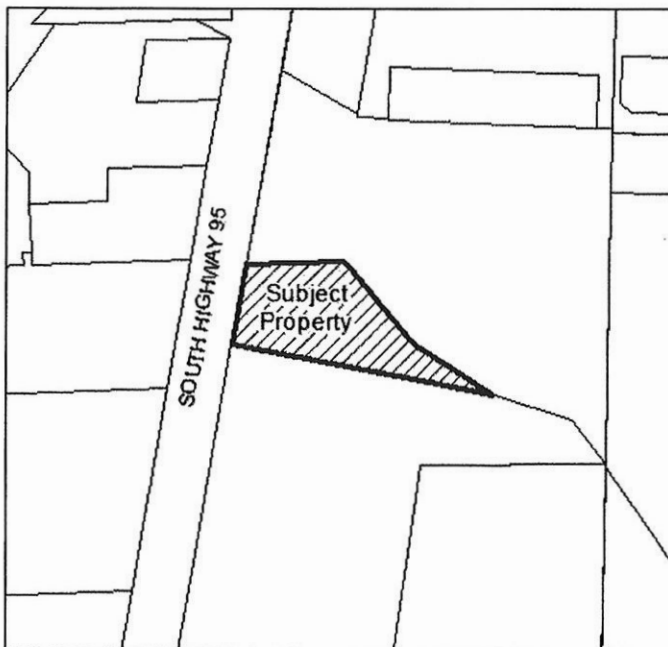
MEETING DATE: Wednesday, June 27, 2018

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, Deputy Clerk

Publish: Saturday, June 9, 2018



Application for Rezone 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, Room 205, (208) 883-7220

1. Applicant Information

a. Applicant Name	b. Home Phone	c. Work Phone	
d. Mailing Address	e. City	f. State	g. Zip code
h. Property Owner (if different than applicant)	i. Home Phone	j. Work Phone	
k. Mailing Address	l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s)	b. Site Address (if applicable)	
c. Road Used to Access Site	d. Floodplain designation(s) <i>See Map</i>	e. FEMA Panel #
f. Existing Uses		

3. Service Provider Information (please attach additional information if requested)

a. Source of Potable Water (i.e. city, private well, water district) *private* b. Sewage Disposal (i.e. city, sewer district or private septic system)

4. Adjacent Properties Information

a. Zoning of Adjacent Properties b. Existing Uses of Adjacent Properties

5. Rezone Information

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

Note: If you would like to change different sections of your property to different zoning designations, please provide a map depicting which zoning designations will be located on the corresponding sections of your property.

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 <i>MAS</i>	b. Date <i>1-5-18</i>
c. Signature of Property Owner (if different than applicant)	d. Date

Office Use Only

Date Received by County	Fee Amount	Receipt No.	By
RZ # <i>1042</i>	Date Determined Technically Complete	By	
Date Forwarded	Date Received by City	By	
P&Z Hearing Date	Date Returned to County	By	

7. Attachments

All attachments should be reproducible in black and white at 8½" x 11"

- ☐ **Fee:** (\$550.00) Make checks payable to Latah County.
- ☐ **Legal Description:** Must describe only that property which the applicant proposes to rezone
- ☐ **Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.
- ☐ **Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Planning and Zoning Commission to make a decision.
- ☐ **Vicinity Map:** The map should show the site location in relation to the City of Moscow, outlying neighborhoods, highways and roads, and natural features.
- ☐ **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 rezone request.

APPENDUM



APPLICATION FOR REZONING

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 submit to: **Latah County Department of Planning & Building**
Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow ID 83843 (208) 883-7220

1. Applicant Information

A. Applicant Name Mike Salisbury	B. Home Phone / Work Phone 5098723511	C. Email Mike@motleymotley.com	
D. Mailing Address 6901 State Rte 270	E. City Pullman	F. State WA	G. Zip Code 99163
H. Property Owner (If Different than Applicant) TWO-GM, LLC	I. Home Phone	J. Work Phone 208-301-2370	
K. Mailing Address 6901 State Rte 270	L. City Pullman	M. State WA	N. Zip Code 99163

2. General Site Information

A. Assessor's Parcel Number(s) RP39N05W191840	B. Parcel Address (If Applicable)			
C. Acreage of Existing Parcel 1.04	D. Existing Zoning Ag/Forest	E. Comprehensive Plan Designation	F. Floodplain Designation(s)	G. FEMA Panel #
H. Is the parcel within an Area of City Impact? ☒ Yes. ☐ No.	I. Impact City Moscow	J. Road Used to Access Site Highway 95		
<i>Note: Sites within an Area of City Impact may require additional notification time prior to public hearings or may require a hearing before the other jurisdiction.</i>				
L. Existing Uses None				

3. Service Provider Information (please attach additional information if requested)

A. Fire District Moscow	B. Road District South Latah County	C. School District Moscow
D. Source of Potable Water (i.e. Water District or Private Well) Private	E. Sewage Disposal (i.e. Sewer District or Septic System) private	

4. Adjacent Properties Information

A. Zoning of Adjacent Properties Comm, ag/forest	B. Existing Uses of Adjacent Properties Comm, ag, res
--	---

5. Rezone Information

A. Proposed Zoning District(s) ☐ Agriculture/Forestry ☐ Rural Residential ☐ Suburban Residential ☒ Commercial ☐ Industrial	B. Explain for Rezone Request Land is not being utilized for any purpose, and this use would be consistent with nearby uses as well as comprehensive plans.
---	---

Note: If you would like to change different sections of your property to different zoning designations, please provide a map depicting which zoning designations will be located on the corresponding sections of your property.

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 1-5-2018
c. Signature of Property Owner (If Different than Applicant) 	d. Date 1-5-2018

Office Use Only

Date Received	Amount	Receipt No.	By
RZ# 1048	Date Determined Technically Complete	By	
Hearing Date			

7. Attachments

- ☒ **Fee:** (\$400.00) Make checks payable to Latah County.
- ☒ **Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.
- ☒ **Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Zoning Commission to make a decision.
- ☒ **Survey or Boundary Description:** This must be prepared by a surveyor licensed in the state of Idaho.
- ☒ **Other Attachments:**



Rezone Narrative Worksheet

Application Information

Applicant's Name
Mike Salisbury

Phone Number
208-301-2370

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance.

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

Describe your proposal in detail. Include all aspects of your proposal.

~~Need to create an area for heavy equipment sales, including a building with storage and a meeting area.~~

Existing Uses of Property

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

~~Flat, unused land along Highway 95~~

Consistency Requirements

Please respond to each of the five criteria listed in Section 6.01.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

1. The rezone, and the uses it permits, shall not be detrimental to or incompatible with the surrounding area, and the uses permitted in that area.

~~To the South is a residence, to the North are the Fountain Business Park and 2 restaurants, across the Highway to the West are commercial uses such as Bonkers, Primeland, ATV sales and service shop, commercial fuel pumps.~~

~~The intended use is not detrimental or incompatible with the surrounding area and its uses.~~

2. The rezone must provide some public benefit that exceeds any costs imposed upon the public.

The public will benefit by increased property values, increased property taxes, new job creation, landscaping will create a more attractive area, and the use will provide increased availability of heavy equipment in the area.

The public benefits when local people who care about the community expand their businesses. Business development supports local employment.

3. The rezone shall not impose a significant burden to any public services.

There will be very little impact on public services.

4. The rezone shall not be a spot zone.

The South Main area is already mostly commercial and this should fit in well with existing uses.

5. The rezone is in accordance with the goals and policies of the Comprehensive Plan.

This intended use is within the City of Moscow Area of Impact, is consistent with nearby uses, and complies with all aspects of the comprehensive plan for this area.

In addition to your response above, please explain your proposal's consistency 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 Latah County Comprehensive Plan for specific goals and policies of the particular elements.

a. Community Design Element

The intended use is consistent with the policies within the Community Design element because of the surrounding uses in this area.

b. Population Element

The intended use encourages growth in an area likely to be annexed into Moscow.

c. Housing Element

The intended use complies with creating an attractive community and keeps commercial uses near the highway and near other similar uses.

d. Economic Development Element

The intended use is a business development which supports local employment, it provides for appropriate land use, it enhances economic diversification, it is compatible with the natural environment and existing uses, it is consistent with likely future infrastructure, it utilizes the local workforce, and it represents increased economic activity.

e. Public Services, Facilities, and Utilities Element

The intended use does not place an excessive burden to an agencies or facilities, does not adversely effect public facilities or natural resources. It is near Moscow and near other commercial uses, thus minimizing the cost of providing public services.

f. School Facilities and Student Transportation Element

The intended use does not effect the school facilities or student transportation.

g. Transportation Element

~~Access is limited to a shared access onto Highway 95 with the neighbor. This will be a low traffic business and will not disrupt traffic flow and is adequate for emergency response vehicles. Buildings will be set back a safe distance.~~

h. Natural Resource Element

~~The intended use will be at least 80' from the stream and will not pollute or degrade the natural environment.~~

i. Special Areas Element

~~No historic buildings or sites will be effected by the intended use.~~

j. Hazardous Areas Element

~~The property is six feet above the flood plain level and any structures will be at least seven feet above floodplain.~~

k. Recreation Element

~~The intended use will not adversely effect any recreational area.~~

l. Land Use Element

~~The intended use complies with City and County plans and is currently nonproductive land, not being utilized for farming, or any other use.~~

m. Implementation

~~The intended use is a low impact, low traffic use that will enhance the community in many ways.~~

n. Property Rights Element

~~The intended use is an economically viable use, is consistent with a fundamental attribute of ownership and within constitutional rights.~~

o. Water Resource Element

~~The intended use will not adversely effect water quality of supply, is a low consumption type of facility, and will require little to no irrigation.~~

485423

NO. AT THE REQUEST OF:
 W.E. ANDERSON
 DATE & HOUR:
 3-16-04 10:59
 SUSAN PETERSEN
 LATAH COUNTY RECORDER

DEED OF GIFT

FEE \$ 6.00 BY S. Anderson
 in/ADON 8447 Moscow ID 83443

KNOW ALL BY THESE PRESENTS:

That the Grantor, CLYDE FIVE, L.L.C., an Idaho Limited Liability Company, for and in consideration of the love and affection which the members have and bear unto the Grantee herein, does by these presents give, alienate, convey and confirm unto GAY LYNN CLYDE, a married woman, as her sole and separate property, whose address is 1175 Zeitler Road, Moscow, Idaho 83843, the following described real property situated in Latah County, State of Idaho, to-wit:

All that portion of the NE1/4 of Section 19, Township 39 North, Range 5, W.B.M., described as follows:

COMMENCING at the Northeast corner of said Section 19; thence along the East line thereof, S. 00°17'27" W, 1329.35 feet to the intersection with the boundary line between the lands of Fountain and the lands of Clyde; thence Northwesterly along said boundary, N. 35°48'43" W, 98.95 feet; thence continuing on said boundary line; N. 73°17'43" W, 136.45 feet to the TRUE POINT OF BEGINNING; thence N. 80°51'00" W, 450.40 feet to the Easterly line of State Highway No. 95 (100 feet in width); thence Northerly along said highway, N. 09°09'00" E, 137.60 feet to the Southwest corner of the aforesaid lands of Fountain; thence along said boundary between Fountain and Clyde the following three (3) courses: N. 87°21'17" E, 163.55 feet; thence S. 42°00'50" E, 178.20 feet; thence S. 59°28'43" E, 162.68 feet to the POINT OF BEGINNING.

TOGETHER WITH an Easement for ingress, egress and utilities, on, over, under and across a strip of land 25 feet in width, whose West line is identical with the East line of the above mentioned state highway and extending from the South line of the above described tract, Southerly 200 feet, more or less, to the existing paved driveway and the approved state highway access point.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

DATED this 10th day of March, 2004.

CLYDE FIVE, L.L.C.

By: Robert E. Clyde
 Robert E. Clyde, Managing Member
 Managing Member

PAGE 1 OF 2

DEED OF GIFT

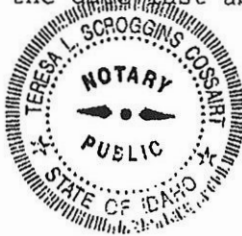
1 STATE OF IDAHO)

2 County of Latah)

ss.

3 On this 10th day of March, 2004, before me, the undersigned,
4 a Notary Public in and for said State, personally appeared ROBERT
5 E. CLYDE, as Managing Member of CLYDE FIVE, L.L.C., an Idaho
6 Limited Liability Company, and known or identified to me to be the
person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same on behalf of said
company.

7 IN WITNESS WHEREOF, I have hereunto set my hand and notarial
8 seal on the date last above written.



9 *Teresa L. Scroggins-Cossart*
10 Notary Public for Idaho,
11 Residing in Latah County.
12 My commission expires: Dec 30 2007.

32 DEED OF GIFT

PAGE 2 OF 2

January 3, 2018

Mr. Ron Blewett
Blewett, Mushlitz, and Hally LLP
710 16th Avenue
Lewiston, Idaho 83501

Re: Two GM, LLC Real Estate Purchase
Moscow, Idaho

Dear Mr. Blewett:

As you requested, I have completed the assignment regarding the referenced potential real estate purchase between Two GM, LLC and Gay Lynn Clyde. Unfortunately, I was unable to locate any approach permit allowing access from the Gay Lynn Clyde property to US Highway No. 95.

However, I did find one permit at approximate Milepost 343.94 Right issued to Pete Fountain in 1973. This permit allows for one 30-foot wide field approach to US Highway No. 95, and is located on the north adjacent parcel of land under the ownership of Tatknmah, LLC.

I discussed possible future access to US Highway No. 95 from the Gay Lynn Clyde property, and I was told ITD would not issue an approach permit for any type of access. All future access from the Gay Lynn Clyde property to US Highway No. 95 is provided by a permanent easement between Gay Lynn Clyde and Clyde Five, LLC. The existing approach to US Highway No. 95 from the Clyde Five, LLC property is allowed for the current use, Rural Residential and may be combined as a Joint Use Approach with the Gay Lynn Clyde property.

I was unable to locate a Right-of-Way Use permit for the existing approach on the Clyde Five, LLC property. ITD was not sure why there was not a permit for this particular access on file. I was assured by ITD existing access and future access is allowed at this location on the Clyde Five, LLC property. Although all Right-of-Way Use Permits are revocable by ITD, I would encourage Two GM, LLC to request written assurance from ITD regarding future joint use access from the Clyde Five, LLC property in the event your client chooses to purchase the Gay Lynn Clyde property.

Continued . . .

Mr. Ron Blewett
January 3, 2018
Page 2

I have a few observations I would like to pass on to you for the benefit of your client if they decide to move forward with the purchase of the Gay Lynn Clyde property.

It appears a large portion of the Gay Lynn Clyde property is located within a flood plain, and will require a Flood Plain Development Permit from Latah County in order to build on or develop the property. The requirements for the Development Permit are found in Latah County Ordinance #269 under "Latah County Land Use Ordinance" section 5.01.03.

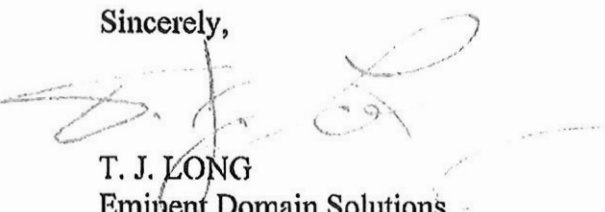
In addition, your client will need to obtain a 404 Permit from the US Army Corp of Engineers if they choose to build or develop the property. Once these permits are requested it will take between two and five months to secure the permits from these two agencies.

(A zone change to commercial or industrial use on the Gay Lynn Clyde property is required before ITD will issue a Right-of-Way Use Permit for joint use of the existing approach on the Clyde Five, LLC property.

The US-95; Thorn Creek Road to Moscow project is on appeal to the Ninth Circuit Court. A decision by the court will determine whether or not ITD can move forward with the construction of the project. If the Ninth Circuit upholds the Federal Court Memorandum Decision and Order a portion of the Gay Lynn Clyde property is subject to the threat of eminent domain, and condemnation by the State of Idaho under the US-95; Thorn Creek Road to Moscow project.

If you have any questions or want further assistance, please call me at 208-413-0757.

Sincerely,



T. J. LONG
Eminent Domain Solutions
Enclosures



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 837 • Lewiston, ID 83501-0837
(208) 799-5090 • itd.idaho.gov

April 16, 2018

Mr. Mike Salisbury
6901 SR 270
Pullman, WA 99163

Ms. Patricia Clyde
3060 Hwy 95 S
Moscow, ID 83843

Re: Right-of-Way Use Permit No. 02-18-063

Dear Mr. Salisbury and Ms. Clyde:

Thank you for submitting the referenced permit for the Permits Committee to review.

Enclosed is a Right-of-Way Use Permit to upgrade a 20 foot Single-Family Residential approach on US Highway 95 at milepost 343.857 to a maximum of 40 foot joint-use light volume commercial. As discussed this may be a temporary situation that will change based on the future highway project and the highway will be rebuilt per the official plans which will continue to provide joint-use commercial access. Please remember that this permit is only valid for work on the highway right-of-way for one year from the issued date.

If the Maintenance Foreman noted in the Special Provisions of the permit cannot be contacted for permission to commence work, please contact the Maintenance section in Lewiston at (208) 799-5090.

If we may be of further service, please contact me at (208) 799-5090.

Sincerely,

Jared M. Hopkins

JARED M. HOPKINS, P.E.
District Traffic Engineer

JMH:SN:kc: P:\Monthly Correspondence\2018\04 - April\Salisbury and Ms.Clyde 02-18-063\Mr. Salisbury and Ms.Clyde 02-18-063.docx
Enclosures



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

ITD 2109 (Rev. 11-13)

itd.idaho.gov

ITD Permit Application Number 02-19-063

ITD Use

Project Number From ITD Highway Plan FAP 18-A(2)		Date Application Received		Date Application Determined Complete		In City Limits	
Route U.S. 95	Segment 001540	C/L Milepost 343.857	☒ Right ☐ Left	C/L Station 1332+00	☒ Right ☐ Left	Pop. 5000 or Greater ☐ Yes ☐ No	
Traffic Impact Study Required ☐ Yes ☐ No		Appraisal Required ☐ Yes ☒ No		Median Type (Raised, Painted, etc.) n/a		Number of Lanes 2	
Distance From Nearest Approach (Both sides, both directions of roadway) see plans		Approach Volume (From TIS or ITE Trip Generation Handbook) Vehicle Trips per Day					
Site Distance Right 360+ Left 360+		Reason if Restricted to Right Or Left n/a		Culvert Needed ☒ Yes ☐ No		If Yes, Enter Size Dia. 18" min Length	

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Mike Salisbury		Mailing Address or P.O. Box 6901 State Rte 270		City Pullman	State WA	Zip Code 99163
E-Mail Address (If available) Mike@motley-motley.com		Daytime Phone Number 208.301-2370		Alternate Phone Number		
Property Owner's Name (Printed) Two-GM, LLC		Property Address and TAX ID Number 2500 S. Main		City (If in city limits) Moscow	County Latah	
Nearest Public Street/Road Main St.	Current Property Use none	Current Zoning Ag / For	Proposed Property Use Equipment sales	Proposed Zoning Motor Business		
How is Access Currently Gained? -permitted Single-Family Residential approach		Property Owner Owns Adjacent Properties ☐ Yes ☒ No If Yes, Describe				

Request Details

Is this a new approach? ☐ Yes ☒ No	Is this a temporary approach? ☐ Yes ☒ No	If this is a proposed modification to an existing approach, check all that apply ☐ Location ☒ Width ☒ Use ☐ Remove ☐ Consolidate Multiple			
Desired Approach Width (Without flares at property line)	Type of Approach Requested ☐ 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. we plan to park equipment that we don't need anymore for the purpose of selling it. we plan to landscape the frontage area.					

ITD District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design	[Signature]	2/27/18	☒	☐	Property Mgmt			☐	☐
Maintenance	[Signature]	2/27/18	☒	☐	Traffic	[Signature]	2-27-18	☒	☐
Planner	[Signature]	2/27/18	☒	☐	Dist. Engineer			☐	☐

List any conditions of approval
Contact Foreman prior to working in R/W. Approach to be built to current standards.

Reason(s) for denial recommendation

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to WorkITD Permit Application Number 02-18-063

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X <u>[Signature]</u>	Company Name (if applicable) <u>Two-GM, LLC</u>	Phone Number <u>208-301-2370</u>	Date <u>2-5-18</u>
--	--	-------------------------------------	-----------------------

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature X <u>[Signature]</u>	Title <u>DEM</u>	Date <u>2/27/18</u>
---	---------------------	------------------------

Attachments:

☒ Special Provisions/Conditions of Approval	☐ Legal Description/Deed
☐ Traffic Control Plan	☐ Power of Attorney for Authorized Representative
☒ Standard Drawings	☐ Site Plans
☐ Construction Drawings	☐ TIS _____
☐ P&Z Approvals _____	☐ Copy of Letter of Incorporation _____
☒ Dept. Roadway Plansheets _____	☐ Letters of Recommendation/Denial _____
☐ Easements/Agreements _____	☐ Joint Access Agreements _____
☐ Property Appraisal _____	☐ Other _____

Final Approval

Subject to all terms, conditions, and provisions of this permit or attachments, **Final Inspection** has been completed and the permitted work within the State Highway Right of Way is hereby given final approval.

District Engineer or Assigns Signature X	Date
---	------

Subject to all terms, conditions, and provisions of this permit or attachments, changes in access on the State Highway System have been completed and have been given final approval to be recorded against the property as described in the legal description shown in Attachment A.

District Engineer or Assigns Signature X	Date
---	------

Subscribed and sworn before me this

_____ day of _____, year _____ in the County of _____, State of _____

personally appeared before me _____, to me known to be the person(s) described in and who executed the within and forgoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

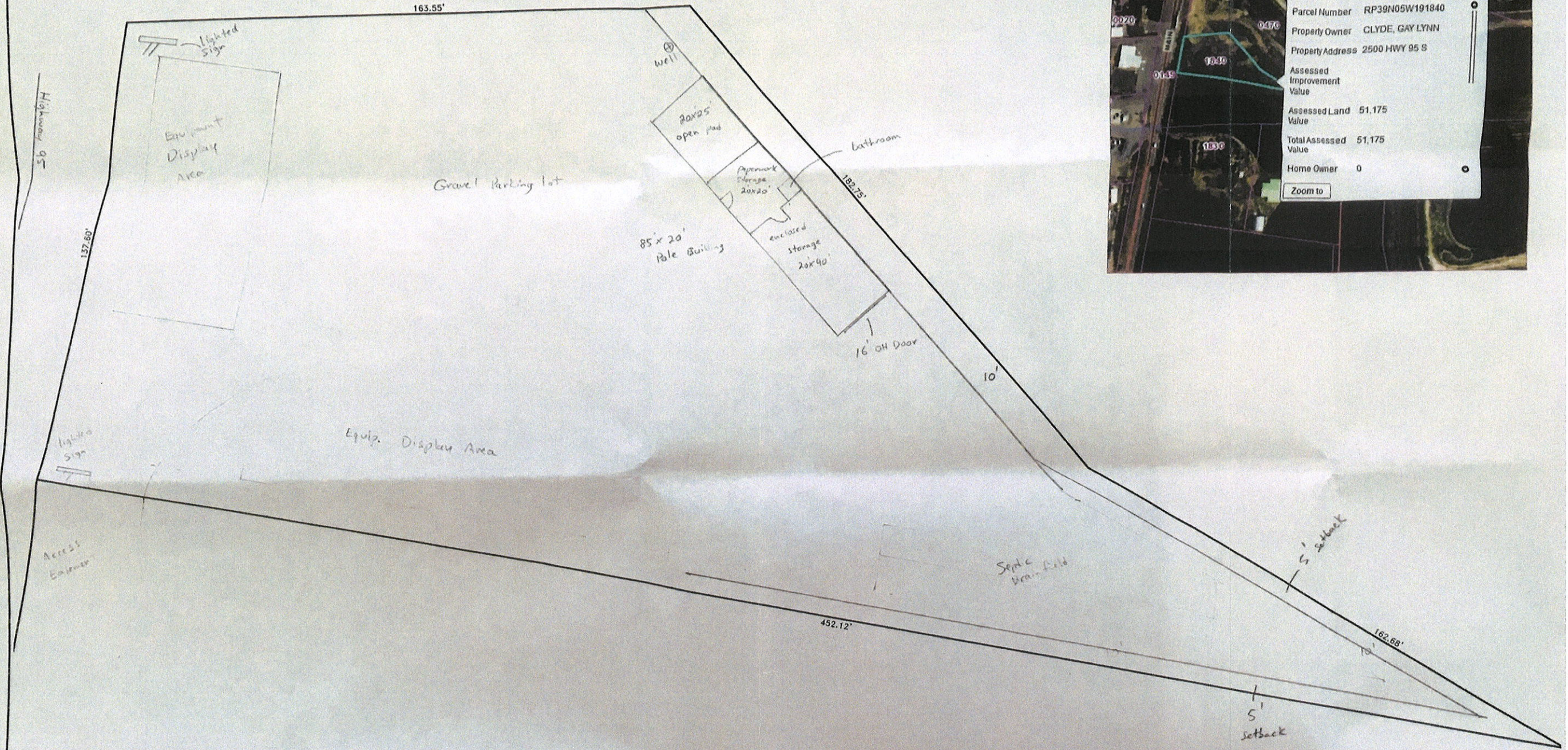
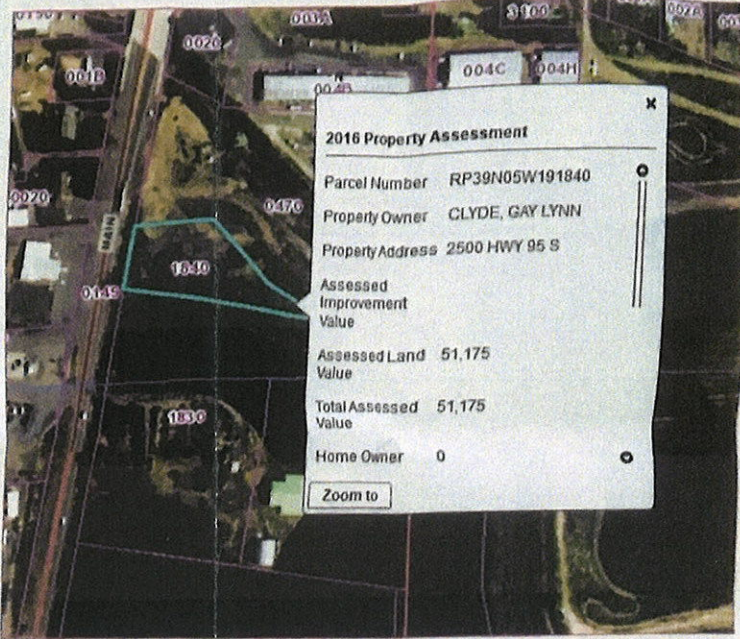
Notary Public's Signature _____

SEAL

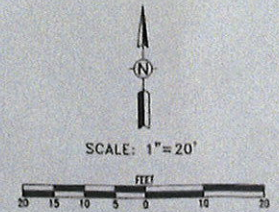
My Commission Expires _____

LANDS OF FOUNTAIN

CLYDE HOUSE TRACT



EQUIPMENT SALES LOT
2 GM, LLC - owner
1.04 acres
Contact: Mike Salisbury
MIKE@homerattley.com



CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

Hearing Date: June 27, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for Rezone of a 13,033 square foot area located at 109 N Almon Street from the Multiple Family Residential (R-4) Zone to the Neighborhood Business (NB) Zone: LUP2018-0016.

Attachments:

1. Public Hearing Notice
2. Rezone Application
3. Neighborhood Meeting Materials

STAFF REVIEW

Proposal: The applicant, Garrett Thompson, is requesting to rezone a 13,033 square foot parcel located at 109 N Almon Street. The parcel is currently zoned Multiple Family Residential (R-4) Zone which the applicant is proposing to change to the Neighborhood Business (NB) Zone.



Aerial of Subject Property

Site and Area Land Use: The subject property consists of a 13,033 square foot parcel of land located on the southwest corner of 'A' Street and Almon Street. The subject property was originally part of the Dumas Seed property and includes an existing building which is constructed of brick and was previously used as the original powerhouse building. The subject property was approved to be divided from the main Dumas Seed property by City Council on June 18, 2018.

The property is surrounded by a mixture of uses which include Gropp Heating, Air, and Electric to the east, self-storage unit development to the southeast, and St. John Hardware and Implement to the northeast. The surrounding properties to the north, west, and south contain a mixture of single family residential, multi-family residential, and two-family residential properties.

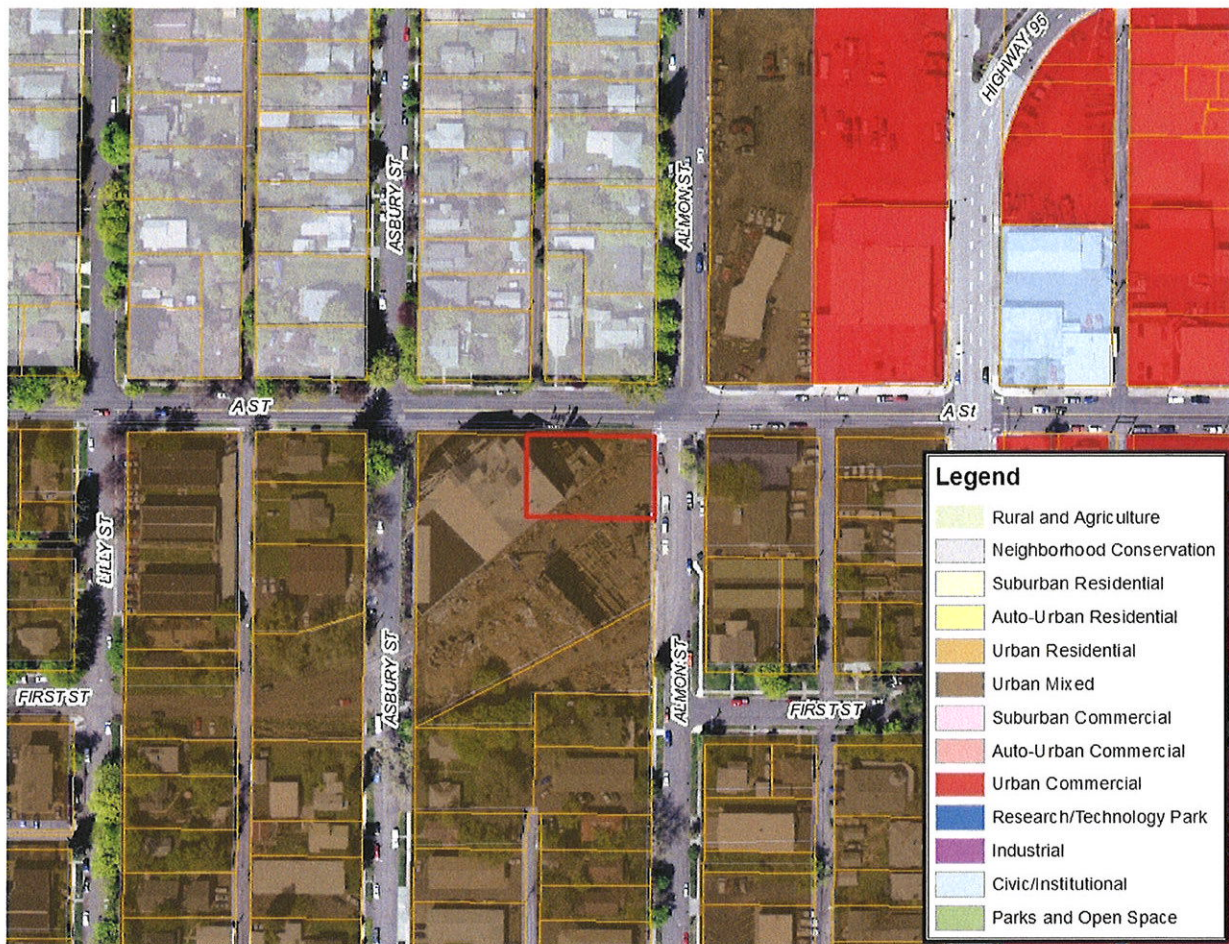
Comprehensive Plan Land Use Designation:

The entirety of the subject property is currently designated as Urban Mixed (UM). According to the Comprehensive Plan, UM designated areas are,

"intended to provide for the infill development and adaptive re-use of areas that surround downtown. Within these areas, a rich mix of residential and limited commercial uses should be promoted through the development of small urban apartments, townhomes, and two to three story vertically mixed-use buildings. The urban mixed area should provide a pedestrian connection between the University of Idaho and downtown, and provide space for a variety of housing alternatives, niche retail, restaurants, artist studios, and personal and professional services. Off-street parking should be required, but the requirements should be reduced in this area due to the likely number of non-motorized travel the uses will attract."

Properties to the west, south, east, and northeast are also designated as UM, while properties to the north and northwest are designated as Neighborhood Conservation (NC).

The subject property has property frontage on 'A' Street which is currently designated as a collector street by the 2009 Comprehensive Plan. The subject property also has frontage on Almon Street which is designated as a local neighborhood street.

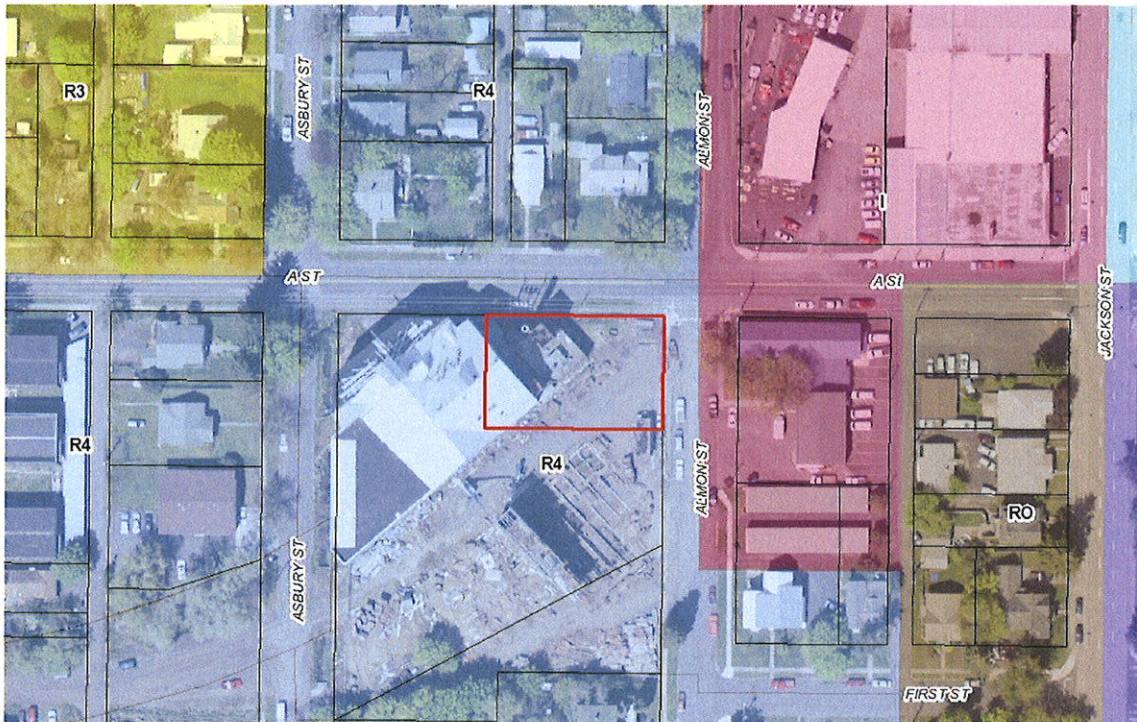


Current Comprehensive Plan Land Use Designation

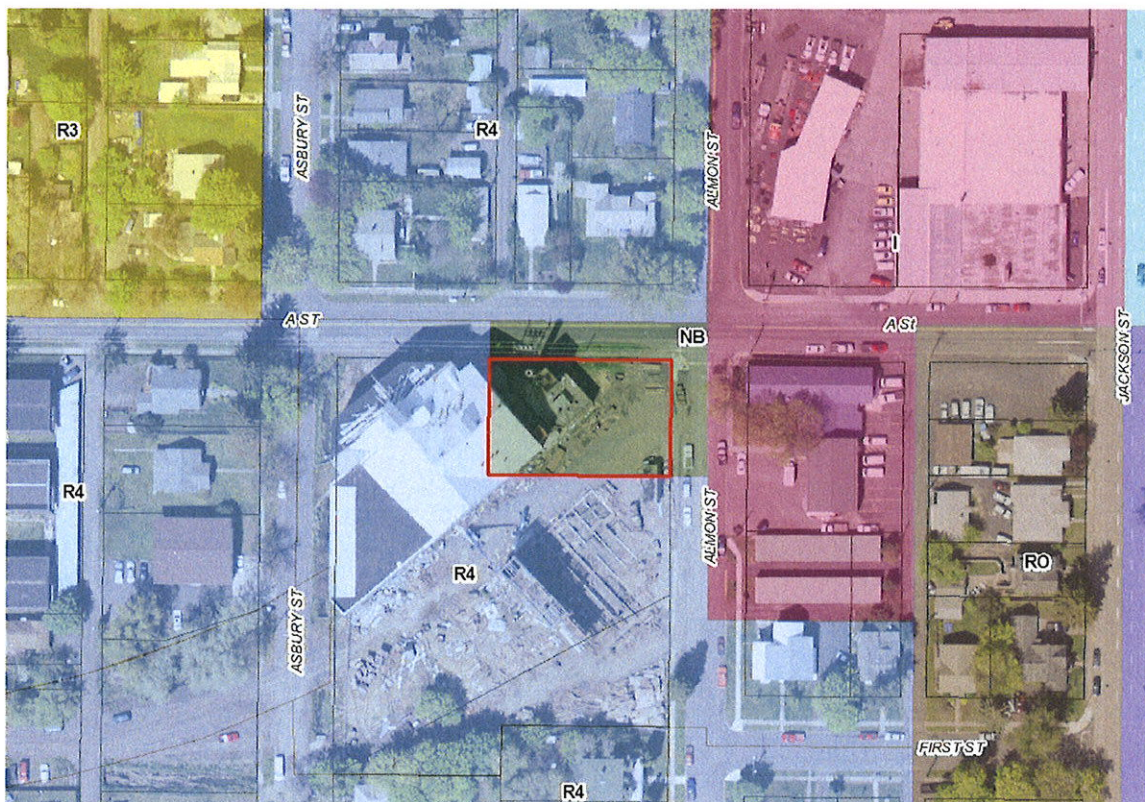
Zoning: The proposal is to rezone the subject property from its current designation of the Multiple Family Residential (R-4) Zone to the Neighborhood Business (NB) Zone. The Neighborhood Business (NB) Zone is the lowest intensity commercial Zoning District permitted within the City. It is intended to apply to areas of less than two (2) acres, where commercial services may be provided in convenient locations serving adjoining residential neighborhoods rather than the community as a whole. The commercial services permitted are those where traffic generation, access requirements, impacts of lighting, neighborhood need for services, and noise production will be compatible with residential uses. The NB Zoning District is appropriately applied in the following circumstances:

1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.

Uses permitted within the NB Zone include residential uses, retail sales, personal services, restaurants, professional offices, daycare facilities, churches, and community/neighborhood centers.



Current Zoning



Proposed Zoning

Water and Sewer: There are existing water and sewer mains within 'A' Street which are of sufficient capacity to accommodate any future use that the NB Zone would allow on the subject property.

Access, Streets, Traffic: The subject property is located adjacent to 'A' Street to the north, which is currently designated within the Thoroughfare Plan as a collector street. 'A' Street is developed as a 36 feet wide paved roadway on the segment adjacent to the subject property with no curb, gutter, and intermittent sidewalk on the south side of the street. On the north side is a sidewalk with intermittent curbing and tree lawn.

Almon Street is directly east of the subject property and is designated as a local neighborhood street. Portions of Almon Street are deteriorated and the paved roadway is 30 feet in width in this section. There are limited areas of sidewalk on the west side of the street and the curbing is missing in most locations.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on May 23, 2018 to discuss the proposed rezone. All neighborhood meeting materials are attached.

Input from Other Agencies: None received.

RELEVANT CRITERIA & STANDARDS:

Rezone:

1. The proposed rezone is 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 that the Commission conduct the public hearing and upon consideration of testimony presented, recommend approval of the proposed rezone to City Council.

NOTICE OF PUBLIC HEARING

Proposal for Rezone of a 13,033 square foot area located at 109 N Almon Street within the City of Moscow: LUP2018-0016.

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 to rezone the subject property from its current designation of the Multiple Family Residential (R-4) Zone to the Neighborhood Business (NB) Zone.

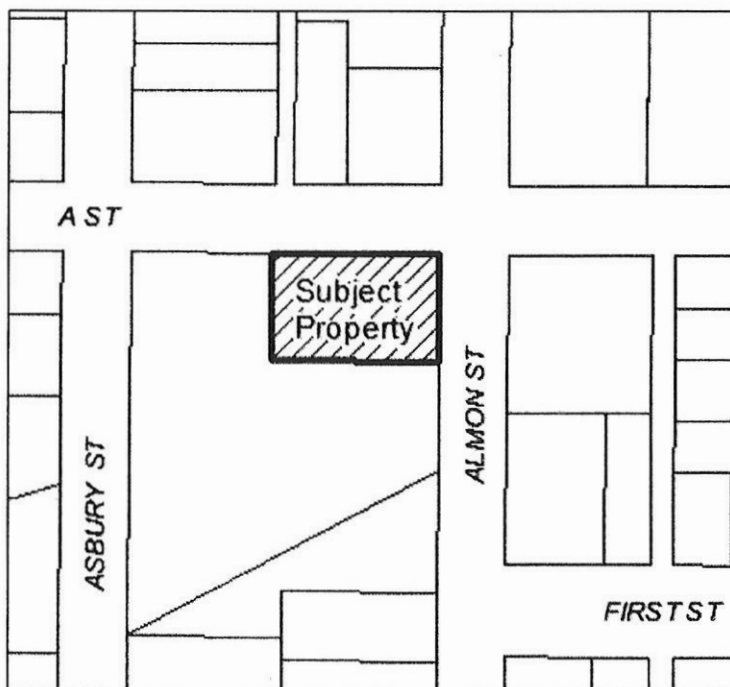
MEETING DATE: Wednesday, June 27, 2018

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, Deputy Clerk

Publish: Saturday, May 26, 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		5-24-18	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$770	
	Receipt Number	LUP2018-0016	

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Garrett Thompson Telephone: 509-330-0350
1010 Pine Crest Rd. Moscow, ID 83843
(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: Blum Enterprises, LLC Telephone: _____
1138 Highway 8, Troy, ID 83871
(home address)

3. Location of Affected Property: 109 N. Almon

Legal Description: Lieuallen's Addition Block 5 _____
(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: R4 - High Density Multi-Family to: NB - Neighborhood Business
(current zoning) (proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): Applicant desires to redevelop the property and preserve some of the existing historic structure if feasible. The anticipated use would include some element of commercial or business use and the NB zone provides the most flexibility for options.

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance with the following five Relevant Criteria and Standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:

A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

The Comp Plan designation for the property is Urban Mixed, which are areas intended to provide infill development and adaptive re-use of areas that surround downtown. This designation calls for a mix of residential and limited commercial uses, such as niche retail, restaurants, artist studios and personal and professional services.

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

The proposed rezone to NB would provide for logical and orderly location of land uses, community services and facilities.

The property use immediately to the east is commercial; the land to the south is zoned high density residential, and the property to the west is residential. This NB zone would provide for a good transition between the commercial and residential properties. Plus the NB uses will provide additional services to the community.

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

The uses allowed in the NB are compatible with the surrounding area. As described above the area is a transition between residential and commercial. The NB zone allows for a variety of uses that provide services to the community which could range from business/professional offices to restaurants. It provides access to services and amenities for the residents, but is not as intense as the motor business zone.

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

The property is approx. 13,033+/- square feet and contains an existing 1900+/- square foot structure that the Applicant hopes to restore and preserve for historical purposes if feasible. The size of the lot restricts the level of intensity the use could be in that location. For instance the required off-street parking and the size of the structure has limited the footprint of any development of improvements. This limits the capacity of the property; limiting its use.

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

The property can be adequately served by the existing transportation network, public facilities and services. The property is on the corner of A and Almon and has access off of Almon. Services are already provided to the property. Any additional public facilities required to develop the property will be paid for by the developer.

The streets serving the property are maintained by the City.

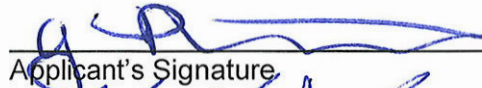
Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

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

All questions addressed on this application and the application itself must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or his/her duly-appointed representative must be present at the public hearings held before both the Planning & Zoning Commission and the City Council.

The following materials must be included with this application:

1. 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.


Applicant's Signature

5-23-18
Date


Property Owner's Signature

5-23-18
Date



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFEDS
DUANE E. PRIEST, PLS / ID
MICHAEL E. DAHILN, PLS / ID, WA

PROPERTY DESCRIPTION FOR BLUM CONSTRUCTION REVISED PARCEL 1

A parcel of land located in Block 5 of Misses A.A. Lieuallen's Addition to the City of Moscow in the southwest quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the northeast corner of Lot 1, Block 5; thence along the east line thereof, S 00°28'02" W, 18.84 feet to the **POINT OF BEGINNING**:

Thence continuing along said east line, S 00°28'02" W, 73.16 feet;
Thence N 89°35'04" W, 144.99 feet;
Thence N 00°28'02" E, 92.00 feet;
Thence S 89°35'04" E, 5.18 feet;
Thence S 00°28'02" W, 1.50 feet;
Thence S 89°59'39" E, 121.62 feet to a point that is 0.63 feet south of the North line of Lot 1;
Thence S 44°31'40" E, 25.72 feet to the **POINT OF BEGINNING**.

Containing 13,033 square feet (0.30 acres), more or less.

This description was prepared by John L. Dunn on March 26, 2018 and revised on May 3, 2018.

129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



T 39 N, R 5 W, S 7

AMENDED RECORD OF SURVEY

A Division of Land Located in Lots 1-8 &
29-36 of Block 5 of Misses A.A. Lueuallens
Addition to the City of Moscow, Section 7
T39N, R5W, Boise Meridian
Latah County, Idaho



100 0 100 200
ORIGINAL SCALE: 1" = 100 FEET
CADD FILE: Blm Construction RDS - Amended.dwg

LEGEND

- Set 5/8" X 30" long rebar w/ aluminum cap LS 10162
- Found Property Corner as Described
- Calculated Position - Nothing Found or Set
- ✱ Found Section or 1/4 Section Corner

- (M) Measured
- (R) Record Per Misses Lueuallens Addition to the City of Moscow
- Subject Property Boundary Line
- Section Line
- Section Subdivision Line
- Tie Line
- City Street Centerline
- City Street Right of Way Line

BASIS OF BEARINGS

The Basis of Bearings for the survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found southeast corner and the found east quarter corner of Section 7, said bearing being N 00°21'05" E.

SURVEY REFERENCES

1. Warranty Deed Inst. No. 473350
2. Misses A.A. Lueuallens Addition to the City of Moscow, Book 3, Page 23424, 1983
3. Record of Survey, Instrument No. 3628924, LS 3003, 1985
4. Record of Survey, Instrument No. 364441, LS 912, 1985
5. Record of Survey, Instrument No. 530914, LS 12724, 2009

SURVEYOR NOTES

1. This survey amends that survey recorded as Inst. No. 590945. The purpose of this amendment is to adjust the southerly property line of Parcel 1 and to produce a new legal description.

SURVEYOR CERTIFICATION

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act. This survey map was prepared at the request of Blm Enterprises, LLC in April, 2018.



John L. Dunn - Idaho Professional Land Surveyor



RIM ROCK CONSULTING, INC.

- Land Surveying
- Site Planning
- Mapping

SHEET
1
OF
1

591962

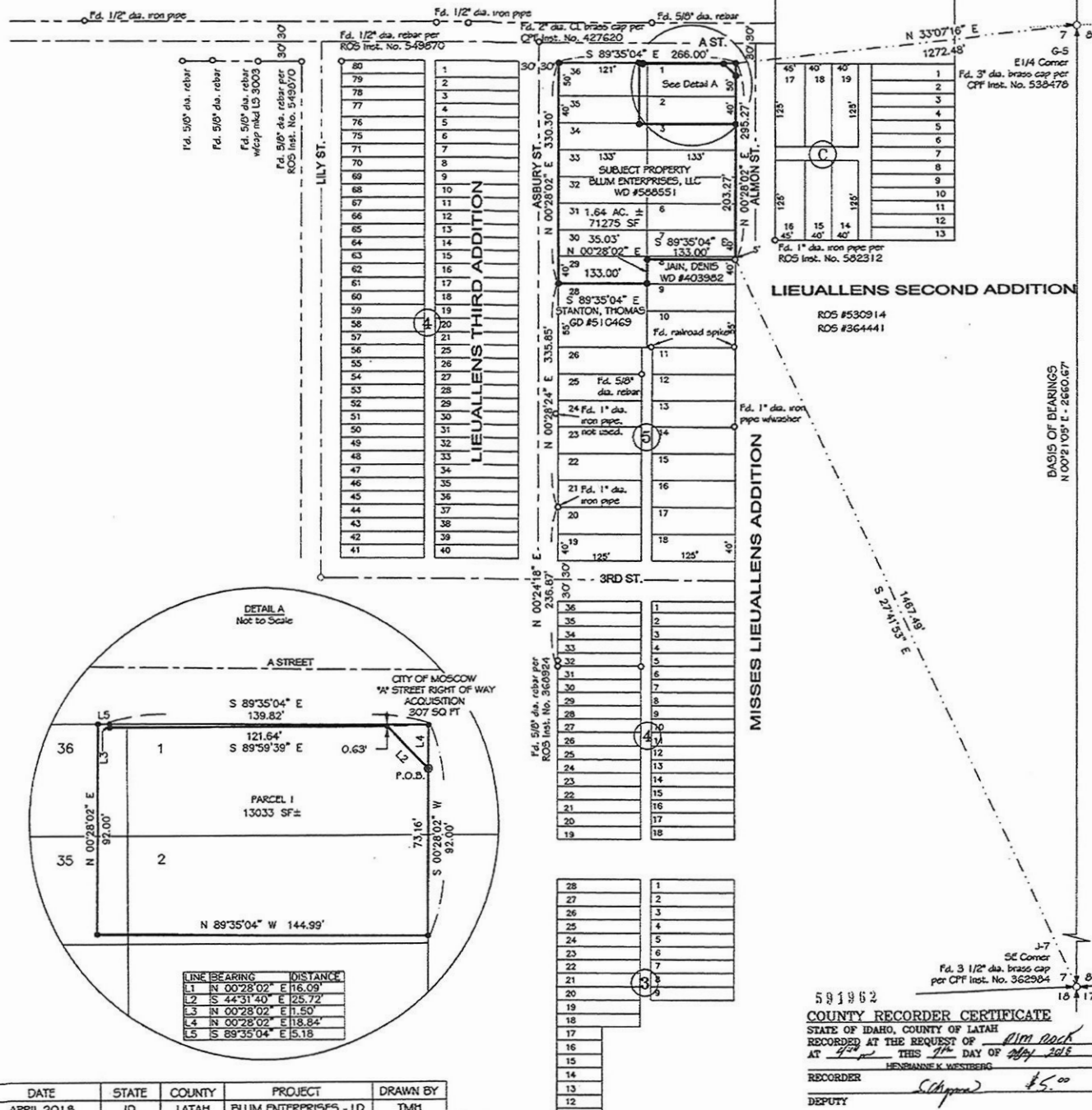
COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF Blm Rock
AT 4:22 THIS 21st DAY OF May 2018

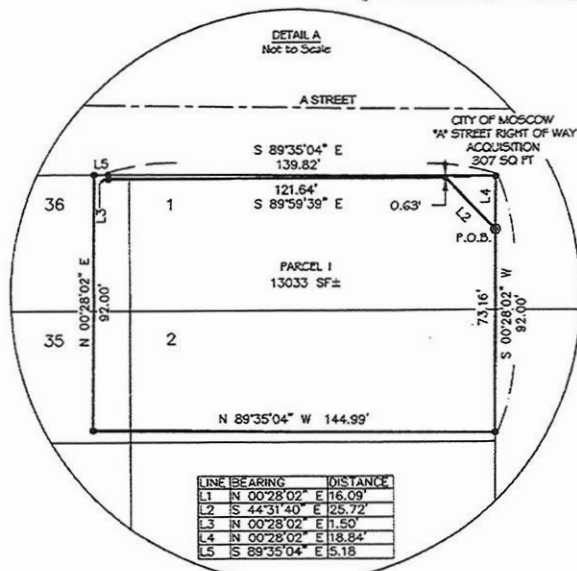
RECORDED HELEN K. WESTERBERG

DEPUTY

J-7
SE Corner
Fd. 3 1/2" dia. brass cap
per CPT Inst. No. 362904



DETAIL A
Not to Scale



LINE	BEARING	DISTANCE
L1	N 00°28'02" E	16.09'
L2	S 44°31'40" E	125.72'
L3	N 00°28'02" E	11.50'
L4	N 00°28'02" E	118.84'
L5	S 89°35'04" E	15.18'

DATE	STATE	COUNTY	PROJECT	DRAWN BY
APRIL 2018	ID	LATAH	BLM ENTERPRISES - LD	TMH

Meeting Minutes for Neighborhood Meeting Thompson/Blum Rezone Application R4-NB

The neighborhood meeting was held at noon on May 23, 2018 at the 1912 Center.

Attached is a copy of the sign in sheet showing those who attended.

Susan Wilson, attorney for the Applicant, Garrett Thompson, the Applicant, and Noel Blum, the Property owner presented.

Mrs. Wilson introduced the rezone application, explaining that the property was currently zoned R4 and that the applicant was requesting the Neighborhood Business (NB) zone for the 13,033+/- square foot lot. She provided two handouts: a copy of the City zoning ordinance for the NB zone and an aerial depicting the property proposed to be rezoned. She discussed the public hearing process and the fact that there would be additional opportunities for input. She also discussed the size of the lot and the fact that the ultimate use of the property would be limited by the size of the lot, the required off-street parking, and the footprint of the existing structure.

Neighbors questioned what the exact use would be on the property to be rezoned and the remaining property owned by Mr. Blum. It was explained that the exact use of the property was not yet determined; that the use is intended to have a commercial or business element which would fall within the permitted uses listed under the NB zoning ordinance. The applicant is hoping to try and preserve the structure if feasible, which one neighbor expressed appreciation for.

A neighbor asked about traffic and what factors the applicant took into consideration regarding the project. Mr. Blum explained the access, discussed the road conditions, and the improvements that would be required under the code. The zone of course was a factor to consider and for the applicant the ability to use the existing structure and to try and preserve it if feasible were factors.

One neighbor commented that he had followed the progress of the demolition of the previous structures and asked about environmental conditions. Mr. Blum explained that environmental studies were completed and it was given a clean bill of health. He referenced the possibility of using urban renewal funds to be able to help make improvements, such as to the road.

One neighbor expressed concern about the future use of the property due to the high crime in the area. Mrs. Wilson responded that having the property occupied and being used for something can help with that by providing more supervision in the area. Another neighbor agreed that having something there is better than nothing. That neighbor expressed his approval of the proposal and said he supported the development in the area.

A neighbor wanted to more information regarding the other holdings of the Thompson family, which were not relevant to the application. That neighbor wanted a commitment on exactly what

wouldn't go there and who Mr. Thompson would rent to. Mr. Thompson responded that the use he is proposing would be a use allowable under the NB zone.

A neighbor wanted to know how the proposal would benefit them. It was explained that the use would provide some amenities to the neighborhood and community in general. Also, since Mr. Blum intends to develop the adjacent property into condos or townhomes, having a neighborhood business to serve the future neighbors is a plus.

Timing of development was a general question that was actually answered by the neighbor asking the question; a lot of factors go into the development of a property and it could take months or years to see something happen. It does depend on the market. Mr. Blum did say he didn't expect to get started on his property until 2019.

Many questions were asked about the use of the adjacent property which was not the subject of the meeting but which did provide good information to the neighbors. There was interest expressed in having the condos or townhomes available for retirement folks who want to live downtown. Other questions were asked of Mr. Blum about his plans for the R4 property and who would be tenants. Mr. Blum explained he intended the units to be sold as condos and that they would be more upscale; he anticipates three buildings with 12 units each; four stories with the first level being parking.

One email was received from a neighbor who did not make it to the meeting but said he had no objection to the rezone. A letter was received in advance by a neighbor who did make it to the meeting, which had a list of questions that were answered and discussed during the meeting. A phone call was received by a neighbor who made it to the meeting and her questions and concerns were addressed at the meeting.

Neighbors were told they would receive notices regarding when the public hearings are scheduled and that they could also submit written comments.

Meeting adjourned at 12:40.

SIGN IN SHEET

Neighborhood Meeting — May 23, 2018

RE: Application for Rezone by Garrett Thompson -- A and Asbury, Moscow

[illegible]

- ii. Twinhome dwellings – two thousand two hundred fifty (2,250) square feet.
 - iii. Townhouse dwellings – one thousand eight hundred (1,800) square feet.
- b. Minimum Lot Width:
 - i. Single family, two (2) family and multiple family dwellings - fifty feet (50').
 - ii. Twinhome dwellings – twenty five feet (25').
 - iii. Townhouse dwellings – eighteen feet (18').
- 2. Non-Residential Uses:
 - a. Minimum Lot Area - none specified.
 - b. Minimum Lot Width - none specified.
- H. Minimum Yard Requirements:
 - 1. Residential Uses:
 - a. Front - ten feet (10').
 - b. Side - five feet (5'); the sum of the two (2) side yards shall be at least fifteen feet (15') for lots greater than fifty-five feet (55') in width and ten feet (10') for lots fifty-five feet (55') or less in width. Eight feet (8') for twinhome and townhouse exterior side yards.
 - c. Rear - twenty feet (20').
 - d. Street side - ten feet (10').
 - e. Twinhome dwelling and Townhouse dwelling interior side – none.
 - 2. Non-Residential Uses:
 - a. Front - ten feet (10').
 - b. Side - five feet (5').
 - c. Rear - ten feet (10'); twenty feet (20') when rear yard abuts residentially zoned land.
 - d. Street side - ten feet (10').
- I. Required Open Space: A minimum of seventy-five (75) square feet of functional open space shall be provided per dwelling unit; a minimum of four hundred (400) square feet of functional open space shall be provided for each lot on which a residential use is located.
- J. Maximum Height of Structures: forty feet (40').

- K. Signs: Pursuant to the Moscow Sign Code.

(Ord. 97-33, 11/3/97; 98-15, 4/20/98; 2005-33, 12/19/2005; 2007-11, 09/17/2007; 2010-24, 11/15/2010; 2013-15, 08/19/2013; 2013-16, 10/21/2013; 2014-16, 10/06/2014)

Sec. 3-3. Neighborhood Business Zoning District (NB).

- A. Intent: The NB Zoning District is the lowest intensity commercial Zoning District permitted within the City. It is intended to apply to areas of less than two (2) acres, where commercial services may be provided in convenient locations serving adjoining residential neighborhoods rather than the community as a whole. The commercial services permitted are those where traffic generation, access requirements, impacts of lighting, neighborhood need for services, and noise production will be compatible with residential uses. The NB Zoning District is appropriately applied in the following circumstances:
 - 1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
 - 2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
 - 3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
 - 4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.
- B. Permitted Principal Uses and Structures:
 - 1. Residential uses, including Residential Rental Unit, provided that any dwellings located on the ground floor shall be located behind commercial uses in a manner that will not interrupt commercial frontage on the primary street, except as otherwise

authorized herein. Residential uses may be allowed on the ground floor on secondary street frontages of corner lots.

2. Retail sales and personal services, including restaurants, but limited to sale of goods and services are to the household consumer. Excluded from this Zoning District are dealers in large commodities such as automobiles, appliances, furniture, and other goods of similar nature or character.

3. Establishments that provide clerical, professional, or other skilled services which do not involve substantial fabrication. Examples of such uses include, but are not limited to, the offices of professionals such as doctors, lawyers, accountants, counselors, architects, and engineers; insurance and business consultant offices; administrator's offices; beauty and barber shops; and graphic and photographic studios.

4. Group day care facility or small day care facility.

5. Community or neighborhood center operated by an agency of local government.

6. Parking facilities for uses permitted within the NB Zoning District.

7. Churches, convents, monasteries, synagogues and mosques.

8. Market Garden, Community Garden, Accessory Garden, including retail sales.

9. Mortuaries.

C. Permitted Accessory Uses and Structures: Family day care facility.

D. Conditional Uses:

1. Large day care facility.

2. Uses involving the assembly, treatment, processing, or fabrication of consumer products to be sold at retail on the premises. Such uses shall not utilize a structure which exceeds one thousand (1,000) square feet of gross floor area. No operation conducted on the premises shall constitute a public nuisance beyond the property lines by

reason of smoke, fumes, odor, steam, gasses, vibration, noise, hazards or other causes.

3. Schools, commercial schools and educational institutions, with specific consideration given to traffic, parking, safety and nuisance issues, as well as cumulative impacts of and proximity to existing schools, commercial schools and educational institutions in the vicinity.

4. Residential uses, including Residential Rental Unit, located on the ground floor which are not located behind commercial uses or otherwise authorized herein.

E. Limitations On Uses:

All uses shall be conducted wholly and entirely within enclosed buildings, except:

1. Market Garden, Community Garden, Accessory Garden, including retail sales;

2. Outdoor dining areas for restaurants;

3. Outdoor play areas necessary for schools or daycares;

4. Parking and loading areas.

F. Lot Requirements:

1. Residential Uses:

a. Minimum Lot Area - five thousand (5,000) square feet; eight hundred (800) square feet per dwelling unit, whichever is greater.

b. Minimum Lot Width - fifty feet (50').

2. Non-Residential Uses:

a. Minimum Lot Area - none specified.

b. Minimum Lot Width - none specified.

G. Minimum Yard Requirements:

1. Front - twenty feet (20').

2. Side - ten feet (10').

3. Rear - twenty feet (20').

H. Required Open Space: A minimum of seventy-five (75) square feet of functional open space shall be provided per dwelling unit; a minimum of four hundred (400) square feet of functional

open space shall be provided for each lot on which a residential use is located.

- I. Maximum Height of Structures: forty feet (40').
- J. Signs: Pursuant to the Moscow Sign Code.
(Ord. 2005-33, 12/19/2005; 2007-11, 09/17/2007; 2013-15, 08/19/2013; 2014-06, 05/19/2014; 2014-16, 10/06/2014; 2014-19, 11/17/2014; 2015-11, 07/06/2015)

Sec. 3-4. Research, Technology and Office Zoning District (RTO).

- A. Intent: The RTO Zoning District is created to take advantage of technology developed and expertise available at the University of Idaho and the transfer of technology to the private sector. It is intended that a high quality environment which is conducive to the successful operation and attraction of research and technology-based businesses be established in this Zoning District compatible with the University of Idaho campus and the City Central Business Zoning District. This Zoning District is appropriate where adequate infrastructure is available and where neighboring land uses will enhance, or not detract from, the intent and uses of the RTO Zoning District. The RTO Zoning District should be located adjacent to or in close proximity to arterial or collector streets. Permitted uses include but are not limited to those directly involved in research and development; manufacture of prototype goods or goods from prototype machinery or processes; limited light manufacturing beyond prototype compatible with a research and development environment; and a limited range of office uses that could provide services to the research and development functions or could be converted to research and development uses as the market for such space warrants.
- B. Permitted Principal Uses and Structures: In an RTO Zoning District,

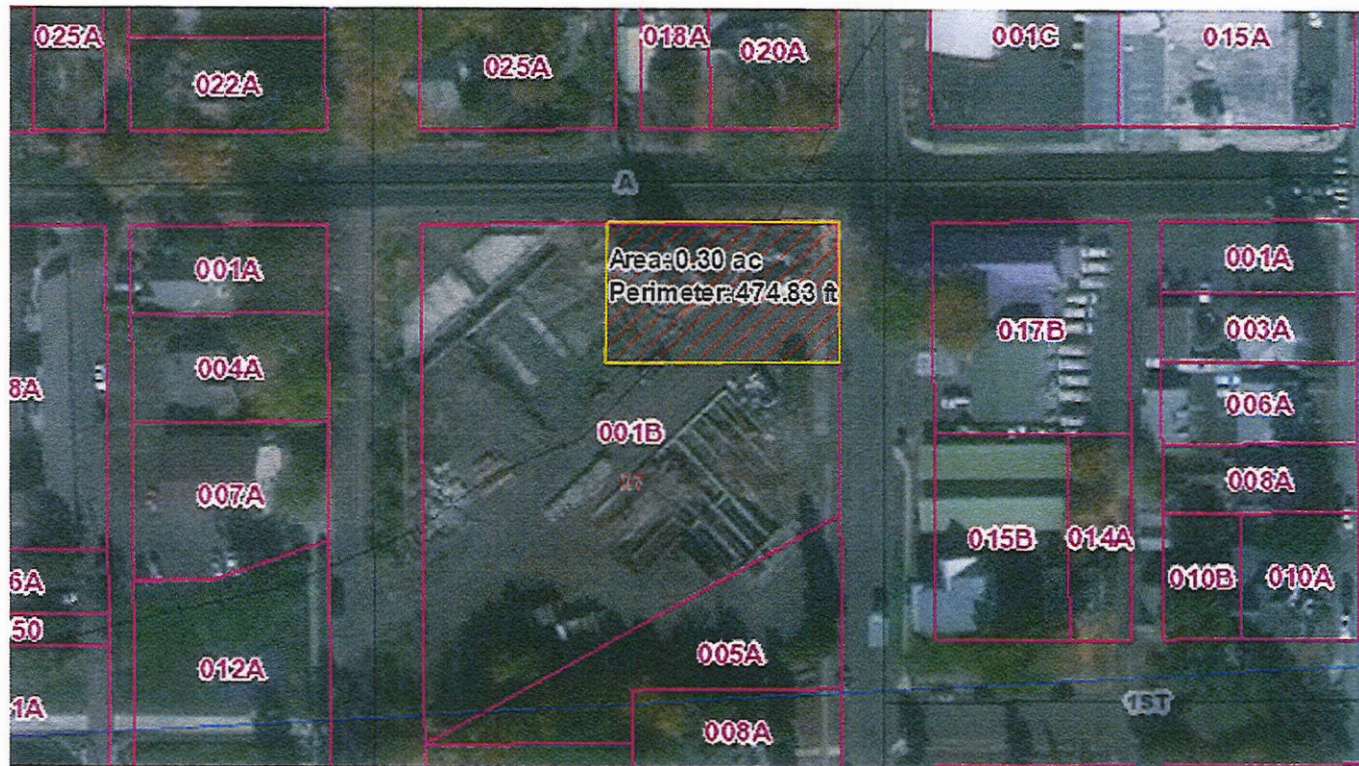
only the following are permitted as hereinafter specifically provided and allowed in this Chapter, and are subject to the off-street parking requirements and general provisions and exceptions set forth in this Zoning Code:

1. Research and development establishments that offer support to the research and technology purposes of the Zoning District, including the manufacture or creation of prototype products or processes.
2. Light manufacturing (as defined in the Zoning Code) that offers support to the research and technology purposes of the Zoning District.
3. Professional, executive and clerical offices that offer support to the research and technology purposes of the Zoning District. "Professional" as used in this subsection, includes, but is not limited to: attorneys, accountants, tax consultants, engineers, architects and other professional enterprises and offices which can support the research and technology purposes and uses of the Zoning District. Medical offices engaged primarily in the provision of health care to patients are excluded from this Zoning District.
4. Financial services that offer support to the research and technology purposes of the Zoning District, except full-service banks and savings and loan institutions. Financial services shall include, but not be limited to, brokerage firms, investment firms, and insurance firms.
5. Publishing houses that offer support to the research and technology purposes of the Zoning District.
6. One (1) commercial eating and drinking establishment shall be permitted in an RTO Zoning District with less than twenty five (25) acres; two such establishments shall be permitted in an RTO Zoning District with twenty five (25) to fifty (50) acres; and three such establishments shall be permitted in an RTO Zoning District with more than (50) acres.

Neighborhood Meeting for Garrett Thompson Rezone Application

R4 to NB

Illustration of approximate lot size to be rezoned. Actual square feet of lot is 13,033+/-



John W. Brainard, MAJ, AUS, Ret.
237 North Lilly Street, Moscow, ID 83843
Phone: (208) 882-8025 / 23 May 2018 A. M.

Ms. Susan R. Wilson, Esq. (Hand delivered to office; available at the 23 May 2018 meeting at the 1912 Center, Moscow.)
208 South Main Street, Suite 2
Moscow, ID 83843
Ph: (208) 882-8060 / Email: sw2@moscow.com

Subject: Your 7 May 2018 letter..."Rezone of Corner of A and Almon Streets..."

Dear Ms. Wilson,

I have several questions vis a vis your 7 May 2018 letter regarding Mr. Garrett Thompson's "desire" to rezone an approximately 12,500 square foot **portion** of the **larger plot** bounded by West A Street, Almon Street, Asbury Street and residential / commercial property on the larger plot's southerly bounds:

1. What is the use / construction plan for 12,500 square portion (above,) vis a vis if it is rezoned "Neighborhood Business zone" as sought by Mr. Thompson?
2. What is / are plans for the remainder of the **larger plot** (all) owned by Blum enterprises, LLC of Troy, ID?
3. What is the time frame for Mr. Thompson's "...business options...(he) is interested in pursuing?..."
4. What is the status of any "hazardous waste" on the portion Mr. Thompson seeks to have rezoned?
5. What is the relationship between Mr. Garrett Thompson and Blum Enterprises, LLC et. al.?

Comment: Several years ago, plans were proffered (R. Becker Design (rbeckerdesignr.com)) for a "Row House" development for much, if not all of the current Blum Enterprises, LLC holdings (see #2 above.) That proposal does not seem to have come to fruition as of this date?

Cordially,



John W. Brainard

Susan R. Wilson

From: Gordon Gourley <gvgourley@gmail.com>
Sent: Tuesday, May 15, 2018 8:30 PM
To: sw2@moscow.com
Subject: Rezone at A and Asbury

Thank you for the notice on the rezone. I have no objections to the changes, so I will not be attending the meeting.

Thank you.

Gordon Gourley

55160^{TM/RC}Repositionable Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

424 WEST A LLC
220 N JEFFERSON ST
MOSCOW ID 83843

A STREET PROPERTIES LLC
836 ORCHARD AVE
MOSCOW ID 83843

AB&C LLC
4252 SAND RD
PULLMAN WA 99163

ANAC 237/243 ASBURY LLC
718 E 1ST ST
MOSCOW ID 83843

ANAC 237/243 ASBURY LLC
718 E 1ST ST
MOSCOW ID 83843

ANTHONY-STEVENS, VANESSA
229 N LILLY ST
MOSCOW ID 83843

ARCHER PHOTOGRAPHY
320 W 3RD STREET
MOSCOW ID 83843

BARR, BENNETT W
1207 N 20TH ST BSMT
BOISE ID 83702

BASSETT, SHERALYN D
113 N JACKSON ST
MOSCOW ID 83843

BECKER, MARC
PO BOX 8567
MOSCOW ID 83843

BECKER, MARC S
214 N POLK ST
MOSCOW ID 83843

BECKETT, GEOFFREY
PO BOX 9532
MOSCOW ID 83843

BEHRE, MARILYN M
PO BOX 9780
MOSCOW ID 83843

BELL, MARIAN K MURTA
236 N ASBURY ST
MOSCOW ID 83843

BENSEN FAMILY TRUST
PO BOX 1851
SANDPOINT ID 83864

BENSEN, ROBERT C
PO BOX 1851
SANDPOINT ID 83864

BLACKER, NANCY J
219 LILLY ST
MOSCOW ID 83843

BLUM ENTERPRISES LLC
1138 HWY 8
TROY ID 83871

BLUM ENTERPRISES LLC
1138 HWY 8
TROY ID 83871

BOND, CHARLES E
PO BOX 9769
MOSCOW ID 83843

BOND, MARIA L
510 W FORREST WAY
CAMANO ISLAND WA 98282

BONNEY, MICHAEL K
103 N JACKSON ST
MOSCOW ID 83843

BRAINARD, JOHN W
237 N LILLY ST
MOSCOW ID 83843

BRENNAN PROPERTIES LLC
PO BOX 9404
MOSCOW ID 83843

BURRAGE, TED V
2530 BLAINE ROAD
MOSCOW ID 83843

BUSWELL, WILLIAM A
BOX 238
DEARY ID 83823

BUSWELL, WILLIAM A
PO BOX 238
DEARY ID 83823

CHURCH, BAPTIST
123 W 1ST STREET
MOSCOW ID 83843

CILLEY, JOSHUA E
113 S ALMON ST
MOSCOW ID 83843

CJL COMMERCIAL PROPERTIES LLC
3275 FOOTHILL RD
MOSCOW ID 83843

55160^{TM/RC}Repositionable Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

CLYDE & BOND ENTERPRISES LLC PO BOX 9769 MOSCOW ID 83843	CLYDE & BOND ENTERPRISES LLC PO BOX 9769 MOSCOW ID 83843	COAHRAN, ALLEN 230 W 3RD ST MOSCOW ID 83843
COOKMAN, CORRINE D 5914 DUFORT RD SAGLE ID 83860	CORPUS, KRISTEN 102 N LILLY ST MOSCOW ID 83843	CROZIER, ROGER L 616 E 3RD ST MOSCOW ID 83843
CYW PNW PROPERTIES LLC PO BOX 9780 MOSCOW ID 83843	DAVIS, ROBERT R 1436 PINE CONE RD APT 1 MOSCOW ID 83843	DAVIS, ROBERT R 1436 PINE CONE RD APT 1 MOSCOW ID 83843
DAWNG, ZACK N 312 W A ST MOSCOW ID 83843	DAYTON, BRETT 205 N MAIN ST MOSCOW ID 83843	DEVINE, JERRY ARTHUR 229 N ASBURY ST MOSCOW ID 83843
DRAL RENTALS LLC 809 E B ST MOSCOW ID 83843	DRAS RENTALS LLC 809 E B ST MOSCOW ID 83843	DROWN, DAVID C 818 VISTA ST MOSCOW ID 83843
DURANT, LYDIA E 220 N ASBURY ST MOSCOW ID 83843	EAGLES, FRATERNAL ORDER OF INC 123 N MAIN ST MOSCOW ID 83843	FIRST SECURITY BANK OF ID, NA PO BOX 2609 CARLSBAD CA 92018
FIRST VAN BUREN LLC PO BOX 9780 MOSCOW ID 83843	FLERCHINGER, JOSIE R PO BOX 594 CRAIGMONT ID 83523	FORBES, DANIEL B 214 W 1ST ST MOSCOW ID 83843
FORTIS, BILL A 1039 MOUNTAIN AVE COEUR D'ALENE ID 83814	FOSBERG, MAYNARD A 1707 E D ST MOSCOW ID 83843	FRANCETICH, KANE R 501 N BLAINE ST MOSCOW ID 83843
FULLMER, GARY C 229 N ALMON ST MOSCOW ID 83843	GADWA, DOUGLAS 1400 SAND ROAD MOSCOW ID 83843	GEORGE, W L 523 W A ST MOSCOW ID 83843
GOETZ, TAMARA A 419 E 7TH ST MOSCOW ID 83843	GORILLA POET PRESERVE LLC 207 N MAIN ST MOSCOW ID 83843	GOURLEY, EUGENE W 221 W 1ST STREET MOSCOW ID 83843

55160^{TM/HC}Repositionable Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

GOURLEY, GORDON J
117 N JACKSON ST
MOSCOW ID 83843

HAYDEN ROSS PROPERTIES LLC
315 S ALMON ST
MOSCOW ID 83843

HH MOSCOW LLC
PO BOX 243
FAIRFIELD WA 99012

IDAHO APARTMENT RENTALS LLC
1325 VALLEY ROAD #25
PULLMAN WA 99163

JERRY'S CROSSING LLC
931 HAROLD ST
MOSCOW ID 83843

J-U-B ENGINEERS, INC
240 W CENTER STE 200
OREM UT 84057

LATAH ALLIANCE FOR THE
PO BOX 8654
MOSCOW ID 83843

MAGYAR INVESTMENTS INC
106 FLINT ST
MOSCOW ID 83843

MC COY, LEN DAVID
4664 HWY 95
MOSCOW ID 83843

MC KINLEY ENTERPRISES LLC
278 RESERVOIR DR
LEWISTON ID 83501

GREEN TREE PROPERTIES 1 LLC
120 N LINE ST
MOSCOW ID 83843

HEILMAN, NATHAN
522 W A ST
MOSCOW ID 83843

HILL RENTAL PROPERTIES LLC
1218 S MAIN ST
MOSCOW ID 83843

IMUA PROP. MGMT LLC
113 N MAIN ST
MOSCOW ID 83843

JJH FARMS LLC
PO BOX 8627
MOSCOW ID 83843

KAUFFMAN, JOHN DAVID
502 W 3RD STREET
MOSCOW ID 83843

LATAH COUNTY
PO BOX 8068
MOSCOW ID 83843

MARTSON, ROBERT
111 S ASBURY ST
MOSCOW ID 83843

MC COY, OBA ARTHUR
4664 HWY 95
MOSCOW ID 83843

MC LEAN, CASS M
324 W A ST
MOSCOW ID 83843

HARRIS, MARK R
516 W 1ST ST
MOSCOW ID 83843

HELBLING, DANIEL E 50%
3639 COUNTRY CLUB CT
LEWISTON ID 83501

HUFF, MICHAEL
PO BOX 128
ASOTIN WA 99402

JAIN, DENIS L
1205 E 7TH ST
MOSCOW ID 83843

JOHNS, JACOB A
205 N LILLY ST
MOSCOW ID 83843

KISSLER ENTERPRISES LP
1125 W AMITY RD
BOISE ID 83705

LINDSTROM, BRADLEY W
605 SW CHERRY LN
PULLMAN WA 99163

MARTSON, ROBERT D
111 S ASBURY ST
MOSCOW ID 83843

MC DONELL, CHARLES
5185 ROBINSON PARK RD
MOSCOW ID 83843

MC PHERSON, HEATHER LEE
520 W 1ST ST
MOSCOW ID 83843

55160^{100/100}Repositionable Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

MC REYNOLDS, DEDE M
230 N ASBURY ST
MOSCOW ID 83843

MILES, GRANT C
646 DAIRY RD
WEIPPE ID 83553

MOORER, MARK S
6220 HIGHWAY 95
POTLATCH ID 83855

MORBECK, MICHAEL L
212 N LILLY ST
MOSCOW ID 83843

MOSCOW 121 LLC
1075 SNOW RD
MOSCOW ID 83843

NANCY A TAYLOR LLC
PO BOX 247
TREMONTON UT 84337

NONSTOP INVESTMENTS LLC
PO BOX 9887
MOSCOW ID 83843

NORTHROP, CORTLAND J III
223 N ALMON ST
MOSCOW ID 83843

NORTHWOODS PROPERTIES LLC
PO BOX 9181
MOSCOW ID 83843

PADDA, HIRDAYPAL S
222 N LIEUALLEN ST
MOSCOW ID 83843

PARK RIVER LLC
PO BOX 8986
MOSCOW ID 83843

PARKINS, WILLIAM J
1150 HENDRIX RD
MOSCOW ID 83843

PATREK, GREGORY V
336 STYNER AVE
MOSCOW ID 83843

PAUL, SAMUEL D
225 N ASBURY ST
MOSCOW ID 83843

PETERS, RICHARD M
4467 SELLE RD
SANDPOINT ID 83864

POKORNY, ANDREW J
217 W 1ST ST
MOSCOW ID 83843

POWELL, CHARLES E
244 LILLY ST
MOSCOW ID 83843

QUALEY, CAROLYN MYRTLE
307 W 3RD ST
MOSCOW ID 83843

R&B UNLIMITED LLC
PO BOX 8113
MOSCOW ID 83843

ROYSE, DONALD W
18043 N ATLAS RD
RATHDRUM ID 83858

SALISBURY, MICHAEL A
2315 SHELBY LN
MOSCOW ID 83843

SCHMIDT, THOMAS L
6110 W RANDOLPH DR
BOISE ID 83709

SCHRAND, BRANDON
228 N LILLY ST
MOSCOW ID 83843

SEEVER, VICTORIA A
121 N LILLY ST
MOSCOW ID 83843

SHARP, MICHAEL O
522 W A ST
MOSCOW ID 83843

SINGH, GURKIRPAL
4297 NORTH ECHO LANE
COEUR D'ALENE ID 83815

SIVULA, JOSEPH
226 N ASBURY ST
MOSCOW ID 83843

SMITH, JEFFREY A
4061 NE BROGDEN ST
HILLSBORO OR 97124

SPELBRING, TERI
102 S LILLY ST
MOSCOW ID 83843

STANTON, THOMAS D TRUST
302 7TH ST
PETALUMA CA 94952

55160^{TM/NC}Repositionable Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

STRICKLER, KATHERINE M
222 N LILLY ST
MOSCOW ID 83843

STROUT, ISAAK
551 EMPIRE LANE
MOSCOW ID 83843

STUBBS 207 WEST FIRST STREET
PO BOX 9444
MOSCOW ID 83843

SWAN, PHILIP L
2941 7TH ST
BOULDER CO 80304

TEMPLETON, KAREN
1071 KASPER ROAD
MOSCOW ID 83843

UNIVERSITY CITY HOLDINGS 1
214 N POLK ST
MOSCOW ID 83843

UNIVERSITY CITY HOLDINGS 6 LLC
PO BOX 8567
MOSCOW ID 83843

VALENTINE, STERLING
109 S JACKSON ST
MOSCOW ID 83843

WALLER, GREGORY L
512 W 1ST ST
MOSCOW ID 83843

WEGARS, PRISCILLA S
735 E 6TH STREET
MOSCOW ID 83843

WERNER, SHELLY
117 S ALMON ST
MOSCOW ID 83843

WEST, LEONARD R
4957 LENVILLE RD
MOSCOW ID 83843

WILEY, JESSICA
225 N ALMON ST
MOSCOW ID 83843

WILSON, CODY D
1403 SAN THOMAS AQUINO RD
SAN JOSE CA 95240

ZIMMER INVESTMENTS LLC
943 COLT CT
MOSCOW ID 83843

ZIONS BANK
PO BOX 54288
LEXINGTON KY 40555