

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
August 11, 2021

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of July 28, 2021 Minutes (ACTION ITEM)

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

2. Public Comment

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

3. Public Hearing: Proposal for a Rezone of a 7.56-Acre Area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2021-0026 (ACTION ITEM)

Rezoning of the subject property from the current combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) to the Medium Density Residential (R-3) Zone.

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

1. Recommend approval of the proposed Rezone with conditions; or recommend approval of the proposed Rezone with no conditions; or recommend denial of the proposed Rezone; or take such other action deemed appropriate.

4. Public Hearing: Proposed Preliminary Subdivision Plat of a 4.59-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2021-0027 (ACTION ITEM)

Proposed Preliminary Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision.

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

1. Recommend approval of the proposed Preliminary Plat with no conditions; or recommend approval of the proposed Preliminary Plat with conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards document.

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

5. Public Hearing: Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2021-0028 (ACTION ITEM)

Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

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

1. Recommend approval of the proposed PUD with conditions; or recommend approval of the proposed PUD with no conditions; or recommend denial of the proposed PUD; or take such other action deemed appropriate.
2. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the PUD and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

6. Proposed Final Subdivision Plat for a 17.2-acre area generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow - Harvest Hills 2nd Addition: LUP2021-0033 (ACTION ITEM)

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

PROPOSED ACTIONS: Review the Harvest Hills 2nd Addition final plat recommend approval to City Council; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

7. Proposed Final Planned Unit Development (PUD) and Final Subdivision Plat for 2.16-acre parcel located at 1606 E. Third Street within the City of Moscow – Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD: LUP2021-0032 & LUP2021-0034 (ACTION ITEM)

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

PROPOSED ACTIONS: Review the Harvest Hills final plat and final PUD and recommend approval to City Council; or recommend approval of the final plat and final PUD with conditions; or recommend denial of the final plat and final PUD; or provide Staff further direction as deemed necessary.

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

Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 2.68-acre Property to be Annexed into the City of Moscow and Generally Located South of Robinson Park Road and East of the Current City Limits Boundary within the City of Moscow: Permit Application LUP2021-0031

1. Retaining the Current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.

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

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REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS**UPCOMING EVENTS/MEETINGS**

Next Planning & Zoning Commission regular meeting is scheduled for August 25, 2021.

ADJOURN

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

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

**Wednesday
July 28, 2021**

7:00 PM

**Council Chambers
206 E Third Street**

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Drew Davis, Michael Nelsen, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Scott Gropp, Joel Hamilton
OTHERS: Brandy Sullivan
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of June 9, 2021 Minutes

Seever moved for approval of the minutes as presented, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 2.68-acre Property to be Annexed into the City of Moscow and Generally Located South of Robinson Park Road and East of the Current City Limits Boundary within the City of Moscow: Permit Application LUP2021-0031

- 1. Retaining the Current Comprehensive Plan Land Use Designation of Auto-Urban Residential.*
- 2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.*

Ray presented the proposal as described above, and recommended approval of the rezone and comprehensive plan amendment with no conditions. The adjacent property, to the west of the subject property was annexed into the City and private water and sewer lines have been extended to that property.

Public Hearing opened at 7:09 PM

Scott Becker (applicant), Moscow, detailed the process for dividing this parcel from the approved Capybara subdivision because it could access City services. The other portion of the plot would need to have a lift station installed in order to be annexed into the City. The two properties are intended to be completely separate, not sharing the same roads except for Robinson Park Road. City services would be extended to the property once someone developed the land.

Public Hearing closed at 7:12 PM

Seever moved to recommend approval of the Comprehensive Plan Amendment and Rezone and directed Staff to draft the Relevant Criteria and Standards, with no conditions, seconded by Nelsen. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

Transportation Commission Meeting

Ray gave an overview of the e-scooter agenda items for the July 8, 2021 meeting.

ANNOUNCEMENTS

Parish spoke a bit about discussions regarding water conservation between Planning & Zoning and City Council members.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for August 11, 2021.

Public Hearing for Southgate Subdivision applications.

The meeting adjourned at 7:16 PM

Robb Parish, Chair

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: August 11, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Rezone of a 7.56-Acre Area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2021-0026

Attachments:

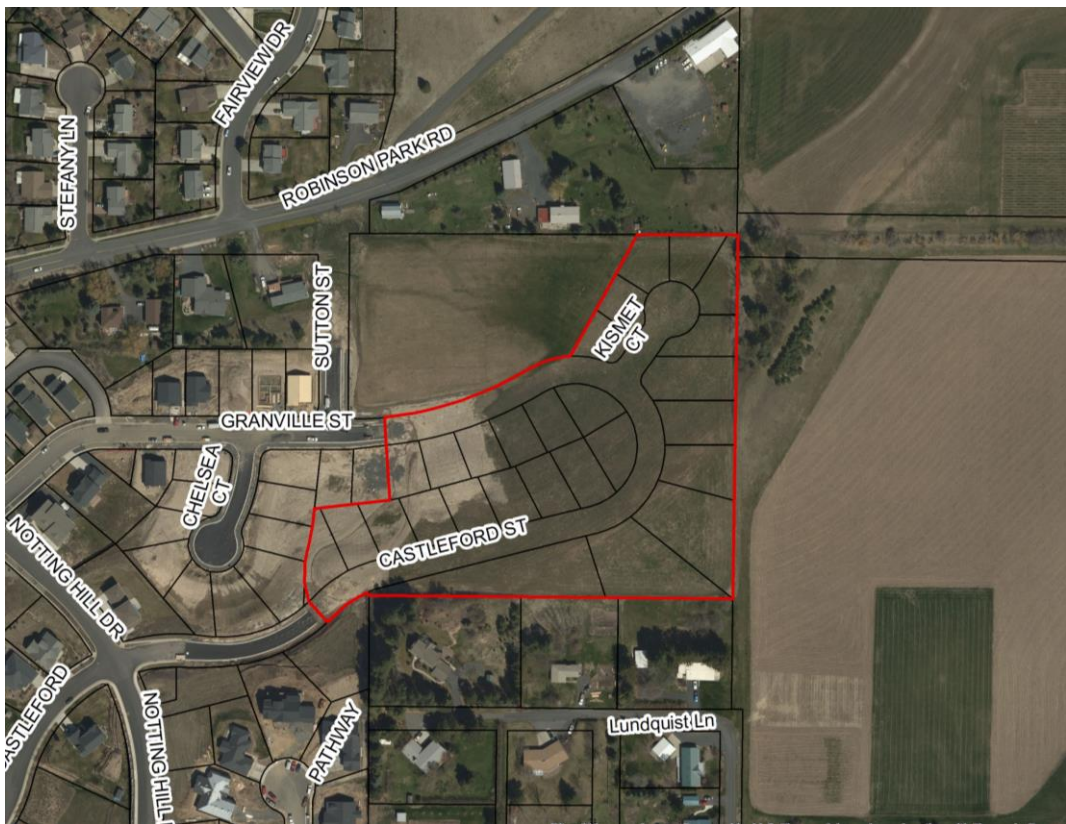
1. Notice of Public Hearing
2. Application for Rezone
3. Rezone Exhibit
4. Legal Descriptions
5. Neighborhood Meeting Materials

Prepared by: Mike Ray, AICP – Planning Manager

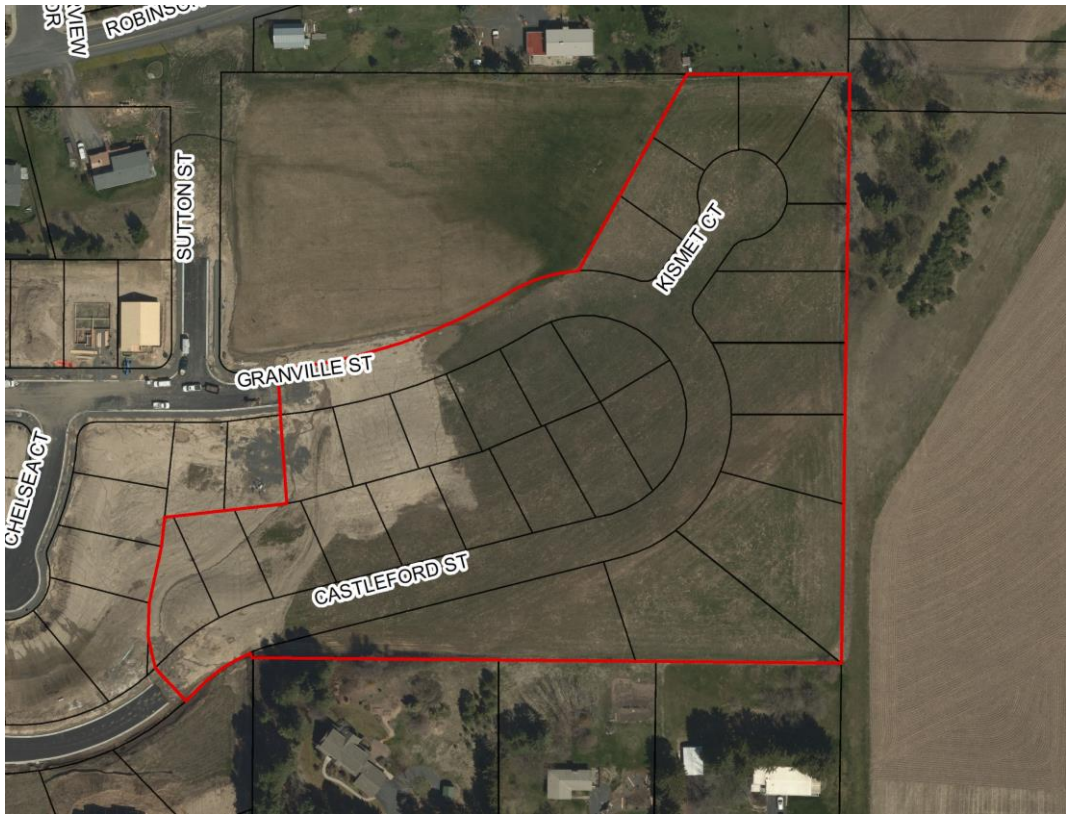
STAFF REVIEW

Proposal: The applicant, Mike Salisbury, is proposing a rezone for a 7.56-acre property within Phase III of Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street. The zoning of the subject property is currently a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) and the proposal is to rezone the entire property to the Medium Density Residential (R-3) Zone.

Site and Area Land Use: The subject property is a 7.56-acre parcel that currently vacant is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.



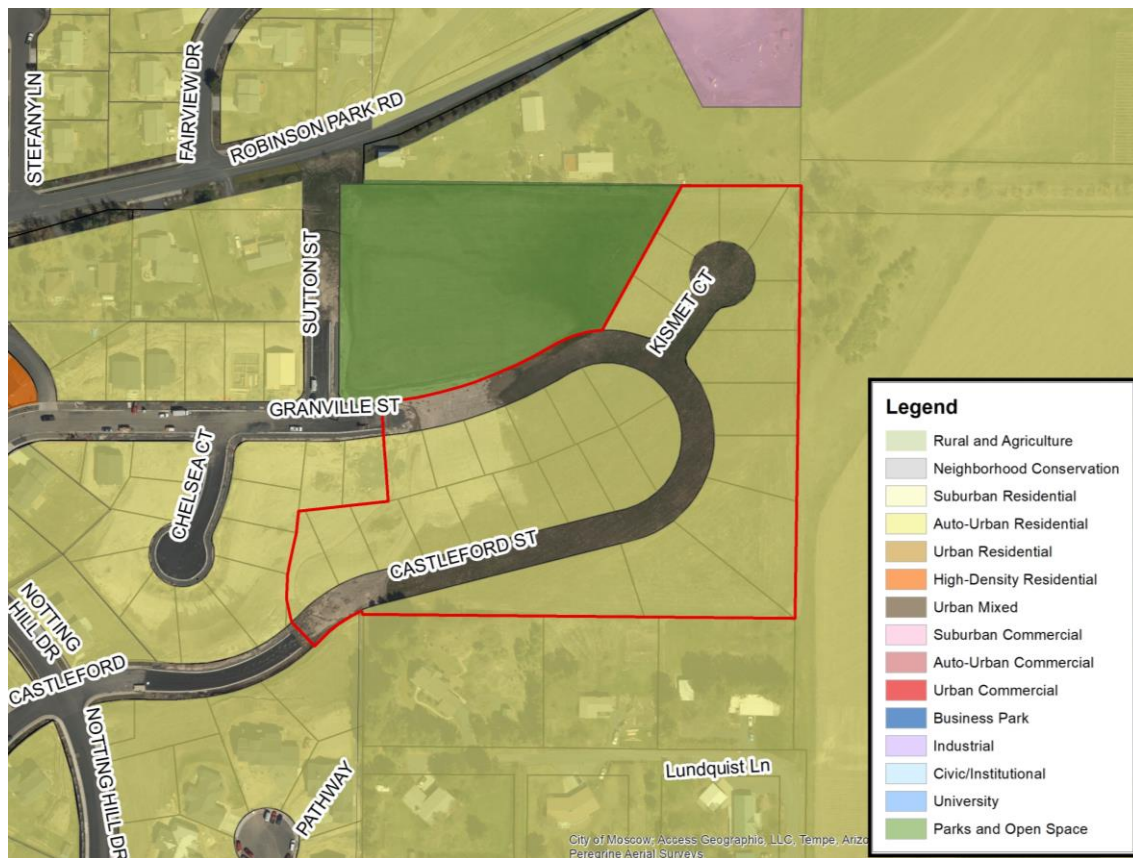
Vicinity Map



Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”



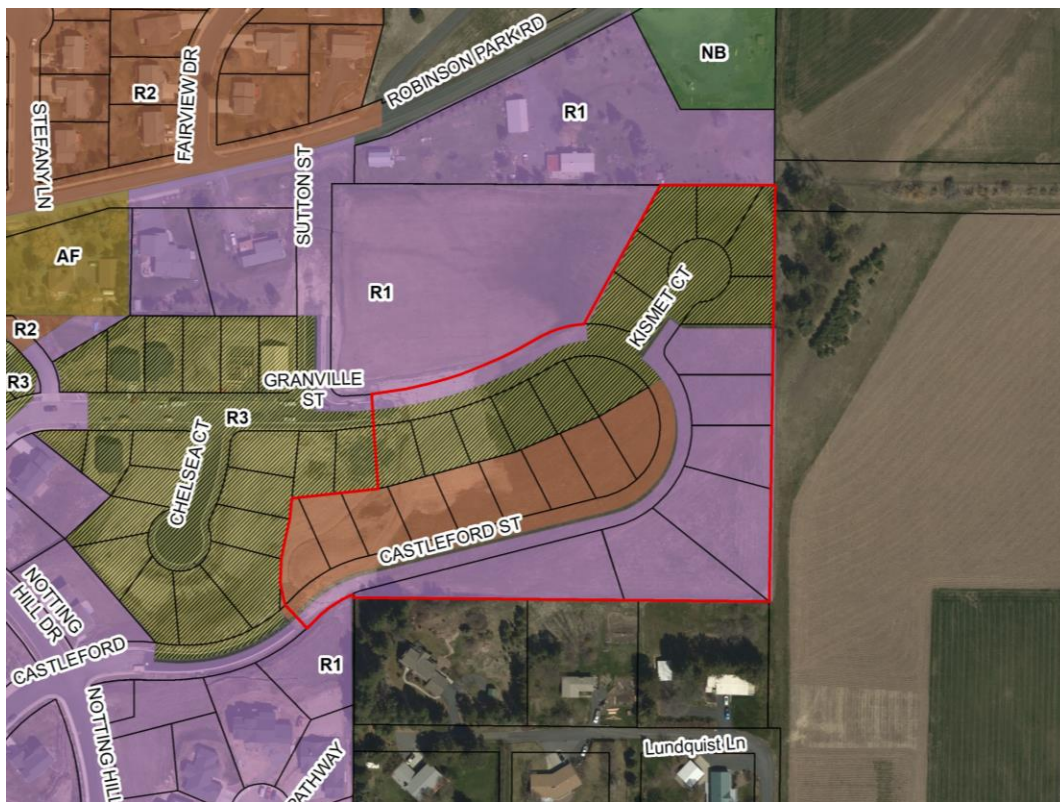
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently zoned a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The proposal is to rezone the entire property to the Medium Density Residential (R-3) Zone.

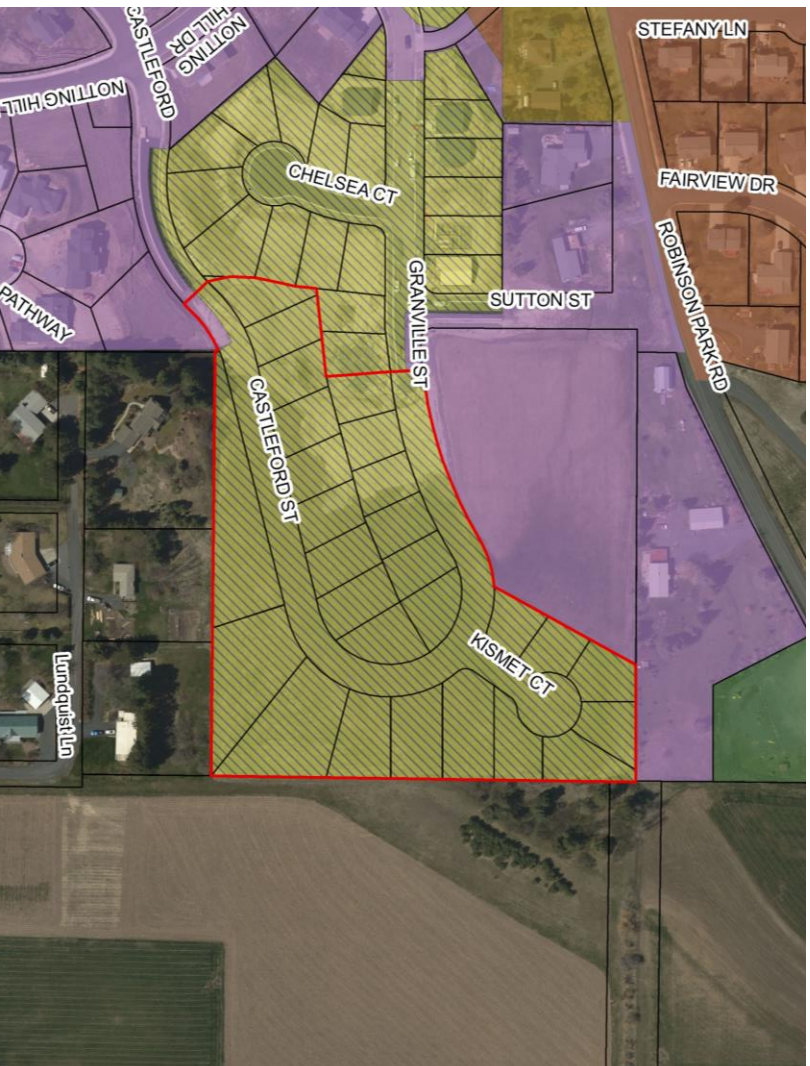
The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.

As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.



Existing Zoning



Proposed Zoning

Access, Streets, Traffic: The subject property has access via Granville Street and Castleford Street, which are currently platted to be extended to the east. Granville and Castleford Streets are both currently designated as local neighborhood streets which are developed to the 28-foot-wide street section with curb, gutter, and sidewalks on both sides of the street and on-street parking on one side of the street. The applicant has submitted a re-plot of the subject property that coincides with proposed rezone request.

Utilities: Water, sanitary sewer, and storm sewer mains are extended to the property within Granville Street and Castleford Street.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on April 9, 2021 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed rezone from the combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) to the Medium Density Residential (R-3) Zone with one condition:
 - i. That the proposed R-3 Zone be limited to no more than detached single-family dwellings.
2. In accordance with the Commission's decision on the rezone request, direct staff to prepare the Relevant Criteria and Standards documents.

NOTICE OF PUBLIC HEARING

Proposal for a Rezone, Replat, and Planned Unit Development (PUD) for a 7.56-Acre Area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow as shown on the Vicinity Map Below.

Permit Applications LUP2021-0026, LUP2021-0027, LUP2021-0028, and LUP2021-0029

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposals will be considered:

1. Rezoning of the subject property from the current combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3) to the Medium Density Residential (R-3) Zone.
2. Proposed Preliminary Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision.
3. Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

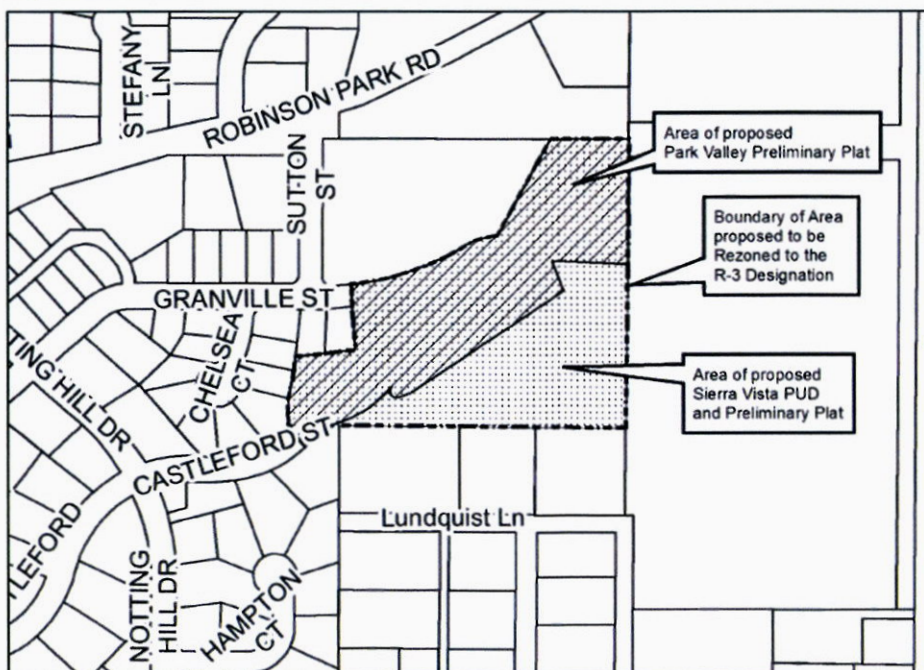
MEETING DATE: Wednesday, August 11, 2021

HEARING LOCATION: Council Chambers on the Second Floor of 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 hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow
City Clerk


Jennifer Fleischman, Deputy
City Clerk

Publish: Saturday, July 24,
2021



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

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
	Receipt Number		

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Mike Salisbury Telephone: [REDACTED]
[REDACTED] 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: Jemca LLC Telephone: 208-301-2370
2315 Shelby Lane Moscow ID 83843
 (Home address)

3. Location of Affected Property: A portion of Southgate 3rd Addition

Legal Description: Southgate 3rd Addition 2 & 3 20-28 & 7-12
 (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: R1 & R2 to: R3
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): Eliminate fragmented zoning in that area.

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 rezone is consistent with continuity of the neighborhood while offering some vareity of housing

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

The proposed rezone creates more uniformtiy for the neighborhood.

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

The neighborhood is single family residential and the propsed rezone is for single family residential.

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.

No additional services are required due to the proposed zone change. Residential to residential

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.

Proposing size type and desntiy of the development are similar to the existing plat. The proposed plats reconfigure the lots for construction savings and efficiencies.

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

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

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

The following materials must be included with this application:

1. Application fee.
2. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

I understand this information is a public record and may be posted to a public website.



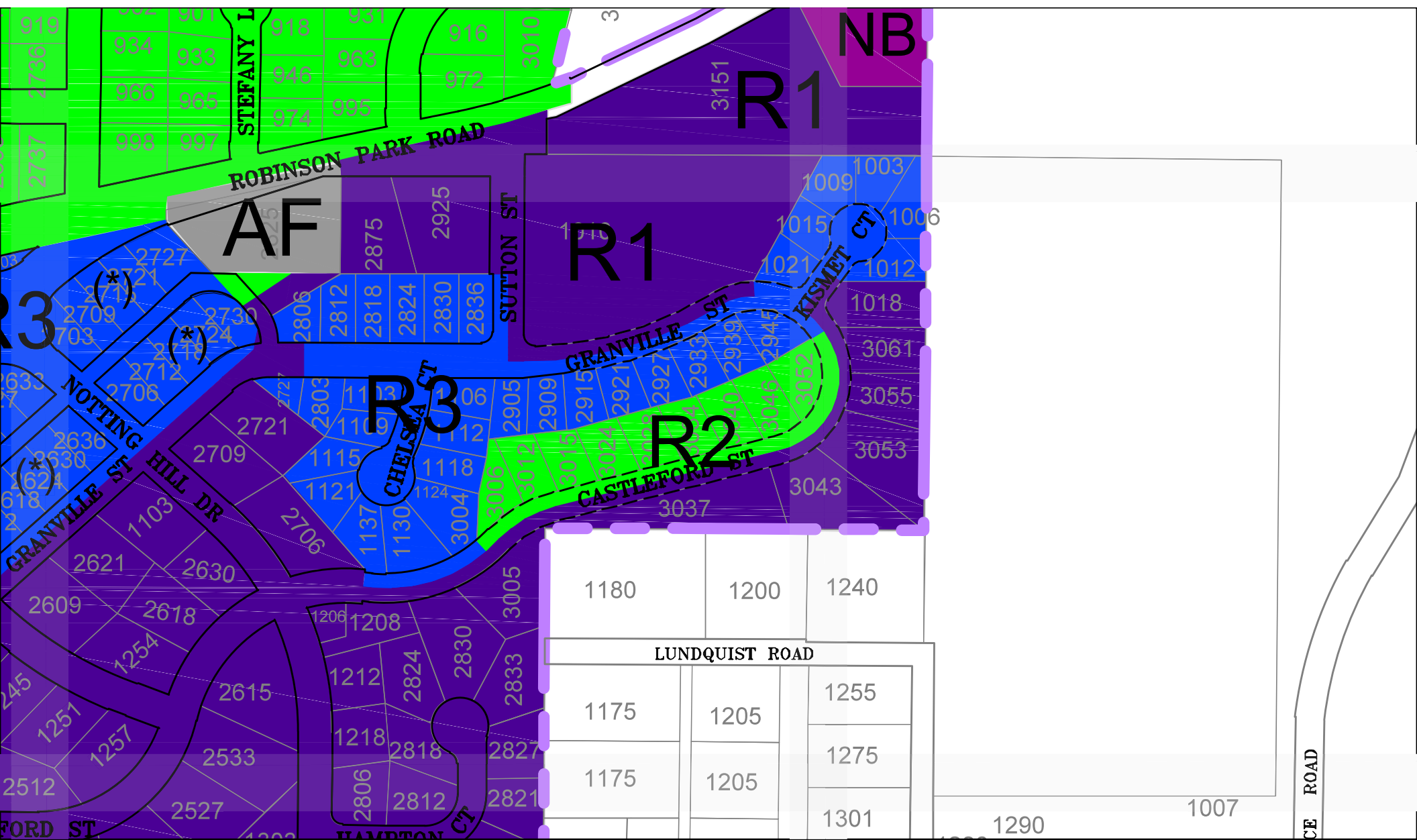
Applicant's Signature

June 16, 2021
Date



Property Owner's Signature

June 16, 2021
Date



June 7, 2021

Legal Description by Hodge & Associates For Area to be Zoned R3

Re-Plats of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow

A parcel of land located in portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northwest Quarter of the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 16 and the northeast corner of Southgate 3rd Addition;

Thence along the common east line thereof, S00°26'43"W, 40.00 feet to the northeast corner of Lot 18 of the Plat of Section 16;

Thence continuing along said common east line and along the east line of said Lot 18, S00°26'43"W, 612.02 feet to the southeast corner of Southgate 3rd Addition and the southeast corner of said Lot 18;

Thence along the south line of Southgate 3rd Addition and the south line of said Lot 18, N89°42'30"W, 659.57 feet to the southwest corner of Southgate 3rd Addition and the southwest corner of said Lot 18;

Thence N20°04'48"W, 5.49 feet;

Thence 73.71 feet along a non-tangent curve to the left, said curve having a Delta = 24°07'54", Radius = 175.00 feet, Chord = 73.16 feet and a Chord Bearing = S55°15'25"W;

Thence 16.72 feet along a curve to the right, said curve having a Delta = 3°14'53", Radius = 295.00 feet, Chord = 16.72 feet and a Chord Bearing = S44°48'54"W to a point on the south right-of-way line of Castleford Street;

Thence N43°33'39"W, 50.00 feet to a point on the north right-of-way line thereof;

Thence leaving said north right-of-way line, N14°01'48"W, 35.60 feet to a point on the east line of Lot 8, Block 2 of Southgate 3rd Addition;

Thence along said east line N02°13'00"E, 37.50 feet to the southeast corner of Lot 9, Block 2 of Southgate 3rd Addition;

Thence along the east line thereof, N11°37'04"E, 64.42 feet to the southeast corner of Lot 10, Block 2 of Southgate 3rd Addition;

Thence along the east line thereof, N06°14'06"E, 32.50 feet to the southwest corner of Lot 12, Block 2 of Southgate 3rd Addition;

Thence along the south line thereof and the south line of Lot 13, Block 2 of Southgate 3rd Addition, N83°35'26"E, 136.92 feet to the southeast corner thereof;

Thence along the east line thereof, N04°00'33"W, 99.35 feet to a point on the south right-of-way line of Granville Street;

Thence N04°00'33"W, 50.03 feet to a point on the north right-of-way line thereof and the south line of Arthur Milton Park, shown as Parcel A on the Plat of Southgate 3rd Addition;

Thence along said south line the following two courses:

Thence leaving said north right-of-way line, 276.43 feet along a non-tangent curve to the left, said curve having a Delta = 25°20'30", Radius = 625.00 feet, Chord = 274.19 feet and a Chord Bearing = N71°25'39"E;

Thence 80.54 feet along a curve to the right, said curve having a Delta = 28°26'48",

Radius = 162.22 feet, Chord = 79.72 feet and a Chord Bearing = N72°58'48"E to the southeast corner of said Parcel A;

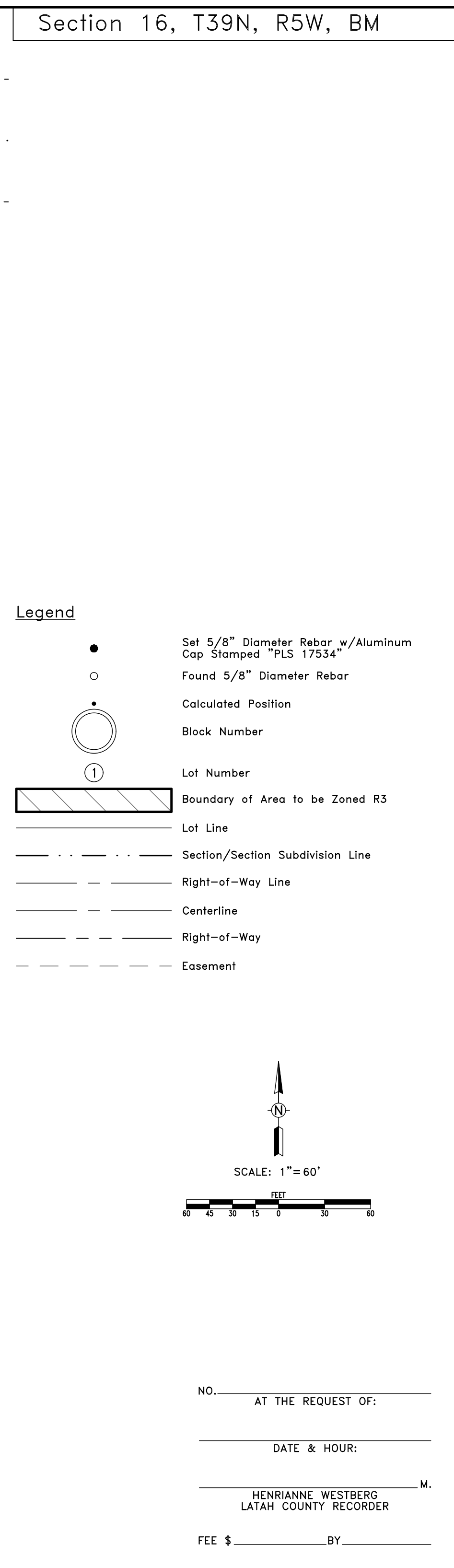
Thence along the east line thereof, N28°47'39"E, 204.78 feet to a point on the north line of Lot 18 of the Plat of Section 16;

Thence continuing along said east line, N28°47'39"E, 45.52 feet to the north line of the Northwest Quarter of the Northeast Quarter of Section 16 and the north line of Southgate 3rd Addition;

Thence along said common north line, S89°42'30"E, 181.24 feet to the **Point of Beginning**.

Parcel contains 7.57 acres more or less.

DRAFT



Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Replat a portion of Southgate 3rd Addition

WHEN: Friday April 9th @ 4:00 pm

WHERE: End of Granville St (East of 2724 Granville St)

WHAT: You are invited to a neighborhood meeting regarding a Planned Development for the proposed Southgate Addition. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

Due to concerns over the COVID-19 virus, I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through April 9, 2021. All questions and comments will be recorded and submitted to the City as part of the subdivision request submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Scott Becker
Project Manager
Hodge and Associates, Inc.

Meeting Attendance Sheet

Project Name: Partial Replat Southgate 3rd Addition

Project Number: 4373

Meeting Type: Neighborhood Meeting

Meeting Location: Granville Street, Moscow, ID

Meeting Time: April 9, 2021, 4:00 PM

Name	Contact Information
Marty Staley	[REDACTED]
Marie Naar	[REDACTED]
Shawna Berlin	[REDACTED]
Zena Hartung	[REDACTED]
CARL DEWING	[REDACTED]
Blaine & Shelley Eckles	[REDACTED]
Barbara Warrick	[REDACTED]
Jim & Kay Hilt	[REDACTED]
Kim Salisbury	[REDACTED]
Kelly Riley	[REDACTED] Moscow
Terry Schierman	[REDACTED] 01 02 03

Meeting Attendance Sheet

Project Name: Partial Replat Southgate 3rd Addition

Project Number: 4373

Meeting Type: Neighborhood Meeting

Meeting Location: Granville Street, Moscow, ID

Meeting Time: April 9, 2021, 4:00 PM

Name	Contact Information
Mike Salisbury	[REDACTED]
Norman [unclear]	[REDACTED]
RICK & KATHY KOPEL	[REDACTED]

Partial Replat Southgate 3rd Addition

Neighborhood Meeting Minutes

Friday, April 9, 2021; 4:00pm

Presenter: Nuri Nimmer, PE; Hodge & Associates, Inc

Meeting Location: Granville Street, Southgate 3rd Addition, Moscow, ID

Meeting Purpose

Provide a project summary for the proposed Partial Replat of Southgate 3rd Addition followed by a question and answer session.

Meeting

The meeting was called to order at 4:00pm.

Nuri Nimmer opened the meeting and described the project scope and related City standards for said work.

Upon completion Nuri addressed the neighbor's questions.

Q: Will this project include connecting Sutton Street to Robinson Park Road?

A: No, this connection will be made at a later time.

Q: Will the Milton Arthur Park be affected in any way by the replat?

A: No, the existing park will not be affected.

Q: There appears to be some wet ground in the area of the replat; what will come of that?

A: Naturally occurring springs and stormwater runoff will be collected and routed to the storm sewer per City standards.

Q: Will you speak more on a Planned Unit Development?

A: A Planned Unit Development (PUD) allows for departure from standard requirements to permit and encourage innovative, economical and attractive development. This PUD will contain single family residences sharing an access road. The access road is narrower than a standard City street and allows for cost efficient construction across the hillside.

Q: Will there be an easement in the PUD and if so what size?

A: There will be an easement and its size and location will be determined as we move forward with design.

Q: Does the developer have a selling price estimate for the new lots?

A: Not available at this time.

Q: Will Granville Street connect to Castleford Street?

A: Unsure how they may connect at this time. Possible parking area for Milton Arthur Park that is accessible from either street or just one street with a path connection to the other.

Q: Will the PUD have a homeowners association (HOA)?

A: Yes, the HOA will own and maintain common amenities that all homeowners use.

Q: When will construction begin?

A: Possibly this summer/fall. Will depend on Replat/PUD review timing, contractor availability, financing, and other considerations.

Q: Does the developer have house plans selected for the new lots and a price range?

A: Not at this time.

Q: Is this development tied in any way to the new development that is planned for on the other side of the hill?

A: The developer of Southgate 3rd Addition is different than the Ridgeview Estates 2nd Addition developer.

Q: When will the Ridgeview Estates 2nd developer begin construction?

A: Possibly this summer.

With no further questions or comments the meeting adjourned at 4:35pm.

Attached, please find a copy of the meeting attendance sheet.

Best regards,

Nuri Nimmer, PE

Hodge & Associates, Inc

ORDINANCE NO. 2008-04

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF IDAHO; PROVIDING FOR THE REZONING OF PROPERTY FROM LOW DENSITY SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL (R-3) AND MODERATE DENSITY, SINGLE FAMILY RESIDENTIAL (R-2), AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE ZONING DISTRICT; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the proposed change from Low Density Single Family Residential to Moderate Density, Single Family Residential (R-2) and Medium Density Residential (R-3) zoning district with the accompanying conditions of approval is consistent with the underlying Comprehensive Plan Land Use Designation of Low Density Residential (LR); and

WHEREAS, the proposed uses that would be allowed by the proposed zoning, with the conditions imposed herein, is consistent and compatible with the surrounding land uses, provides for the logical, orderly and efficient development of the subject property, and is consistent with the City of Moscow Comprehensive Plan;

WHEREAS, the Moscow Planning and Zoning Commission held a duly noticed public hearing on January 9, 2008 and recommended approval of this rezoning; and

WHEREAS, the Moscow City Council conducted a duly noticed public hearing on March 3rd, 2008 and passed a motion to approve this zoning subject to a Reasoned Statement of Relevant Criteria and Standards.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: LEGAL DESCRIPTION:**Medium Density Residential (R3) Zoning District**

A portion of the proposed Southgate 3rd Addition to the City of Moscow, a partial replat of the Plat of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, said proposed addition being an unrecorded plat dated April 16, 2008 on file with said City of Moscow, with said Parcel 'A' being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of said Section 16; thence S86°20'37"E 1340.65 feet to a point on the centerline of the 80 foot wide White Avenue right-of-way, said point being Station 0+00 as shown on the plat of the Southgate 1st Addition, recorded as Instrument No. 490155 on file with the Recorder's office of said Latah County; thence S89°44'48"E 1979.08 feet to the southeast corner of the Southgate 2nd Addition to the City of Moscow, recorded as Instrument No. 498621 on file with said Recorder's office, said point being the

southwest corner of said proposed Southgate 3rd Addition; thence along the boundary of said addition the following courses: S89°44'48"E 658.84 feet, N00°21'13"E 668.44 feet, S89°42'43"E 659.57 feet, and N00°26'30"E 432.88 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said boundary, N00°26'30"E 219.14 feet; thence along said boundary, N89°42'43"W 181.24 feet to the northeast corner of Parcel 'A' of said addition; thence along the easterly boundary of said Parcel 'A', S28°47'26"W 250.29 feet to a point on the northerly right-of-way line of Granville Loop of said addition; thence S02°48'00"E 25.00 feet to the centerline of said Granville Loop; thence along said centerline, 68.13 feet along a curve to the left having a radius of 137.22 feet, a central angle of 28°26'48", and a chord of S72°58'36"W 67.43 feet; thence continuing along said centerline, 356.62 feet along a curve to the right having a radius of 650.00 feet, a central angle of 31°26'07", and a chord of S74°28'15"W 352.17 feet; thence continuing along said centerline, N89°48'41"W 25.12 feet to the intersection with the centerline of Sutton Street of said addition; thence along said Sutton Street centerline, N00°26'30"E 151.07 feet; thence leaving said centerline, N89°48'41"W 292.25 feet along the northerly boundary of Block 1 of said addition; thence along said northerly boundary, S58°59'25"W 141.51 feet; thence along the westerly boundary of Lot 1 of said Block 1, 49.79 feet along a curve to the right having a radius of 100.36 feet, a central angle of 28°25'25", and a chord of S14°01'29"E 49.28 feet; thence along the southerly boundary of said Block 1, S89°48'41"E 45.00 feet; thence along the boundary of said addition, S00°11'19"W 60.00 feet to the northeast corner of Parcel 'B' of Block 2 of said addition; thence along the boundary of said Block 2, 28.83 feet along a curve to the left having a radius of 95.00 feet, a central angle of 17°23'17", and a chord of S81°29'41"W 28.72 feet; thence along the boundary of Block 2 of said addition the following courses: S51°27'59"E 158.76 feet, S47°00'45"W 99.42 feet, and S41°11'39"E 217.89 feet, thence S05°34'00"W 30.00 feet to the centerline of said Granville Loop; thence along said centerline, S84°26'00"E 13.63 feet; thence continuing along said centerline, 216.24 feet along a curve to the left having a radius of 270.00 feet, a central angle of 45°53'19", and a chord of N72°37'21"E 210.51 feet; thence N40°19'19"W 25.00 feet to the north right-of-way line of said Granville Loop; thence along the westerly boundary of Lot 28 of said Block 2 the following courses: N02°12'37"E 81.34 feet, N11°36'29"E 64.42 feet, and N06°13'43"E 32.50 feet; thence along the southerly boundary of Lots 12 and 13 of said Block 2, N83°35'02"E 143.70 feet; thence along the southerly boundary of Lots 14, 15, and 16 of said Block 2, N74°47'41"E 219.04 feet; thence along the southerly boundary of Lots 17 and 18 of said Block 2, N67°03'29"E 142.34 feet; thence along the southerly boundary of Lot 19 of said Block 2, N59°07'16"E 90.47 feet to a point on the westerly right-of-way line of said Granville Loop; thence N56°11'19"E 25.00 feet to the centerline of said Granville Loop; thence along said centerline, 50.10 feet along a curve to the left having a radius of 137.22 feet, a central angle of 20°55'07", and a chord of N44°16'14"W 49.82 feet to the centerline of Kismat Court of said addition; thence along said centerline,

N35°16'13"E 78.07 feet; thence S54°43'47"E 25.00 feet to the southeasterly right-of-way line of said Kismet Court; thence along the north boundary of Lot 7 of Block 3 of said addition, East 147.45 feet to the **TRUE POINT OF BEGINNING**. Said portion contains 6.80 acres.

Medium Density, Single Family Residential (R2) Zoning District

A portion of the proposed Southgate 3rd Addition to the City of Moscow, a partial replat of the Plat of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, said proposed addition being an unrecorded plat dated April 16, 2008 on file with said City of Moscow, with said Parcel 'A' being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of said Section 16; thence S86°20'37"E 1340.65 feet to a point on the centerline of the 80 foot wide White Avenue right-of-way, said point being Station 0+00 as shown on the plat of the Southgate 1st Addition, recorded as Instrument No. 490155 on file with the Recorder's office of said Latah County; thence S89°44'48"E 1979.08 feet to the southeast corner of the Southgate 2nd Addition to the City of Moscow, recorded as Instrument No. 498621 on file with said Recorder's office, said point being the southwest corner of said proposed Southgate 3rd Addition; thence along the boundary of said addition the following courses: S89°44'48"E 658.84 feet, N00°21'13"E 668.44 feet, S89°42'43"E 659.57 feet, and N00°26'30"E 432.88 feet; thence leaving said boundary, West 147.45 feet along the north boundary of Lot 7 of Block 3 of said addition; thence N54°43'47"W 25.00 feet to the centerline of Kismet Court of said addition; thence S35°16'13"W 78.07 feet along the centerline of said Kismet Court to the centerline of Granville Loop of said addition; thence along said centerline, 50.10 feet along a curve to the right having a radius of 137.22 feet, a central angle of 20°55'07", and a chord of S44°16'14"E 49.82 feet to the **TRUE POINT OF BEGINNING**;

thence S56°11'19"W 25.00 feet to the northeast corner of Lot 20, Block 2 of said addition; thence along the northerly boundary of said Lot 20, S59°07'16"W 90.47 feet; thence along the southerly boundary of Lots 17 and 18 of said Block 2, S67°03'29"W 142.34 feet; thence along the southerly boundary of Lots 14, 15, and 16 of said Block 2, S74°47'41"W 219.04 feet; thence along the southerly boundary of Lots 12 and 13 of said Block 2, S83°35'02"W 143.70 feet; thence along the westerly boundary of Lot 28 of said Block 2 the following courses: S06°13'43"W 32.50 feet, S11°36'29"W 64.42 feet, and S02°12'37"W 81.34 feet to a point on the northerly right-of-way line of Granville Loop; thence S40°19'19"E 25.00 feet to the centerline of Granville Loop; thence along said centerline, 30.59 feet along a curve to the left having a radius of 270.00 feet, a central angle of 6°29'30", and a chord of N46°25'56"E 30.58 feet; thence continuing along said centerline, 114.10 feet along a curve to the right having a radius of 200.00 feet, a central angle of 32°41'13", and a chord of N59°31'47"E 112.56 feet; thence continuing along said centerline, N75°52'23"E 399.51 feet; thence continuing along said centerline, 262.68 feet along a curve to the left having a radius of 137.22 feet, a central angle of 109°41'04", and a chord of

N21°02'51"E 224.37 feet to the **TRUE POINT OF BEGINNING**. Said portion contains 2.02 acres.

SECTION 2: ZONING: That the property described in Section 1 of this Ordinance be and the same hereby is zoned Medium Density Residential (R3), and Moderate Density, Single Family Residential (R-2) Zoning District, with the conditions of approval listed below, and the City Engineer is hereby ordered to make the necessary amendments the official maps of the City of Moscow which are on file at 221 East 2nd Street.

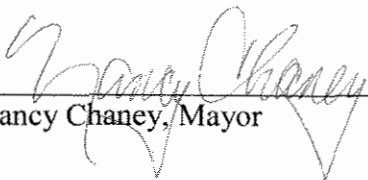
1. That the proposed R-3 Zoning Districts be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 as shown upon the attached proposed preliminary plat.

SECTION 3: SEVERABILITY: Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions.

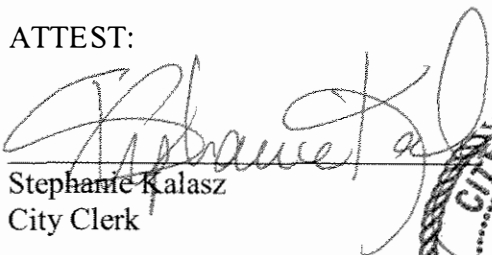
SECTION 4: EFFECT ON OTHER ORDINANCES: Where the definitions contained in this Ordinance are in conflict with relevant portions of City of Moscow, Idaho Municipal Code, the definition contained within those portions of the Moscow Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 5: EFFECTIVE DATE: This Ordinance shall be effective upon its passage approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 3rd day of March 2008.


Nancy Chaney, Mayor

ATTEST:


Stephanie Kalasz
City Clerk



NO. 521542
AT THE REQUEST OF:
City of Moscow
DATE & HOUR
04-23-08 11:14 AM
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ BY *Susan*
m/PO Box 9203 Deputy
Moscow Id 83843

**CITY OF MOSCOW
COMMUNITY PLANNING AND DESIGN DEPARTMENT
STAFF REPORT**

DATE: August 5, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Hearing Date: August 11, 2021

Subject: Proposed Preliminary Subdivision Plat of a 4.59-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: LUP2021-0027

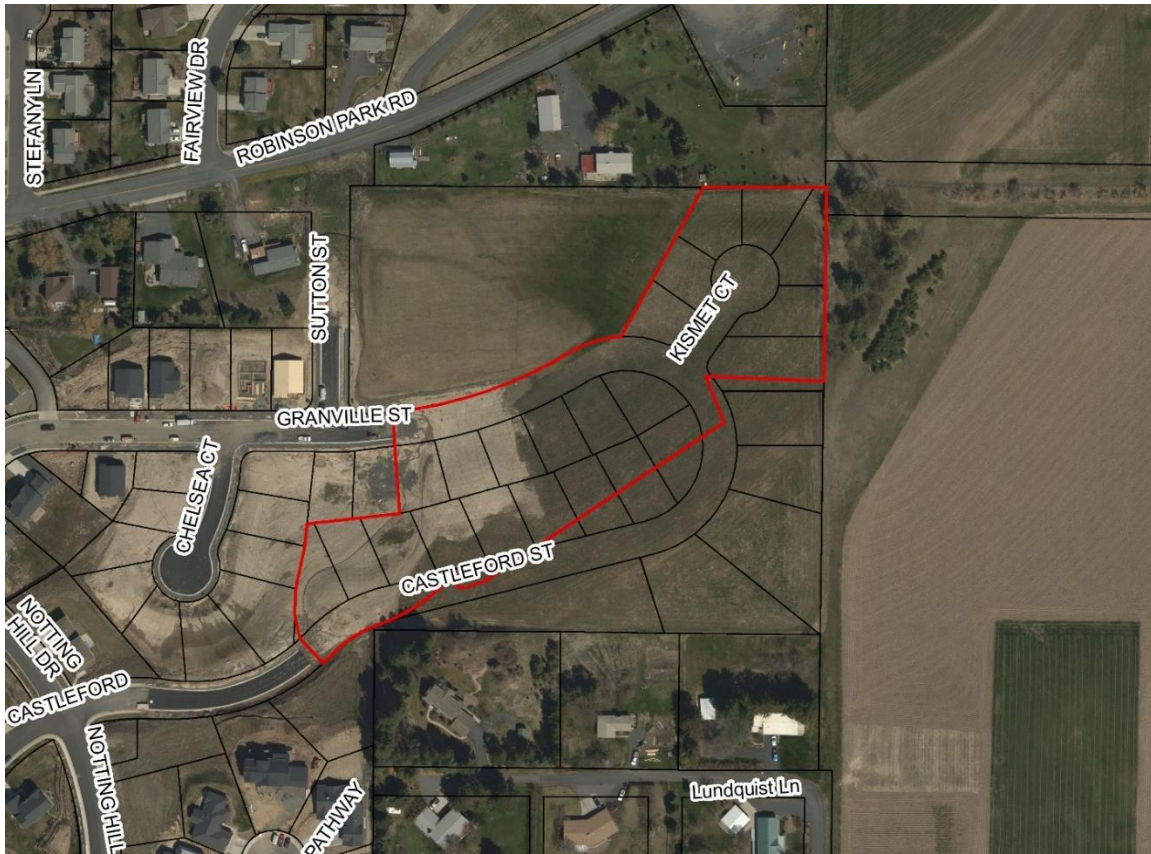
Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from Todd Drage, Engineering Technician, dated August 5, 2021

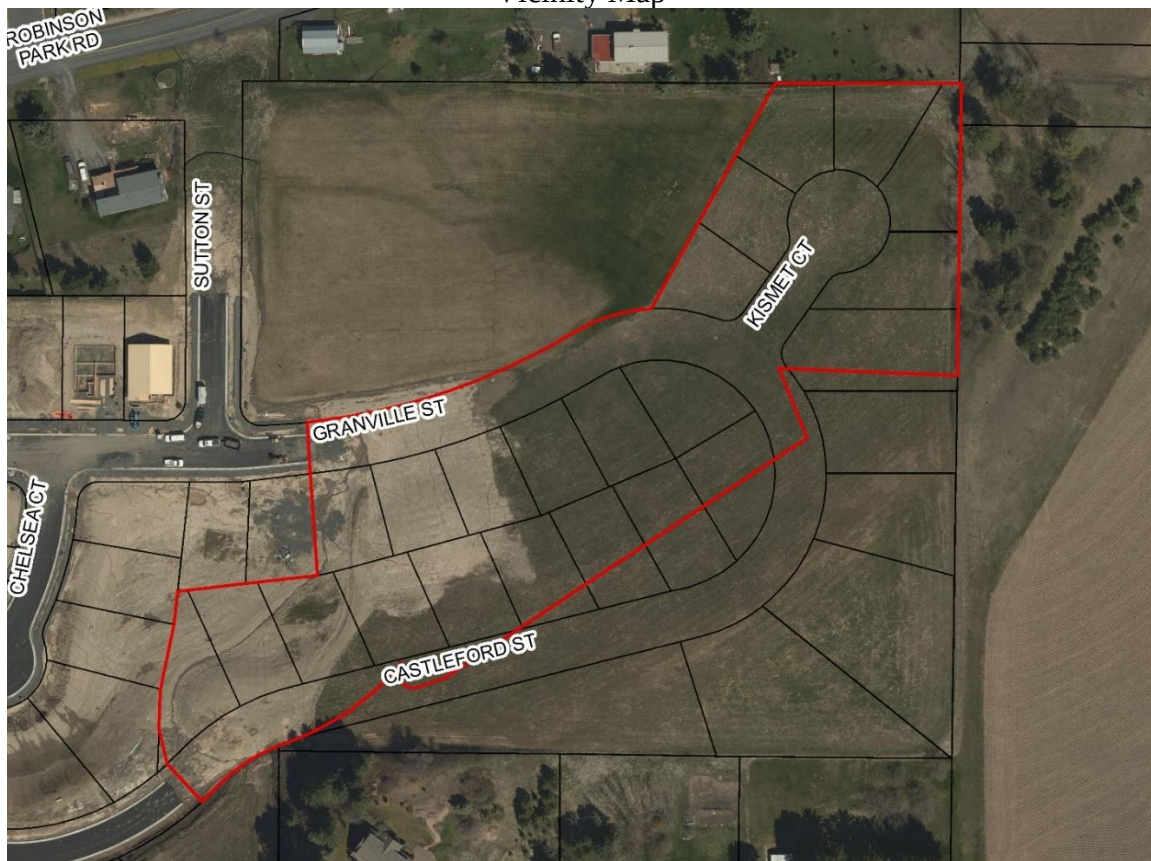
STAFF REVIEW

Proposal: The applicant, Mike Salisbury, is requesting a preliminary plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. The subject property was originally platted as Phase III of the Southgate 3rd Addition and the applicant is requesting a rezone and re-plat of the property.

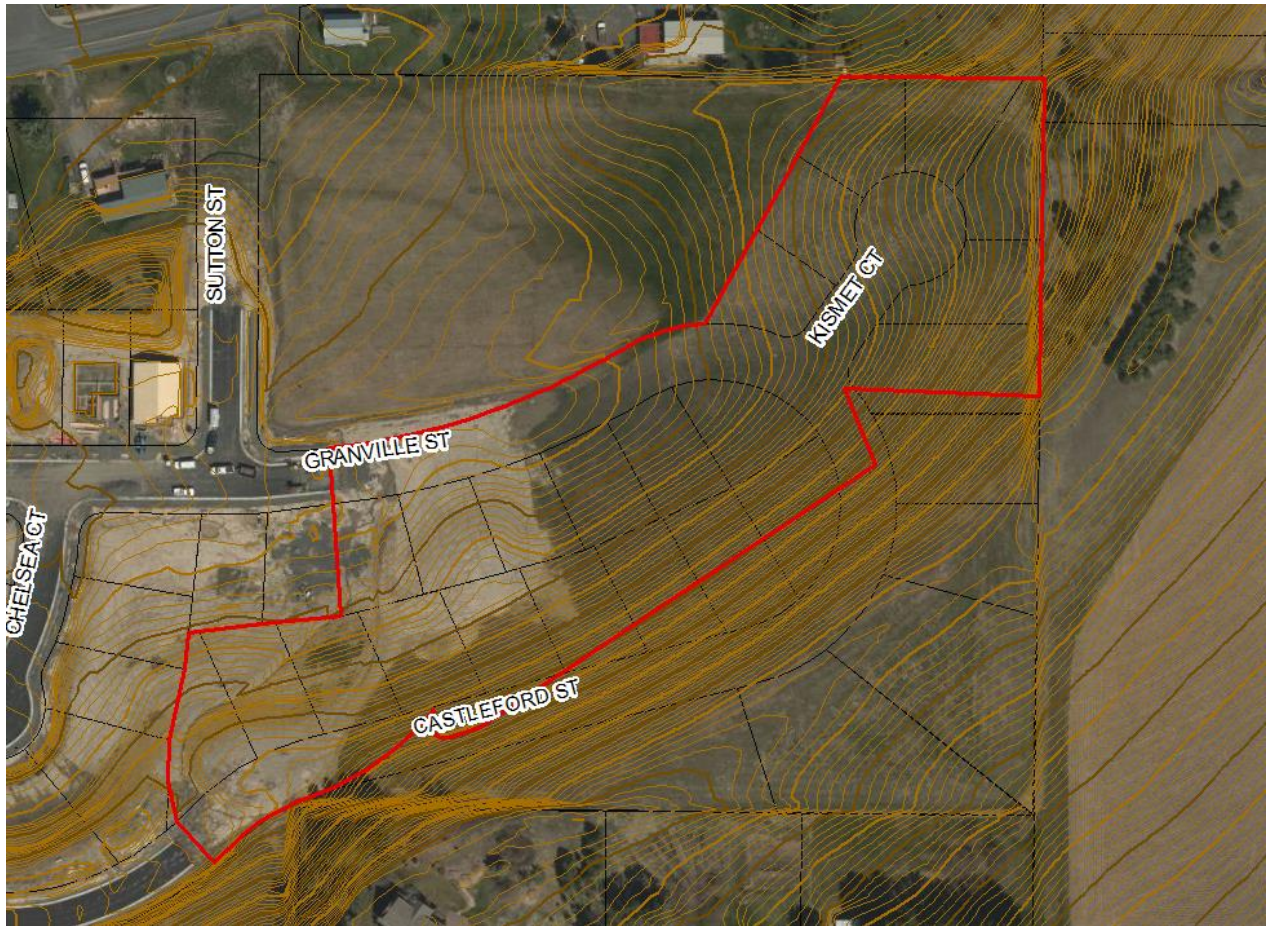
Site and Area Land Use: The subject property is a 7.56-acre parcel that is currently vacant and is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.



Vicinity Map



Aerial



Topography Map

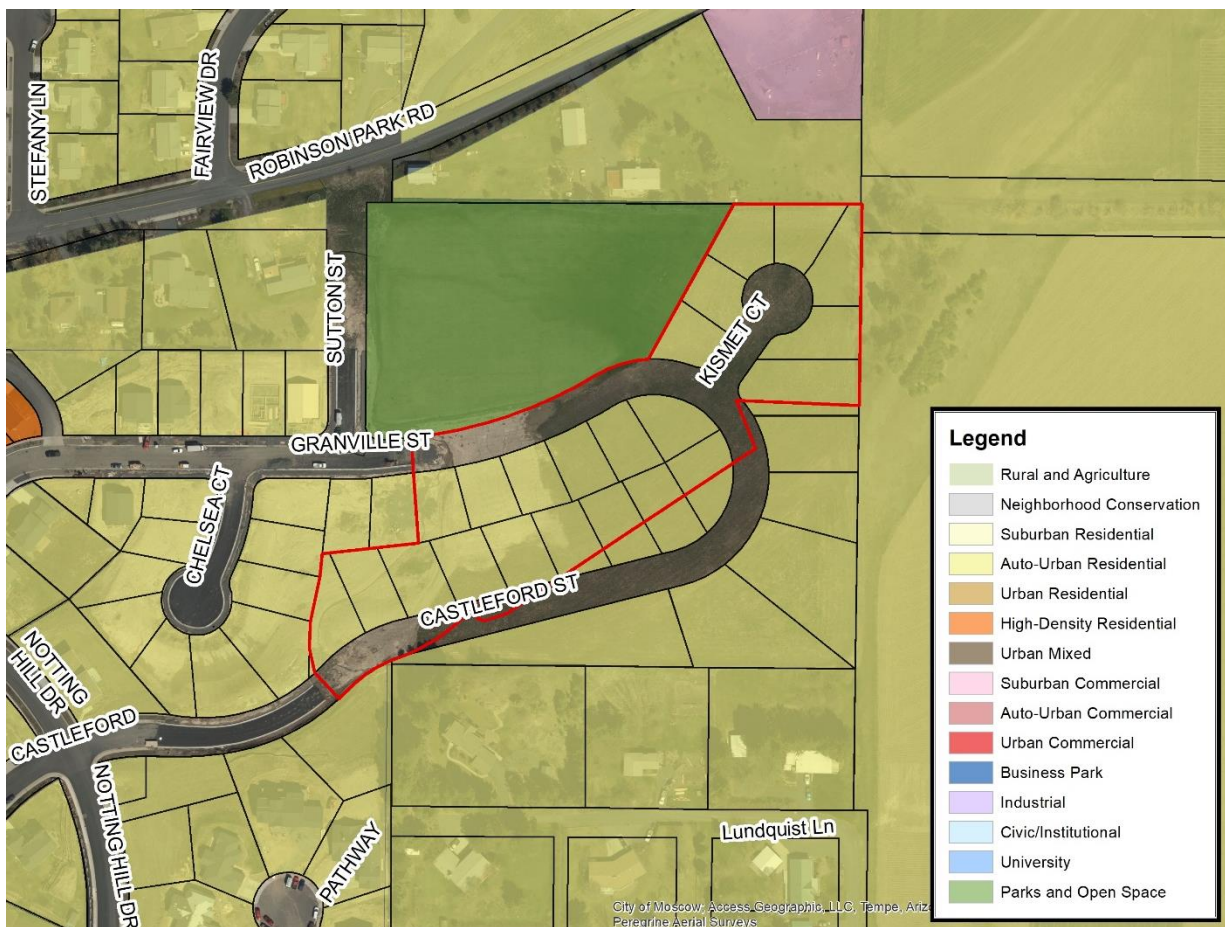
Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

The Comprehensive Plan designates Granville Street and Castleford Street as local neighborhood streets. All other surrounding streets are also designated as local neighborhood streets.



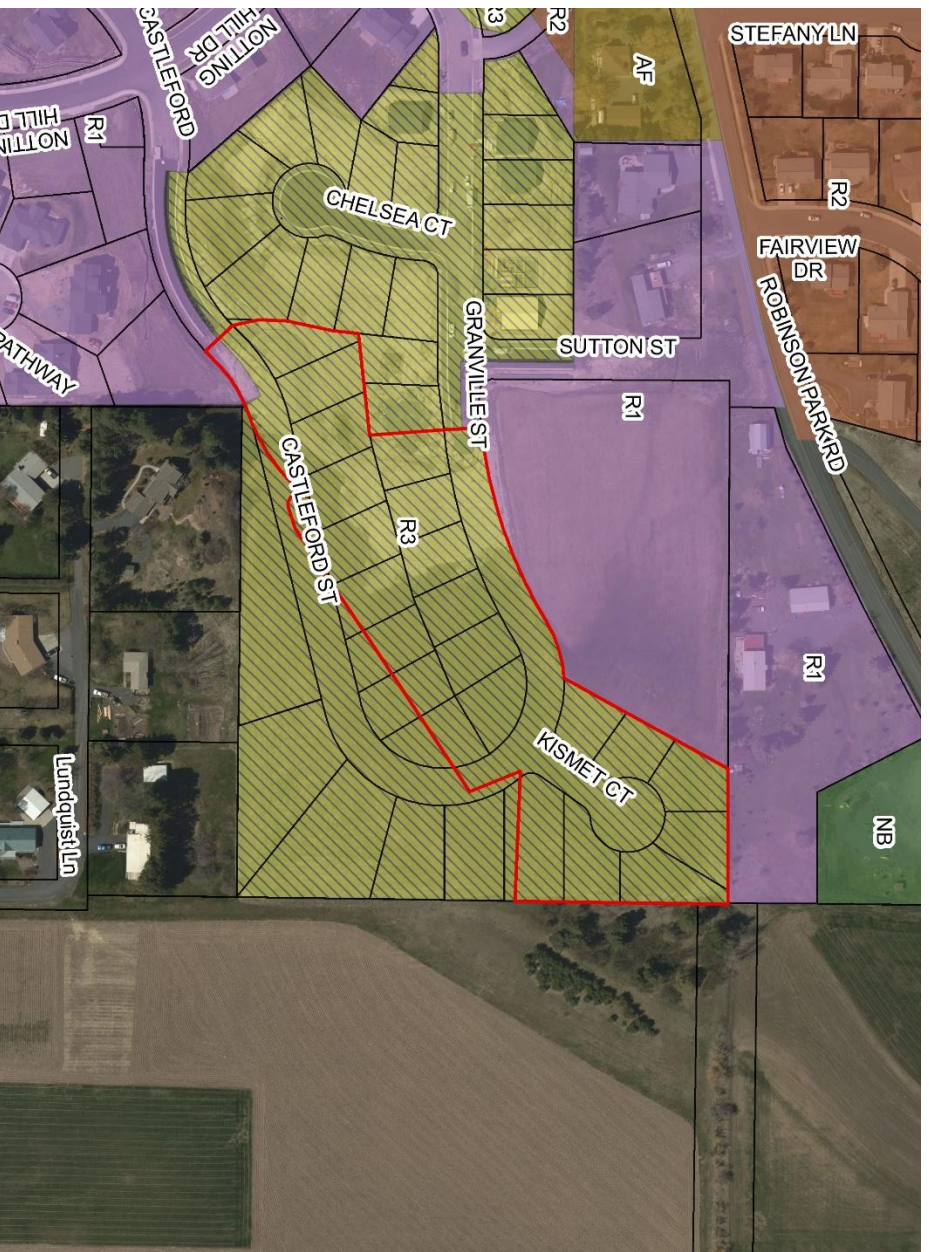
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The applicant has submitted a rezone proposal concurrently with the proposed preliminary plat to rezone the subject property to the Medium Density Residential (R-3) Zone.

The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.

As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.



Current Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.

Water and Sewer: Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Granville Street and Castleford Street in Southgate 3rd Addition Phase II. A new water main will be extended off of the existing and will extend along the Castleford Street alignment to serve the proposed subdivision.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 12 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (12 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.12 M gallons/year).

Sanitary sewer currently exists within the Granville Street alignment and currently terminates at the Phase II boundary of Southgate 3rd. Sanitary sewer mains will be extended through Granville and Castleford Streets to the eastern subdivision boundary.

Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3rd Addition.

Access, Streets, Traffic: The subject property is located adjacent to Granville Street and Castleford Street which are designated as local neighborhood streets. The sections Granville Street and Castleford Street adjacent to the subject property are developed as a 28-foot-wide roadway with curb, gutter, and sidewalks on both sides of the street. On-street parking is only permitted on one side of the street.

The proposed continuation of Granville Street is also proposed to utilize the 28-foot-wide local neighborhood street section until the “T” intersection with Castleford Street. Castleford Street is proposed to transition into the 36-foot-wide local neighborhood street section which includes parking on both sides of the street.

The applicant is proposing a pedestrian path which would connect Castleford Street with Milton Arthur Park at the common property line of Lots 3 and 4 of Block 1.

Parkland Dedication: Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

Input From Other Departments:

Engineering

The Engineering Department has provided comments within the attached August 5, 2021 memo from Todd Drage, Engineering Technician.

RELEVANT CRITERIA & STANDARDS:

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

RECOMMENDATIONS:

1. Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented recommend approval of the proposed preliminary plat with no conditions.
2. In accordance with the Commission’s decision on the preliminary plat, direct staff to prepare a Relevant Criteria and Standards document.



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

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

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Mike Salisbury, Manager, Jemca LLC Telephone: [REDACTED]
Complete Address: [REDACTED]
E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: Jemca LLC Telephone: 208-301-2370
Complete Address: 2315 Shelby Lane Moscow ID 83843
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520
Complete Address: 405 S Washington St. Moscow, ID 83843
E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

- Proposed Subdivision Name: Park Valley
- Address(as) or Parcel Number(s): Portions of Blocks 2 & 3 of Southgate 3rd
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 4.59 acres, and/or _____ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
3.51 acres, and/or _____ square feet.
- Total number of lots: 12 Average lot size: _____
- Existing Zoning of subject property: R1- R2- R3

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

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

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

100% Single Family Residential

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

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

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

I understand this information is a public record and may be posted to a public website.



 Applicant's Signature

June 16, 2021

 Date



 Property Owner's Signature (if different)

June 16, 2021

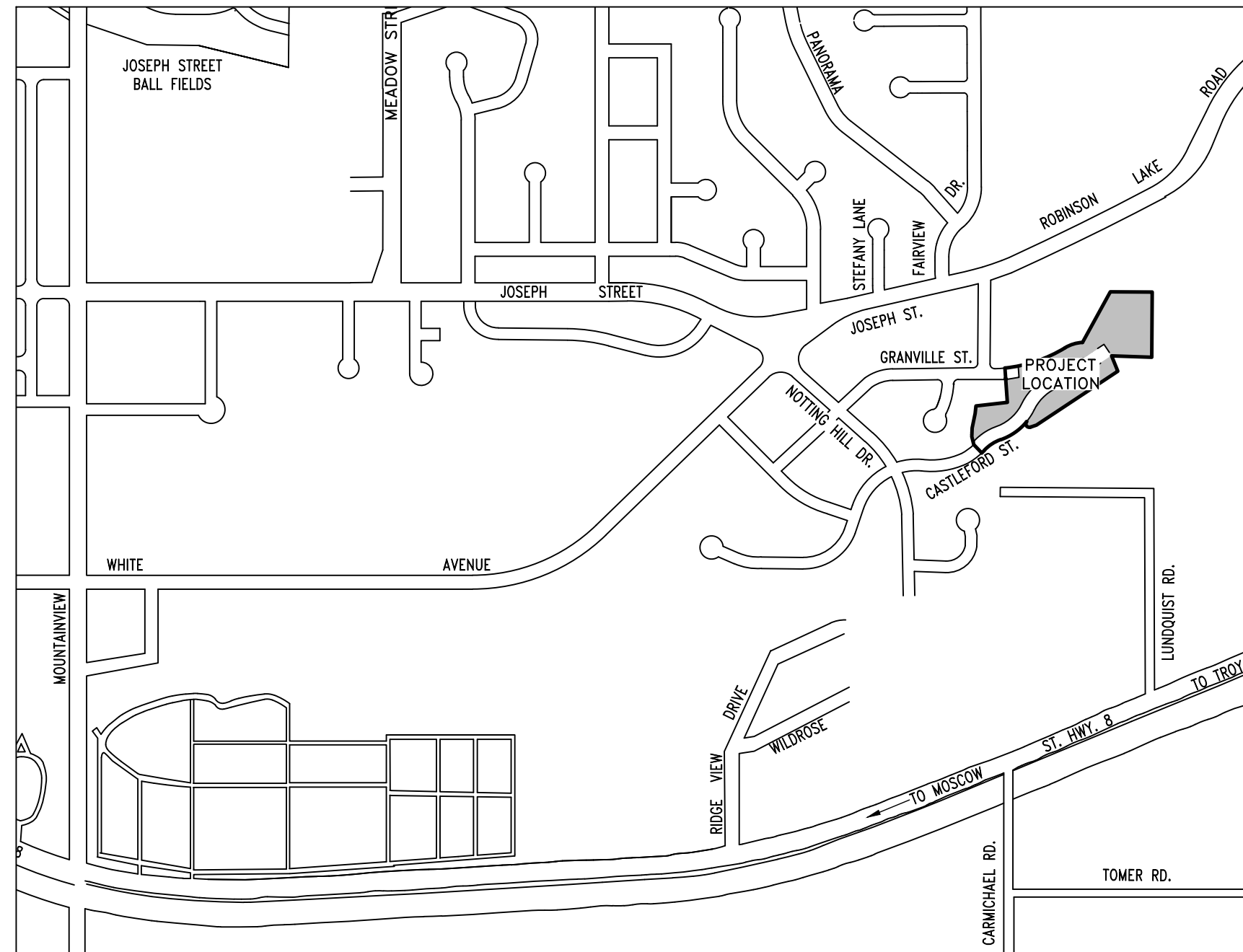
 Date

Legal Description

A parcel of land located in portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northwest Quarter of the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 16 and the northwest corner of Southgate 3rd Addition;
Thence along the common east line thereof, S00°26'43"W, 40.00 feet to the northeast corner of Lot 18 of the Plat of Section 16;
Thence continuing along said common east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet;
Thence leaving said common east line, N88°04'10"W, 173.76 feet;
Thence S22°04'36"E, 71.90 feet;
Thence S56°30'28"W, 422.49 feet;
Thence S71°01'13"W, 28.06 feet;
Thence 38.91 feet along a curve to the right, said curve having a Delta = 148°37'21", Radius = 15.00 feet, Chord = 28.88 feet and a Chord Bearing = N34°40'06"W;
Thence 138.64 feet along a non-tangent curve to the right, said curve having a Delta = 31°09'04", Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = S55°13'07"W;
Thence 84.31 feet along a curve to the left, said curve having a Delta = 27°36'12", Radius = 175.00 feet, Chord = 83.50 feet and a Chord Bearing = S56°59'34"W;
Thence 16.72 feet along a curve to the right, said curve having a Delta = 3°14'53", Radius = 295.00 feet, Chord = 16.72 feet and a Chord Bearing = S44°48'54"W to a point on the south right-of-way line of Castleford Street;
Thence N43°33'39"W, 50.00 feet to a point on the north right-of-way line thereof;
Thence N14°01'48"W, 35.60 feet to a point on the east line of Lot 8, Block 2 of Southgate 3rd Addition;
Thence along said east line N02°13'00"E, 37.50 feet to the southeast corner of Lot 9, Block 2 of Southgate 3rd Addition;
Thence along the east line thereof, N11°37'04"E, 64.42 feet to the southeast corner of Lot 10, Block 2 of Southgate 3rd Addition;
Thence along the east line thereof N06°14'06"E, 32.50 feet to the southwest corner of Lot 12, Block 2 of Southgate 3rd Addition;
Thence along the south line thereof and the south line of Lot 13, Block 2 of Southgate 3rd Addition N83°35'26"E, 136.92 feet to the southeast corner thereof;
Thence along the east line thereof, N04°00'33"W, 99.35 feet to a point on the south right-of-way line of Granville Street;
Thence N04°00'33"W, 50.03 feet to a point on the north right-of-way line thereof and the south line of Arthur Milton Park, shown as Parcel A on the Plat of Southgate 3rd Addition;
Thence along said south line the following two courses:
Thence 276.43 feet along a non-tangent curve to the left, said curve having a Delta = 25°20'30", Radius = 625.00 feet, Chord = 274.19 feet and a Chord Bearing = N71°25'39"E;
Thence 80.54 feet along a curve to the right, said curve having a Delta = 28°26'48", Radius = 162.22 feet, Chord = 79.72 feet and a Chord Bearing = N72°58'48"E to the southeast corner of said Parcel A;
Thence along the east line thereof N28°47'39"E, 204.78 feet to a point on the north line of Lot 18 of the Plat of Section 16;
Thence continuing along said east line, N28°47'39"E, 45.52 feet to the north line of the Northwest Quarter of the Northeast Quarter of Section 16 and the north line of Southgate 3rd Addition;
Thence along said common north line, S89°42'30"E, 181.24 feet to the Point of Beginning.

Parcel contains 4.59 acres more or less.



Vicinity Map

Legend

Found Monument as Described
Set 5/8" Rebar Stamped "Rim Rock PLS 17534"
Set Centerline Monument Stamped "Rim Rock PLS 17534"
Found 5/8" Rebar
Found CenterLine
Calculated Position

Block Number

Lot Number - Park Valley Addition
Lot Number - Future Sierra Vista Addition
Lot Number - Other Subdivision
City of Moscow Zoning Designation
Proposed Man Hole
Existing Man Hole
Park Valley Addition Plat Boundary
Proposed Lot Line
Future Sierra Vista Addition Lot Line
Southgate 3rd Addition Lot Line - to be Made Obsolete
Existing Lot Line
Zoning Boundary
Road Centerline
Proposed Right of Way
Existing Right of Way
Proposed Public Utility and Access Easement
Section Line
Existing Public Easement
Proposed Water Line
Proposed Sanitary Sewer Line
Proposed Storm Drain Line
Existing Water Line
Existing Storm Drain Line
Existing Sanitary Sewer Line
Existing 5' Contour Interval
Asphalt Paving
Concrete Paving

Notes

1. Plat area is currently Zoned R1, R2 & R3, as shown hereon. The replatted lots are to be Zoned R3. Surrounding area in Southgate 3rd Addition is also Zoned R1, R2 & R3, as shown hereon. Arthur Milton Park and the Scheirman property are Zoned R1. University of Idaho property is in Latah County and is Zoned Ag-Forest.

2. Total plat area: 4.59 acres±
Castleford Street Right-of-Way, 1.16 acres±
Net Lot Area: 3.43 acres±.

3. All the area within Park Valley Addition is within designated Flood Zone "C": Areas of minimal flooding.

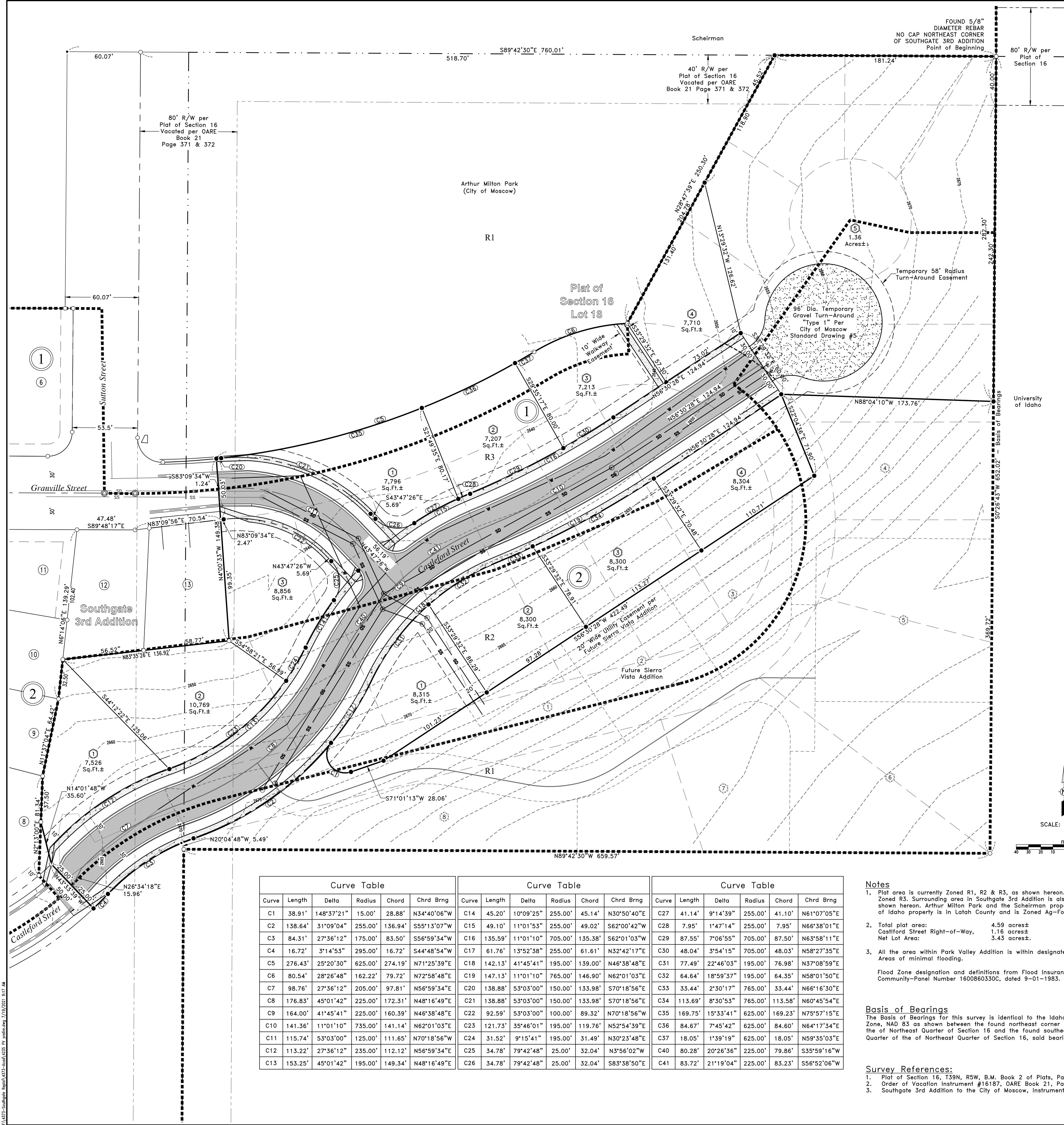
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600860330C, dated 9-01-1983. No delineated wetlands on site.

Basis of Bearings

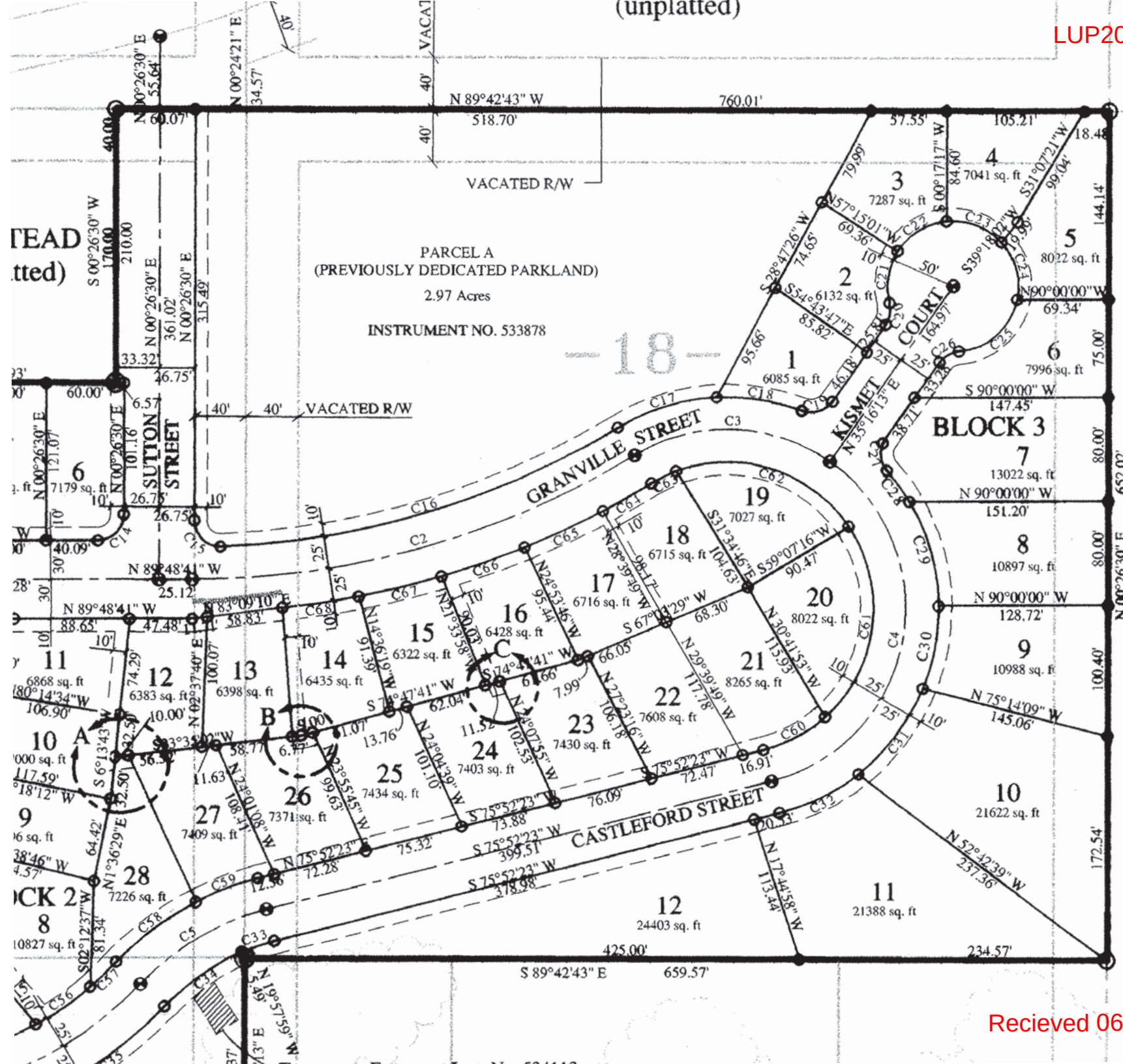
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northeast corner of the Northwest Quarter of the of Northeast Quarter of Section 16 and the found southeast corner of the Northwest Quarter of the of Northeast Quarter of Section 16, said bearing being S00°26'43"W.

Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.



Curve Table						Curve Table						Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng	Curve	Length	Delta	Radius	Chord	Chrd Brng	Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	38.91'	148°37'21"	15.00'	28.88'	N34°40'06"W	C14	45.20'	10°09'25"	255.00'	45.14'	N30°50'40"E	C27	41.14'	9°14'39"	255.00'	41.10'	N61°07'05"E
C2	138.64'	31°09'04"	255.00'	136.94'	S55°13'07"W	C15	49.10'	11°01'53"	255.00'	49.02'	S62°00'42"W	C28	7.95'	1°47'14"	255.00'	7.95'	N66°38'01"E
C3	84.31'	27°36'12"	175.00'	83.50'	S56°59'34"W	C16	135.59'	11°01'10"	705.00'	135.38'	S62°01'03"W	C29	87.55'	7°06'55"	705.00'	87.50'	N63°58'11"E
C4	16.72'	3°14'53"	295.00'	16.72'	S44°48'54"W	C17	61.76'	13°52'38"	255.00'	61.61'	N32°42'17"E	C30	48.04'	3°54'15"	705.00'	48.03'	N58°27'35"E
C5	276.43'	25°20'30"	625.00'	274.19'	N71°25'39"E	C18	142.13'	41°45'41"	195.00'	139.00'	N46°38'48"E	C31	77.49'	22°46'03"	195.00'	76.98'	N37°08'59"E
C6	80.54'	28°26'48"	162.22'	79.72'	N72°58'48"E	C19	147.13'	11°01'10"	765.00'	146.90'	N62°01'03"E	C32	64.64'	18°59'37"	195.00'	64.35'	N58°01'50"E
C7	98.76'	27°36'12"	205.00'	97.81'	N56°59'34"E	C20	138.88'	53°03'00"	150.00'	133.98'	S70°18'56"E	C33	33.44'	2°30'17"	765.00'	33.44'	N66°16'30"E
C8	176.83'	45°01'42"	225.00'	172.31'	N48°16'49"E	C21	138.88'	53°03'00"	150.00'	133.98'	S70°18'56"E	C34	113.69'	8°30'53"	765.00'	113.58'	N60°45'54"E
C9	164.00'	41°45'41"	225.00'	160.39'	N46°38'48"E	C22	92.59'	53°03'00"	100.00'	89.32'	N70°18'56"W	C35	169.75'	15°33'41"	625.00'	169.23'	N75°57'15"E
C10	141.36'	11°01'10"	735.00'	141.14'	N62°01'03"E	C23	121.73'	35°46'01"	195.00'	119.76'	N52°54'39"E	C36	84.67'	7°45'42"	625.00'	84.60'	N64°17'34"E
C11	115.74'	53°03'00"	125.00'	111.65'	N70°18'56"W	C24	31.52'	9°15'41"	195.00'	31.49'	N30°23'48"E	C37	18.05'	1°39'19"	625.00'	18.05'	N59°35'03"E
C12	113.22'	27°36'12"	235.00'	112.12'	N56°59'34"E	C25	34.78'	79°42'48"	25.00'	32.04'	N3°56'02"W	C40	80.28'	20°26'36"	225.00'	79.86'	S35°59'16"W
C13	153.25'	45°01'42"	195.00'	149.34'	N48°16'49"E	C26	34.78'	79°42'48"	25.00'	32.04'	S83°38'50"E	C41	83.72'	21°19'04"	225.00'	83.23'	S56°52'06"E



540165

LEGAL DESCRIPTION

A portion of the JEMCA, LLC. tract situated in lots 18, 19 and 30 of the Plat of Section 16 along with portions of vacated Right-of-Way adjoining said lots, Section 16, T.39 N., R. 5 W., Latah County, Idaho, with said portion being more particularly described as follows:

Commencing at the West ¼ Corner of said Section 16 and running thence S 86°20'37"E, 1340.65 feet to a point on the centerline of White Avenue, said point being Station 0+00.00; thence S89°44'48"E, 1979.08 feet to the Northeast corner of Ridgeview Estates Addition and the TRUE POINT OF BEGINNING for this description;

thence S89°44'48"E 658.84 feet along the centerline of a vacated 80 foot Right-of-Way to the Southwest corner of Lundquist Addition;

thence N 00°21'13"E 668.44 feet along the West line of said Addition to the Northwest corner of said Addition;

thence S89°42'43"E 659.57 feet along the North line of said Addition to the Northeast corner of said Addition;

thence N00°26'30"E 652.02 feet along the centerline of a vacated 80 foot Right-of-Way to the intersection with the centerline of an East-West vacated 80 foot Right-of-Way;

thence N89°42'43"W 760.01 feet along said Right-of-Way centerline;

thence S00°26'30"W 40.00 feet to the Northeast corner of the Olmstead tract;

thence S00°26'30"W 170.00 feet along the East boundary of said tract;

thence N89°48'41"W 258.93 feet along the Southerly boundary of said tract and the Southerly boundary of the Gosselin tract to the Southwest corner of the said tract;

thence S58°59'25"W 141.51 feet along the Southeasterly boundary of the Bromley tract to a point on the Easterly boundary of Southgate 2nd Addition to Moscow;

thence 49.79 feet along said Addition which is a curve to the right having a central angle of 28°25'25", a radius of 100.36 feet and a chord length of 49.28 feet bearing S14°01'29"E;

thence S89°48'41"E 45.00 feet along the Easterly boundary of said Addition and the Northerly Right-of-Way line of Granville Street;

thence S00°11'19"W 60.00 feet along the Easterly boundary of said Addition to a point on the Southerly Right-of-Way line of Granville Street;

thence N89°48'41"W 60.00 feet along the Easterly boundary of said Addition and said Right-of-Way line;

thence 28.83 feet along the Easterly boundary of said Addition and said Right-of-Way line which is a curve to the left having a central angle of 17°23'17", a radius of 95.00 feet and a chord length of 28.72 feet bearing S81°29'41"W;

thence S51°27'59"E 158.76 feet along the Easterly boundary of said Addition;

thence S47°00'45"W 99.42 feet along the Easterly boundary of said Addition;

thence S41°11'39"E 217.89 feet along the Easterly boundary of said Addition to a point on the Northerly Right-of-Way line of Castleford Street;

thence S05°34'00"W 60.00 feet to a point on the Southerly Right-of-Way line of Castleford Street;

thence 96.92 feet along the Southerly right-of-way line of Castleford Street and the Easterly boundary of Southgate 2nd Addition which is a curve to the left having a central angle of 20°52'32", a radius of 266.00 feet and a chord length of 96.38 feet bearing S85°35'17"W to a point on the Easterly right-of-way line of Notting Hill Drive;

thence 60.19 feet along said Right-of-Way line of Castleford Street and the Easterly boundary of said Addition which is a curve to the left having a central angle of 12°57'52", a radius of 266.00 feet and a chord length of 60.06 feet bearing S68°40'07"W to a point on the Westerly Right-of-Way line of Notting Hill Drive;

thence 200.34 feet along the Westerly Right-of-Way line of Notting Hill Drive and the Easterly boundary of said Addition which is a curve to the right having a central angle of 24°25'23", a radius of 470.00 feet and a chord length of 198.83 feet bearing S11°49'20"E;

thence S00°23'21"W 83.71 feet along said Right-of-Way and the Easterly boundary of said Addition line to a point on said boundary;

thence S45°39'59"W 323.42 feet along the Southeasterly boundary of said Addition to the Northeast corner of Ridgeview Estates Addition and the TRUE POINT OF BEGINNING.

Said tract containing 21.74 acres.

DEDICATION

JEMCA, LLC, as its sole and separate property, being the owner of the land and premises in the accompanying plat, have caused said land to be subdivided and platted as shown upon said Plat as an addition to the City of Moscow, Idaho, to be known as Southgate 3rd Addition. Said undersigned owners do herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the public use all of the easements, Rights-of-Way, and storm water parcel "B" and Parkland parcel "A" as shown upon said plat.

IN WITNESS WHERE OF We do hereby set our hands.
This 29th day of December, 2009

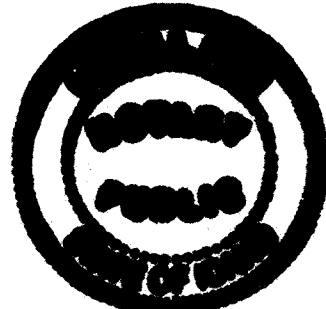
MDS, Member

Edwin Salisbury, Member

STATE OF IDAHO }
COUNTY OF LATAH } S.S.

On this 29th day of Dec, 2009, before Leora Frei a Notary Public in and for the aforesaid state, personally appeared before me Mike Salish and Edwin Salisbury to me known to be the persons whose names are subscribed on the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act for the purposes therein mentioned.

Leora L. Frei
Notary Public Residing in Latah
My Commission Expires 8-24-2011



FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE	NONE
DRAWN BY	CHECKED BY
MEE	JSH
DATE	JOB #
11-23-09	702
SHEET	3 OF 3
DRAWING #	702-P3

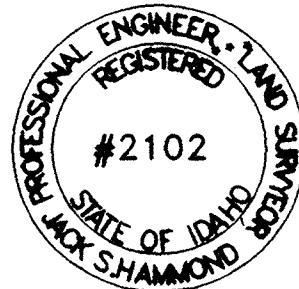
SHEET 3 OF 3 SHEETS

S. 16, T. 39 N., R. 5 W., B.M.

SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Southgate 3rd Addition to the City of Moscow, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.
Witness my hand and seal 28th day of Nov., 2009

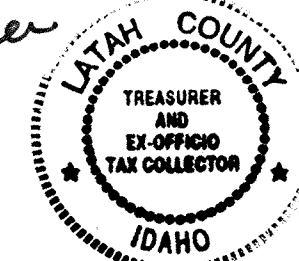
Jack S. Hammond
Jack S. Hammond Idaho License No.2102



FILINGS

Filed for record this 7th day of Oct, 2010 at 2:35 o'clock P.m. at the request of JEMCA, LLC and recorded in Book 540165 of Plats, page records of Latah County, State of Idaho.

S. Chapman deputy \$ 11.00 rec. fee
Latah County Recorder



APPROVALS

Examined and approved this 30th day of March, 2010 I hereby certify that taxes and assessments on property shown herein have been paid for 2009 and preceding years this 30th day of March 2010

Latah County Treasurer

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this 23rd day of April, 2008

Arthur Bell
Chairman Planning & Zoning Commission

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this 5th day of May, 2008. Dedication of all public streets, easements, parcel "A", and parcel "B" as described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code. Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Nancy J. Chana Mayor City of Moscow, Idaho
Stephanie Kelso City Clerk City of Moscow, Idaho

Examined and approved by City Engineer this 31st day of Dec., 2009

Kerri Wells
City Engineer-City of Moscow, Idaho

Examined and approved by Latah County Surveyor this 30th day of March, 2010

JSH
Latah County Surveyor

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13, have been Satisfied

Nancy M. Becker 12/30/09
Approved by County Sanitarian Date

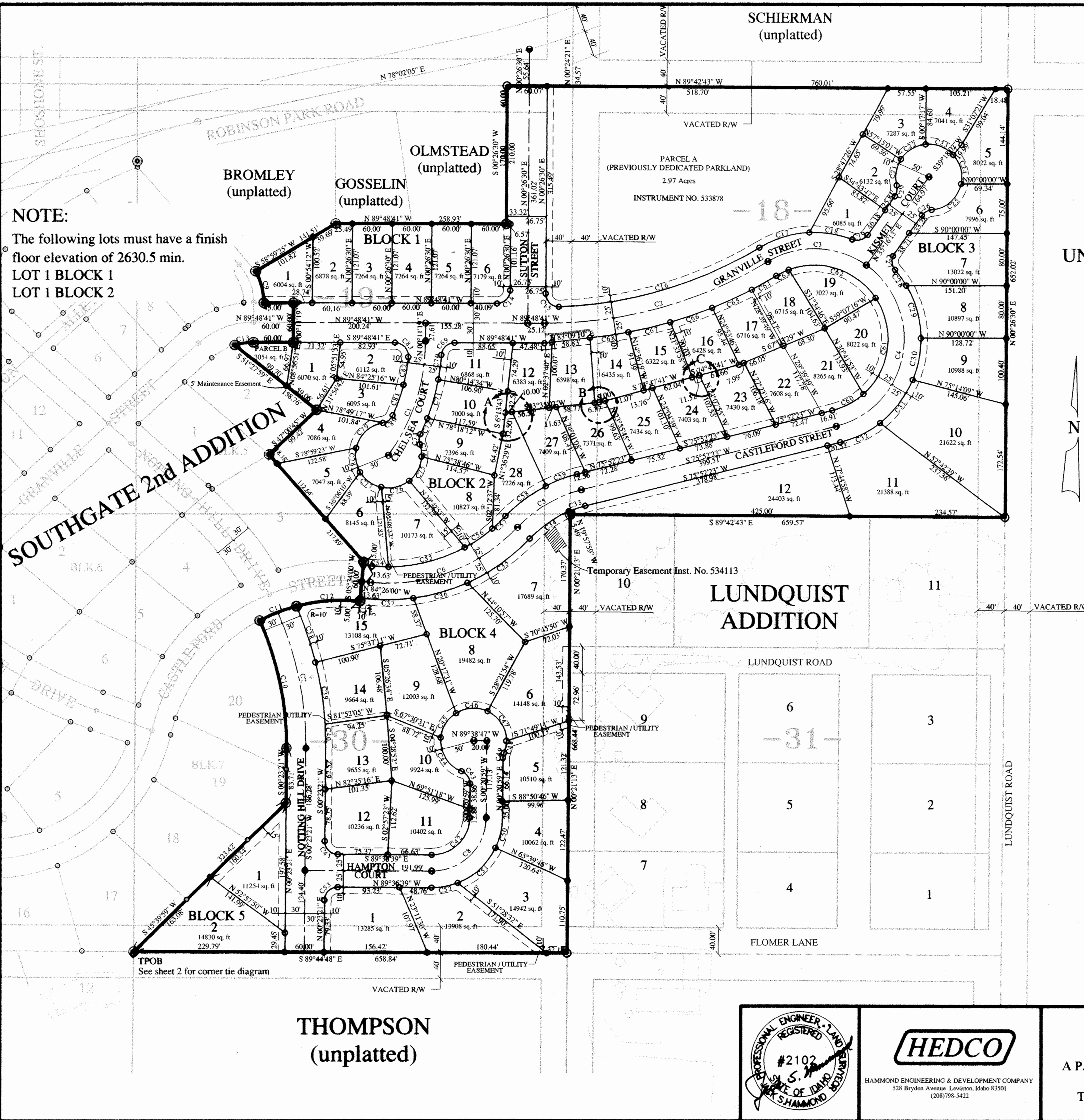
540165

SHEET 1 OF 3 SHEETS

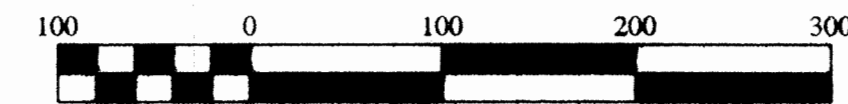
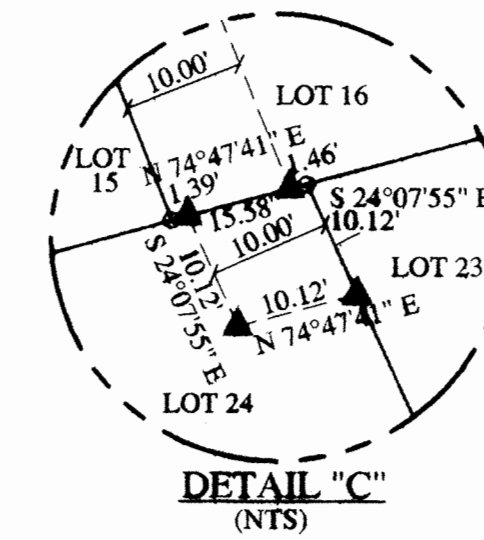
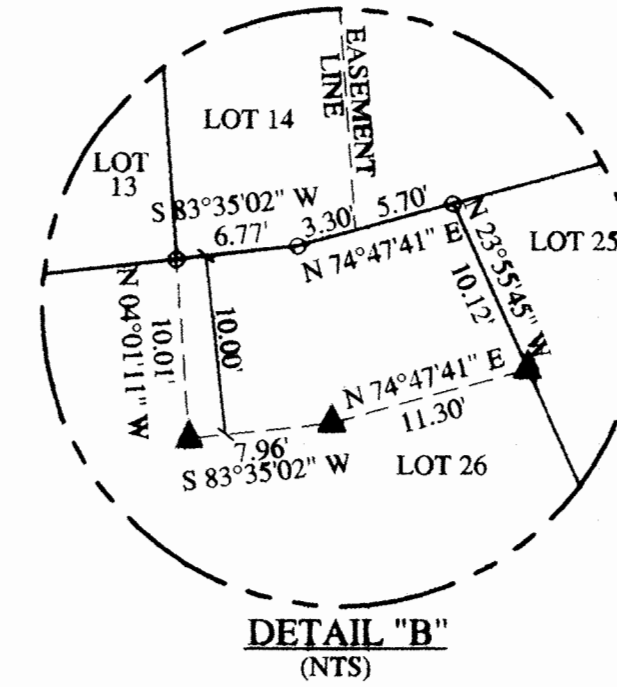
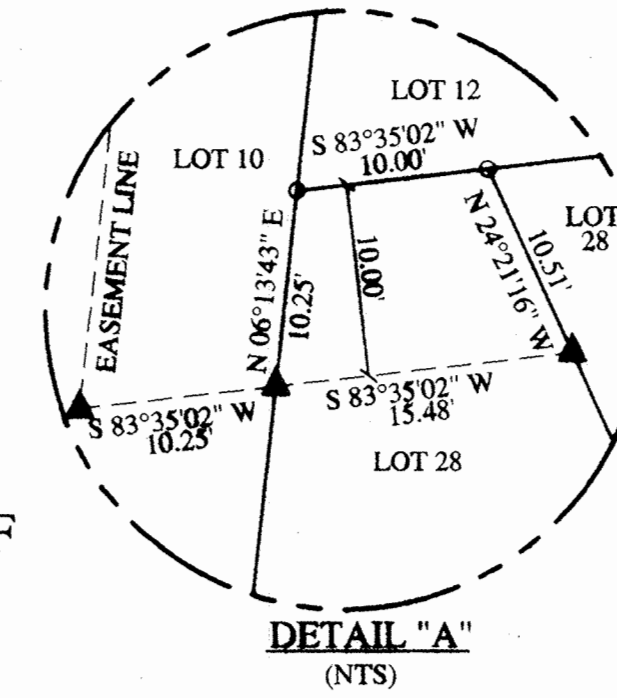
S. 16, T. 39 N., R. 5 W., B.M.

NOTE:

The following lots must have a finish floor elevation of 2630.5 min.
LOT 1 BLOCK 1
LOT 1 BLOCK 2



UNIVERSITY OF
IDAHO
(unplatted)

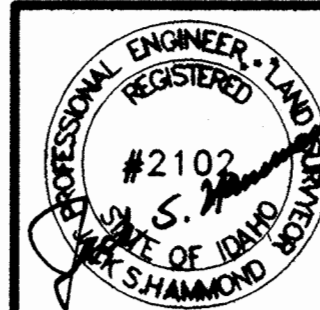


Scale 1" = 100'

LEGEND

- = SET 1/2" DIA. BY 24" LONG REBAR W/ CAP MK'D. "PE/LS 2102"
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- = SET 5/8" DIA. BY 30" LONG REBAR W/ CAP MK'D. "PE/LS 2102"
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- = SET CITY OF MOSCOW STANDARD STREET MONUMENT - 2" ALUM. CAP
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- ⊕ = FOUND CITY OF MOSCOW STANDARD STREET MONUMENT
(2" ALUM. CAP ON REBAR)
- ⊙ = FOUND 5/8" DIA. REBAR
- = FOUND 1/2" DIA. REBAR
- = FOUND 1/4 CORNER MOUNMENT
- ▲ = CALCULATED POINTS/ NOTHING SET
- 18- = SECTION 16 PLAT LOT NUMBERS
- - - = PUBLIC UTILITY EASEMENT, 10' WIDE UNLESS OTHERWISE NOTED
- - - = CENTERLINE
- - - = SUBDIVISION BOUNDARY
- - - = LOT BOUNDARY
- - - = PLAT OF SECTION 16
- - - = PLAT OF SECTION 16 RIGHT-OF-WAY

* ALL LOTS SHOWN HEREON WILL BE SERVED BY A PUBLIC WATER SYSTEM



HAMMOND ENGINEERING & DEVELOPMENT COMPANY
528 Brydon Avenue, Lewiston, Idaho 83501
(208)798-5422

FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE	1"=100'
DRAWN BY	MEE
CHECKED BY	JSH
DATE	6-23-08
JOB #	702
SHEET	1 OF 3
DRAWING #	702-P1

540165

LOT LINE CURVES

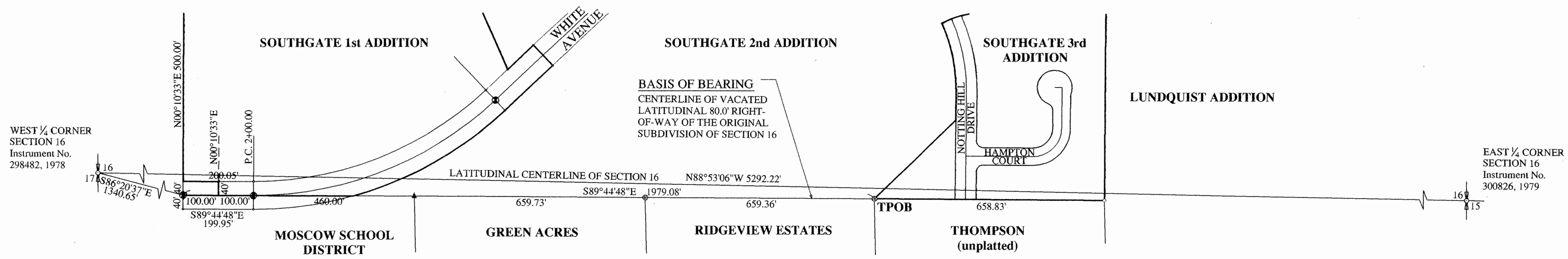
NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C9	28°25'25"	57°05'25"	N 14°01'29" W	25.42	100.36	49.79	49.28
C10	24°25'23"	12°11'26"	N 11°49'20" W	101.72	470.00	200.34	198.83
C11	12°57'52"	21°32'23"	S 68°40'07" W	30.22	266.00	60.19	60.06
C12	20°52'32"	21°32'23"	S 85°35'17" W	49.00	266.00	96.92	96.38
C13	17°23'17"	60°18'41"	S 81°29'41" W	14.53	95.00	28.83	28.72
C14	89°44'49"	286°28'44"	N 45°18'54" E	19.91	20.00	31.33	28.22
C15	92°19'18"	286°28'44"	S 45°43'08" E	20.83	20.00	32.23	28.85
C16	29°22'01"	09°10'02"	N 73°26'12" E	163.77	625.00	320.34	316.85
C17	28°26'48"	35°19'14"	S 72°58'36" W	41.12	162.22	80.54	79.71
C18	23°46'21"	35°19'14"	N 80°54'50" W	34.14	162.22	67.31	66.82
C19	75°42'10"	286°28'44"	N 73°07'16" E	15.54	20.00	26.43	24.54
C20	49°59'43"	286°28'44"	N 10°16'23" E	9.33	20.00	17.45	16.90
C21	47°27'36"	114°35'30"	S 09°00'19" W	21.98	50.00	41.42	40.24
C22	51°49'15"	114°35'30"	S 58°38'44" W	24.29	50.00	45.22	43.70
C23	53°14'18"	114°35'30"	N 68°49'29" W	25.06	50.00	46.46	44.81
C24	54°11'44"	114°35'30"	N 15°06'28" W	25.58	50.00	47.29	45.55
C25	73°16'29"	114°35'30"	N 48°37'39" E	37.18	50.00	63.94	59.67
C26	49°59'43"	286°28'44"	S 60°16'02" W	9.33	20.00	17.45	16.90
C27	75°42'09"	286°28'44"	S 02°34'52" E	15.54	20.00	26.43	24.54
C28	10°20'31"	35°19'14"	N 35°15'41" W	14.68	162.22	29.28	29.24
C29	29°37'14"	35°19'14"	N 15°16'48" W	42.89	162.22	83.86	82.93
C30	22°57'04"	35°19'14"	N 11°00'21" E	32.93	162.22	64.98	64.55
C31	29°27'51"	35°19'14"	N 37°12'49" E	42.65	162.22	83.42	82.50
C32	23°55'38"	35°19'14"	N 63°54'34" E	34.37	162.22	67.74	67.25
C33	08°33'19"	32°44'26"	S 71°35'44" W	13.09	175.00	26.13	26.11
C34	24°07'54"	32°44'26"	S 55°15'07" W	37.41	175.00	73.71	73.16
C35	22°43'21"	19°25'20"	N 54°32'51" E	59.28	295.00	116.99	116.23
C36	16°36'56"	19°25'20"	N 74°13'00" E	43.08	295.00	85.55	85.25
C37	13°02'32"	19°25'20"	N 89°02'44" E	33.72	295.00	67.15	67.01
C38	09°47'54"	10°48'38"	N 18°49'42" W	45.43	530.00	90.64	90.53
C39	10°19'32"	10°48'38"	N 08°46'00" W	47.89	530.00	95.51	95.38
C40	03°59'35"	10°48'38"	N 01°36'26" W	18.48	530.00	36.94	36.93
C41	90°00'00"	286°28'44"	S 44°36'39" E	20.00	20.00	31.42	28.28
C42	90°02'24"	100°31'08"	N 45°22'10" E	57.04	57.00	89.58	80.64
C43	69°04'32"	286°28'44"	N 34°11'16" W	13.77	20.00	24.11	22.68
C44	74°23'14"	114°35'30"	S 31°31'55" E	37.94	50.00	64.92	60.45
C45	51°58'21"	114°35'30"	S 31°38'52" W	24.37	50.00	45.35	43.82
C46	57°19'23"	114°35'30"	S 86°17'44" W	27.33	50.00	50.02	47.96
C47	65°23'46"	114°35'30"	N 32°20'41" W	32.10	50.00	57.07	54.02
C48	21°46'59"	114°35'30"	N 11°14'42" E	9.62	50.00	19.01	18.89
C49	21°47'12"	286°28'44"	S 11°14'35" W	3.85	20.00	7.61	7.56
C50	25°20'40"	53°32'51"	N 13°01'18" E	24.06	107.00	47.33	46.95
C51	42°56'13"	53°32'51"	N 47°09'44" E	42.08	107.00	80.19	78.32
C52	21°45'31"	53°32'51"	N 79°30'36" E	20.56	107.00	40.63	40.39

LOT LINE CURVES cont.

NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C53	90°00'00"	286°28'44"	S 45°23'20" W	20.00	20.00	31.42	28.28
C54	05°47'06"	23°23'10"	S 87°19'33" E	12.38	245.00	24.74	24.73
C55	28°10'56"	23°23'10"	N 75°41'26" E	61.50	245.00	120.51	119.30
C56	11°55'17"	23°23'10"	N 55°38'19" E	25.58	245.00	50.98	50.88
C57	06°29'30"	23°23'10"	N 46°25'56" E	13.89	245.00	27.76	27.74
C58	19°25'40"	25°27'53"	S 52°54'01" W	38.52	225.00	76.29	75.93
C59	13°15'32"	25°27'53"	S 69°14'37" W	26.15	225.00	52.07	51.95
C60	27°39'39"	51°03'30"	N 62°02'34" E	27.63	112.22	54.17	53.65
C61	82°01'25"	51°03'30"	N 07°12'02" E	97.59	112.22	160.65	147.28
C62	76°37'59"	51°03'30"	N 72°07'40" W	88.68	112.22	150.09	139.15
C63	10°48'08"	51°03'30"	S 64°09'16" W	10.61	112.22	21.16	21.13
C64	03°40'19"	08°29'18"	N 60°35'21" E	21.64	675.00	43.26	43.25
C65	05°35'28"	08°29'18"	N 65°13'14" E	32.96	675.00	65.87	65.84
C66	05°42'36"	08°29'18"	N 70°52'16" E	33.66	675.00	67.27	67.24
C67	05°30'38"	08°29'18"	N 76°28'53" E	32.48	675.00	64.92	64.89
C68	04°59'54"	08°29'18"	N 81°44'09" E	29.46	675.00	58.89	58.87
C69	86°16'46"	286°28'44"	S 47°02'56" W	18.74	20.00	30.12	27.35
C70	06°38'54"	17°37'46"	N 07°14'00" E	18.88	325.00	37.71	37.69
C71	10°48'55"	17°37'46"	N 15°57'55" E	30.77	325.00	61.35	61.26
C72	04°40'48"	17°37'46"	N 23°42'46" E	13.28	325.00	26.55	26.54
C73	45°22'54"	286°28'44"	S 03°21'43" W	8.36	20.00	15.84	15.43
C74	21°57'02"	114°35'30"	N 08°21'13" W	9.70	50.00	19.16	19.04
C75	48°35'54"	114°35'30"	N 26°55'14" E	22.57	50.00	42.41	41.15
C76	51°09'23"	114°35'30"	N 76°47'53" E	23.93	50.00	44.64	43.17
C77	46°34'54"	114°35'30"	S 54°19'58" E	21.52	50.00	40.65	39.54
C78	43°42'57"	114°35'30"	S 09°11'03" E	20.06	50.00	38.15	37.23
C79	67°35'52"	114°35'30"	S 46°28'22" W	33.47	50.00	58.99	55.63
C80	55°47'00"	286°28'44"	N 52°22'48" E	10.59	20.00	19.47	18.71
C81	10°16'50"	20°50'05"	N 19°20'53" E	24.74	275.00	49.34	49.28
C82	08°58'57"	20°50'05"	N 09°42'59" E	21.60	275.00	43.11	43.07
C83	95°02'12"	286°28'44"	N 42°17'35" W	21.84	20.00	33.17	29.50

CENTERLINE CURVES

NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°25'28"	19°05'55"	N 17°54'03" E	95.81	300.00	185.48	182.54
C2	31°26'07"	08°48'53"	N 74°28'15" E	182.92	650.00	356.62	352.17
C3	66°31'01"	41°45'21"	N 87°59'18" W	89.99	137.22	159.30	150.50
C4	130°36'10"	41°45'21"	N 10°34'18" E	298.35	137.22	312.78	249.33
C5	32°41'13"	28°38'52"	S 59°31'47" W	58.65	200.00	114.10	112.56
C6	52°22'49"	21°13'14"	N 69°22'35" E	132.80	270.00	246.84	238.33
C7	24°27'21"	11°27'33"	N 11°50'19" W	108.36	500.00	213.42	211.80
C8	90°02'22"	69°52'23"	N 45°22'10" E	82.06	82.00	128.86	116.01



CORNER TIE DIAGRAM

PROFESSIONAL ENGINEER - LAND SURVEYING
REGISTERED
#2102
S. S. HAMMOND
STATE OF IDAHO

HEDCO
HAMMOND ENGINEERING & DEVELOPMENT COMPANY
528 Bryden Avenue, Lewiston, Idaho 83501
(208)796-5422

FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE 1"=200'
DRAWN BY MEE
DATE 6-9-08
SHEET 2 OF 3
DRAWING # 702-P2

CHECKED BY JSH
JOB # 702

Memo

To: Michael Ray, Planning Manager
From: Todd Drage, Engineering Technician
cc:
Date: 2021-08-05
Re: Department Review of the Park Valley Addition Preliminary Re-plat

Upon reviewing the preliminary re-plat for the Park Valley Addition, the Engineering Department has the following recommendations:

- 1) It looks like the road alignment-tie in at Granville Street is pushed slightly to the north of the previous alignment. As a result, it's unclear if the public utility easement shown at the top of lot 3, block 1 connects to the existing cleanly. Recommend verifying that the two easement lines match and transition smoothly.
- 2) The block for the three lots to the east does not appear to be labeled.
- 3) Idaho Code Title 50, Chapter 13 states that you are permitted to plat over existing platted property, but not public right-of-way (ROW). As a result, the public ROW will need to go through the vacation process.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Todd Drage

CITY OF MOSCOW
COMMUNITY PLANNING AND DESIGN DEPARTMENT
STAFF REPORT

DATE: August 5, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Hearing Date: August 11, 2021

Subject: Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2021-0028

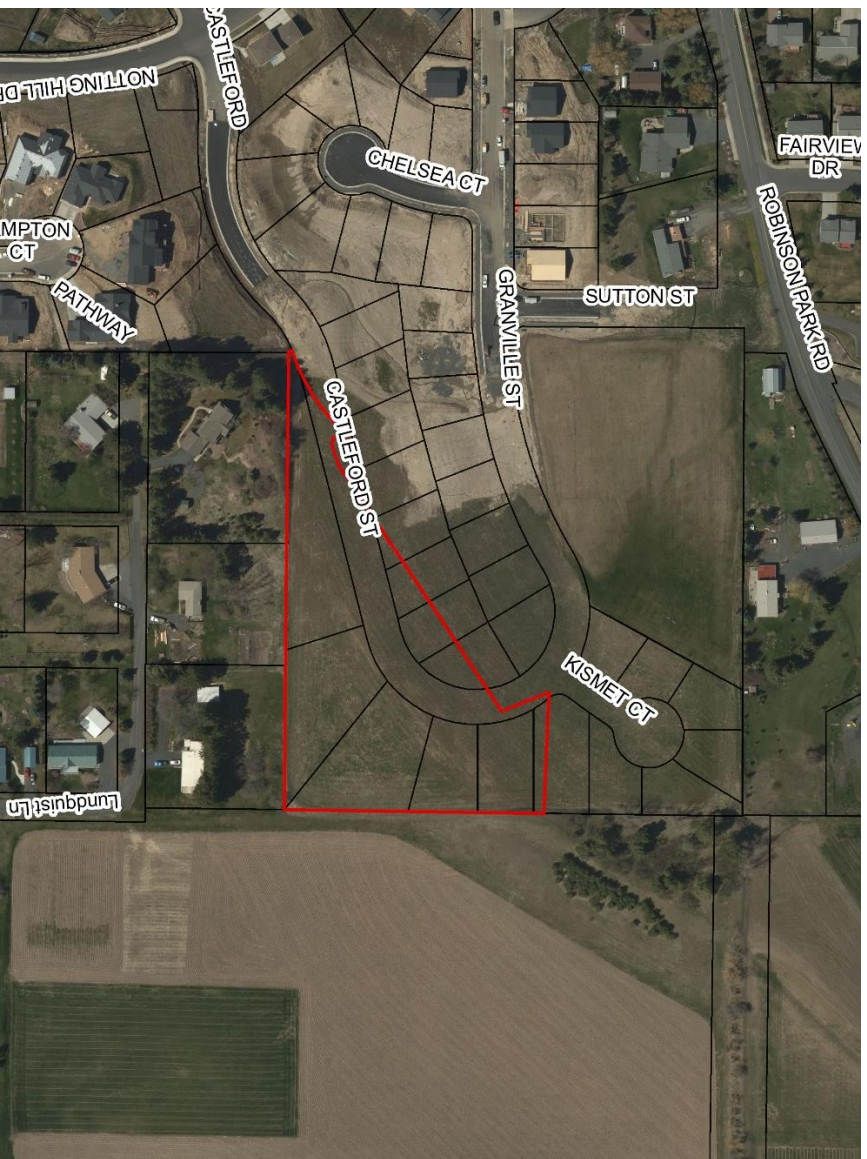
Attachments:

1. Notice of Public Hearing
2. Application for Planned Unit Development
3. Planned Unit Development Materials
4. Application for Preliminary Plat
5. Proposed Preliminary Plat
6. Neighborhood Meeting Materials

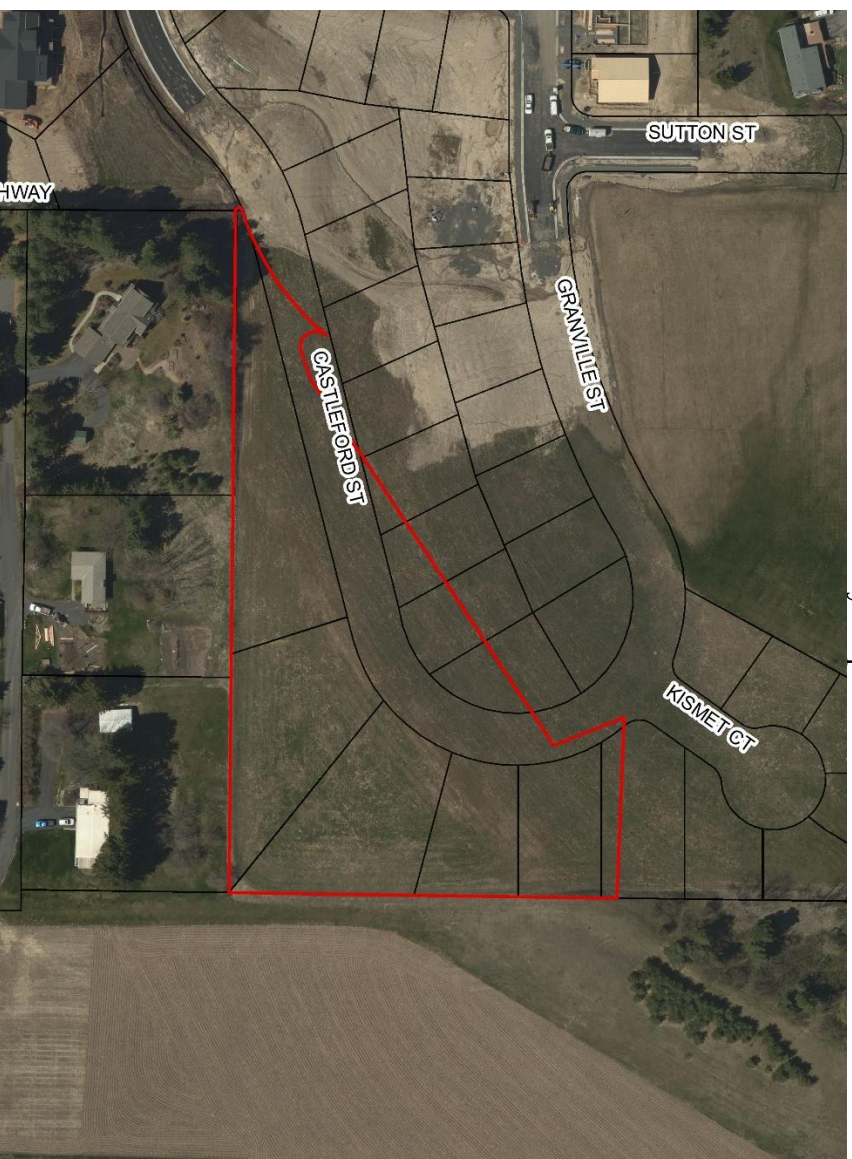
STAFF REVIEW

Proposal: The applicant, Mike Salisbury, is requesting a proposed preliminary subdivision plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. The subject property was originally platted as Phase III of the Southgate 3rd Addition and the applicant is requesting a rezone, re-plat, and Planned Unit Development (PUD) on the property.

Site and Area Land Use: The subject property is a 2.97-acre area that is currently vacant is platted as Phase III of Southgate 3rd Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.



Vicinity Map



Aerial



Topography Map

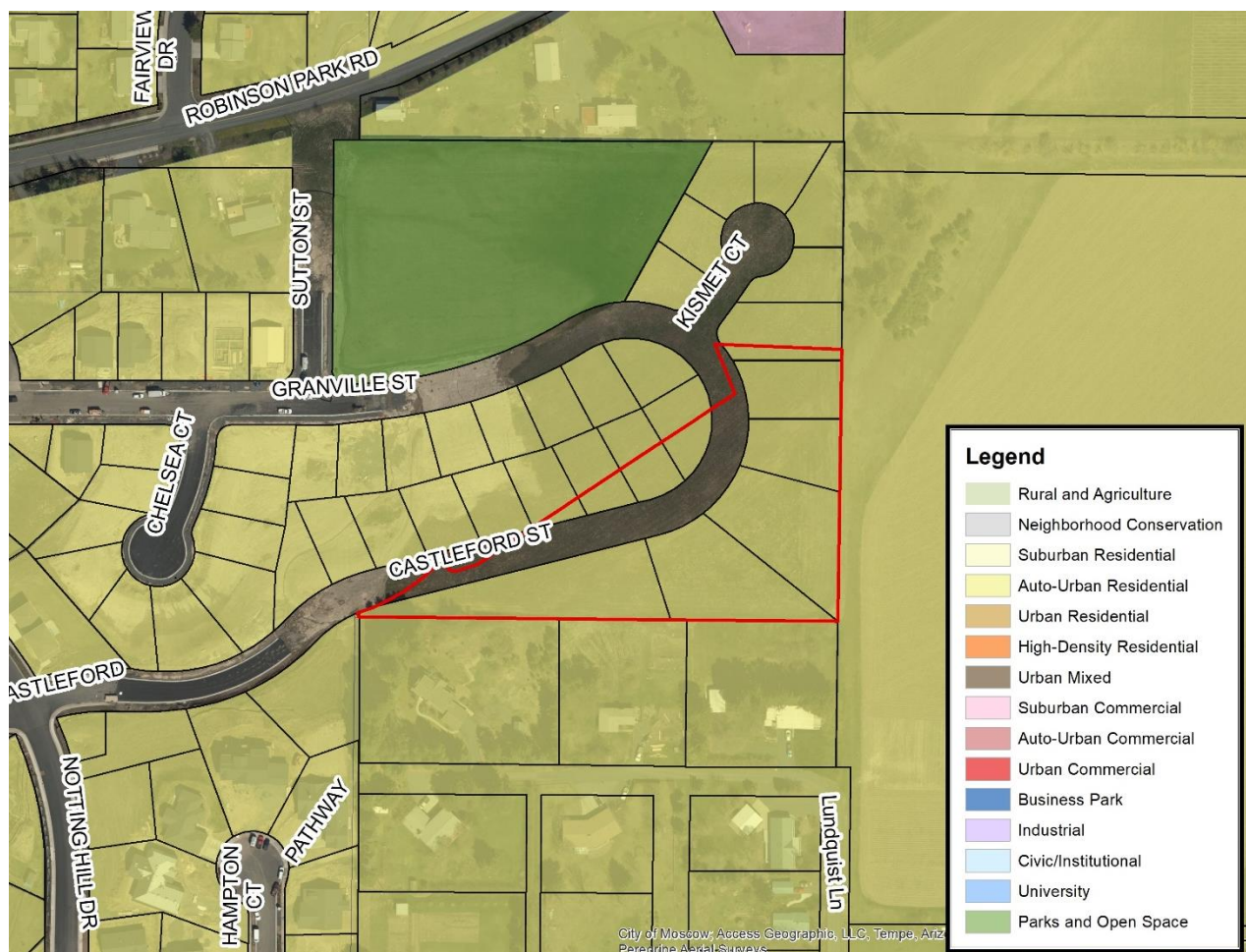
Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

All of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

The Comprehensive Plan designates Granville Street and Castleford Street as local neighborhood streets. All other surrounding streets are also designated as local neighborhood streets.



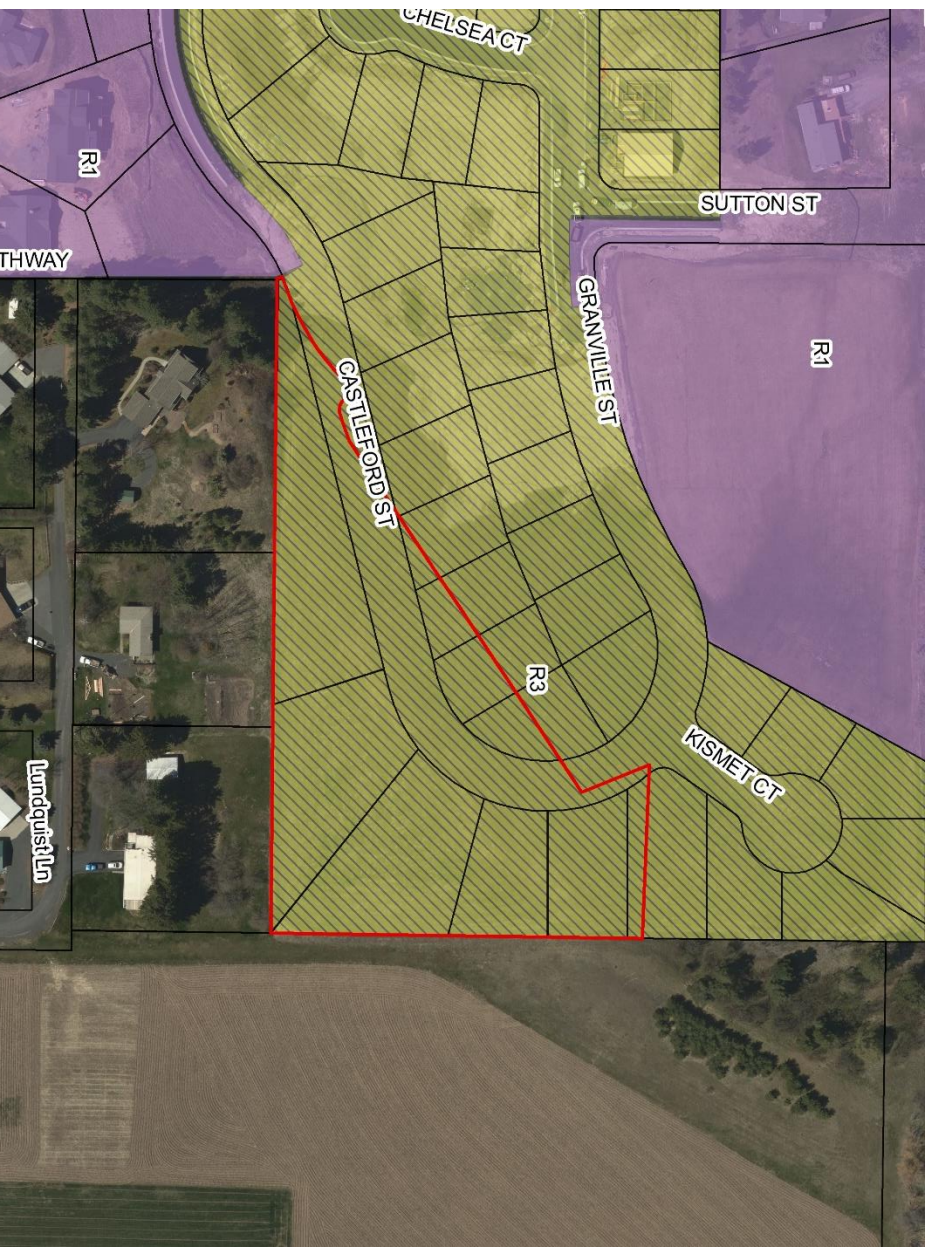
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as a combination of Low-Density Single Family Residential (R-1), Moderate Density Residential (R-2), and Medium Density Residential (R-3). The applicant has submitted a rezone proposal concurrently with the proposed preliminary plat to rezone the subject property to the Medium Density Residential (R-3) Zone.

The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.

As part of the original Southgate 3rd Addition rezone that occurred in 2008, there was a condition that was placed upon the current R-3 designation by Ordinance 2008-04. The condition was that the R-3 Zoning District be limited to no more than detached single-family dwellings with the exception of Lots 6, 7, and 8 of Block 2 on Southgate 3rd Addition Plat. Those three lots are located within Chelsea Court which is within Phase II of the development.



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.

PUD: The applicant is proposing to construct 8 single family dwellings that will be on separately platted lots and will be accessed via a private street. The primary reason for the PUD request is to allow a private street which serves the proposed lots and also a reduction in setbacks because of challenging topography.

The proposed single family lots range from 9,189 to 19,589 square feet in size and the buildings are of similar design as the homes that have already been constructed within Southgate 3rd Addition. There are six building plans that have been chosen to fit within the design of each lot. The houses range between one story and three stories with the square footage ranging between 860 to 4,319 square feet.

The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the

side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The applicant is proposing a 10 foot setback at the front to accommodate for the challenging topography of the site.

The base density requirement of the R-3 Zone 9.5 dwelling units per acre. With 8 dwelling units being proposed on 2.97 acres, the proposed density is 2.7 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.

Water and Sewer: Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.

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

Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.

Access, Streets, Traffic: The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

Parkland Dedication: Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

Input From Other Departments:

Engineering Division: The Engineering Department has provided comments within the attached August 5, 2021 memo from Todd Drage, Engineering Technician.

RELEVANT CRITERIA & STANDARDS:

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

3. The proposed PUD is compatible with the character and uses in the surrounding area.
4. Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.
5. The proposed PUD will not endanger the public health or safety.
6. The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.

RECOMMENDATIONS:

Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented:

1. Recommend approval of the proposed Planned Unit Development (PUD) with no conditions.
2. Recommend approval of the preliminary plat with the following four conditions:
 - a. Engineering:
 - i. The public utility easements adjacent to the private street shall connect to public utility easements in the proposed Park Valley Addition.
 - ii. The proposed easements that contain storm and sanitary sewer lines shall be increased to 30 feet in width to provide adequate access and separation.
 - iii. Vehicular access shall be provided to every other manhole, which is currently not possible for the manholes at the rear of Lot 1.
 - iv. The proposed private street shall meet the requirements on City Standard Drawing No. 3, including but not limited to vertical and horizontal alignments requirements, fire hydrant access width requirements, and shoulder slope requirements.
3. In accordance with the Commission's decision on the PUD and preliminary plat, direct staff to prepare Relevant Criteria and Standards documents.



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Preliminary or Major Amendment	\$565	
CD	Minor Amendment or Design Review	\$220	
Receipt Number			

APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT OR PUD AMENDMENT

APPLICANT:

Name: Mike Salisbury , Manager, Jemca LLC Telephone: [REDACTED]

Complete Address: [REDACTED]

E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: Jemca LLC Telephone: 208-301-2370

Complete Address: 2315 Shelby Lane

E-Mail: _____ Fax: _____

PROPERTY:

1. Proposed PUD Name: Sierra Vista

2. Address or Parcel Number: Portions of blocks 2 & 3 Southgate 3rd

3. Legal Description: See Attached Description on pre plat
(Subdivision) (Block) (Lot)

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

PROJECT DESCRIPTION: Please describe the new (or revised) use, design and construction for the above-described property.

The revised use is for single family residential. The reason for the PUD request is due to proposed road width issues to overcome grading.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

FOR MINOR AMENDMENTS/DESIGN REVIEW ONLY: SKIP TO SIGNATURE LINES ON PAGE 3

AUTHORIZATION:

1. Section 7 of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.
2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

Meets comprehensive plan intent for innovative development.

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

The proposed PUD is more harmonious with existing land features than traditional development

C. The proposed development is compatible with the character and uses in the surrounding area.

The development and surrounding uses are single family residential.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

Public services have been deemed adequate for this development in previous plat reviews.

E. The proposed development will not endanger the public health or safety.

No foreseen hazards are associated with this development

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

with an average lot size of 14,604 SF and a minimum lot size of 9,189 SF, the development creates attractive rebuilding lots.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)

I understand this information is a public record and may be posted to a public website.



 Applicant's Signature

June 16, 2021

 Date



 Property Owner's Signature

June 16, 2021

 Date

June 22, 2021

Mike Ray
City of Moscow
Planning Manager

RE: Sierra Vista Replat-PUD, Purpose for PUD Request

Dear Mike,

The reasons for the Replat-PUD Request of a portion of Southgate Third Addition are as follows:

1. The Southeast portion of the site is excessively steep. To overcome these steep grades a narrower private road is proposed for this site.
2. The PUD option will provide for reduced front yard setbacks allowing for innovative home styles to be utilized

For these reasons the developer is requesting the subject area be developed as a PUD.

If you have any questions regarding this request please do not hesitate to contact me.

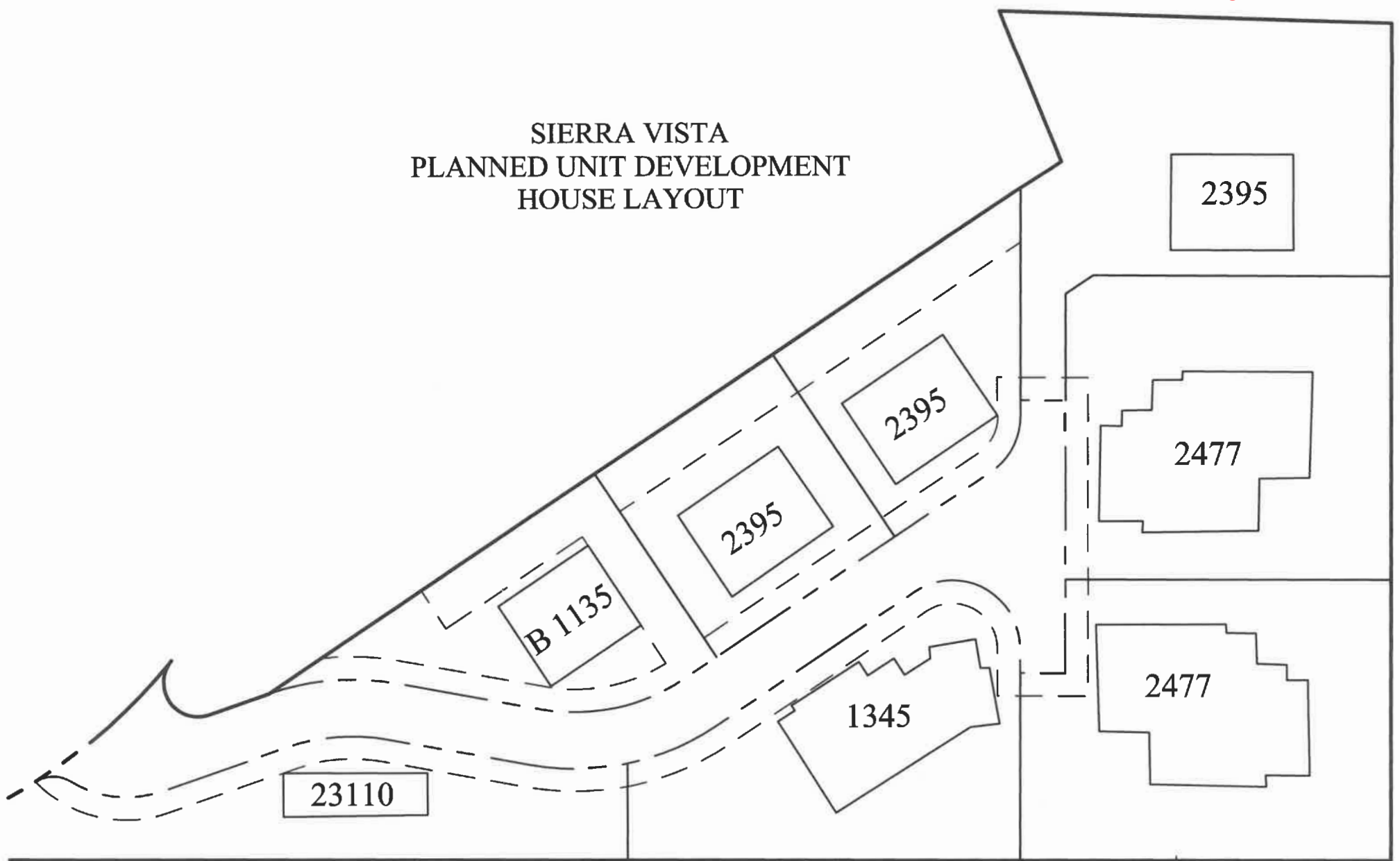
Thank you,



Scott Becker, PE

Hodge & Associates, Inc.

SIERRA VISTA
PLANNED UNIT DEVELOPMENT
HOUSE LAYOUT



SCALE: 1"=60'

Recieved 06-25-2021



ALAN MASCOLO DESIGN ASSOCIATES INC.

3 1/2" X 2 5/16"

© Alan Mulford Design Associates, Inc.

PORCH
15'8" X 10'8" +/-

GARAGE
31'0" X 13'0" +/-

WOODSHED

BR. 2
12'4" X 12'0"
(10' CLO.)

PANTRY

DINING
14'0" X 13'8"
(10' CLO.)

VAULTED GREAT RM.
21'0" X 23'0"

MASTER
13'8" X 20'0"
(10' CLO.)

PRIVATE STAND-ALONE TUB

8'0" X 5'0" BATH

FOYER
(11' CLO.)

VAULTED PORCH

OFFICE
11'8" X 12'0"
(10' CLO.)

BR. 3
12'0" X 12'2"
(10' CLO.)

BATH

LAUNDRY

21'0" X 21'0" GARAGE



2187 NW Reed St, Suite 100, Portland, OR 97210 503 225 9161

Recieved 06-25-2021

LUP2021-0029

The Millersburg 2477



Upper Floor	911 Sq. Ft
Main Floor	3408 Sq. Ft
Total Area	4319 Sq. Ft

Width	Depth
99'-0"	75'-0"

Height	(Main Flr to Peak): 32'-6"
	(to Midpt of Roof): 19'-0"



ALAN MASCORD DESIGN ASSOCIATES, INC

2187 NW Reed St. Suite 100, Portland, OR 97210 503.225.9161

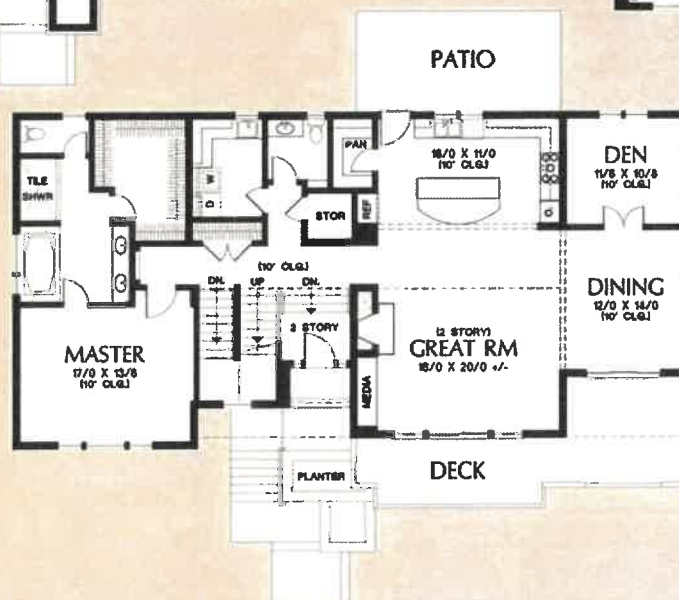
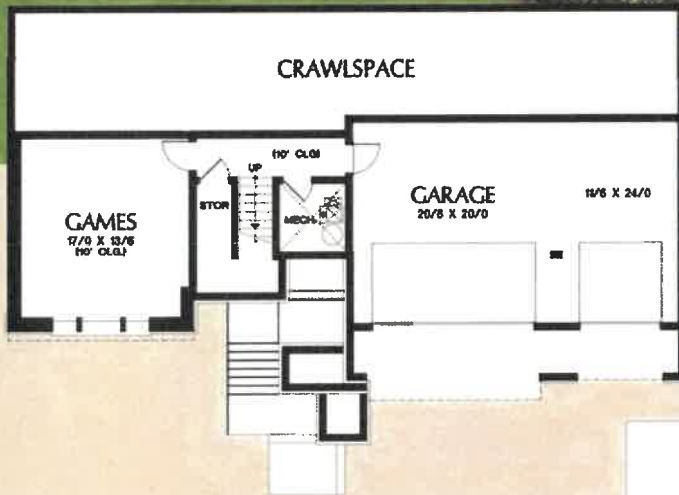
mascord.com | houseplans.co

Recieved 06-25-2021



Mascord
ALAN MASCORD DESIGN ASSOCIATES, INC.

The Milwaukee
23110



Upper Floor	641 Sq. Ft
Main Floor	1989 Sq. Ft
Lower Floor	175 Sq. Ft
Sub Total	2805 Sq. Ft
Bonus	+349 Sq. Ft

Width	Depth
66'-0"	39'-0"

Height (Main Flr to Peak): 25'-10"
(to Midpt of Roof): 22'-11"

Plan Designed for Sloping Lots



ALAN MASCORD DESIGN ASSOCIATES, INC
2187 NW Reed St. Suite 100, Portland, OR 97210 503.225.9161
mascord.com | houseplans.co

Recieved 06-25-2021

Mascord
ALAN MASCORD DESIGN ASSOCIATES, INC.

The Riverview
2395



©Alan Mascord Design Associates, Inc.



Upper Floor	1367 Sq. Ft
Main Floor	1465 Sq. Ft
Lower Floor	1084 Sq. Ft
Total Area	3916 Sq. Ft

Width	Depth
61'-0"	48'-0"

Height (Main Flr to Peak): 25'-10"

Plan Designed for Sloping Lots



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Recieved 06-25-2021

Plan 484-5



860 sq/ft, 2 beds, 2 baths, 56' wide, 36' deep



Pricing

Plan Set

PDF Set	\$1395.00
5 Copy Set	\$1495.00
Reproducible Set	\$1495.00
8 Copy Set	\$1550.00
Study Set	\$990.00
Single Set	\$1395.00

Foundation

Crawlspace	+\$0.00
Slab	+\$0.00
Pier	+\$590.00

Right-Reading Reverse

Each	+\$95.00
------	----------

Additional Construction Sets

Each Additional Set	+\$95.00/each
---------------------	---------------

Audio Video Design

Each	\$100.00
------	----------

Construction Guide

Each	\$39.00
------	---------

Mirror Reversed Sets

Each Additional Set	+\$95.00
---------------------	----------

House Features

Guest Suite	Hobby Rec Room Game Room
Main Floor Bedrooms	Suited For Narrow Lot
Main Floor Master Bedroom	Suited For View Lot
Walk In Closet	Grill Deck Sundeck
Eating Bar	Economical To Build
Kitchen Island	Empty Nester
Den Office Study Computer	Suited For Vacation Home
Great Room Living Room	

Styles Classifications

Modern

Specifications

Decks	630 sq/ft
Main Floor	860 sq/ft

Depth	36'
Height	16'
Width	56'

Primary Pitch	1:12
Roof Framing	Wood

Ceiling-Details	
KITCHEN/Greatroom/bedroom	
is 9' FLAT -CLEARSTORY 13.5'	
FLAT -MASTER BEDROOM 12'	
FLAT -MASTER BATH 9' FLAT	
"Heat Stack" design draws air	
from lower ceiling areas and	
ventilates through the upper	
ceiling clerestory cooling the	
home passively.	
Main Ceiling	8'
Upper Ceiling Ft	14'

Floor Plan - Main Floor





THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/OWNER. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE EXISTING CONCRETE.



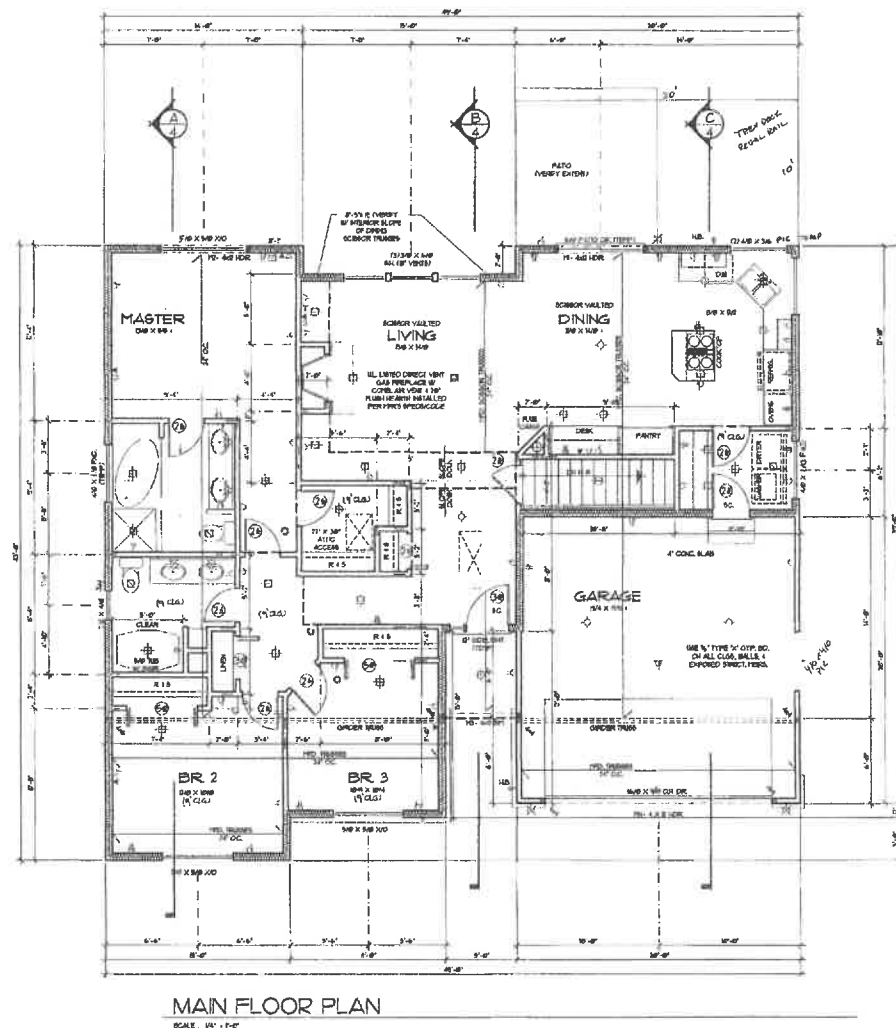
40 SNOW LOAD	
2	144 SQ. FT.
PLM FLOOR	144 SQ. FT.
1	144 SQ. FT.
OTM. AREA	144 SQ. FT.
UNFINISHED CEILING SURFACE AREA = 384 SQ. FT.	

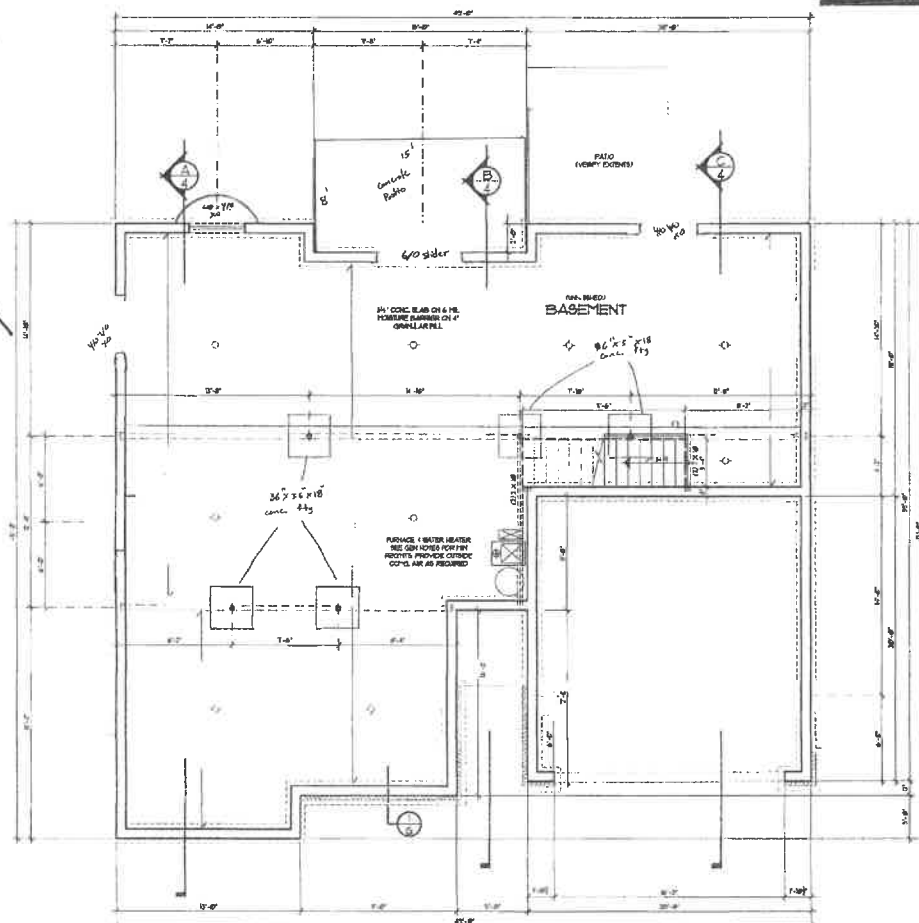
B1135

1

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHER-ROOFING.

COPYRIGHT © 1996 ALAN MARCOT DESIGN ASSOCIATES INC.





BASEMENT PLAN
SCALE: 3/4" = 1'-0"

- # LEGEND
- ☑ RECOVERED ELEMENT NOT
VERTED TO THE EXTENSIVE
 - ➔ SURFACE MOUNT LIGHT
 - ⚡ POWER / GO DETECTOR (SEE
GENERAL NOTES FOR OTHER
SPEC'S)
 - ⚡ BEARING POINT LOCATION /
PROVIDE BOLD HEADS - PER OF
PROVIDER (SEE NOTES)
 - POINT LOAD FROM ABOVE
 - BEARING WALL SUPPORTING
STRUCTURE ABOVE
 - 4 x 12 WOOD = BEARING WALL INT.
DOOR / OPENING IN WALL (2'2" x
NOTED) EA AND (IND)
 - BEARING W/OUT WOOD
BEARING = WALL
- BRUNNEN 03/10/14

40	SNOW LOAD	1.1	1.1
1.1	1.1	1.1	1.1
1.1	1.1	1.1	1.1
1.1	1.1	1.1	1.1

B1135
3 M



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

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

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Mike Salisbury, Manager, Jemca LLC Telephone: [REDACTED]

Complete Address: [REDACTED] Moscow ID 83843

E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: Jemca LLC Telephone: 208-301-2370

Complete Address: 2315 Shelby Lane Moscow ID 83843

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520

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

E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

- Proposed Subdivision Name: Sierra Vista
- Address(as) or Parcel Number(s): Portions of Block 2&3 of Southgate 3rd
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 2.97 acres, and/or _____ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
2.97 acres, and/or _____ square feet.
- Total number of lots: 8 Average lot size: 14,307 SF
- Existing Zoning of subject property: R1

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

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

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

100 % single family residential

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

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

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

I understand this information is a public record and may be posted to a public website.



 Applicant's Signature

June 16, 2021

 Date



 Property Owner's Signature (if different)

June 16, 2021

 Date



Section 13, T39N, R5W, BM

Survey References:

1. a

Surveyor's Certificate

I, Michael E. Dahlin, PLS #17534, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Rick Taylor in August 2020.

Basis of Bearings

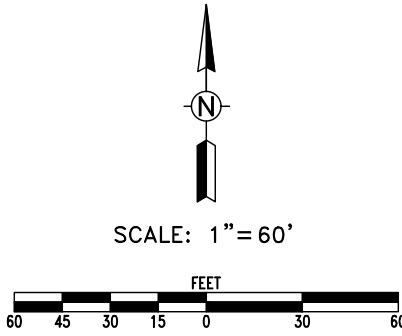
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found X corner of X and the found X corner of X, said bearing being X°XX'XX"X.

Surveyor Narrative

- The purpose of this survey was to locate, monument and map the boundaries of SUBJECT PARCEL, per DEED, Instrument #XXXXXX, and to achieve some other objective, as shown hereon.
- The X line of X was located to establish the Basis of Bearings and primary boundary control. The Parcel described in DEED was rotated to project basis and located accordingly.

Legend

- Set Monument
- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Found Iron Pipe
- Found 5/8" Diameter Rebar
- Calculated Position
- Scribe in Concrete
- Found Centerline Monument
- Found Right-of-Way Monument
- Found Stone
- Block Number
- Lot Number
- Record Data - See Survey References
- Boundary Line
- Lot Line
- Fence Line
- Section/Section Subdivision Line
- Centerline
- Right-of-Way
- Easement



NO. _____ AT THE REQUEST OF: _____
DATE & HOUR: _____
HENRIANNE WESTBERG
LATAH COUNTY RECORDER
FEE \$ _____ BY _____

Michael E. Dahlin, Inc.
P.O. Box 8728
405 S. Washington Street
Boise, Idaho 83720
(208) 852-3520

Lead Surveying
Site Mapping
RIM ROCK CONSULTING, INC.

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
MICHAEL E. DAHLIN
PLS #17534

Record of Survey for:
Name
Latah County, Idaho

Drafted by: SW
Checked by: DEP
File Name: 235 NM Map.dwg
Tab: Layout
Plot Style: Default.ctb
Project: 30-- Mo Yr
Date: 4/8/21

1 of 1

Section 16, T39N, R5W, BM

Legal Description

A parcel of land located in Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northwest Quarter of the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 16 and the northwest corner of Southgate 3rd Addition;
Thence along the common east line thereof, S00°26'43"W, 40.00 feet to the northwest corner of Lot 18 of the Plat of Section 16;
Thence continuing along said common east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet to the Point of Beginning;

Thence continuing along said common east line and along the east line of said Lot 18, S00°26'43"W, 369.72 feet to the common southeast corner of the Northwest Quarter of the Northeast Quarter of Section 16, Said Lot 18 and of Southgate 3rd Addition;
Thence along the common south line of said Northwest Quarter of the Northeast Quarter, of Said Lot 18 and said Southgate 3rd Addition, N89°42'30"W, 659.57 feet to the common southwest corner of said Northwest Quarter of the Northeast Quarter and of Said Lot 18;
Thence leaving the south line of said Northwest Quarter of the Northeast Quarter and of Said Lot 18 and continuing along the south line of said Southgate 3rd Addition, N20°04'48"W, 5.49 feet;
Thence 10.60 feet along a non-tangent curve to the right, said curve having a Delta = 3°28'18", Radius = 175.00 feet, Chord = 10.60 feet and a Chord Bearing = N89°03'31"E;
Thence 138.64 feet along a curve to the left, said curve having a Delta = 31°09'04", Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = N55°13'07"E;
Thence 38.91 feet along a non-tangent curve to the left, said curve having a Delta = 148°37'21", Radius = 15.00 feet; Chord = 28.88 feet and a Chord Bearing = S34°40'06"E;
Thence N71°01'13"E, 28.06 feet;
Thence N56°30'28"E, 422.49 feet;
Thence N22°04'36"W, 71.90 feet;
Thence S88°04'10"E, 173.76 feet to the Point of Beginning.

Parcel contains 2.97 acres more or less.

Notes

1. Plat area is currently Zoned R1, R2 & R3, as shown hereon. The replatted lots are to be Zoned R3. Surrounding area in Southgate 3rd Addition is also Zoned R1, R2 & R3, as shown hereon. Land to the south and the east are in Latah County. University of Idaho property to the east is Zoned Ag-Forest. Warnick, Beeson/Heaton & Cummins properties to the south are Zoned Single Family Residential.

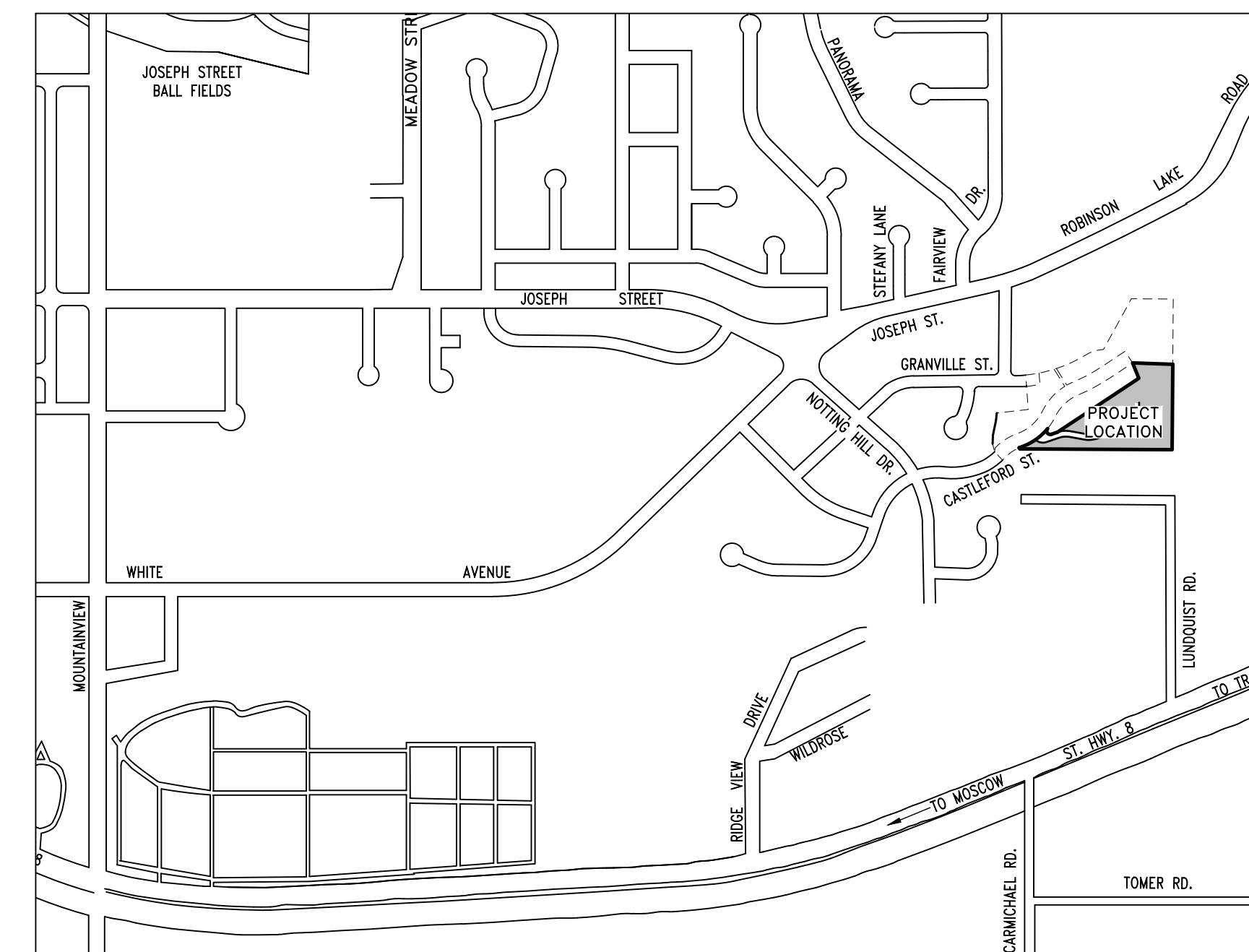
2. Total plat area: 2.97 acres
Sierra Vista Drive area: 0.35 acres
Net Lot Area: 2.62 acres.

3. All the area within Sierra Vista Addition is within designated Flood Zone "C": Areas of minimal flooding.

Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600860330C, dated 9-01-1983. No delineated wetlands on site.

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northeast corner of the Northwest Quarter of the of Northeast Quarter of Section 16 and the found southeast corner of the Northwest Quarter of the of Northeast Quarter of Section 16, said bearing being S00°26'43"W.



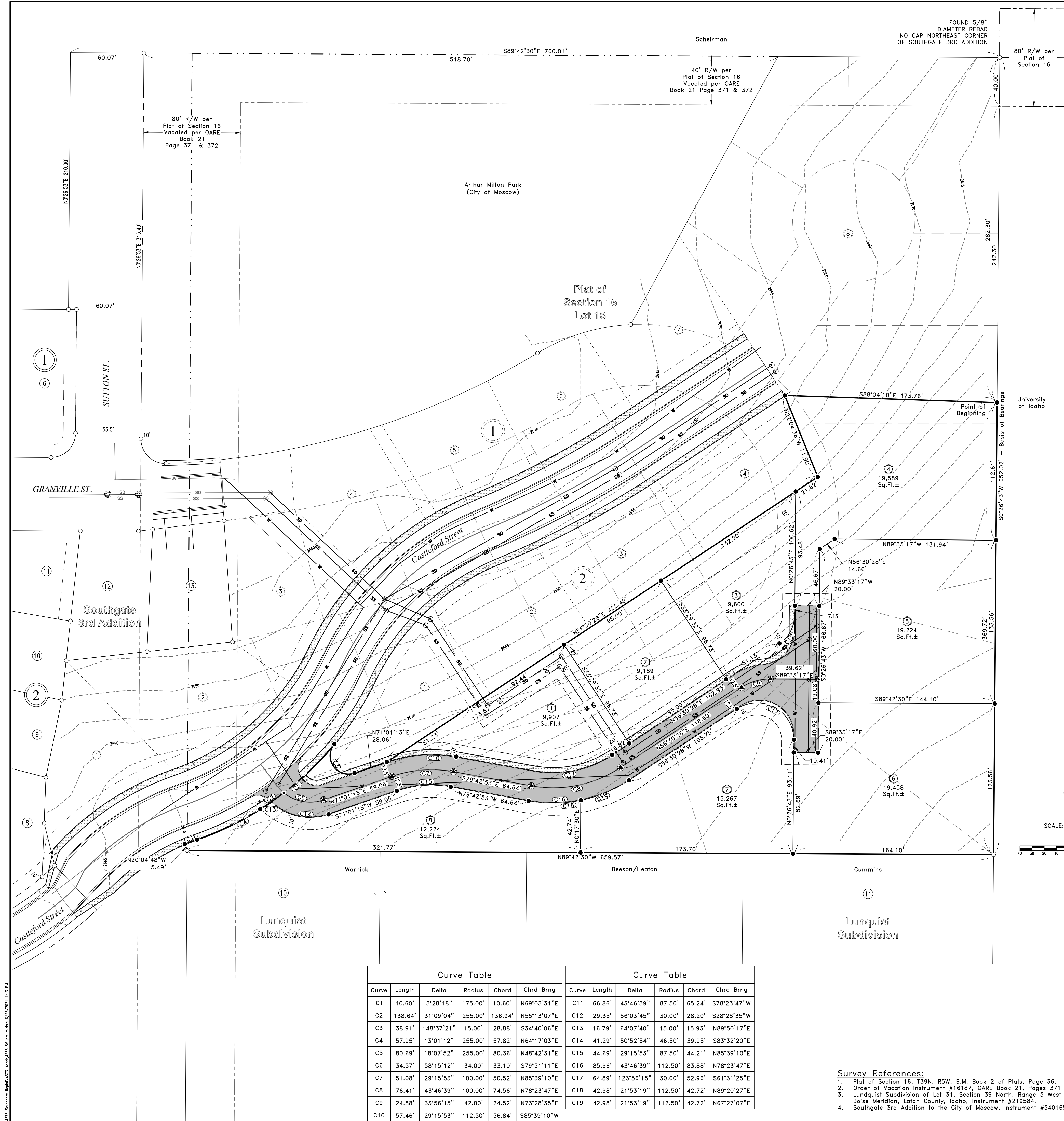
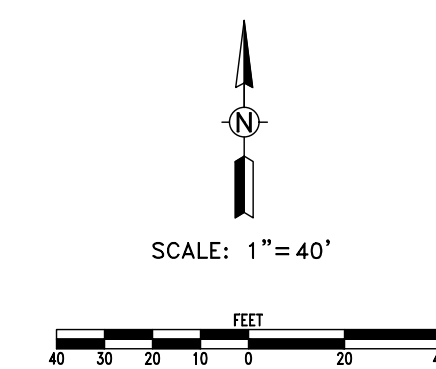
Vicinity Map

Legend

Found Monument as Described
Set 5/8" Rebar Stamped "Rim Rock PLS 17534"
Set Centerline Monument Stamped "Rim Rock PLS 17534"
Found 5/8" Rebar
Found Centerline
Calculated Position

Block Number

Lot Number - Sierra Vista Addition
Lot Number - Future Park Valley Addition
Lot Number - Other Subdivision
City of Moscow Zoning Designation
Proposed Man Hole
Existing Man Hole
Sierra Vista Addition Plat Boundary
Proposed Lot Line
Future Park Valley Addition Lot Line
Southgate 3rd Addition Lot Line - to be Made Obsolete
Existing Lot Line
Zoning Boundary
Road Centerline
Proposed Right of Way
Existing Right of Way
Proposed Public Utility and Access Easement
Section Line
Existing Public Easement
Proposed Water Line
Proposed Sanitary Sewer Line
Proposed Storm Drain Line
Existing Water Line
Existing Storm Drain Line
Existing Sanitary Sewer Line
Existing 5' Contour Interval
Asphalt Paving
Concrete Paving



Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	10.60'	3°28'18"	175.00'	10.60'	N69°03'31"E
C2	138.64'	31°09'04"	255.00'	136.94'	N55°13'07"E
C3	38.91'	148°37'21"	15.00'	28.88'	S34°40'06"E
C4	57.95'	13°01'12"	255.00'	57.82'	N64°17'03"E
C5	80.69'	18°07'52"	255.00'	80.36'	N48°42'31"E
C6	34.57'	58°15'12"	34.00'	33.10'	S79°51'11"E
C7	51.08'	29°15'53"	100.00'	50.52'	N85°39'10"E
C8	76.41'	43°46'39"	100.00'	74.56'	N78°23'47"E
C9	24.88'	33°56'15"	42.00'	24.52'	N73°28'35"E
C10	57.46'	29°15'53"	112.50'	56.84'	S85°39'10"W

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C11	66.86'	43°46'39"	87.50'	65.24'	S78°23'47"W
C12	29.35'	56°03'45"	30.00'	28.20'	S28°28'35"W
C13	16.79'	64°07'40"	15.00'	15.93'	N89°50'17"E
C14	41.29'	50°52'54"	46.50'	39.95'	S83°32'20"E
C15	44.69'	29°15'53"	87.50'	44.21'	N85°39'10"E
C16	85.96'	43°46'39"	112.50'	83.88'	N78°23'47"E
C17	64.89'	123°56'15"	30.00'	52.96'	S61°31'25"E
C18	42.98'	21°53'19"	112.50'	42.72'	N89°20'27"E
C19	42.98'	21°53'19"	112.50'	42.72'	N67°27'07"E

Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Lundquist Subdivision of Lot 31, Section 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, Instrument #219584.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.

PRELIMINARY
NOT FOR
CONSTRUCTION

Sierra Vista Addition - Preliminary Plat

Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow

Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho

Mike Salisbury 2315 Shilby Lane, Moscow, Idaho 83843

June - 2021

Drafted by: SW
Checked by: MED
File Name: HH FIRST ADD PRELIM
Tab: P1
Layer Style: TOPO
Plot Style: Primary.ctb
Project: 3483-07-13
Date: 6/25/21

1 OF 1



540165

LEGAL DESCRIPTION

A portion of the JEMCA, LLC. tract situated in lots 18, 19 and 30 of the Plat of Section 16 along with portions of vacated Right-of-Way adjoining said lots, Section 16, T.39 N., R. 5 W., Latah County, Idaho, with said portion being more particularly described as follows:

Commencing at the West ¼ Corner of said Section 16 and running thence S 86°20'37"E, 1340.65 feet to a point on the centerline of White Avenue, said point being Station 0+00.00; thence S89°44'48"E, 1979.08 feet to the Northeast corner of Ridgeview Estates Addition and the TRUE POINT OF BEGINNING for this description;

thence S89°44'48"E 658.84 feet along the centerline of a vacated 80 foot Right-of-Way to the Southwest corner of Lundquist Addition;

thence N 00°21'13"E 668.44 feet along the West line of said Addition to the Northwest corner of said Addition;

thence S89°42'43"E 659.57 feet along the North line of said Addition to the Northeast corner of said Addition;

thence N00°26'30"E 652.02 feet along the centerline of a vacated 80 foot Right-of-Way to the intersection with the centerline of an East-West vacated 80 foot Right-of-Way;

thence N89°42'43"W 760.01 feet along said Right-of-Way centerline;

thence S00°26'30"W 40.00 feet to the Northeast corner of the Olmstead tract;

thence S00°26'30"W 170.00 feet along the East boundary of said tract;

thence N89°48'41"W 258.93 feet along the Southerly boundary of said tract and the Southerly boundary of the Gosselin tract to the Southwest corner of the said tract;

thence S58°59'25"W 141.51 feet along the Southeasterly boundary of the Bromley tract to a point on the Easterly boundary of Southgate 2nd Addition to Moscow;

thence 49.79 feet along said Addition which is a curve to the right having a central angle of 28°25'25", a radius of 100.36 feet and a chord length of 49.28 feet bearing S14°01'29"E;

thence S89°48'41"E 45.00 feet along the Easterly boundary of said Addition and the Northerly Right-of-Way line of Granville Street;

thence S00°11'19"W 60.00 feet along the Easterly boundary of said Addition to a point on the Southerly Right-of-Way line of Granville Street;

thence N89°48'41"W 60.00 feet along the Easterly boundary of said Addition and said Right-of-Way line;

thence 28.83 feet along the Easterly boundary of said Addition and said Right-of-Way line which is a curve to the left having a central angle of 17°23'17", a radius of 95.00 feet and a chord length of 28.72 feet bearing S81°29'41"W;

thence S51°27'59"E 158.76 feet along the Easterly boundary of said Addition;

thence S47°00'45"W 99.42 feet along the Easterly boundary of said Addition;

thence S41°11'39"E 217.89 feet along the Easterly boundary of said Addition to a point on the Northerly Right-of-Way line of Castleford Street;

thence S05°34'00"W 60.00 feet to a point on the Southerly Right-of-Way line of Castleford Street;

thence 96.92 feet along the Southerly right-of-way line of Castleford Street and the Easterly boundary of Southgate 2nd Addition which is a curve to the left having a central angle of 20°52'32", a radius of 266.00 feet and a chord length of 96.38 feet bearing S85°35'17"W to a point on the Easterly right-of-way line of Notting Hill Drive;

thence 60.19 feet along said Right-of-Way line of Castleford Street and the Easterly boundary of said Addition which is a curve to the left having a central angle of 12°57'52", a radius of 266.00 feet and a chord length of 60.06 feet bearing S68°40'07"W to a point on the Westerly Right-of-Way line of Notting Hill Drive;

thence 200.34 feet along the Westerly Right-of-Way line of Notting Hill Drive and the Easterly boundary of said Addition which is a curve to the right having a central angle of 24°25'23", a radius of 470.00 feet and a chord length of 198.83 feet bearing S11°49'20"E;

thence S00°23'21"W 83.71 feet along said Right-of-Way and the Easterly boundary of said Addition line to a point on said boundary;

thence S45°39'59"W 323.42 feet along the Southeasterly boundary of said Addition to the Northeast corner of Ridgeview Estates Addition and the TRUE POINT OF BEGINNING.

Said tract containing 21.74 acres.

DEDICATION

JEMCA, LLC, as its sole and separate property, being the owner of the land and premises in the accompanying plat, have caused said land to be subdivided and platted as shown upon said Plat as an addition to the City of Moscow, Idaho, to be known as Southgate 3rd Addition. Said undersigned owners do herewith declare their intentions to include the land located within the boundaries of said plat and they hereby dedicate to the public use all of the easements, Rights-of-Way, and storm water parcel "B" and Parkland parcel "A" as shown upon said plat.

IN WITNESS WHERE OF We do hereby set our hands.
This 29th day of December, 2009

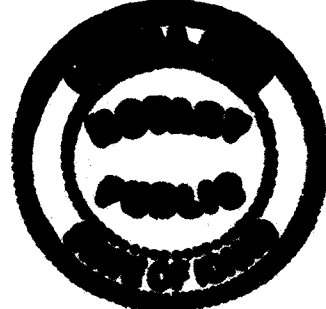
MDS, Member

Edwin Salisbury, Member

STATE OF IDAHO }
COUNTY OF LATAH } S.S.

On this 29th day of Dec, 2009, before Leora Frei a Notary Public in and for the aforesaid state, personally appeared before me Mike Salish and Edwin Salisbury to me known to be the persons whose names are subscribed on the foregoing dedication and acknowledged to me that they executed the same as their free and voluntary act for the purposes therein mentioned.

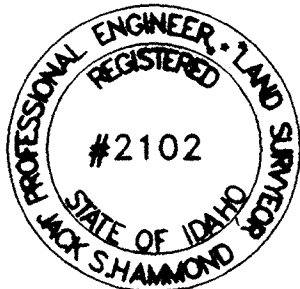
Leora L. Frei
Notary Public Residing in Latah
My Commission Expires 8-24-2011



SURVEYOR'S CERTIFICATE

I, Jack S. Hammond, Professional Engineer and Professional Land Surveyor in the State of Idaho, hereby certify that I have surveyed the Southgate 3rd Addition to the City of Moscow, Idaho as herein drawn and described and that the streets, lots, distances and monuments have been measured and located as herein shown.
Witness my hand and seal 28th day of Nov., 2009

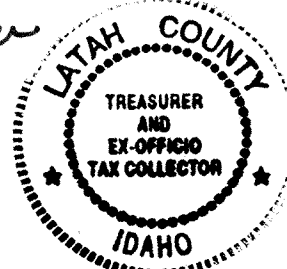
Jack S. Hammond
Jack S. Hammond Idaho License No.2102



FILINGS

Filed for record this 7th day of Oct, 2010 at 2:35 o'clock P.m. at the request of JEMCA, LLC and recorded in Book 540165 of Plats, page _____ records of Latah County, State of Idaho.

S. Chapman Deputy & 11th rec. fee
Latah County Recorder



APPROVALS

Examined and approved this 30th day of March, 2010 I hereby certify that taxes and assessments on property shown herein have been paid for 2009 and preceding years this 30th day of March 2010

Latah County Treasurer

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this 23rd day of April, 2008

Arthur Bell
Chairman Planning & Zoning Commission

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this 5th day of May, 2008. Dedication of all public streets, easements, parcel "A", and parcel "B" as described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code. Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Nancy J. Chana Mayor City of Moscow, Idaho
Stephanie Kelso City Clerk City of Moscow, Idaho

Examined and approved by City Engineer this 31st day of Dec., 2009

Kerri Wells
City Engineer-City of Moscow, Idaho

Examined and approved by Latah County Surveyor this 30th day of March, 2010

JSH
Latah County Surveyor

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13, have been Satisfied

Nancy M. Becker 12/30/09
Approved by County Sanitarian Date



HAMMOND ENGINEERING & DEVELOPMENT COMPANY
528 Bryden Avenue Lewiston, Idaho 83501
(208)798-5422

FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

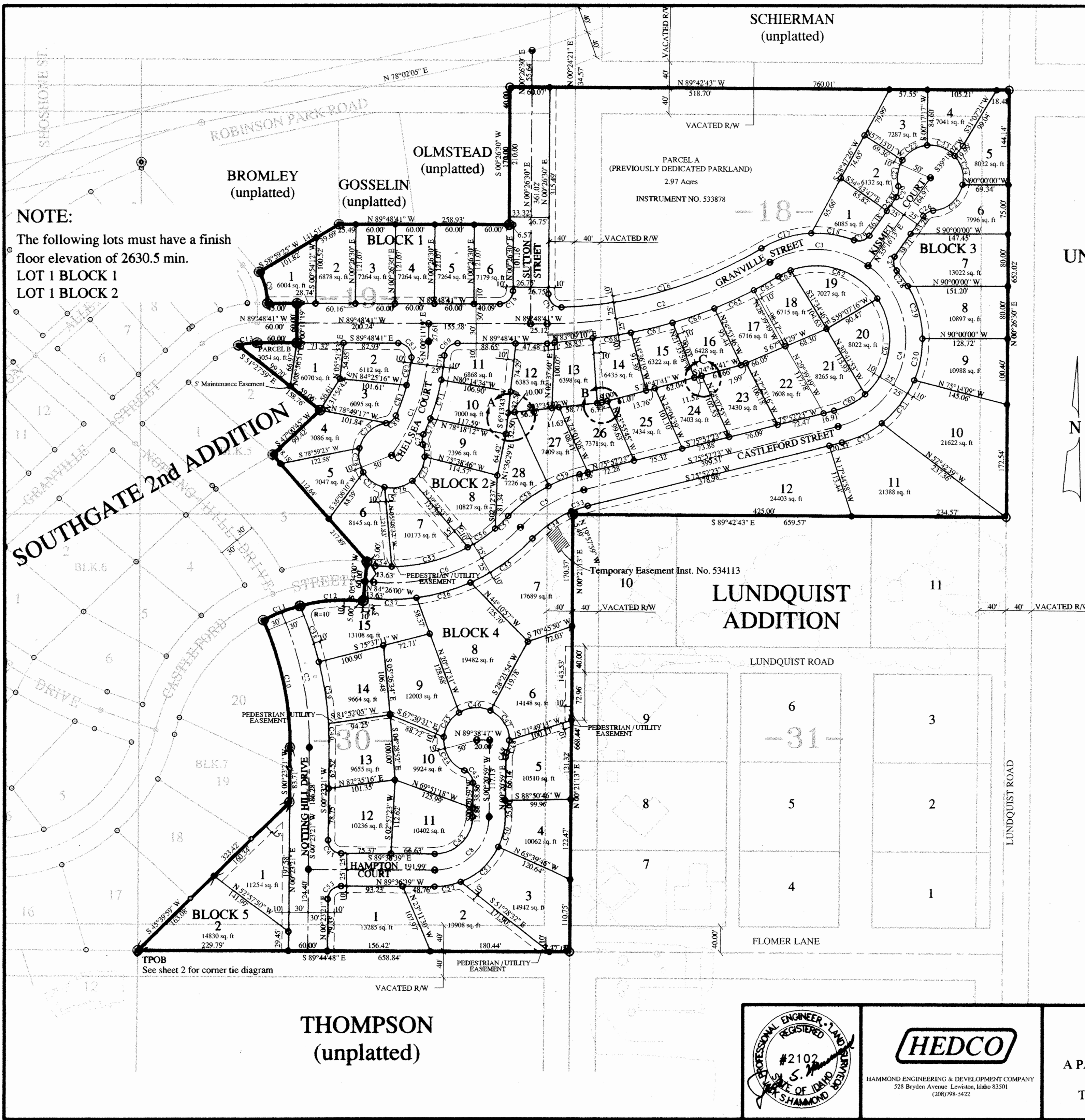
SCALE NONE	
DRAWN BY MEE	CHECKED BY JSH
DATE 11-23-09	JOB # 702
SHEET 3 OF 3	
DRAWING # 702-P3	

540165

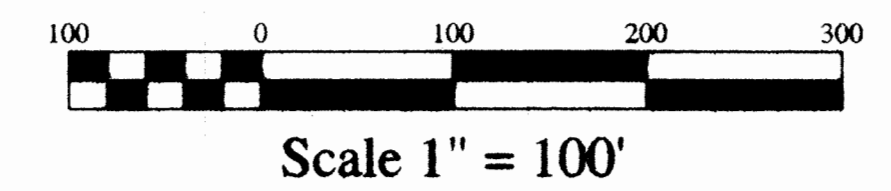
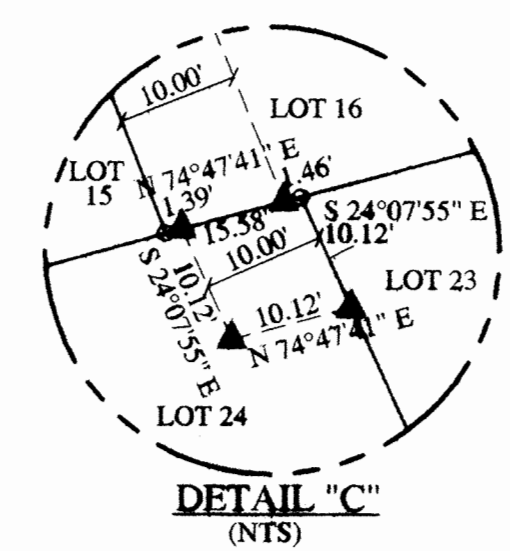
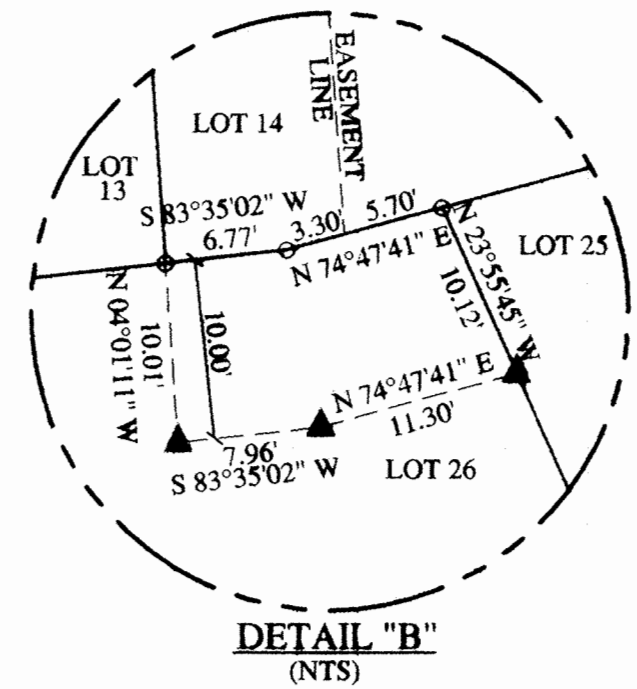
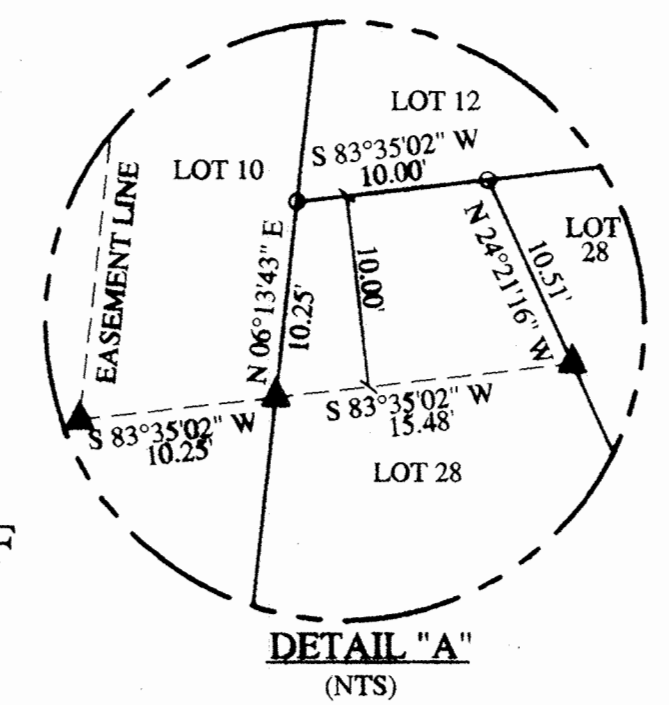
SHEET 1 OF 3 SHEETS

S. 16, T. 39 N., R. 5 W., B.M.

NOTE:
The following lots must have a finish floor elevation of 2630.5 min.
LOT 1 BLOCK 1
LOT 1 BLOCK 2



UNIVERSITY OF IDAHO
(unplatted)



LEGEND

- = SET 1/2" DIA. BY 24" LONG REBAR W/ CAP MK'D. "PE/LS 2102"
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
 - = SET 5/8" DIA. BY 30" LONG REBAR W/ CAP MK'D. "PE/LS 2102"
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
 - = SET CITY OF MOSCOW STANDARD STREET MONUMENT - 2" ALUM. CAP
(WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
 - ⊕ = FOUND CITY OF MOSCOW STANDARD STREET MONUMENT
(2" ALUM. CAP ON REBAR)
 - ⊙ = FOUND 5/8" DIA. REBAR
 - = FOUND 1/2" DIA. REBAR
 - = FOUND 1/4 CORNER MOUNMENT
 - ▲ = CALCULATED POINTS/ NOTHING SET
 - 18- = SECTION 16 PLAT LOT NUMBERS
 - - - = PUBLIC UTILITY EASEMENT, 10' WIDE UNLESS OTHERWISE NOTED
 - - - = CENTERLINE
 - - - = SUBDIVISION BOUNDARY
 - - - = LOT BOUNDARY
 - - - = PLAT OF SECTION 16
 - - - = PLAT OF SECTION 16 RIGHT-OF-WAY
- * ALL LOTS SHOWN HEREON WILL BE SERVED BY A PUBLIC WATER SYSTEM



HAMMOND ENGINEERING & DEVELOPMENT COMPANY
528 Brydon Avenue, Lewiston, Idaho 83501
(208)798-5422

FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-23-08	JOB # 702
SHEET 1 OF 3	
DRAWING # 702-P1	

540165

LOT LINE CURVES

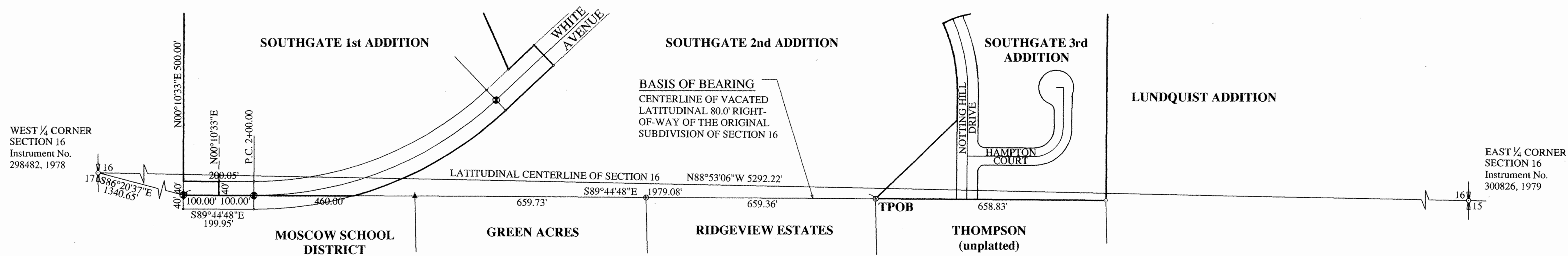
NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C9	28°25'25"	57°05'25"	N 14°01'29" W	25.42	100.36	49.79	49.28
C10	24°25'23"	12°11'26"	N 11°49'20" W	101.72	470.00	200.34	198.83
C11	12°57'52"	21°32'23"	S 68°40'07" W	30.22	266.00	60.19	60.06
C12	20°52'32"	21°32'23"	S 85°35'17" W	49.00	266.00	96.92	96.38
C13	17°23'17"	60°18'41"	S 81°29'41" W	14.53	95.00	28.83	28.72
C14	89°44'49"	286°28'44"	N 45°18'54" E	19.91	20.00	31.33	28.22
C15	92°19'18"	286°28'44"	S 45°43'08" E	20.83	20.00	32.23	28.85
C16	29°22'01"	09°10'02"	N 73°26'12" E	163.77	625.00	320.34	316.85
C17	28°26'48"	35°19'14"	S 72°58'36" W	41.12	162.22	80.54	79.71
C18	23°46'21"	35°19'14"	N 80°54'50" W	34.14	162.22	67.31	66.82
C19	75°42'10"	286°28'44"	N 73°07'16" E	15.54	20.00	26.43	24.54
C20	49°59'43"	286°28'44"	N 10°16'23" E	9.33	20.00	17.45	16.90
C21	47°27'36"	114°35'30"	S 09°00'19" W	21.98	50.00	41.42	40.24
C22	51°49'15"	114°35'30"	S 58°38'44" W	24.29	50.00	45.22	43.70
C23	53°14'18"	114°35'30"	N 68°49'29" W	25.06	50.00	46.46	44.81
C24	54°11'44"	114°35'30"	N 15°06'28" W	25.58	50.00	47.29	45.55
C25	73°16'29"	114°35'30"	N 48°37'39" E	37.18	50.00	63.94	59.67
C26	49°59'43"	286°28'44"	S 60°16'02" W	9.33	20.00	17.45	16.90
C27	75°42'09"	286°28'44"	S 02°34'52" E	15.54	20.00	26.43	24.54
C28	10°20'31"	35°19'14"	N 35°15'41" W	14.68	162.22	29.28	29.24
C29	29°37'14"	35°19'14"	N 15°16'48" W	42.89	162.22	83.86	82.93
C30	22°57'04"	35°19'14"	N 11°00'21" E	32.93	162.22	64.98	64.55
C31	29°27'51"	35°19'14"	N 37°12'49" E	42.65	162.22	83.42	82.50
C32	23°55'38"	35°19'14"	N 63°54'34" E	34.37	162.22	67.74	67.25
C33	08°33'19"	32°44'26"	S 71°35'44" W	13.09	175.00	26.13	26.11
C34	24°07'54"	32°44'26"	S 55°15'07" W	37.41	175.00	73.71	73.16
C35	22°43'21"	19°25'20"	N 54°32'51" E	59.28	295.00	116.99	116.23
C36	16°36'56"	19°25'20"	N 74°13'00" E	43.08	295.00	85.55	85.25
C37	13°02'32"	19°25'20"	N 89°02'44" E	33.72	295.00	67.15	67.01
C38	09°47'54"	10°48'38"	N 18°49'42" W	45.43	530.00	90.64	90.53
C39	10°19'32"	10°48'38"	N 08°46'00" W	47.89	530.00	95.51	95.38
C40	03°59'35"	10°48'38"	N 01°36'26" W	18.48	530.00	36.94	36.93
C41	90°00'00"	286°28'44"	S 44°36'39" E	20.00	20.00	31.42	28.28
C42	90°02'24"	100°31'08"	N 45°22'10" E	57.04	57.00	89.58	80.64
C43	69°04'32"	286°28'44"	N 34°11'16" W	13.77	20.00	24.11	22.68
C44	74°23'14"	114°35'30"	S 31°31'55" E	37.94	50.00	64.92	60.45
C45	51°58'21"	114°35'30"	S 31°38'52" W	24.37	50.00	45.35	43.82
C46	57°19'23"	114°35'30"	S 86°17'44" W	27.33	50.00	50.02	47.96
C47	65°23'46"	114°35'30"	N 32°20'41" W	32.10	50.00	57.07	54.02
C48	21°46'59"	114°35'30"	N 11°14'42" E	9.62	50.00	19.01	18.89
C49	21°47'12"	286°28'44"	S 11°14'35" W	3.85	20.00	7.61	7.56
C50	25°20'40"	53°32'51"	N 13°01'18" E	24.06	107.00	47.33	46.95
C51	42°56'13"	53°32'51"	N 47°09'44" E	42.08	107.00	80.19	78.32
C52	21°45'31"	53°32'51"	N 79°30'36" E	20.56	107.00	40.63	40.39

LOT LINE CURVES cont.

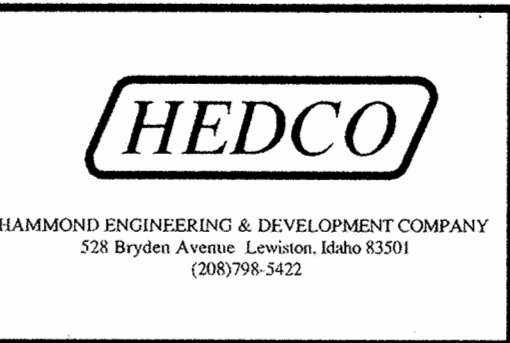
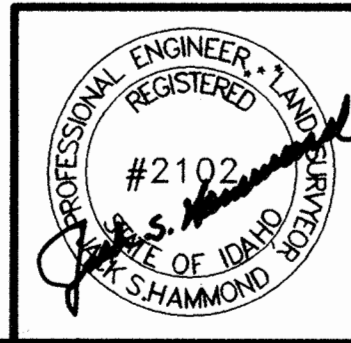
NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C53	90°00'00"	286°28'44"	S 45°23'20" W	20.00	20.00	31.42	28.28
C54	05°47'06"	23°23'10"	S 87°19'33" E	12.38	245.00	24.74	24.73
C55	28°10'56"	23°23'10"	N 75°41'26" E	61.50	245.00	120.51	119.30
C56	11°55'17"	23°23'10"	N 55°38'19" E	25.58	245.00	50.98	50.88
C57	06°29'30"	23°23'10"	N 46°25'56" E	13.89	245.00	27.76	27.74
C58	19°25'40"	25°27'53"	S 52°54'01" W	38.52	225.00	76.29	75.93
C59	13°15'32"	25°27'53"	S 69°14'37" W	26.15	225.00	52.07	51.95
C60	27°39'39"	51°03'30"	N 62°02'34" E	27.63	112.22	54.17	53.65
C61	82°01'25"	51°03'30"	N 07°12'02" E	97.59	112.22	160.65	147.28
C62	76°37'59"	51°03'30"	N 72°07'40" W	88.68	112.22	150.09	139.15
C63	10°48'08"	51°03'30"	S 64°09'16" W	10.61	112.22	21.16	21.13
C64	03°40'19"	08°29'18"	N 60°35'21" E	21.64	675.00	43.26	43.25
C65	05°35'28"	08°29'18"	N 65°13'14" E	32.96	675.00	65.87	65.84
C66	05°42'36"	08°29'18"	N 70°52'16" E	33.66	675.00	67.27	67.24
C67	05°30'38"	08°29'18"	N 76°28'53" E	32.48	675.00	64.92	64.89
C68	04°59'54"	08°29'18"	N 81°44'09" E	29.46	675.00	58.89	58.87
C69	86°16'46"	286°28'44"	S 47°02'56" W	18.74	20.00	30.12	27.35
C70	06°38'54"	17°37'46"	N 07°14'00" E	18.88	325.00	37.71	37.69
C71	10°48'55"	17°37'46"	N 15°57'55" E	30.77	325.00	61.35	61.26
C72	04°40'48"	17°37'46"	N 23°42'46" E	13.28	325.00	26.55	26.54
C73	45°22'54"	286°28'44"	S 03°21'43" W	8.36	20.00	15.84	15.43
C74	21°57'02"	114°35'30"	N 08°21'13" W	9.70	50.00	19.16	19.04
C75	48°35'54"	114°35'30"	N 26°55'14" E	22.57	50.00	42.41	41.15
C76	51°09'23"	114°35'30"	N 76°47'53" E	23.93	50.00	44.64	43.17
C77	46°34'54"	114°35'30"	S 54°19'58" E	21.52	50.00	40.65	39.54
C78	43°42'57"	114°35'30"	S 09°11'03" E	20.06	50.00	38.15	37.23
C79	67°35'52"	114°35'30"	S 46°28'22" W	33.47	50.00	58.99	55.63
C80	55°47'00"	286°28'44"	N 52°22'48" E	10.59	20.00	19.47	18.71
C81	10°16'50"	20°50'05"	N 19°20'53" E	24.74	275.00	49.34	49.28
C82	08°58'57"	20°50'05"	N 09°42'59" E	21.60	275.00	43.11	43.07
C83	95°02'12"	286°28'44"	N 42°17'35" W	21.84	20.00	33.17	29.50

CENTERLINE CURVES

NUMBER	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°25'28"	19°05'55"	N 17°54'03" E	95.81	300.00	185.48	182.54
C2	31°26'07"	08°48'53"	N 74°28'15" E	182.92	650.00	356.62	352.17
C3	66°31'01"	41°45'21"	N 87°59'18" W	89.99	137.22	159.30	150.50
C4	130°36'10"	41°45'21"	N 10°34'18" E	298.35	137.22	312.78	249.33
C5	32°41'13"	28°38'52"	S 59°31'47" W	58.65	200.00	114.10	112.56
C6	52°22'49"	21°13'14"	N 69°22'35" E	132.80	270.00	246.84	238.33
C7	24°27'21"	11°27'33"	N 11°50'19" W	108.36	500.00	213.42	211.80
C8	90°02'22"	69°52'23"	N 45°22'10" E	82.06	82.00	128.86	116.01



CORNER TIE DIAGRAM



FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N.,
R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE	1"=200'
DRAWN BY	MEE
CHECKED BY	JSH
DATE	6-9-08
JOB #	702
SHEET	2 OF 3
DRAWING #	702-P2

**City of Moscow
Engineering Dept.**

Memo

To: Michael Ray, Planning Manager
From: Todd Drage, Engineering Technician
cc:
Date: 2021-08-05
Re: Department Review of the Sierra Vista Addition Preliminary Re-plat & PUD

Upon reviewing the preliminary re-plat for the Sierra Vista Addition Preliminary Re-plat and PUD, the engineering department has the following recommendations:

- 1) The public utility easement surrounding the private street does not appear to tie into an existing public utility easement. Recommend evaluating how this easement will tie into the existing easement of the neighboring addition.
- 2) Idaho Code Title 50, Chapter 13 states that you are permitted to plat over existing platted property, but not public right-of-way (ROW). As a result, the public ROW will need to go through the vacation process.
- 3) The current easement for the storm and sanitary sewer lines through lot 1 that tie into the mains in Castleford as proposed is shown as 20'. We recommend an easement width be provided with a minimum 10' offset from the outside edge of each pipe. As there are two sewer mains within the proposed easement we recommend the easement be widened. Additionally, city maintenance policy requires vehicular access to every other manhole which is not possible for the two manholes at the back of lot 1. We recommend modifying the design to allow vehicular access for every other manhole.
- 4) For the private street, as road profiles were not provided, we recommend verifying to make sure it satisfies the requirements described on City Standard Drawing No. 3. including but not limited to vertical and horizontal alignments requirements, fire hydrant access width requirements, and shoulder slope requirements.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Todd Drage

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: August 5, 2021
Re: Harvest Hills 2nd Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on April 28, 2021 to consider the request of Phil Rheingans for a preliminary subdivision plat for a 17.2-acre area of land located east of the intersection of Third Street and Mountain View Road referred to as Harvest Hills 2nd Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with no conditions.

City Council then conducted a public hearing on May 17, 2021 and approved the Harvest Hills 2nd Addition preliminary plat with no conditions.

On August 4, 2021 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements and found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Harvest Hills 2nd Addition to City Council with no conditions.



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Final Review	\$425 plus \$27/lot	
Receipt Number			

APPLICATION FOR FINAL SUBDIVISION PLAT

APPLICANT:

Name: Phil Rheingans Telephone: [REDACTED]

Complete Address: [REDACTED]

E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520

Complete Address: 405 S Washington St Moscow, ID 83843

E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

1. Proposed Subdivision Name: Harvest Hills- 2nd Addition

2. Address(as) or Parcel Number(s): 3rd St and Mountain View Rd

3. Gross area of all land involved: +/- 17.2 acres, and/or _____ sq.

4. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
+/- 4.67 acres, and/or _____ square feet.

5. Total number of lots: 56 Average lot size: +/- 10,742 sq ft

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

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

FINAL PLAT CHECKLIST:

All Final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the city engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- ☒ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- ☒ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- ☒ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- ☒ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ☒ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- ☒ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ☒ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- ☒ 8. Basis of bearing used to determine bearings shown on plat.
- ☒ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- ☒ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow standard specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- ☒ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owners' signatures upon the certificate shall be notarized upon the plat by an officer duly authorized to take acknowledgements. If the property being mortgaged, the signature of the mortgagee's representative is also required.

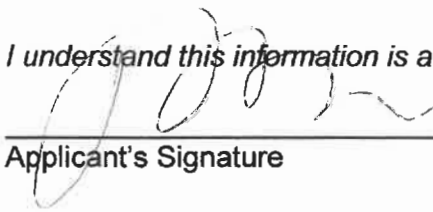
- X 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by him/her or under his/her direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- X 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- X 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- X 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, Idaho Code, and with the requirements of this chapter.
- X 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- X 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13, Idaho Code.
- X 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- X 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- X 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

SUBMITTAL:

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

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

I understand this information is a public record and may be posted to a public website.

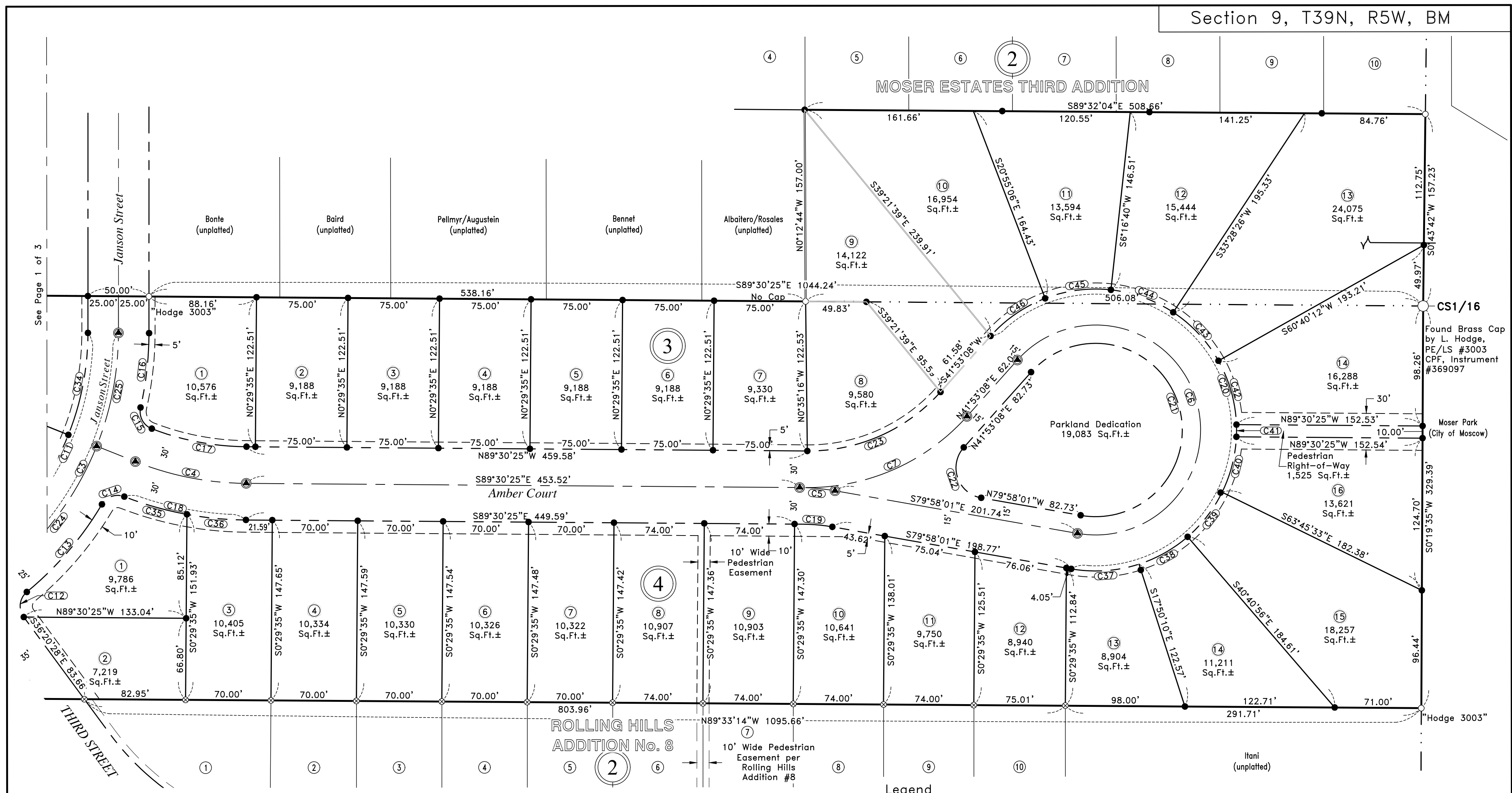

Applicant's Signature

8-2-21
Date

Property Owner's Signature (if different)

Date



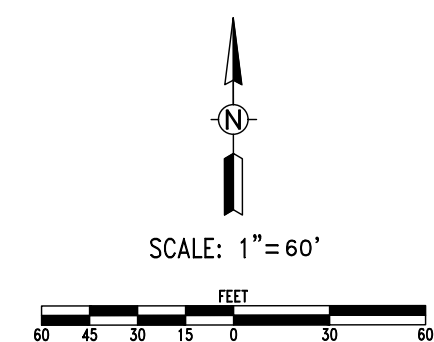


Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C3	233.89'	53°36'12"	250.00'	225.45'	S26°51'16"W
C4	93.12'	21°20'31"	250.00'	92.58'	S78°50'10"E
C5	29.14'	9°32'24"	175.00'	29.10'	S84°44'13"E
C6	357.46'	238°08'51"	86.00'	150.33'	N19°02'28"W
C7	148.46'	48°36'27"	175.00'	144.05'	N66°11'21"E
C11	196.65'	50°04'34"	225.00'	190.45'	S25°05'27"W
C12	22.75'	86°54'15"	15.00'	20.63'	N7°06'39"E
C13	95.05'	19°48'11"	275.00'	94.58'	N40°39'41"E
C14	21.11'	80°37'14"	15.00'	19.41'	N71°04'13"E
C15	21.40'	81°43'25"	15.00'	19.63'	N27°57'23"W
C16	61.69'	12°51'10"	275.00'	61.56'	N6°28'45"E
C17	79.44'	20°41'20"	220.00'	79.01'	N79°09'45"W
C18	102.08'	20°53'15"	280.00'	101.51'	S79°03'48"E
C19	24.14'	9°32'24"	145.00'	24.12'	S84°44'13"E
C20	480.07'	238°08'51"	115.50'	201.89'	N19°02'27"W
C21	295.11'	238°08'52"	71.00'	124.11'	N19°02'27"W
C22	53.17'	121°51'09"	25.00'	43.70'	S19°02'27"E

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C23	123.01'	48°36'27"	145.00'	119.36'	S66°11'21"W
C24	138.85'	31°49'16"	250.00'	137.07'	N37°44'44"E
C25	95.04'	21°46'56"	250.00'	94.47'	N10°56'38"E
C34	85.54'	21°46'56"	225.00'	85.02'	N10°56'38"E
C35	53.42'	10°55'49"	280.00'	53.34'	S74°05'05"E
C36	48.66'	9°57'25"	280.00'	48.60'	S84°31'43"E
C37	56.18'	27°52'09"	115.50'	55.63'	N86°05'54"E
C38	46.05'	22°50'46"	115.50'	45.75'	N60°44'27"E
C39	46.52'	23°04'37"	115.50'	46.21'	N37°46'45"E
C40	47.20'	23°24'45"	115.50'	46.87'	N14°32'04"E
C41	10.00'	4°57'44"	115.50'	10.00'	N0°20'50"E
C42	54.82'	27°11'46"	115.50'	54.31'	N15°43'55"W
C43	54.82'	27°11'46"	115.50'	54.31'	N42°55'41"W
C44	54.82'	27°11'46"	115.50'	54.31'	N70°07'27"W
C45	54.82'	27°11'46"	115.50'	54.31'	S82°40'47"W
C46	54.82'	27°11'46"	115.50'	54.31'	S55°29'01"W

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Set City of Moscow Standard Centerline Monument Stamped "PLS 17534"
- Found 5/8" Diameter Rebar "Priest 6449" or as Described
- Found 5/8" Diameter Rebar "Younger 12724"
- Found Centerline Monument "Priest 6449"
- Calculated Position
- Block Number
- Harvest Hills Second Addition Lot Number
- Other Subdivision Lot Number
- Curve Data, See Curve Table
- Harvest Hills Second Addition Boundary Line
- Harvest Hills Second Addition Lot Line
- Other Subdivision Lot Line
- Section/Section Subdivision Line
- Centerline
- Right-of-Way
- Access and Utility Easement, this Platting
- Existing Easement, as Described



P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

Hodge & Associates, Inc.
Surveyors - Planners - Landscape Architects

RIM ROCK CONSULTING, INC.
Land Surveying
Site Planning
Mapping

131 West 24 Street #202 Moscow, Idaho 83843 208-882-3529 rimrock@rimrockinc.com

PROFESSIONAL LAND SURVEYOR
REGISTERED
6449
PLANE E. PRIEST
NOT FOR RECORDING

Harvest Hills Second Addition
to the City of Moscow
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	3831 HH2 plat
Tab:	Layout (2)
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	8/4/21

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, more particularly described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17'01"E, 1320.60 feet, to the northwest corner of the South Half of the Southwest Quarter of Section 9; Thence along the north line of said South Half, S89°30'25"E, 573.94 feet to the northeast corner of Harvest Hills First Addition and the **Point of Beginning**;

Thence continuing along said north line the following three courses:
Thence S89°30'25"E, 971.91 feet to the west right-of-way line of Janson Street;
Thence S89°30'25"E, 50.00 feet to the east right-of-way line of Janson Street;
Thence S89°30'25"E, 538.16 feet;
Thence leaving said north line, N0°12'44"W, 157.00 feet to the southwest corner of Lot 5, Block 2 of Moser Estates Third Addition;
Thence along the south line of Moser Estates Third Addition, S89°32'04"E, 508.66 feet to the southeast corner of said Addition and the east line of the North Half of the Southwest Quarter of Section 9;
Thence along said east line, S0°43'42"W, 157.23 feet to the northeast corner of the South Half of the Southwest Quarter of Section 9;
Thence along the east line of the South Half of the Southwest Quarter of Section 9, S0°19'35"W, 329.39 feet;
Thence leaving said east line, N89°33'13"W, 291.71 feet to the northeast corner of Rolling Hills Addition No. 8;
Thence along the north line of Rolling Hills Addition No. 8 the following three courses:
Thence N89°33'13"W, 803.96 feet to the northeasterly right-of-way line of Third Street;
Thence N89°33'13"W, 87.41 feet to the southeasterly right-of-way line of Third Street;
Thence N89°33'13"W, 153.16 feet to the northeast corner of Rolling Hills Addition No. 6;
Thence along the north line of Rolling Hills Addition No. 6, N89°33'13"W, 672.01 feet to the southeast corner of Harvest Hills First Addition;
Thence along the easterly boundary of Harvest Hills First Addition the following five courses:
Thence N0°29'35"E, 143.52 feet to the south right-of-way line of Third Street;
Thence N0°29'35"E, 70.00 feet to the north right-of-way line of Third Street;
Thence continuing along said easterly boundary and along said north right-of-way line the following two courses:
Thence N89°30'25"W, 37.69 feet;
Thence 14.97 feet along a curve to the left, having a Delta = 3°00'35", Radius = 285.00 feet, Chord = 14.97 feet and a Chord Bearing = S88°59'17"W;
Thence continuing along said easterly boundary and leaving said north right-of-way line N2°31'01"W, 118.07 feet to the **Point of Beginning**.

Parcel Contains 17.20 Acres±

DEDICATION

Know all persons by these presents, that Harvest Hills Development Corporation, owner of the land and premises described above, has caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as Harvest Hills Second Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street and pedestrian right-of-ways and the Parkland Dedication for Park Land Purposes.

In witness thereof, the undersigned has set his hand and seal.

Harvest Hills Development Corporation
Phil Rheingans, President

State of _____
County of _____

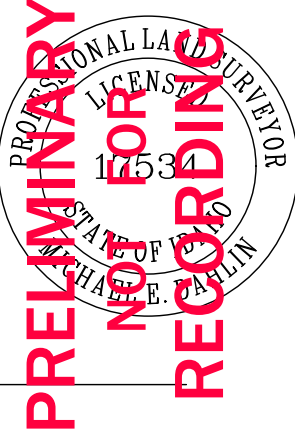
On this _____ day of _____, 2021, before me, the undersigned Notary Public in and for the State of _____, personally appeared Phil Rheingans, known or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____
Residing in _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael E. Dahlun, P.L.S. #17534, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon. The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 8-01-2022, as referenced on the plat and approved by the City of Moscow. Witness my hand and seal this _____ day of _____, 2021.



Michael E. Dahlun, PLS #17534

APPROVALS

Moscow Planning and Zoning Commision

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2021.

Chairman, Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2021. Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Clerk _____ Mayor, City of Moscow _____

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2021.

City Engineer, City of Moscow _____

Latah County Surveyor

Examined and approved by the Latah County Surveyor this _____ day of _____, 2021.

Latah County Surveyor _____

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for 2017 and preceding years as of this _____ day of _____, 2021.

Latah County Treasurer _____

Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

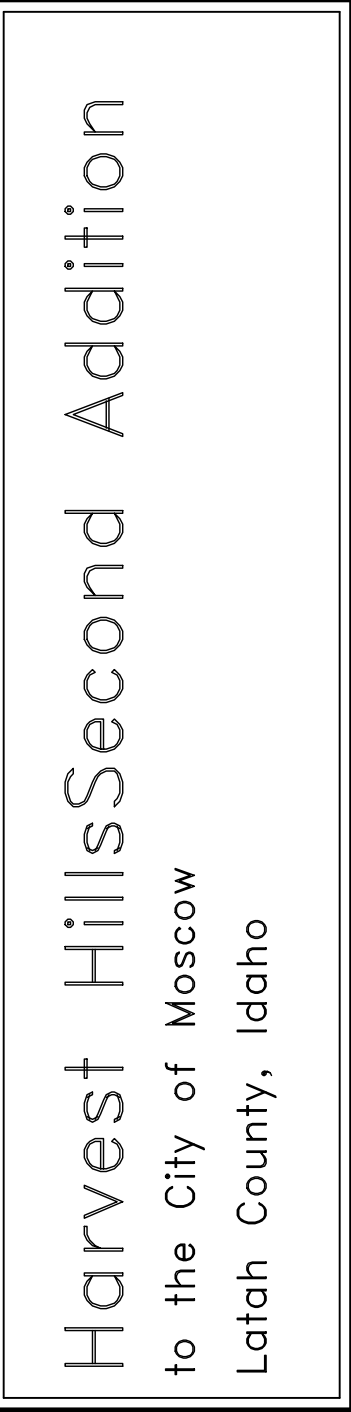
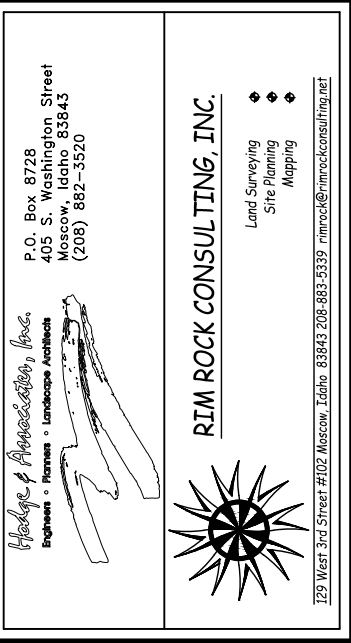
Public Health - Idaho North Central Health District, _____ Date _____
Senior Environmental Health Specialist

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

_____ M.
HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____



Drafted by:	SW
Checked by:	MED
File Name:	3831 HH2 plat
Tab:	Sign
Plot Style	Primary.ctb
Project:	3831-07-13
Date:	8/4/21

Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, May 17, 2021

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Sandra Kelly, Maureen Laflin, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Gary J. Riedner, Mia Bautista (virtual), Bill Belknap, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Mayor Lambert led the Pledge of Allegiance.

PROCLAMATION - MEMORIAL DAY

Mayor Lambert read the Memorial Day proclamation.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 3, 2021 Minutes - Laurie M. Hopkins

B. Disbursement Report for April 2021 - Sarah Banks

Staff presented the April 2021 Accounts Payable Report to Public Works / Finance Committee on May 10, 2021. The Committee received the report and approved the disbursements as presented.

ACTION: Receive the Disbursements Report for the month of April 2021.

C. Almon Asbury Alley Paving Bid Results and Contract Award - Bob Buvel

The Almon Asbury Alley Paving Project consists of grading and paving of the alley between Almon Street and Asbury Street from Third Street to Sixth Street. The project also includes the replacement of the existing sanitary sewer main prior to paving and expansion of storm water collection and conveyance system serving the alley. The City published an advertisement for bids on April 3rd and 10th, 2021 and the budget for construction in the Capital Improvement Plan is \$293,000.00. Bids were opened on Tuesday, April 27, 2021. One responsive bid was received with a bid of \$371,223.20 by J7 Contracting. A complete Bid Tabulation is included in the Council packet. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and the Committee recommended rejection of the bids.

ACTION: Reject all bids.

D. Third Street Undergrounding Bid Results and Contract Award - Nate Suhr

On April 17, 2021 the City of Moscow advertised for bid the Third Street Utility Undergrounding Project. This project consists of the installation of approximately 3,300 linear feet of 2" conduit, 4,460 linear feet of 4" conduit, 11 vault boxes and the various sweeps, couplings, and other fittings necessary to create a continuous, underground pathway for communications utilities on Third Street

between Jackson Street and Lieuallen Street. Completion of this project will allow the undergrounding of the overhead utilities and the removal of the utility poles on the corridor between Jackson Street and Lieuallen Street, removing obstructions and clearing the area for pedestrian facilities to come as part of the Third Street Local Highway Safety Improvement Project (LHSIP) that will begin construction later in the year. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the Base Bid and Additional Alternative from M & L Construction, Inc., award the contract in the amount of \$270,653.00, and authorize staff approval for construction change orders in an amount not to exceed 10% (\$27,065.30) of the contract amount.

E. Remand Decision Regarding the Appeal of Conditional Use Permit at 1400 E Seventh Street – Aimee Hennrich

On February 19, 2021, PI Tower Development LLC applied for a Conditional Use Permit (CUP) to construct an 80' Wireless Communication Facility (WCF) that would accommodate three carriers within a fully enclosed 800 sf lease area and would resemble a church tower, located at 1400 E Seventh Street. The Board of Adjustment conducted a public hearing for the proposed conditional use on March 29, 2021, and subsequently voted to deny the CUP application. On April 16, 2021, the Community Planning and Design Department received an appeal letter from Wireless Policy Group on behalf of Parallel Infrastructure, stating that they wished to appeal the Board of Adjustment's decision to City Council. On May 3, 2021, City Council considered the appeal during a public meeting and remanded the matter to the Zoning Board of Adjustment and directed staff to prepare a written decision based on the Council's action. The written decision was reviewed by the Administrative Committee on May 10, 2021 and recommended for approval.

ACTION: Approve the written decision.

F. Ghormley Pickleball Courts Project Bid Results and Contract Award - Nate Suhr

The 2021 Ghormley Pickleball Courts Project consists of the construction of HMA asphalt pickleball courts, including lighting, net post footings, surfacing, line painting, the construction of sidewalk, site amenities and landscape site work north of the Ghormley Park parking lot. An electronic bid solicitation for the Pickleball Court Project was issued in a Public bid solicitation on April 16, giving bidders two weeks to respond. The project was advertised with a Base Bid to install four (4) Pickleball courts to the West of the Ghormley Park bathrooms and a single Additional Alternative to remove a majority of the old tennis court to the South of the Softball fields and restore the area with topsoil and seed. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the Base Bid from Motley-Motley, Inc. and award the contract in the amount of \$188,820.50, and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount (\$18,882.00).

G. Seventh to Sixth Street Sanitary Replacement Project Bid Results and Contract Award - Nate Suhr

The City published an advertisement for bids on April 17th, 2021 for Seventh to Sixth Street Sanitary Replacement Project. The bid for the project includes the replacement of three hundred and eighty-three (383) linear feet of sanitary sewer pipe, two hundred and sixty-nine (269) linear feet of storm sewer pipe, seven hundred and seven (707) square yards of asphalt, four (4) storm catch basins, a storm manhole, and a sanitary manhole. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the low bid from Germer Construction, Inc. for Base Bid, award the contract in

the amount of \$342,824.50, and authorize staff approval for construction change orders in an amount not to exceed 10% (\$34,282.45) of the contract amount.

H. Gateway on Sixth Monumentation Agreement - Todd Drage

James Stephens, on behalf of J & S Holding Company LLC, has submitted to the City a final plat for the development of the property east of Ghormley Park on Sixth Street. On September 8, 2020 The City Council approved the preliminary plat for this property. The final plat is titled Gateway on Sixth and will be presented for City Council approval on May 17th. If Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. This item was reviewed by the Public Works Finance Committee on May 10, 2021 and was recommended for approval.

ACTION: Approve the monumentation agreement with J & S Holding Company LLC for Gateway on Sixth.

Bettge moved and Laflin seconded to approve the consent agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. COVID-19 Update and Request for Direction (ACTION ITEM) - Gary J. Riedner

On December 7, 2020, the City Council adopted Resolution 2020-27, extending the Mayor's Amended Public Health Emergency Order 20-03 (APHEO 20-03), to June 9, 2021, and adopting metrics to consider in making decisions regarding early termination of APHEO 20-03. At the time the Center for Disease Control (CDC) recommended that persons maintain at least 6 feet of social distance and facial coverings to prevent the spread of the COVID-19 virus, and Idaho Governor Brad Little had designated that Idaho was in a modified Stage 2 of the Idaho Rebounds Plan. City Council has been monitoring the status of the City of Moscow and Latah County, as well as the state of Idaho regarding the pandemic. On April 27, 2021, the CDC issued revised recommendations stating that fully vaccinated persons may engage in outdoor activities without facial coverings. On May 11, 2021, Governor Little moved the state of Idaho from Stage 3 to Stage 4 of the Idaho Rebounds Plan. On May 13, the CDC again revised its recommendations to state that fully vaccinated people may engage in both outdoor and indoor activities without facial coverings or staying 6 feet apart. Public Health-Idaho North Central District (PHINCD) has indicated that approximately 46% of Latah County residents are vaccinated. The seven-day moving average of newly diagnosed COVID-19 cases in Latah County has been averaging between 4-4.6. Washington State University has recessed to summer break, and the University of Idaho will do the same after graduations on May 15-16, 2021. Staff will provide an updated COVID-19 status report to Council, and has included a draft Resolution should City Council wish to take some action regarding termination of APHEO 20-03.

PROPOSED ACTIONS:

Receive COVID-19 status report update and consider the draft resolution, or provide staff further direction.

Riedner went through the metrics which included average cases per week of 4 on May 10 and 4.14 on May 17. The test results and hospitalizations metrics have also met for May 10 and 17. The Governor upgraded the State to Stage 4. Institutional partners supported removal of the Public Health Emergency if the Council desired to do so. Mayor Lambert stated he will not issue another emergency order with vaccines readily available. He strongly encouraged the Council to rescind the resolution.

Bettge stated last March Moscow was flying blind but think the Council did quite well. An email from Toni Broyles, University of Idaho stated Latah County's deaths per capita was the 3rd lowest in the State

of Idaho among the 44 counties. Only the state's two least populated counties in the 2019 census, Camas (pop 1,048) and Clark (pop 913) had a lower rate with zero deaths recorded. Latah's average deaths per capita was nearly 5 times lower than the average of Idaho's 25 largest counties. Latah County and Benton County in Oregon, home of Oregon State University, shared the lowest average COVID-19 deaths per capita, with both counties being nearly 5 times lower than the average deaths per capita of counties across the country with land grant universities.

Taruscio said it was a perfect storm of ugly at a national level. She doesn't want to look backwards but we can carry the lessons forward. She feels Moscow is better than the negativity and it took all of us to get where we are.

Sullivan felt the Council's actions were very consistent from the start and all based on recommendations based on scientific data. The new CDC recommendation of no mask if fully vaccinated conflicts with the Moscow emergency order which requires a mask for everyone.

Kelly felt Moscow did a good job as a whole and is in favor of moving along with the science. The more people vaccinated the more safe our community will be. She encouraged everyone to be kind to the businesses that want to continue to require masks.

Zabala said she is excited to be at a pivot point and feels the results are from vaccinations. She is eager to connect people to the resources to help make a decision on the vaccine and to help get the numbers lower every week.

Laflin said she is thrilled the evidence regarding the vaccine is positive and we are taking a new direction. She was disappointed there are still fights at airports and hopes the new recommendations will help mend fences. She is glad the science is moving along.

Bettge moved to terminate Resolution 2020-03 and replace with 2021-08. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

3. Staff Recognition Report - Gary J. Riedner

Riedner said there were three promotions with the retirement of Will Krasselt who was with the City of Moscow Police Department for 30 years. Anthony Dahlinger was promoted to Captain, Shane Gunderson to Sergeant, Brett Payne to Corporal.

4. Mayors Appointments (ACTION ITEM)

None offered.

5. Public Comment and Mayor's Response Period (limit 15 minutes)

Dan Schoenberg (Moscow) said he appreciates the termination of the emergency order. He had a lady and daughter come to town and look at an apartment and they were amazed how kind people were in Moscow. This last year, even though we didn't see fires and protests, Moscow had our own issues. Selective respect reigns true. He feels the Moscow community needs to accept everyone won't agree and needs to get back to looking after each other. Mayor Lambert said the entire United States was a mess. The pandemic was the enemy, not people. It is time to move forward. Sullivan agreed COVID has been difficult on every community. The report Bettge mentioned how well we have done, despite differences, we can agree it was hard but we did well and it can unite us. Mayor thanked the council for standing behind him with the emergency order.

Danny Bradley (Moscow) thanked the council for their decision. The community put their best foot forward but he felt the reason Latah County did so well was not because we did anything, it was because of the Lord being merciful to our community.

Carol Hughes (Moscow) applauded the Mayor and Council for the job they did during the pandemic. She feels it is naive to think those who refused to wear masks and who boldly said they would not be vaccinated, is not easily forgotten. She has lived here more than five decades and never loved a place more. She has been part of community by contributing in every way possible but truly concerned of what she feels now. She read the vision of Moscow from the Comprehensive Plan which says it creates a quality of place. Moscow has worked together to create a community and has been in favor of all the change but is not in favor of being left out of the procedure.

Walter Hesford (Moscow) spoke on approving new developments and how relates to older neighborhoods.

Jean Elliott (Moscow) asked about commenting on water rights. Mayor Lambert said during the public hearing if specific to a development.

6. Public Hearing: Harvest Hills Planned Unit Development and Replat of Lot 1, Block 1 of Harvest Hills 1st Addition (ACTION ITEM) - Mike Ray

The applicant, Phil Rheingans, is proposing a Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD. The Planning and Zoning Commission conducted a public hearing for this matter on April 28, 2021 and recommended approval of the proposed PUD with no conditions and recommended approval of the preliminary plat with two (2) conditions.

PROPOSED ACTIONS:

After conducting the public hearing and upon consideration of testimony received:

1. Approve the PUD for Harvest Hills; or approve the PUD with conditions; or reject the PUD; or take other such action deemed appropriate.
2. In accordance with the decision upon the PUD, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria and Standards; or direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards for the Council's consideration at a future meeting.
3. Approve the preliminary plat with the two (2) conditions recommended by the Planning and Zoning Commission; or approve the preliminary plat with no conditions; or reject the preliminary plat; or take other such action deemed appropriate.
4. In accordance with the decision upon the preliminary plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria; or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Ray introduced the item as written above and gave a background of the property which began in 2013. The neighborhood was described including information on flood plain, Comprehensive Plan designation and the zoning designation of Neighborhood Business. Illustrations of the plat, lots, and houses were presented. The applicant is requesting a reduction in exterior side yard setbacks and Third Street side due to the tightness of a few lots. A 10-foot-wide Type A landscape buffer is typically required along the exterior property lines of NB Zoned property when adjacent to property zoned R-2 or R-3. Since the proposed use of the twinhomes and townhouses is residential and similar to the surrounding land uses, staff is recommending that a Type A buffer not be required except for the 17,905 square foot parcel which will be developed with a commercial component. The 9 parking spaces in the PUD are for the residents, such as visitor parking. Should stormwater runoff increase, the depth of the pond would need to be increased. Staff doesn't have and concern about the reduction of the exterior side yard setback.

Mayor Lambert opened the public hearing at 7:56 p.m.

Scott Becker (Hodge and Associates) represents the applicant. He analyzed the stormwater detention pond and it is sufficient for the entire development. The swale isn't necessary but thought it would provide another level for stormwater and snow removal if a parking lot is built for the commercial lot.

Mayor Lambert asked for testimony in favor of the application.

Phil Rheingans (applicant) explained the setbacks are there to balance design parameters on the difficult lots and allow the houses to fit on the pie-shaped lots. By developing the area, there should be improvement for runoff as the proposed berm will differ the water to the detention pond.

Dan Schoenberg (Palouse Properties) said development of housing has a cascading impact on the community. The number of available housing units in Moscow for various demographics in the community and the affect it has on the overall housing is why he is in support of the development

Rusty Olps (Moscow) said there are different kinds of developments and this is a quality set of homes. He looks forward to what else Rheingans has to offer.

Mayor Lambert asked for testimony in opposition of the application or general comments.

Fitz Hadley (Moscow) asked why the proposal is still zoned Neighborhood Business when there is residential in the development. His concern is the residential units transform into commercial.

Walter Hesford (Moscow) said it looks like a nice development but Third Street is not a through street which means Third Street and D Street will have increased traffic. Has the developer looked at the impact of traffic on existing developments and the City as a whole?

Patricia Taylor (Moscow) said she overlooks this development and thinks they are doing a nice job. She does have a concern about the business lot. She is opposed because it is on one of the busiest intersections. She doesn't think it is a good situation as it will create noise and congestion, a large amount of foot traffic, potential to offer inappropriate items appealing to young kids, too close to the street and too busy.

David Hall (Moscow) said Moscow is trying to reduce water use from declining aquifers yet the city allows unfettered developments which creates more usage. The City should have a plan which includes a water use budget, a plan of how to decide how much use for water application, balance other uses, pay for offsite toilet replacements and similar options.

Carol Hughes (Moscow) said in reading the Comprehensive Plan, she found a section that stated rapid population growth may strain infrastructure and cause service capacity issues among other issues. She doesn't like hasty development. She does not support Harvest Hills First Addition because from the pool to the ballfields on Mountain View, it lures those seeking recreation and young people which creates an abundant amount of traffic and a dangerous situation.

Leonard Koepke (Moscow) lives directly north from this development. Previously P&Z denied it. The townhouses don't belong in an all house neighborhood. The 100-year flood plain was modified because this area was elevated and caused flooding onto his property. There is a traffic issue and Third Street needs to have a bridge to help with traffic. He doesn't feel the townhouses fit and don't need to be there. There are already vacant motor business property throughout town. Safeway and the gas station is less than 9/10 of a mile.

Jean Elliott (rural Latah County) said her comments are regarding all the upcoming developments. People want to move away from places with problems to Moscow because of what we have here, but Moscow could then turn into the places they left. We need to have careful and knowledgeable planning, not hasty planning. Does Council have to approve all the developments if they approve one? Can a developer change what was planned? For instance, planning for a grocery store but building a gas station. Water rights is a huge issue. There may be chemicals that are needed to purify the water. An article she found says water contains aluminum naturally but it is also added. She feels there are a number of people in these meetings that will profit from these new developments.

Belknap said the Comprehensive Plan section referenced by Ms. Hughes is out of a American Planning Association Policy Guide on Planning and Climate Change. It wasn't a statement of the Comprehensive Plan but was quoting as a point of a separate study.

Mayor Lambert closed the public hearing at 8:29 p.m.

Becker said housing in NB Zone with PUD is to allow housing to enhance the area. What business will be built has yet to be determined but it would have to fit into NB and would be something that could serve that community. Third Street is planned to go through eventually. The development has been in the works for 16 years. This development doesn't have an impact on flooding. A neighborhood business in this area has always been the idea and doesn't think it would be detrimental to the neighborhood.

Belknap explained residential lots are by right in an NB Zone but they wouldn't have a restriction of use. A PUD would be limited to residential and restricted to that use. Bettge mentioned the addition of residential reduces the potential of more business and a traffic circle at Sixth and Mountain View may help with traffic. Sullivan added infill is the priority rather than sprawl.

Taruscio moved to approve the PUD for Harvest Hills. Bettge seconded the motion. Zabala explained she sat on the Palouse Basin Aquifer Committee as Council representative and rather than putting conditions on developments individually, should look at an alternative. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bettge moved to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria and Standards. Kelly seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bettge moved and Taruscio seconded to approve the preliminary plat with the two engineering considerations and the condition of the Type A landscape buffer for the NB lot. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Taruscio moved and Kelly seconded to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Public Hearing: Harvest Hills 2nd Addition Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Phil Rheingans, is proposing to subdivide a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition. The Planning and Zoning Commission conducted a public hearing for this matter on April 28, 2021 and recommended approval of the proposed preliminary plat with no conditions.

PROPOSED ACTIONS:

1. After conducting the public hearing and upon consideration of testimony received, approve the preliminary plat; or approve the preliminary plat with conditions; or reject the preliminary plat; or take other such action deemed appropriate.

2. In accordance with the decision upon the preliminary plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria; or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Ray introduced the item by providing background information beginning in 2005 whereas the final plat expired in 2013. February 1, 2016 City Council approved the proposed Rezone and Comprehensive Plan amendment. On April 18, 2016 the City Council approved the preliminary subdivision plat for Harvest Hills 1st Addition with three conditions. Ray continued the presentation by describing the Comprehensive Plan designation, zoning and utilities for the area. Two pedestrian easements are proposed in the plat. Janson Street connection will come along with the infrastructure and before any building permits are issued.

Mayor Lambert opened the public hearing at 9:05 p.m.

Scott Becker (Hodge and Associates) represents the applicant. Stormwater will run down to the detention pond. Housing will be on the north side and house footprints will collect water and run it to the street. There should be a marked improvement once developed. Silt fencing and berm/swale will be created and will help to mitigate any issues during construction.

Mayor Lambert asked for testimony in support of the application.

Phil Rheingans (applicant) is in support. He has owned the property for some time and wrested with how to design something that fits with the property, compatible with the neighborhood.

Mayor Lambert asked for testimony in opposition of the application or general comments.

David Hall (Moscow) said Moscow is trying to reduce water and trying to come up with alternative water supply. The City needs a plan to include a water use budget. City Council had a goal for a water use budget approximately 10 years ago but has disappeared from the Council goals. PBAC pumping entities are supposed to limit pumping to only a 1% annual increase. In 2020, Moscow pumped 747 million gallons and the 5.24 million gallons annually proposed for this development is a good portion of the 1% increase.

Jean Elliott (rural Latah County) suggested a requirement for all these developments to require low flow toilets and other water saving measures. Perhaps there could be ongoing town hall meetings regarding the community. There are frogs on the property. Maybe the developer can reach out to PCEI to relocate the frogs. New residents could turn Moscow into something else. She is concerned about one development after another and how discern on which ones to curtail. Do we have to have infinite growth? Water rights are not without drawbacks. She is concerned about chemicals added to water and predominance of people profiting from the development. She hopes this is not a rubberstamp group.

Carol Hughes (Moscow) said we talk about need for more housing but she wonders why there isn't better housing for seniors such as smaller single-family houses. She would advocate members of a commission or committee that stands to benefit from the outcome of a vote to recuse themselves. Mayor Lambert said they do.

Mayor Lambert closed the public hearing at 9:21 p.m.

Rheingans said the anticipated timeframe depends on contractors as they are busy but he is hoping for grading this year. Laflin encouraged that houses built are consistent with the city priorities which are water, climate and conservation issues. Rheingans responded his house are insulated to a higher standard than code and also low flow requirements are incorporated. Sullivan suggested speaking with the City

conservation program employees regarding features that can benefit the buyers and make lots more desirable. Rheingans didn't think a permeable driveway was allowed by code. He doesn't provide landscaping in his construction but does refer landscaping companies to the home buyers. Riedner reminded the Council these ideas go beyond the standards of review of the preliminary plat.

Zabala asked what the recourse would be if a commissioner did not recuse themselves. Bautista said procedurally is to have the item put back on the agenda and address the conflict, recuse themselves and have a revote on the matter. Belknap added that if a party feels there was a conflict of interest, they could talk to the City Attorney. Riedner added the inquiry needs to be done as soon as the appearance of conflict is discovered. Not everything is a conflict of interest.

Bettge, moved to approve the preliminary plat. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried. Bettge moved to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert called a recess at 9:29 p.m. The meeting resumed at 9:37 p.m.

8. Gateway on Sixth Development Agreement (ACTION ITEM) - Todd Drage

James Stephens, on behalf of J & S Holding Company LLC, has submitted to the City a final plat for the development of the property East of Ghormley Park on Sixth Street. On September 8, 2020 The City Council approved the preliminary plat for this property. The final plat is titled Gateway on Sixth and will be presented for City Council approval on May 17th. If the final plat is approved by City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The attached agreement covers these items.

Item was reviewed by the Public Works Finance Committee on 5/10/2021 and was forwarded to the City Council as a regular agenda item with no recommendation.

PROPOSED ACTIONS:

Approve the Development Agreement with J & S Holding LLC for Gateway on Sixth, or take such other action deemed appropriate.

This item heard as item 9.

Belknap introduced the item as written above and explaining this development agreement includes the standard language that dictates the developer is responsible for all necessary public improvements including but not limited to utilities, duration of time to complete the improvements, warranty, parkland dedication, phasing of project.

Bettge moved to approve the development agreement with J&S Holding LLC for Gateway on Sixth. Laflin seconded the motion. Discussion ensued regarding options for parking issues. Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

9. University Gateway on Sixth Final Planned Unit Development and Final Plat (ACTION ITEM) - Mike Ray

On September 8, 2020, Moscow City Council approved the University Gateway on Sixth Addition rezone and preliminary Planned Unit Development (PUD) with no conditions, and approved the preliminary plat with three conditions. On April 9, 2021 the applicant submitted the final subdivision plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat and final PUD at their meeting

on April 28, 2021 and recommend approval to City Council.

PROPOSED ACTIONS:

Approve the University Gateway on Sixth Final PUD and Final Plat; or take such other action deemed appropriate.

This item was heard as item 8.

Ray introduced the item by going over the history of the property, description of the PUD, zoning, and the three conditions included on the preliminary plat. Lots 1-20 had a minor adjustment to the floor plans to fit on the parcels but are virtually the same size from the preliminary plat. The parking lots will now be exclusively parking for the residents of this development.

Taruscio moved to approve the University Gateway on Sixth Final PUD and Final Plat. Bettge seconded the motion. Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

10. BBC LLC Developer Participation Request (ACTION ITEM) - Bill Belknap

On April 8th of this year, City Staff received a request from Rich Beebe, representative of BBC LLC, owner of 232 acres located to the south of the City's playfield property located on W. Palouse River Drive, requesting the City's financial participation in the construction of the extension of Conestoga Street and the accompanying bridge construction as it provides mutual benefit to both parties. The total cost of the construction of the roadway, bridge and attendant utilities to the southerly boundary of the City's property is estimated at \$2,372,062. At the City Council meeting of May 3, 2021, staff presented information on the history of the City's property and prior proposed playfield development of the property to be considered in the Council's deliberations regarding the City's participation in the costs of extension of Conestoga Street. Council directed staff to negotiate an agreement with BBC LLC for further City Council consideration. A draft Memorandum of Agreement is attached.

PROPOSED ACTIONS: Review draft Memorandum of Agreement and recommend approval, or provide staff further direction.

Belknap introduced the item as written above and included a background of the City Palouse River Drive property. Belknap confirmed City involvement would only be related to Conestoga Drive extending to the southerly border of the City property.

Richie Beebe, BBC LLC, said they have had conversations with Moscow Afford Housing Trust (MAHT) are have something in writing and close to getting something signed.

Nils Peterson, said they have a proposal from BBC LLC and took it to the MAHT executive committee. The executive committee was interested and asked Peterson to research whether this is a credible option to proceed with and give a recommendation to the executive committee at their next meeting.

Bettge moved to approve the memorandum of agreement. Taruscio seconded the motion.

Zabala thanked both parties and said this is in line with Council intentions. She felt it is a high price tag for something that is not in the capital plan but appreciates the infrastructure improvements. Kelly liked the process that we went through.

Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

11. Consideration of Mayor and City Council Salary Adjustments (ACTION ITEM) - Jen Piffner

Per City of Moscow Code Title 1, Chapter 8 according to Idaho Code, § 50-203: "The salary for elective officers shall be fixed by ordinance. Salary adjustments for such elective officers shall be made every two (2) years from the date of the previous adjustment in accordance and in proportion with adjustments in the Consumer Price Index (CPI) as published by the United States Department of Labor.

Such adjustments must be specifically approved by ordinance at least six (6) months prior to the effective date of such adjustments."

The proposed Ordinance amends the Mayor and City Council salaries by the CPI adjustment of the past 24 months: January 1, 2019 to December 31, 2020. The reported CPI values were 2.1% and 2.4% for 2019 and 2020, respectively. Proposed increases to monthly salaries would be effective January 1, 2022, and are as follows:

Mayor - From \$2028.50 per month to \$2,119.78 per month

Council - From \$703.28 per month to \$734.93 per month

PROPOSED ACTIONS: Approve the Ordinance making salary adjustments for Mayor and City Council effective January 1, 2022 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

Riedner introduced the item as written above. Bettge moved to approve the Ordinance making salary adjustments for Mayor and City Council effective January 1, 2022 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Sullivan seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2021-05:

AN ORDINANCE AMENDING TITLE 1, CHAPTER 8 OF THE MOSCOW CITY CODE; PROVIDING FOR INCREASES IN THE SALARIES OF CITY ELECTIVE OFFICERS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

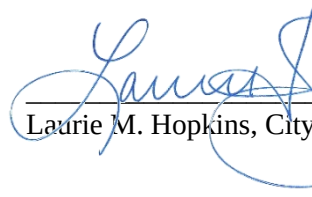
REPORTS

Reports were postponed.

ADJOURN

The meeting adjourned at 10:24 p.m.

ATTEST:


Laurie M. Hopkins, City Clerk




Bill Lambert, Mayor

**BEFORE THE CITY COUNCIL
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A SEVENTEEN POINT TWO (17.2) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE CURRENT TERMINUS OF EAST THIRD STREET, KNOWN AS HARVEST HILLS 2ND ADDITION TO THE CITY OF MOSCOW, IDAHO.

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

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 17, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE CITY COUNCIL OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

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

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may

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

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

a few years ago as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.

16. The Engineering Department has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
17. Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.
18. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, and bike lanes, curbing, gutter, and sidewalks on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.
19. The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.
20. There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.
21. The subject property contains approximately 13.32 acres of net developable land. Since the entire property is within the R-2 Zoning District, the developer is required to dedicate 5%, which equates to 29,031 square feet. There is an excess balance of 11,265 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland dedication requirement of 17,747 square feet. The developer has proposed a 19,083 square foot island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications meets the parkland dedication requirement of the proposed subdivision. David Schott, Assistant Parks and Recreation Director, has indicated within the attached April 19, 2021 memo that he is in support of the proposed dedication.
22. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on February 26, 2021 to discuss the proposed preliminary plat.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.**
The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) Zoning District, including lot area,

dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland

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

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the seventeen-point two (17.2) acre area of land generally located east of the current terminus of East Third Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 17th day of May, 2021.



Bill Lambert, Mayor

Memo

To: Planning and Zoning Commission

From: Mike Ray, AICP - Planning Manager

Date: August 5, 2021

Re: Harvest Hills Replat of Lot 1 Block 1 Final Plat and Final PUD Review

The Planning & Zoning Commission conducted a public hearing on April 28, 2021 to consider the request of Phil Rheingans for a preliminary subdivision plat and Planned Unit Development (PUD) for a 2.16-acre parcel of land located at the northeast corner of Mountain View Road and Third Street referred to as the Replat of Lot 1 Block 1 of Harvest Hills 1st Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with two conditions and recommended approval of the PUD with no conditions.

City Council then conducted a public hearing on May 17, 2021 and approved the Replat of Lot 1 Block 1 of Harvest Hills 1st Addition preliminary plat with three conditions and approved the PUD with no conditions. The three conditions on the preliminary plat were:

1. The stormwater runoff control facility design shall be evaluated to verify that there will be zero net increase in the rate of stormwater runoff from the development as a result of design changes.
2. The proposed stormwater swale running north to south along the east side of the parkland parcel shall be relocated so that it will not be on property previously dedicated as parkland for the development.
3. The Type A Landscape Buffer shall only be required along the west and south property lines of the 17,905 square foot Neighborhood Business lot, and no other lots within the subdivision shall be required to install a Type A Landscape Buffer.

On August 4, 2021 the applicant submitted the final subdivision plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat and final PUD for conformance with City and State Code requirements and found both to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat and final PUD for the Replat of Lot 1 Block 1 of Harvest Hills 1st Addition to City Council with no conditions.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**

Ph: 208-883-7035

Fax: 208-883-7033

jfleischman@ci.moscow.id.us

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CD	Final PUD	\$425 plus \$27/lot	
Receipt Number			

APPLICATION FOR FINAL PLANNED UNIT DEVELOPMENT

APPLICANT:

Name: Phil Rheingans Telephone: [REDACTED]

Complete Address: [REDACTED] Moscow, ID 83843

E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

PROPERTY:

1. Proposed PUD Name: Harvest Hills PUD

2. Address or Parcel Number: 3rd St and Mountain View Rd

AUTHORIZATION:

1. Describe any changes in design or construction since approval of the Preliminary PUD:

Stormwater was evaluated and stormwater swale was removed from the plans

CONDITIONS OF APPROVAL:

The Commission or Council (in the case of a Type 2 PUD application) may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) The Final PUD process is intended to give the Zoning Administrator, Planning and Zoning Commission, or the Council (in the case of Type 2 PUD application), an opportunity to determine whether the proposed development conforms to the intent of the preliminary approval. The applicant is required to detail any proposed development agreements, condominium agreements, deed restrictions, or other commitments needed to assure adherence to the proposed development plan, and to provide final plans indicating how conditions or modifications imposed at preliminary approval will be met.
- 2) If the final proposal is substantially unchanged from the application provided for preliminary approval, and if it adequately incorporates all required conditions or modifications, it may be acted on by majority vote of the Planning and Zoning Commission as a regular agenda item at a regularly scheduled meeting (or City Council, in the case of a Type 2 PUD application). The deciding body may grant final approval, may grant final approval with minor modifications or conditions, or may deny the application.
- 3) If the proposal differs significantly from the proposal discussed at earlier public hearings beyond those changes required as conditions of the preliminary approval, or if conditions or modifications are contemplated which differ significantly from those presented at earlier hearings, then a new public hearing must be conducted by the Planning and Zoning Commission (or City Council in the case of a Type 2 PUD application) prior to final project approval.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision-making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

A Final PUD application is made by submitting the following information to the Community Planning and Design Department:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Evidence of clear title to any lands to be conveyed or reserved for parks, scenic ways, playgrounds, schools, public buildings, or other public purposes.
- Final plans showing location of water, sewer, drainage and all other utilities, and plans for street improvements and grading.
- A final phasing plan.

I understand this information is a public record and may be posted to a public website.

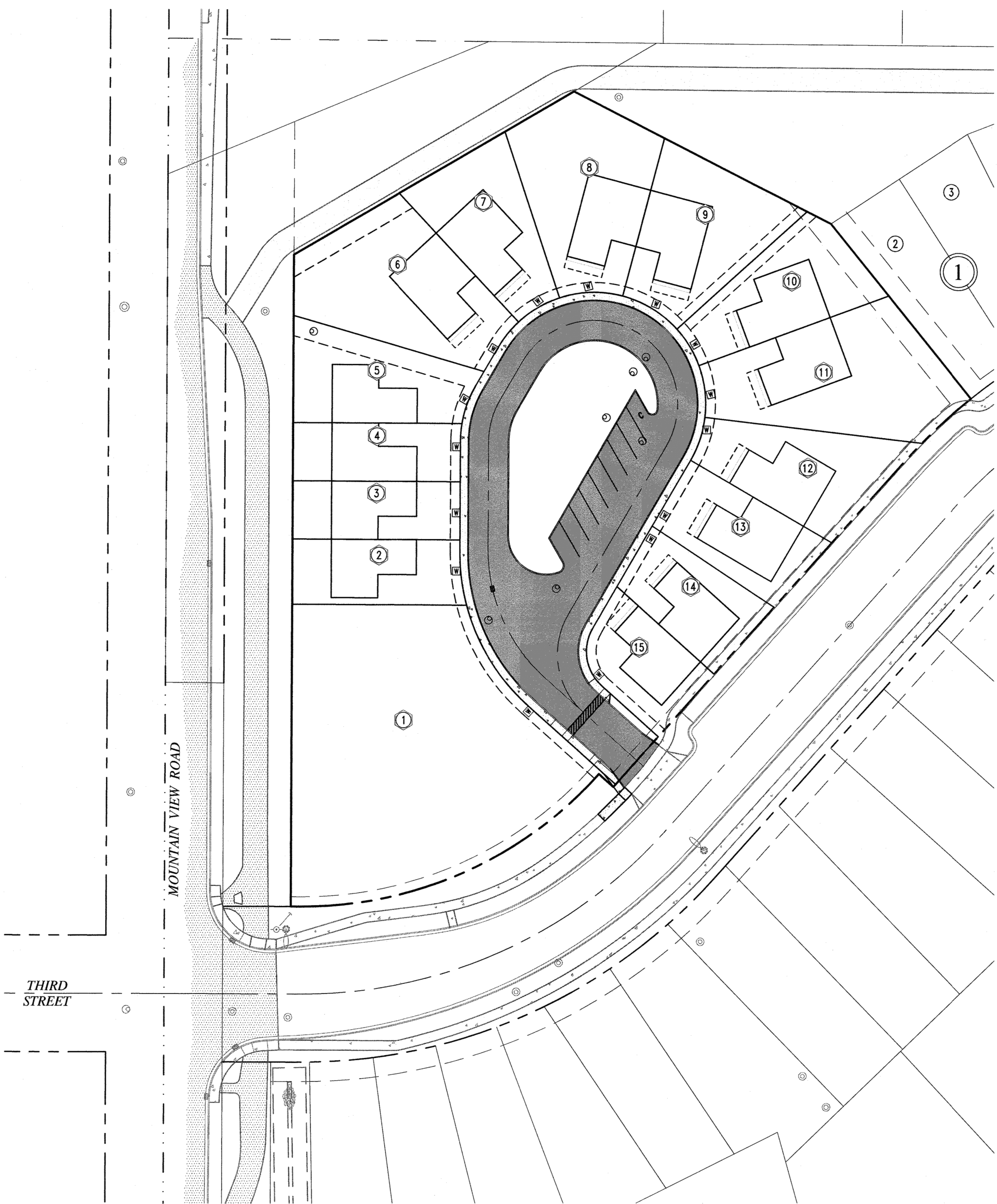
Applicant's Signature

Date

Property Owner's Signature

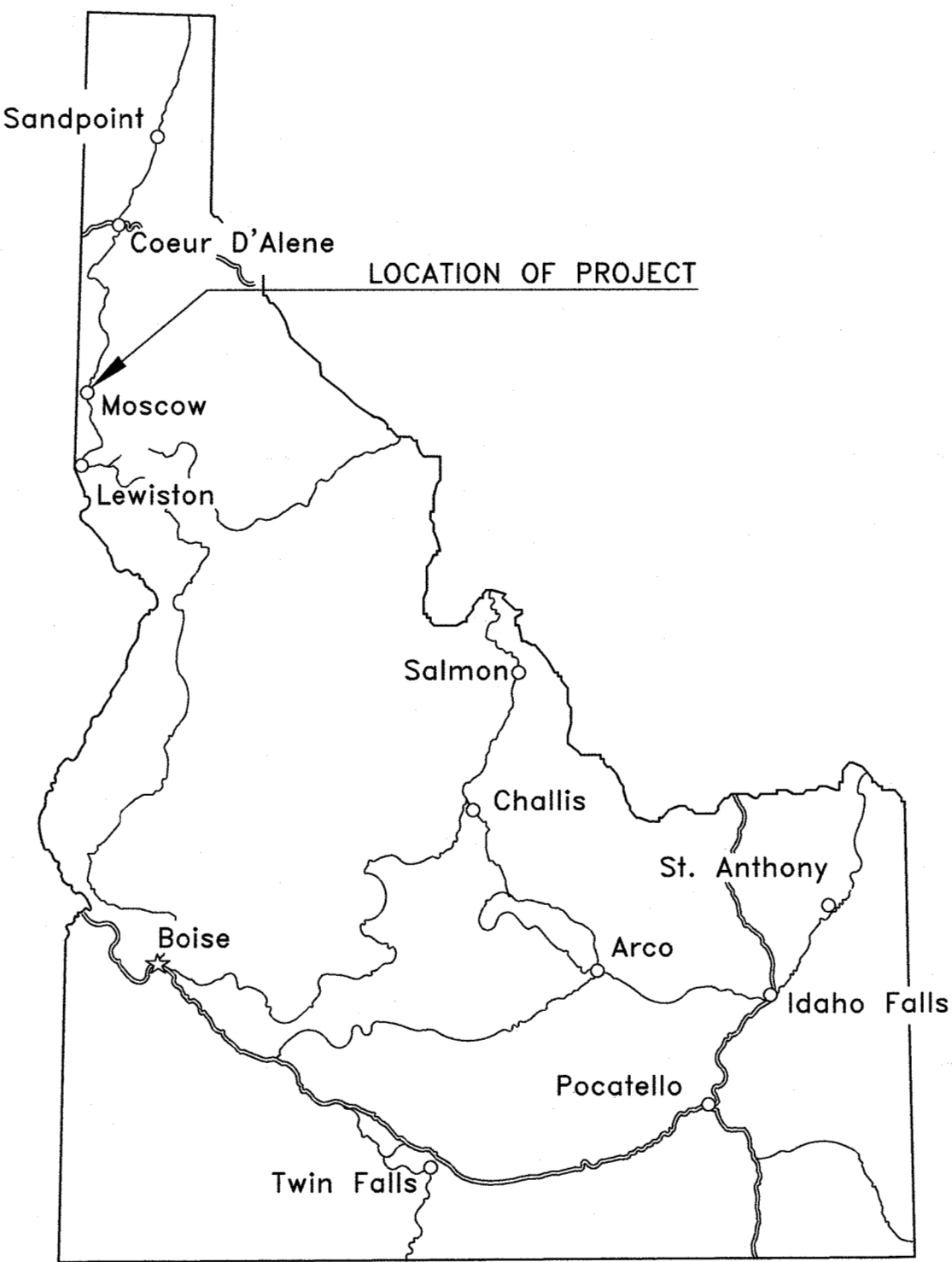
Date

HARVEST HILLS LOT 1, BLOCK 1 REPLAT CITY OF MOSCOW LATAH COUNTY, IDAHO

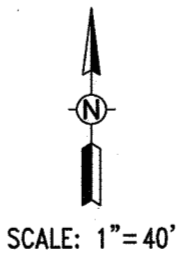
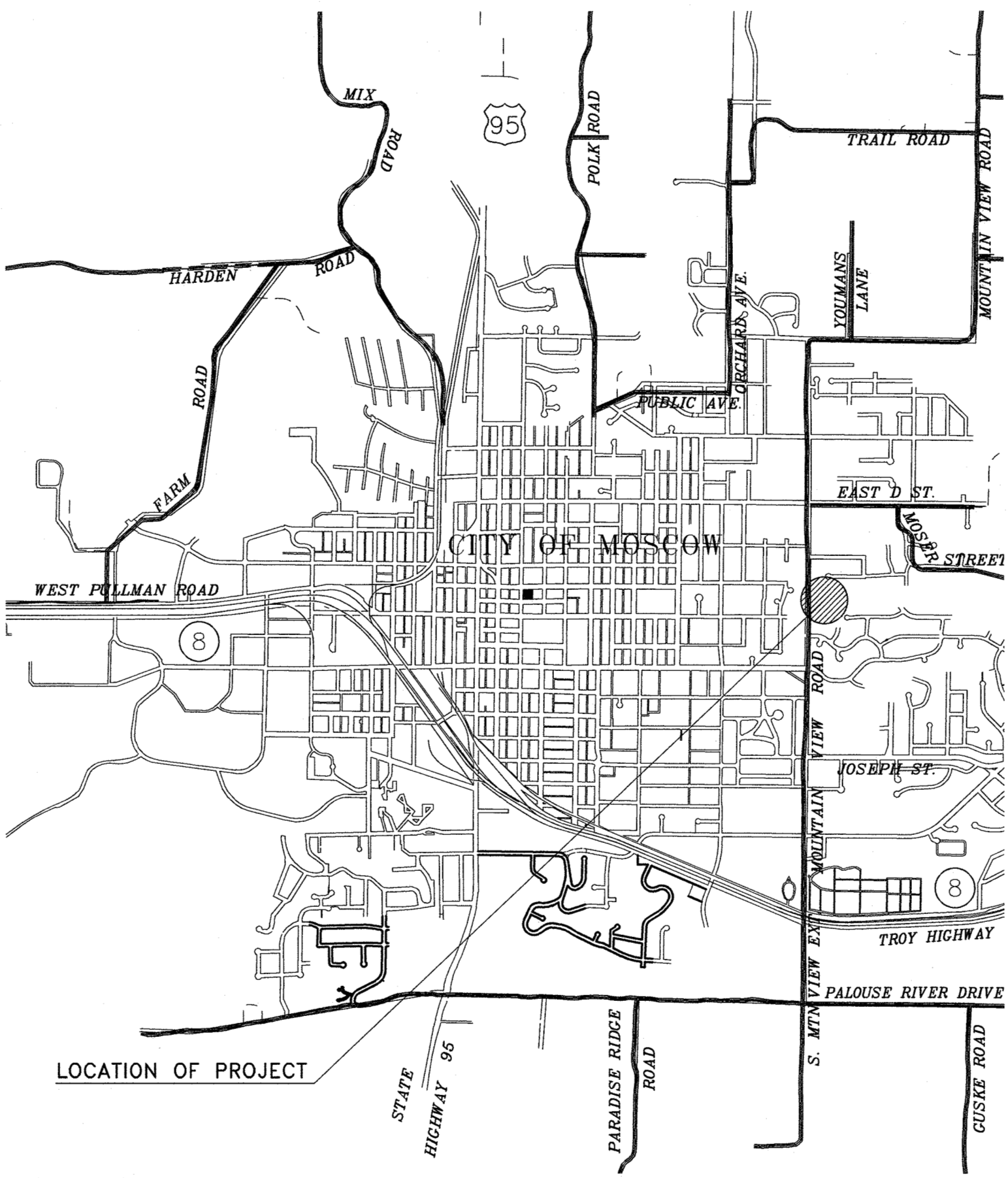


BASIS OF ELEVATION
THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS.
THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER
SERVICE (OPUS).

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EROSION CONTROL AND GRADING PLAN
C3	UTILITY LAYOUT PLAN
C4	PLAN AND PROFILE
C5	GENERAL NOTES AND DETAILS



Know what's below.
Call before you dig.



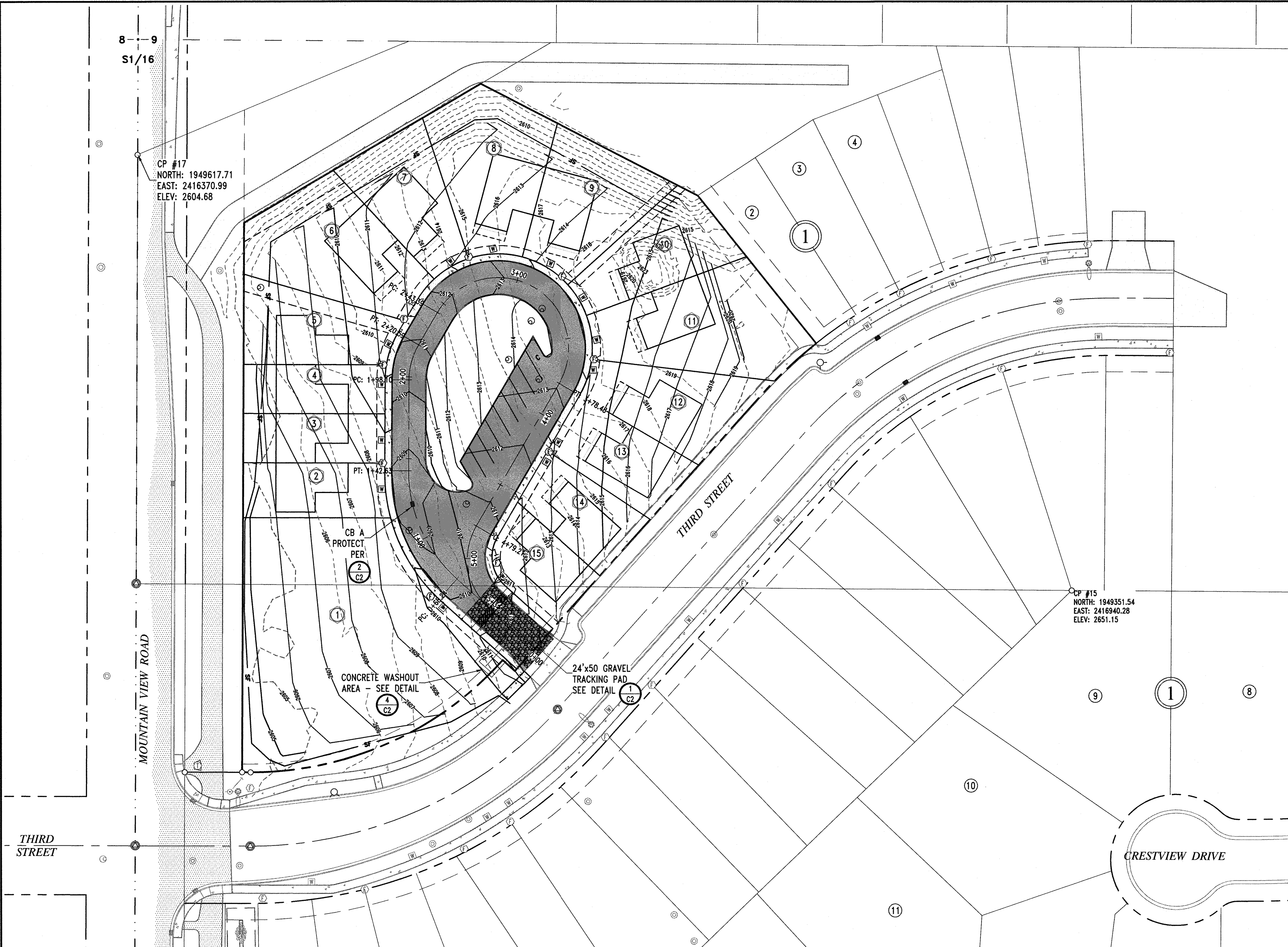
Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

PROFESSIONAL ENGINEER
LICENSED
13384
7-15-2000
STATE OF IDAHO
SCOTT BECKER

HARVEST HILLS LOT 1, BLOCK 1 REPLAT
COVER SHEET
PHIL RHEINGANS
THIRD STREET
MOSCOW, IDAHO
(619) 520-8753

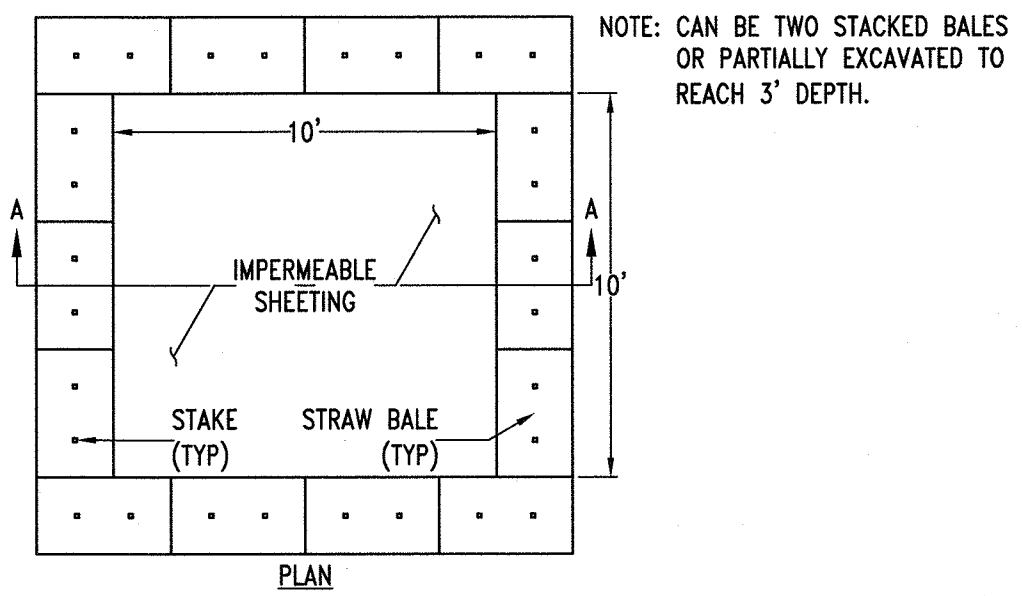
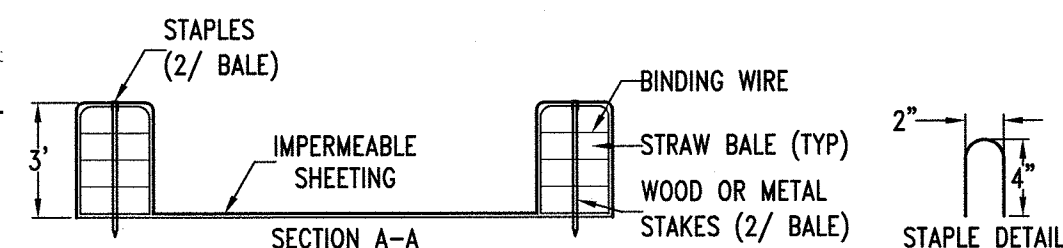
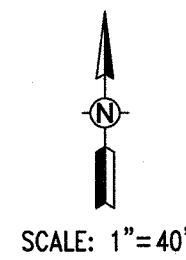
Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3831 COVER.dwg
Tab:	COVER
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	3831-01-21
Date:	7/15/2021

C1



LEGEND

○	5/8" REBAR
⊙	MANHOLE
■	CATCH BASIN
⊞	WATER METER
⊕	FRANCHISE UTILITY PEDESTAL
⑪	LOT NUMBER
---	PROPOSED 1' CONTOUR INTERVAL
---	EXISTING 1' CONTOUR INTERVAL
---	LOT LINE
---	RE-PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	ACCESS & UTILITY EASEMENT
---	SILT FENCE - SEE DETAIL
---	ASPHALT PAVING
---	CONCRETE PAVING



CONSTRUCTION SPECIFICATIONS

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

ONSITE CONCRETE WASHOUT STRUCTURE

BASIS OF ELEVATION

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

GRADING NOTES

ESTIMATED GRADING QUANTITIES

CUT VOLUME = 3080 C.Y.

FILL VOLUME = 1550 C.Y. (ASSUMES 22% SHRINKAGE DUE TO COMPACTION)

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

EROSION CONTROL NOTES

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

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

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

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

PRIOR TO CONSTRUCTION ACTIVITIES:

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

DURING CONSTRUCTION ACTIVITIES AND WINTER SHUTDOWN, AS NECESSARY:

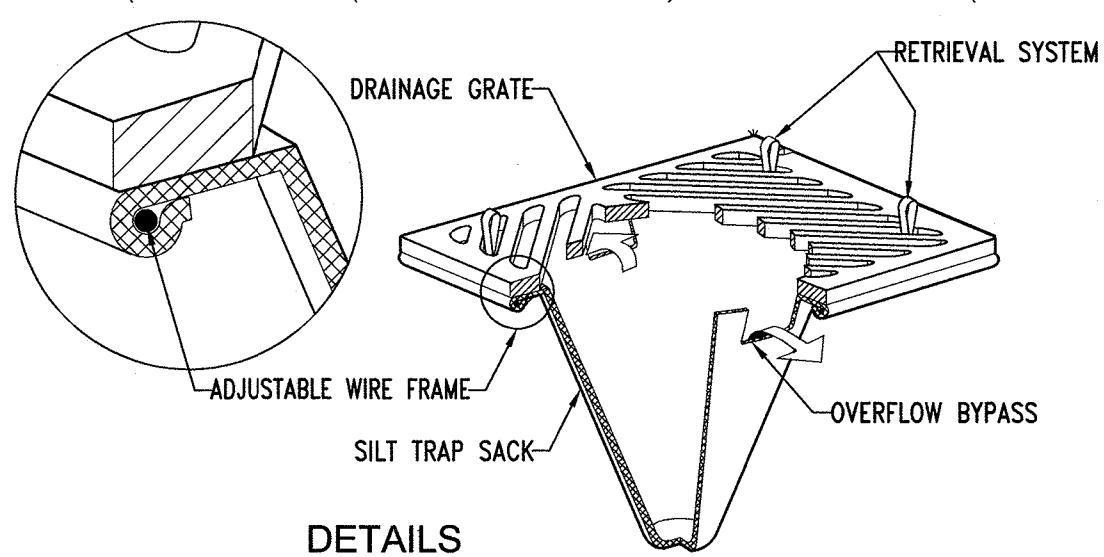
- SUSPEND ALL EXCAVATION AND EMBANKMENT WORK DURING RAIN STORMS TO MINIMIZE EROSION AND SEDIMENT IMPACTS. MONITOR SITE CONDITIONS DURING AND FOLLOWING RAIN EVENTS FOR EROSION AND SEDIMENT CONTROL PROBLEMS - INSTALL CORRECTIVE MEASURES AND INITIATE CLEANUP MEASURES AS REQUIRED.
- SPRAY WATER ON DISTURBED AREAS TO CONTROL DUST EROSION DURING DRY SEASON.
- CONSTRUCT STORM WATER FACILITIES AS EARLY AS POSSIBLE DURING CONSTRUCTION. PROTECT NEW STORM WATER FACILITIES SIMILAR TO EXISTING (SEE NOTE 5 OF "PRIOR TO CONSTRUCTION ACTIVITIES").
- SEED AND MULCH ALL DISTURBED AREAS.
- ALL GRADED AREAS, FINISHED OR UNFINISHED, SHALL HAVE ACCEPTABLE EROSION CONTROL MEASURES APPLIED PRIOR TO OCTOBER 1 - NO EXCEPTIONS WITHOUT PRIOR WRITTEN CITY APPROVAL. ACCEPTABLE EROSION CONTROL MEASURES SHALL BE CONSIDERED ONE OF THE FOLLOWING:
 - HYDRAULICALLY APPLIED MIXTURE OF MULCH AND TACKIFIER - OF A TYPE AND APPLICATION RATE RECOMMENDED FOR MOSCOW AREA OPEN SOIL EROSION PROTECTION - SEED TO BE INCLUDED IF AREA IS FINISH GRADED.
 - AREAS SLOPING LESS THAN 4:1 TILLED WITH A FARM IMPLEMENT SUCH AS A DISC, PLOW OR SPRING TOOTH THAT RESULTS IN COARSE SURFACE TEXTURE.
 - STRAW SPREAD AND TRACKED INTO THE SURFACE. TRACK PERPENDICULAR TO THE DIRECTION OF FLOW.
 - EROSION CONTROL BLANKETS - INCLUDING AN APPROVED GRASS SEED/FERTILIZER MIX IF AREA IS FINISH GRADED.
 - OTHER METHODS AS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- ALL SLOPES 4:1 OR STEEPER SHALL BE CAT-TRACKED PERPENDICULAR TO THE DIRECTION OF FLOW PRIOR TO OCTOBER 1 - IN ADDITION TO ONE OF THE ACCEPTABLE EROSION CONTROL MEASURES SET FORTH IN NO. 5 ABOVE.
- SEED MIXTURES SHALL INCLUDE FERTILIZERS OF THE TYPE AND RATE OF APPLICATION AS RECOMMENDED BY GENERALLY ACCEPTED AREA PRACTICES.
- PRIOR TO OCTOBER 1 CONTINUOUS EROSION CONTROL BLANKETS PLUS STRAW BALES AND/OR ROCK CHECK DAMS @ 100 FOOT INTERVALS SHALL BE INSTALLED IN ALL AREAS HAVING A POTENTIAL FOR CONCENTRATED WATER FLOW (I.E. SWALES AND DRAINAGE CHANNELS).
- SEDIMENT PONDS INCLUDING CUTOFF / DIRECTIVE DITCHING, AS REQUIRED AND AS SHOWN ON THE PLANS SHALL BE IN PLACE AND OPERATIONAL PRIOR TO OCTOBER 1.

UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

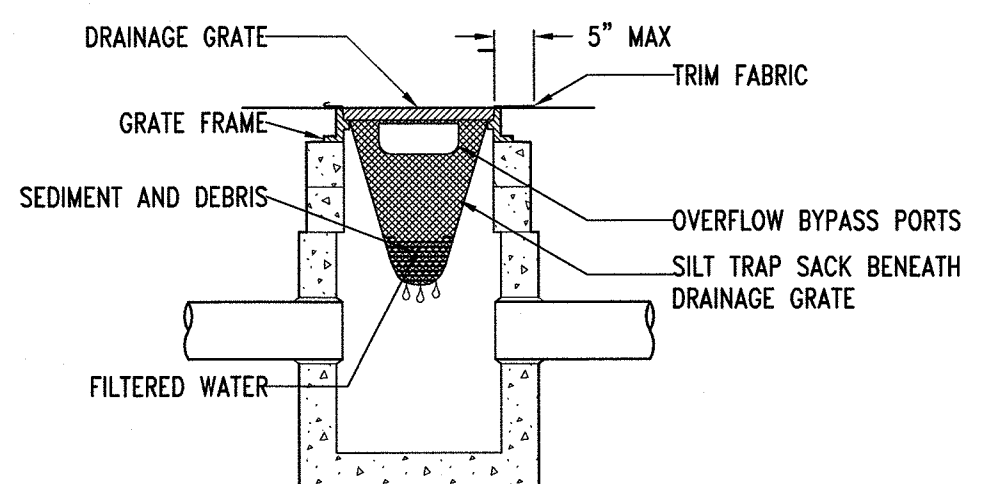
- SILT FENCING SHALL REMAIN AFTER THE COMPLETION OF CONSTRUCTION UNTIL SUFFICIENT VEGETATION IS ESTABLISHED TO PREVENT EROSION AND MOBILIZATION OF SEDIMENT, AND UNTIL APPROVAL FOR REMOVAL IS OBTAINED FROM THE CITY ENGINEER.
- PERIODIC MAINTENANCE OF EROSION CONTROL MEASURES IS REQUIRED UNTIL PERMANENT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

UPON ESTABLISHMENT OF SUFFICIENT VEGETATION AND PERMANENT DRAINAGE FACILITIES OPERATION:

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



DETAILS

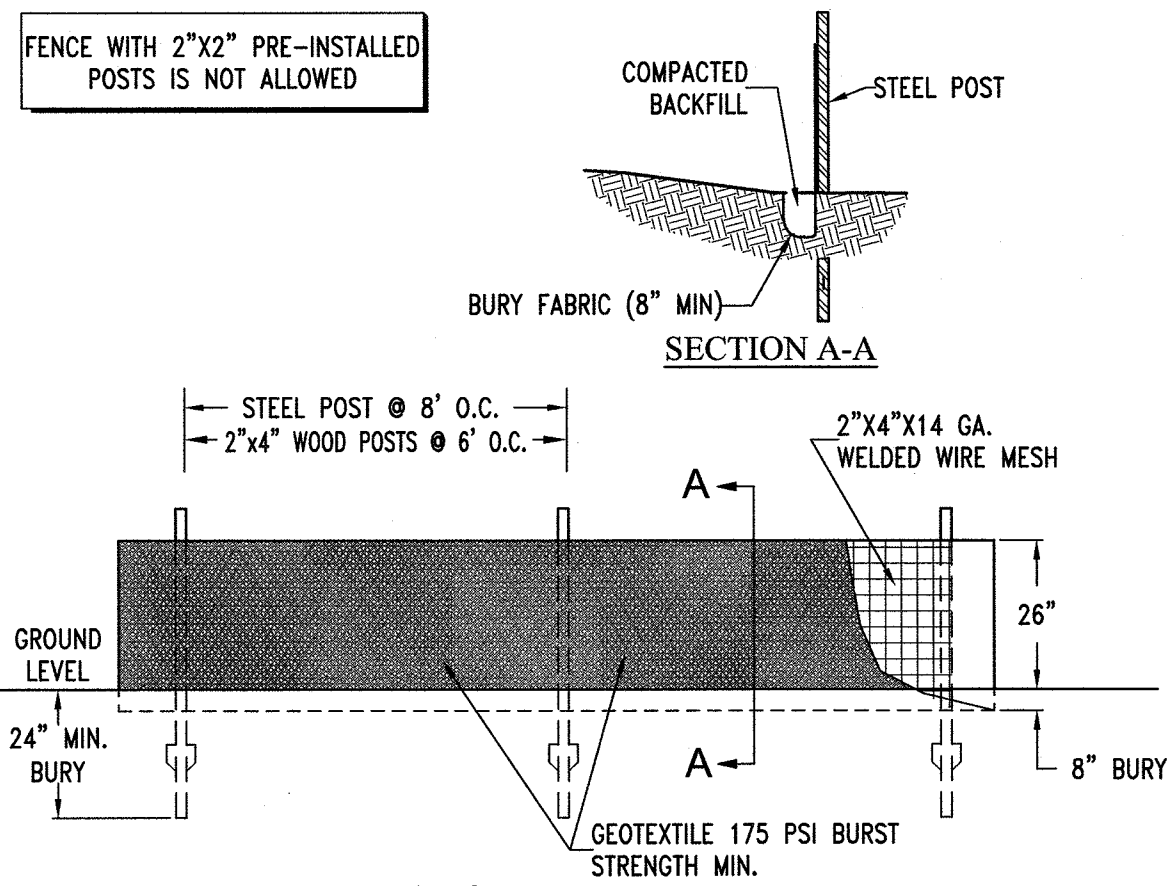


SECTION

NOT TO SCALE

- NOTES:
- SIZE AND SHAPE OF THE SILT TRAP SACK TO FIT THE STORM STRUCTURE IT WILL SERVICE. (RECTANGULAR OR ROUND).
 - THE SILT TRAP SACK SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
 - THE SILT TRAP SACK ASSEMBLY MUST ALLOW REMOVAL WITHOUT SPILLING THE COLLECTED MATERIAL.
 - EMPTY SILT TRAP SACK AND DISPOSE OF SEDIMENT AND DEBRIS BEFORE THE SACK IS HALF-FULL.
 - ENSURE THE SILT TRAP SACK ASSEMBLY DOES NOT SPILL OR FALL INTO THE STORM STRUCTURE. IF SEDIMENT IS SPILLED INTO THE STORM STRUCTURE, REMOVE THE SPILLED MATERIAL BY SUCTION HOSE OR OTHER APPROVED METHOD.

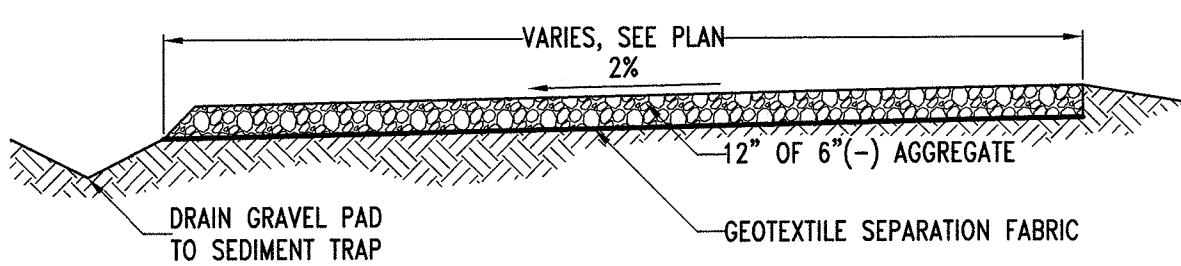
CATCH BASIN PROTECTION



ELEVATION

- SILT FENCE NOTES:
- ATTACH WIRE MESH TO POSTS WITH APPROVED METAL DEVICES.
 - ATTACH GEOTEXTILE FABRIC TO THE UP-SLOPE SIDE OF THE POSTS AND WIRE MESH TOP AND BOTTOM WITH APPROVED METAL FASTENERS @ 24" O.C. MAXIMUM SPACING.
 - GEOTEXTILE FABRIC TOP EDGE SHALL BE 26" MINIMUM ABOVE GROUND.
 - OVERLAP VERTICAL SILT FENCE SPICES 8" MINIMUM (POST TO POST). SEE ELEVATION, ABOVE. AVOID SUMPS AND OTHER LOW POINTS.

SILT FENCING DETAIL



GRAVEL TRACKING PAD

NTS

NTS

NTS

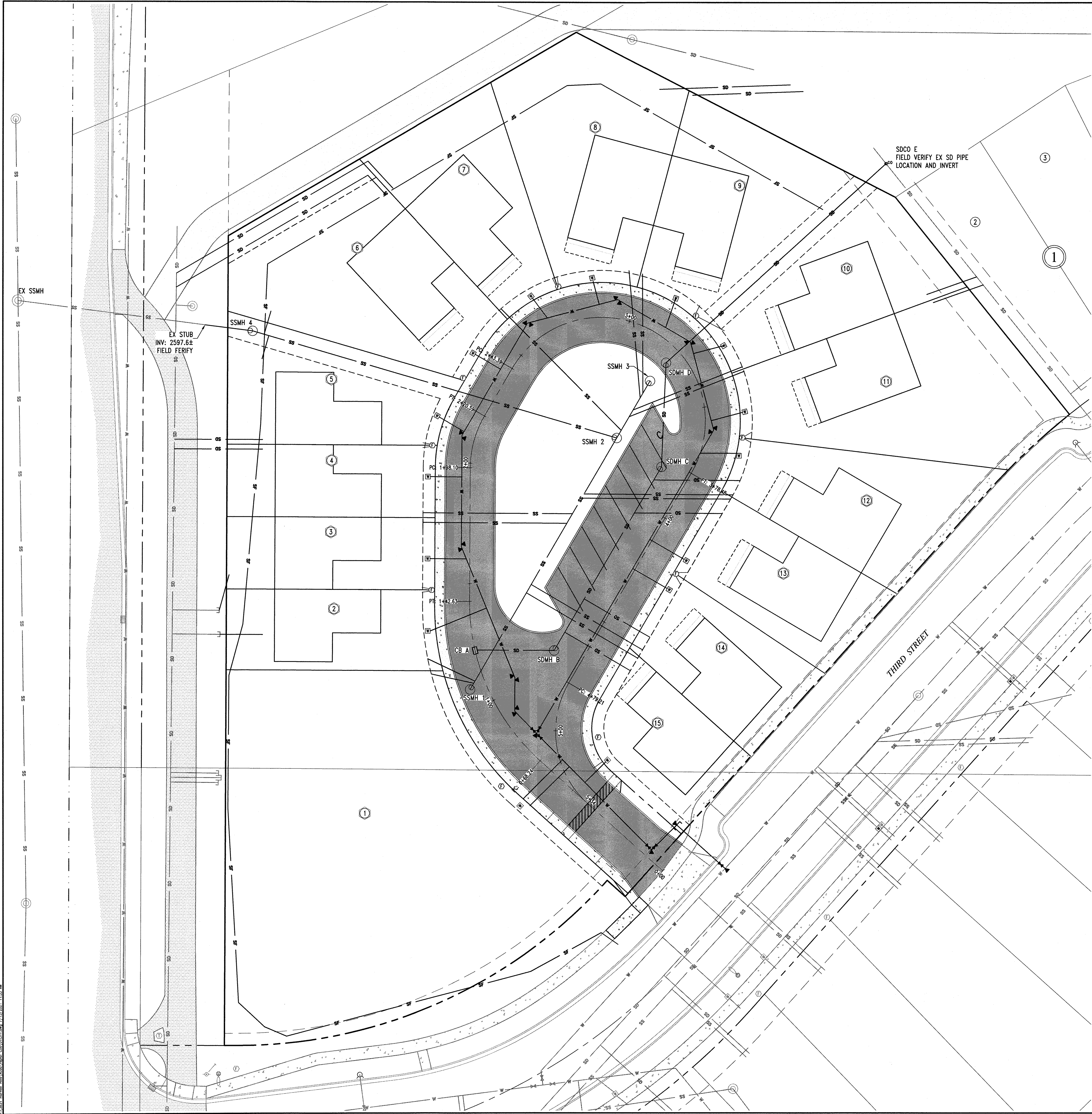
NTS

HARVEST HILLS LOT 1, BLOCK 1 REPLAT
EROSION CONTROL AND GRADING PLAN
PHIL REINGANS
THIRD STREET
MOSCOW, IDAHO
(619) 520-8753

Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3831 GRADING.dwg
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Liner Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	3831-01-21
Date:	7/15/2021

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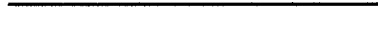


Know what's below.
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SANITARY SEWER DATA				
STRUCTURE	LID	INVERT 1	INVERT 2	INVERT 3
SSMH 1	2608.99	(TO SSMH 2) 2601.99		
		117 L.F. 8" SDR35 PVC @ 0.9% (SSMH 1 TO SSMH 2)		
SSMH 2	2613.95	(FROM SSMH 1) 2613.90	(FROM SSMH 3) 2613.90	(TO SSMH 4) 2613.80
		24 L.F. 8" SDR35 PVC @ 6.0% (SSMH 2 TO SSMH 3)		
SSMH 3	2614.35	(TO SSMH 2) 2602.35		
		154 L.F. 8" SDR35 PVC @ 1.0% (SSMH 2 TO SSMH 4)		
SSMH 4	2607.20	(FROM SSMH 2) 2598.65	(TO EX STUB) 2598.55	
		20± L.F. 8" SDR35 PVC @ 5%± (SSMH 4 TO EX STUB)		

STORM DRAIN DATA			
STRUCTURE	LID	INVERT 1	INVERT 2
CB A	2608.33	(TO SDMH B) 2605.93	
		30 L.F. 8" SDR35 PVC @ 0.4% (CB A TO SDMH B)	
SDMH B	2610.40	(FROM CB A) 2605.80	(TO SDMH C) 2605.70
		85 L.F. 8" SDR35 PVC @ 0.4% (SDMH B TO SDMH C)	
SDMH C	2613.23	(FROM SDMH B) 2605.38	(TO SDMH D) 2605.28
		40 L.F. 8" SDR35 PVC @ 0.4% (SDMH C TO SDMH D)	
SDMH D	2613.65	(FROM SDMH C) 2605.15	(TO SDCO E) 2605.05
		120± L.F. 8" SDR35 PVC @ 0.5%± (SDMH D TO SDCO E)	
SDCO E	2606.0	(FROM SDMH D) 2604.5±	

LEGEND

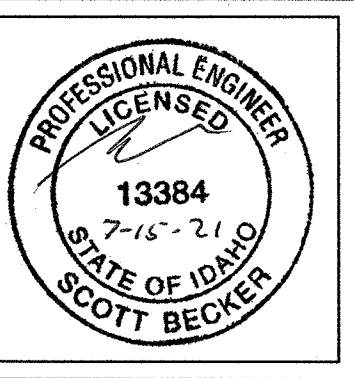
-  MANHOLE
-  CATCH BASIN
-  CLEAN OUT
-  EXISTING FIRE HYDRANT
-  WATER METER
-  FRANCHISE UTILITY PEDESTAL
-  WATER VALVE
-  THRUST BLOCK
-  LOT NUMBER
-  RE-PLAT BOUNDARY LINE
-  LOT LINE
-  RIGHT-OF-WAY LINE
-  ACCESS & UTILITY EASEMENT
-  WATER LINE
-  SANITARY SEWER LINE
-  STORM DRAIN LINE
-  STANDING CURB (TYPE A)
-  ASPHALT PAVING
-  CONCRETE PAVING



SCALE: 1"=20'

HARVEST HILLS LOT 1, BLOCK 1 REPLAT
UTILITY LAYOUT PLAN
PHIL RHEINGANS
THIRD STREET
MOSCOW, IDAHO
(619) 520-8753

Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3831 UTILITY.dwg
Tob:	UTILITY
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	3831-01-21
Date:	7/15/2021



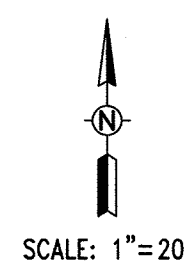
Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520

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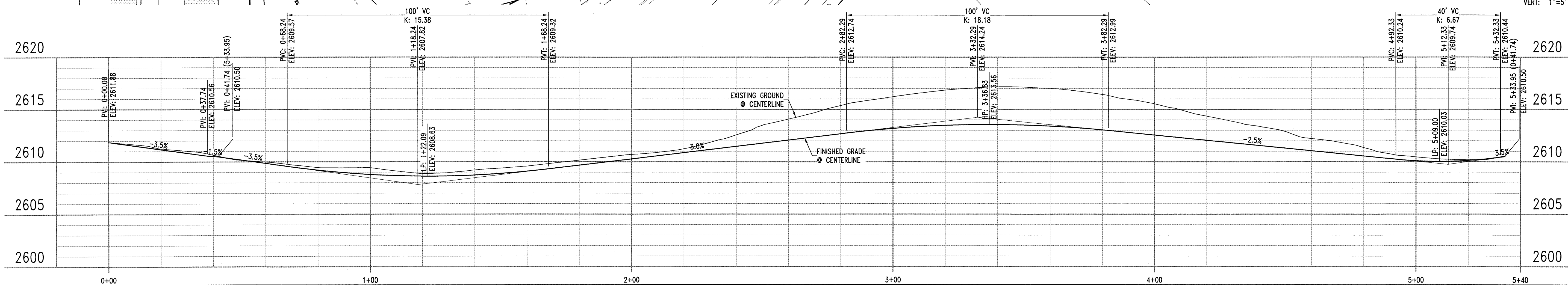


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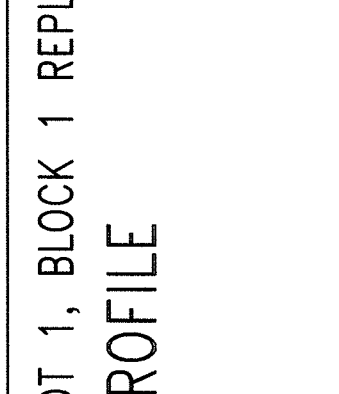
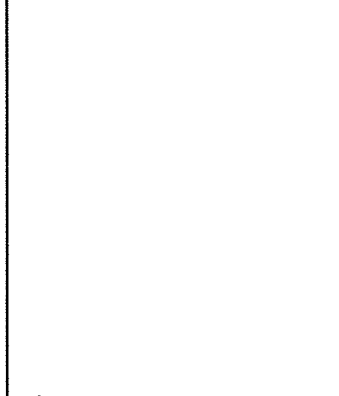
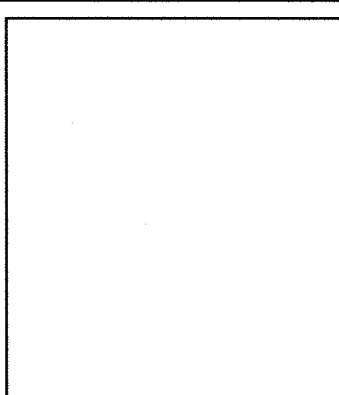
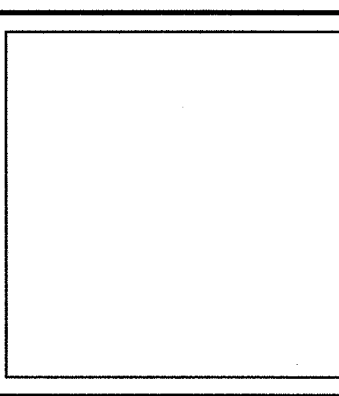
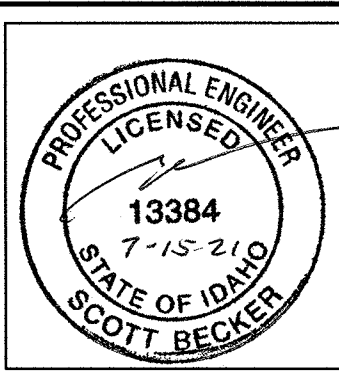
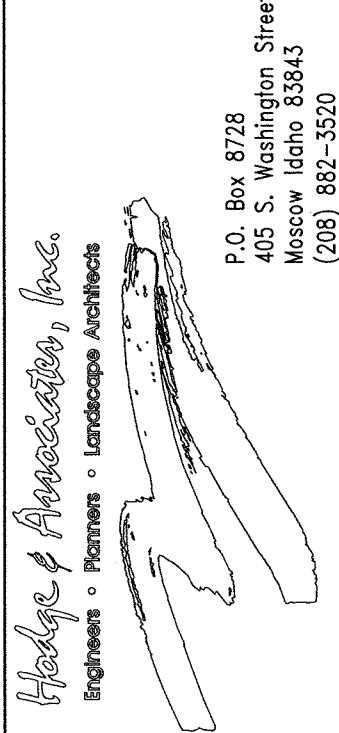
2.0%	GRADE INDICATOR, ARROW POINTS DOWN HILL
+	SPOT ELEVATION - PROPOSED FINISHED GRADE
2611.00 2611.50	SPOT ELEVATION - TOP BACK OF CURB/FLOWLINE
○	MANHOLE
■	CATCH BASIN
○	CLEAN OUT
○	EXISTING FIRE HYDRANT
○	WATER METER
○	FRANCHISE UTILITY PEDESTAL
11	LOT NUMBER
(#)' R	CURVE RADIUS AT FACE OF CURB
---	RE-PLAT BOUNDARY LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	ACCESS & UTILITY EASEMENT
---	STANDING CURB (TYPE A)
■	ASPHALT PAVING
■	CONCRETE PAVING



SCALE:
HORIZ: 1"=20'
VERT: 1"=5'



Know what's below.
Call before you dig.



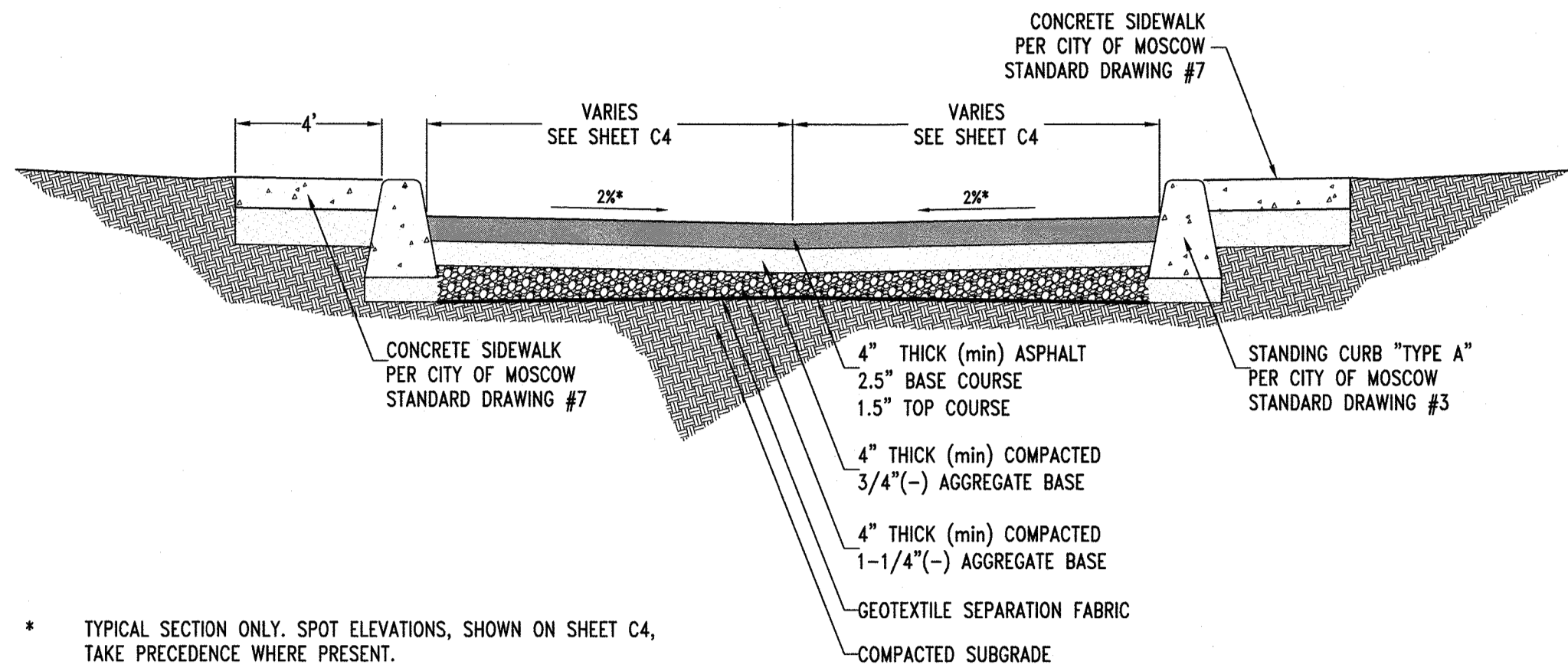
HARVEST HILLS LOT 1, BLOCK 1 REPLAT
PLAN AND PROFILE
PHIL RHEINGANS
THIRD STREET
MOSCOW, IDAHO
(619) 520-8753

Designed by:	SB
Drafted by:	SW
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C4



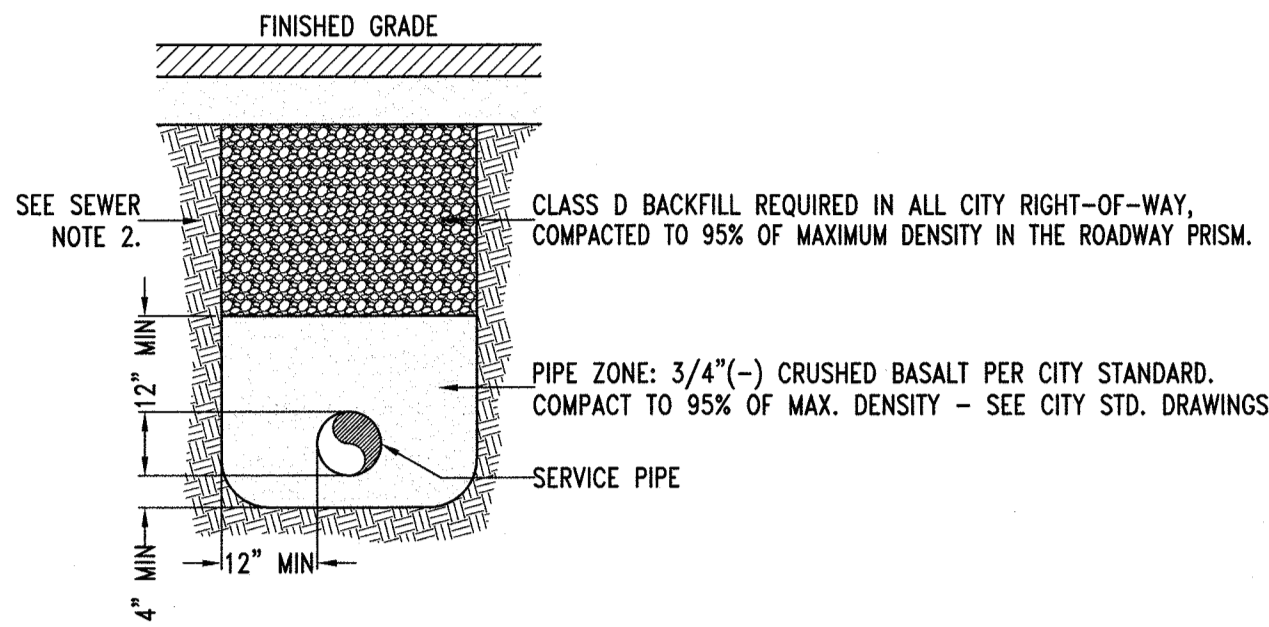
Know what's below.
Call before you dig.



* TYPICAL SECTION ONLY. SPOT ELEVATIONS, SHOWN ON SHEET C4, TAKE PRECEDENCE WHERE PRESENT.

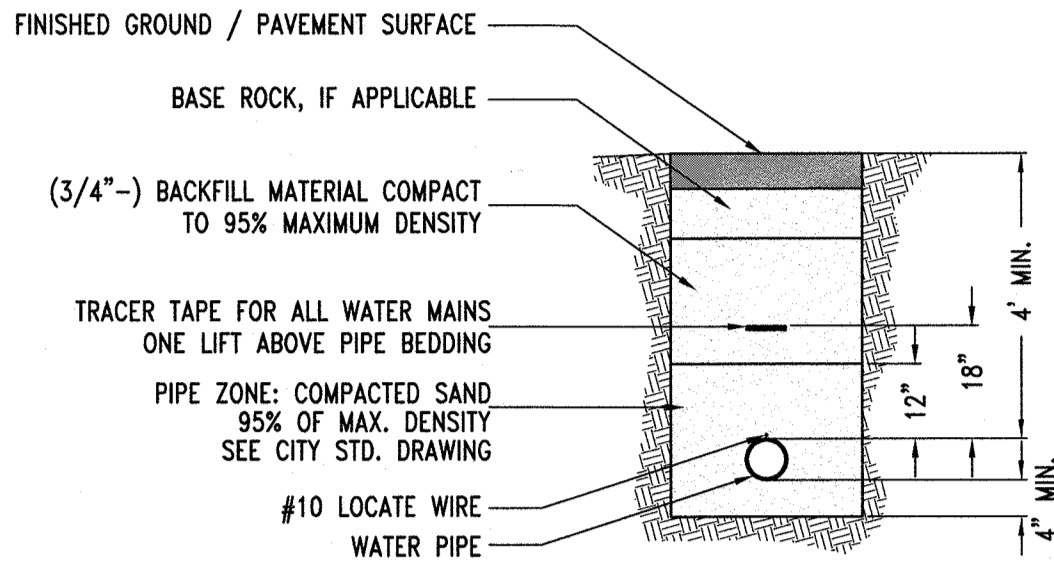
ROADWAY
TYPICAL SECTION

1
C5



STORM OR SANITARY SEWER LINE
TYPICAL SECTION

2
C5



NOTE: WATER TRENCH TO COMPLY WITH CITY OF MOSCOW STANDARD CLASS 'D' BACKFILL

WATER LINE
TYPICAL SECTION

3
C5

GENERAL NOTES

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

ROADWAY

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

STORM & SANITARY SEWER

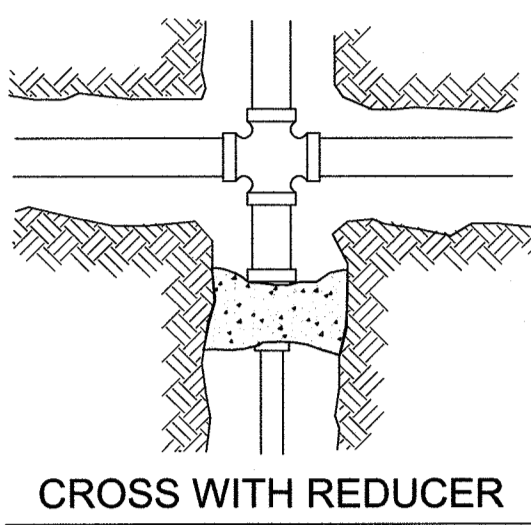
- THE CITY OF MOSCOW IS OPERATOR OF WATER AND SEWER FACILITIES SERVING THIS DEVELOPMENT.
- ALL TRENCH AND FOUNDATION EXCAVATIONS GREATER THAN FOUR FEET DEEP SHALL HAVE SLOPES OF 1.5:1 (HORIZONTAL TO VERTICAL) OR, BRACING OR SHORING SHALL BE PROVIDED IN ACCORDANCE WITH OSHA AND OTHER APPROPRIATE LOCAL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

WATER

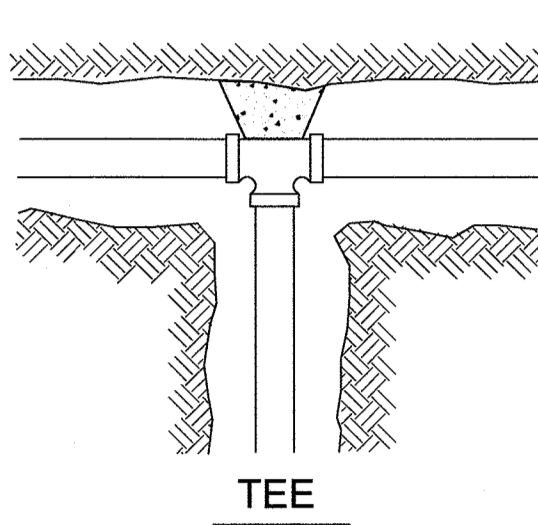
- WATER SERVICES SHALL BE DUG AND INSTALLED BY CONTRACTOR AT OWNER'S EXPENSE. CITY CREW WILL MAKE TAP TO MAIN. ALL WATER SERVICE MATERIALS FURNISHED BY CITY.
- ALL WATER SERVICES SHALL BE INSPECTED BY THE CITY PRIOR TO BACKFILLING TRENCHES.
- INSTALL "LOCATE" TAPE 18" ABOVE PIPE AND #10 LOCATE WIRE DIRECTLY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

SEPARATION OF WATER AND SEWER

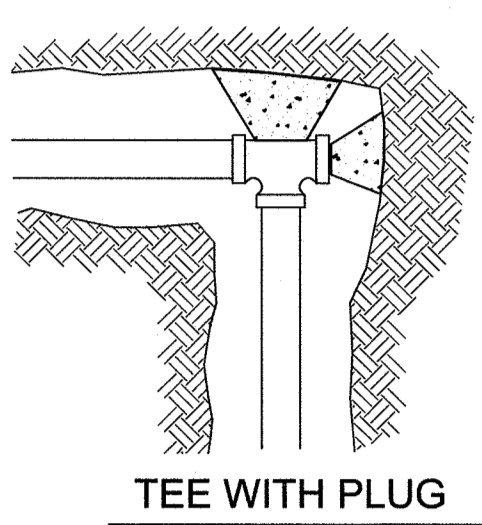
- WATER AND SEWER (SANITARY OR STORM) MAINS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE NO LESS THAN TEN (10) FEET. IN ANY INSTANCE WHERE SUCH SEPARATION IS NOT ACHIEVABLE, THE FOLLOWING STANDARDS SHALL BE MET:
 - THE WATER AND SEWER MAINS SHALL BE SEPARATED BY AT LEAST SIX (6) HORIZONTAL FEET MEASURED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



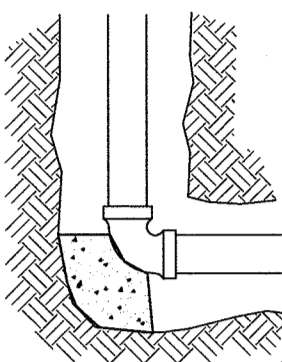
CROSS WITH REDUCER



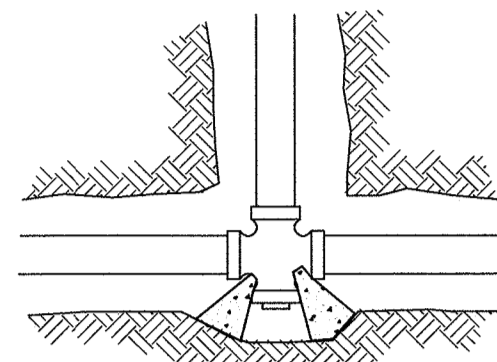
TEE



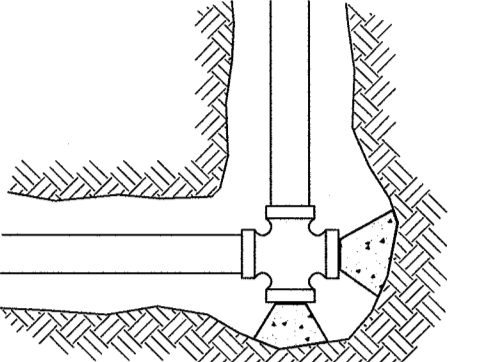
TEE WITH PLUG



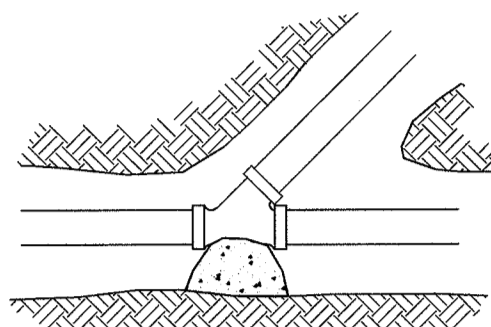
90° ELBOW



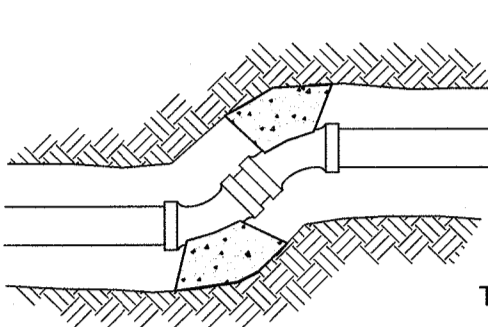
CROSS WITH PLUG



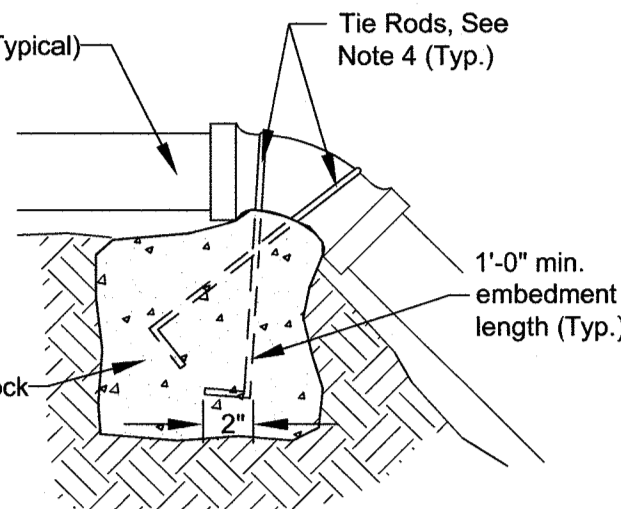
CROSS WITH 2 PLUGS



WYE



11-1/4°, 22-1/2°
OR 45° BENDS



VERTICAL DOWN BENDS

THRUST BLOCK SIZE						
Size of Pipe	Horizontal Bends Sq. Feet of Bearing on Undisturbed Earth					Vertical Down Bends Cu.Yds.
	Tees & Deadends	90°	45°	22 1/2°	11 1/4°	
4"	2	3	1-1/2	1		1/2
6"	4	5-1/2	3	1-1/2		1/2
8"	7	9-1/2	5	2-1/2		1
10"	11	15	8-1/2	4		1-1/2
12"	15-1/2	22	12	6		2
16"	21	27	21	11		2-1/2

NOTES:

- Thrust blocking for water mains shall be, as a minimum, the size indicated in the above Table.
- Concrete shall be from a commercial source and be a minimum of 5-sack mix or ITD Class 22.
- Concrete shall not be allowed in joints or in contact with pipes. Protect with plastic or paper sheeting prior to placing concrete.
- Tie rods shall be 3/4" minimum diameter steel; coat tie rods with bituminous coating or approved equal. Hook (2" min.) all embedded ends.
- The minimum distance between the fitting and excavated bank shall be three (3) pipe diameters.
- Thrust blocks shall be cast against firm, undisturbed earth, as approved by the City Engineer.
- Thrust blocks must be inspected by the City prior to backfill.
- Thrust blocks for vertical up bends shall correspond to the requirements of horizontal bends.

WATER MAIN THRUST BLOCKING	REVISIONS		DESCRIPTION	
	DATE			
CITY OF MOSCOW ENGINEERING DEPARTMENT	SIGNED AND DATED			
	DRAFTED BY: RKC/KWK			
	CHECKED BY: K.Lilly			
	DRAWING SCALE: N.T.S.			
DRAWING NUMBER: 31	DATE: 2-6-2012			

HARVEST HILLS LOT 1, BLOCK 1 REPLAT
GENERAL NOTES AND DETAILS
PHIL RHEINGANS
THIRD STREET
MOSCOW, IDAHO
(619) 520-8753

Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3831 DETAIL.dwg
Tab:	DETAIL
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	3831-01-21
Date:	7/15/2021

C5

Harvest Hills Twin Homes Lots 7 to 8

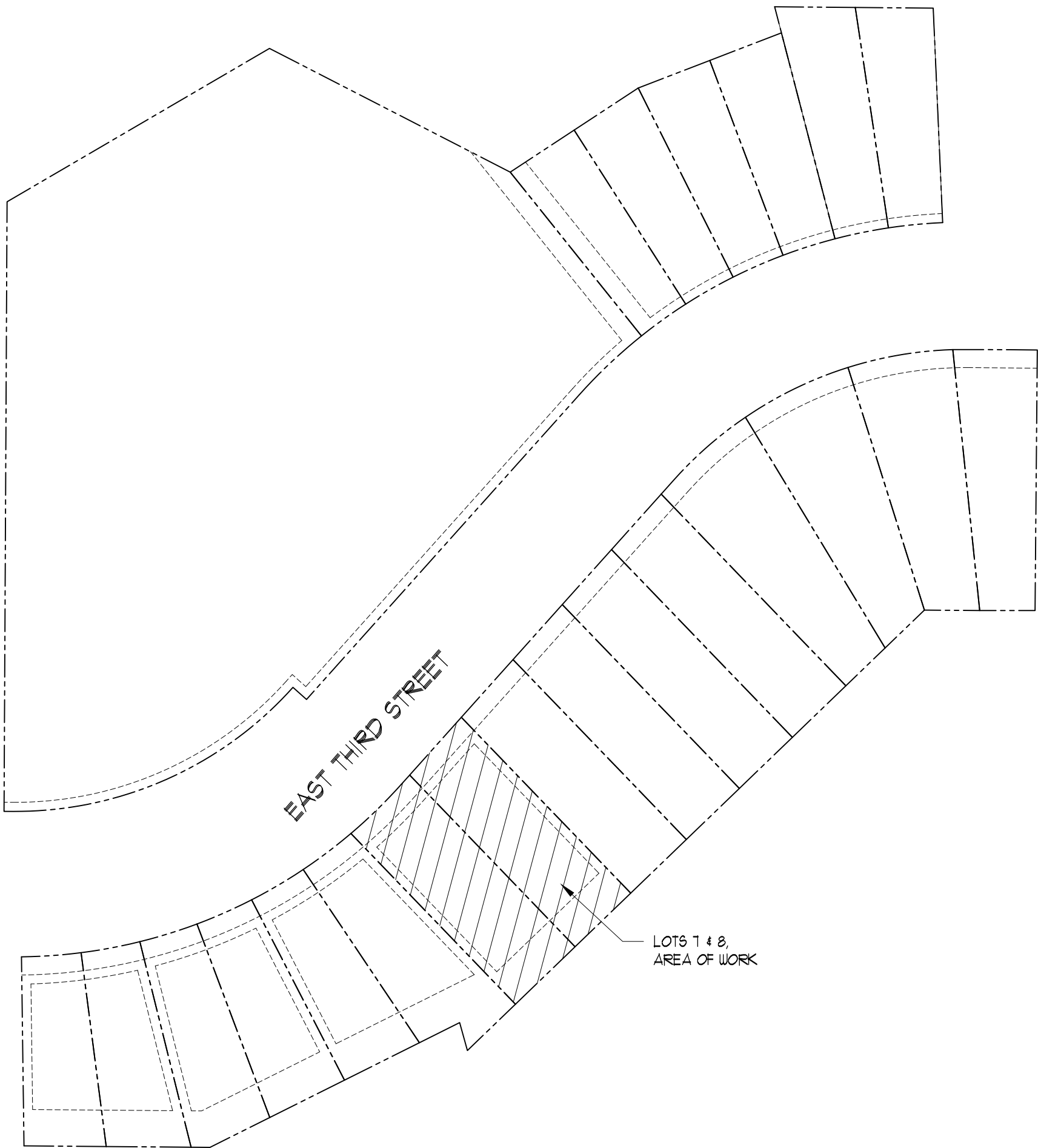
Owner - Phil Rhiengans

East Third St

Moscow, Idaho

INDEX OF DRAWINGS

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- A-7 ROOF FRAMING PLAN
- A-8 EXTERIOR ELEVATIONS
- A-9 BUILDING SECTION, BUILDING DETAILS



Vicinity Map

N.T.S.

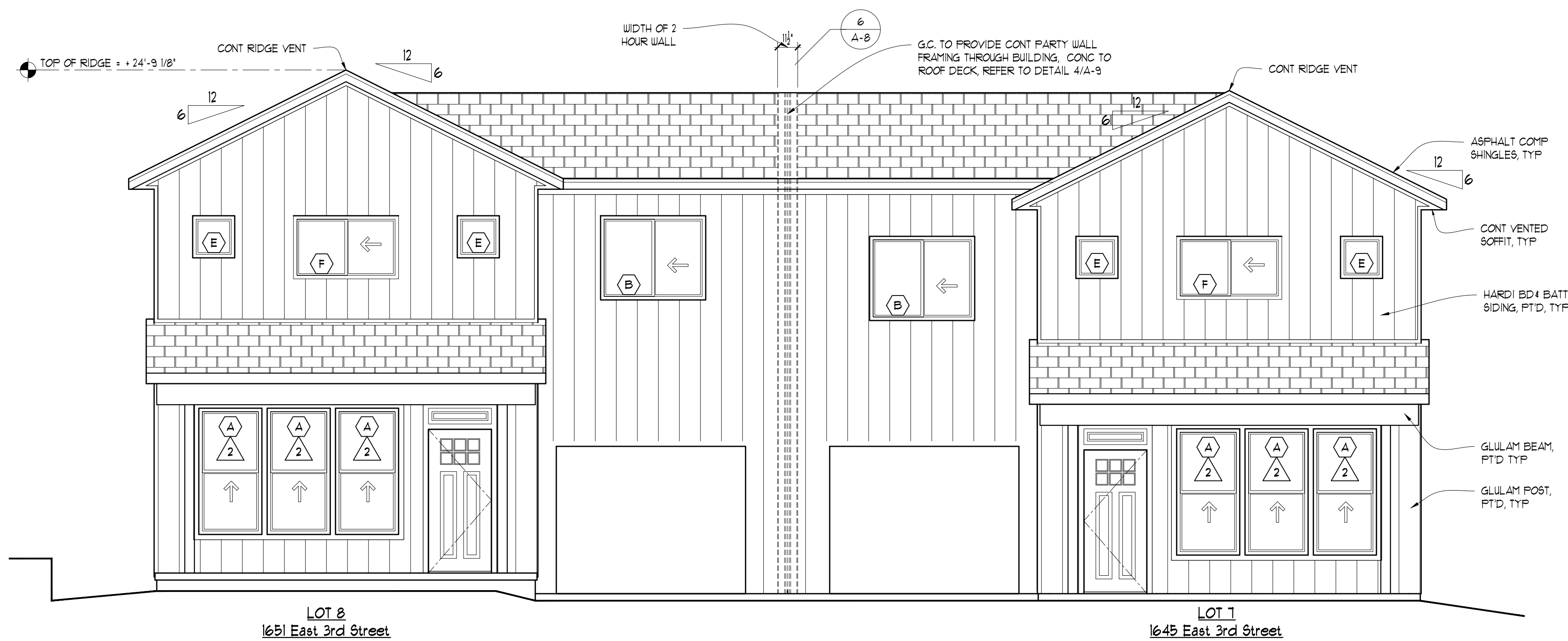
(unless noted otherwise)

GENERAL THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEViate FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER. THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE THAN SPECIFIED LOCATION ON THE TITLE BLOCK WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN M PAUL) THE OWNER. DESIGN CRITERIA SNOW LOAD 64 PSF (VERIFY W/ OFFICIAL) FLOOR LIVE LOAD 40 PSF (VERIFY W/ OFFICIAL) BASIC WIND SPEED 110 MPH (3 SEC) 85 MPH (FAST MILE) SEISMIC LOADING ZONE 8 SOIL BEARING 1500 PSF (ASSUMED) SITE CLEARING CONDUCT SITE CLEARING OPERATIONS IN A MANNER THAT WILL ENSURE MINIMUM INTERFERENCE WITH ADJACENT STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.	CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE. REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY. EARTHWORK CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION. FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF .2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS. REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT. CAST-IN-PLACE-CONCRETE FOUNDATIONS ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION. PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE. REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS: CONCRETE CAST AGAINST SOL = 3" WALLS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1" SLAB-ON-GRADE = 2" APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL. IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.	FOUNDATION DRAINAGE THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SEIVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE, COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL. ROUGH CARPENTRY ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES. LUMBER SHALL BE OF THE FOLLOWING GRADES: STUDS - 2x4 - STANDARD OR BETTER JOIST - 2 TO 4 WIDE 6 TO 8 - #2 OR BETTER 10, 12 & 14 - #1 OR BETTER BEAMS AND STRINGERS #1 POSTS AND TIMBERS #1 SHEATHING SHALL BE APA RATED SHEATHING AND SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK. WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK. ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC. UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT. HARDWARE AND FASTENINGS UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 10" LONG WITH HEAD END HOOKED 2". BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS. NUMBER AND SPACING OF NAILS AND METHOD OF NAILING OF FRAMING SHALL MEET THE REQUIREMENTS OF U.B.C. NAILING SCHEDULE, TABLE NO 23-1-0. METAL FRAMING ANCHORS, HANGERS, STRAP ANCHORS, THE STRAPS, END JOIST ANCHORS AND OTHER MISCELLANEOUS ACCESSORIES SHALL BE OF GALVANIZED STEEL, MANUFACTURED BY SIMPSON COMPANY OR EQUAL. SPRINKS, SCREWS, LAG BOLTS, AND OTHER MISCELLANEOUS FASTENINGS AND ROUGH HARDWARE SHALL BE SUPPLIED AS REQUIRED TO ASSEMBLE AND SECURE ROUGH CARPENTRY ITEMS.	FLOOR AND WALL FRAMING WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BUCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BUCKS OR OPENINGS WIDER THAN 6 FEET. PROVIDE DOUBLE TOP PLATE. OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP ONTO EXTERIOR WALLS. LAP ENDS 48 INCHES. BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING. IF WALL SHEATHING IS TO BE USED TO FULFILL DIAGONAL BRACING REQUIREMENTS, IT SHALL BE NAILED AT 4" SPACING AT EDGES AND 6" SPACING IN FIELD. AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING. FLOOR JOISTS SHALL BE WOOD "T" JOISTS AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS.	ALL PENETRATIONS (INCLUDING WIRING PENETRATIONS AT TOP AND BOTTOM PLATES, EXTERIOR JOINTS AT FLOORS IN EXTERIOR WALLS, ROOF OR CEILING WALL) WILL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO REDUCE AIR LEAKAGE. CONTRACTOR SHALL STUFF ALL SHIM SPACE OR OTHER SIMILAR VOIDS IN EXTERIOR WALLS AROUND DOORS, WINDOWS, ETC. WITH INSULATION. A VAPOR BARRIER RATED AT ONE PERM, DRY CLIP, IS REQUIRED ON THE HEATED SIDE OF INSULATION. A BLACK GROUND COVER NOT LESS THAN 6 MILLS THICK WILL BE INSTALLED IN ALL CRAWL SPACES. COMPOSITION SHINGLE ROOFING PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY. UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF ADHERING, MINIMUM 40 MILS THICK; MINIMUM TENSILE STRENGTH 250 PSI. CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS). PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES. PROVIDE CONTINUOUS METAL GUTTERS AT ALL DRIP EDGES OF ROOFS. LIFE SAFETY SD INDICATES THE LOCATION OF SMOKE DETECTORS. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS. DOORS AND WINDOWS ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQ FT (820 SQ INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS SHOWN ON THE DRAWINGS WHICH DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL WINDOW SELECTION. WINDOWS SHALL BE CLAD WOOD UNITS SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOWS SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL SYSTEMS IN THIS REGION. WINDOWS WILL BE TESTED AND LABELED FOR THERMAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AIAA-1503-1985; A MINIMUM U-VALUE OF 0.25 IS TO BE MET. SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SILLIGHTS. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED.	ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES. DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 283-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20. GYPSUM DRYWALL GYPSUM WALL BOARD SHALL BE 1/2" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK. REMOVE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS. INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS. INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EXCEPT WALLS ARE NOT TO RECEIVE PAINT. MECHANICAL/PLUMBING ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES. STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY CODE OR BY MANUFACTURERS INSTRUCTIONS. ELECTRICAL ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES.
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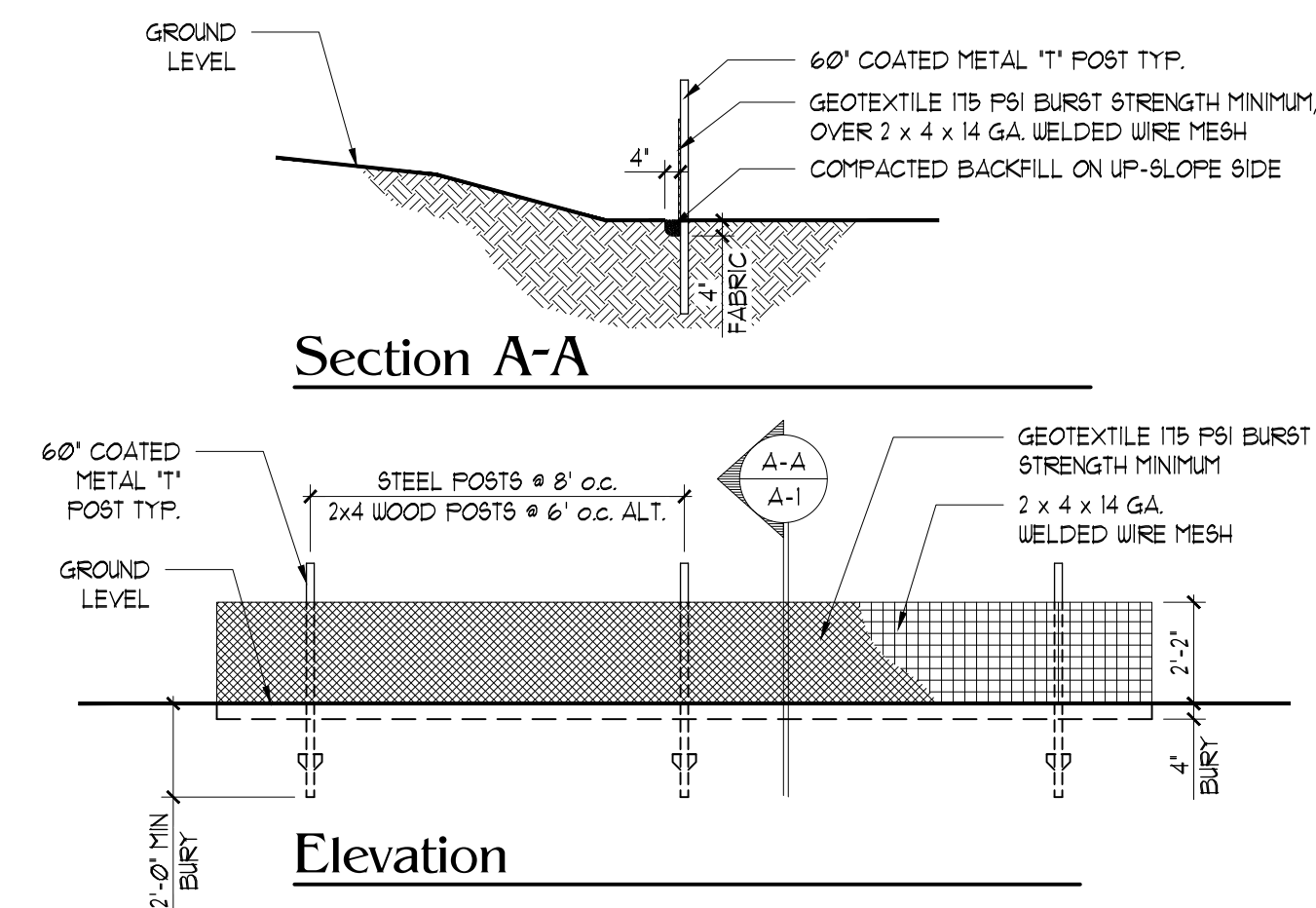
Job Number:
Date:

Sheet Contents:
Cover Sheet
General Notes
Vicinity Map

A-0

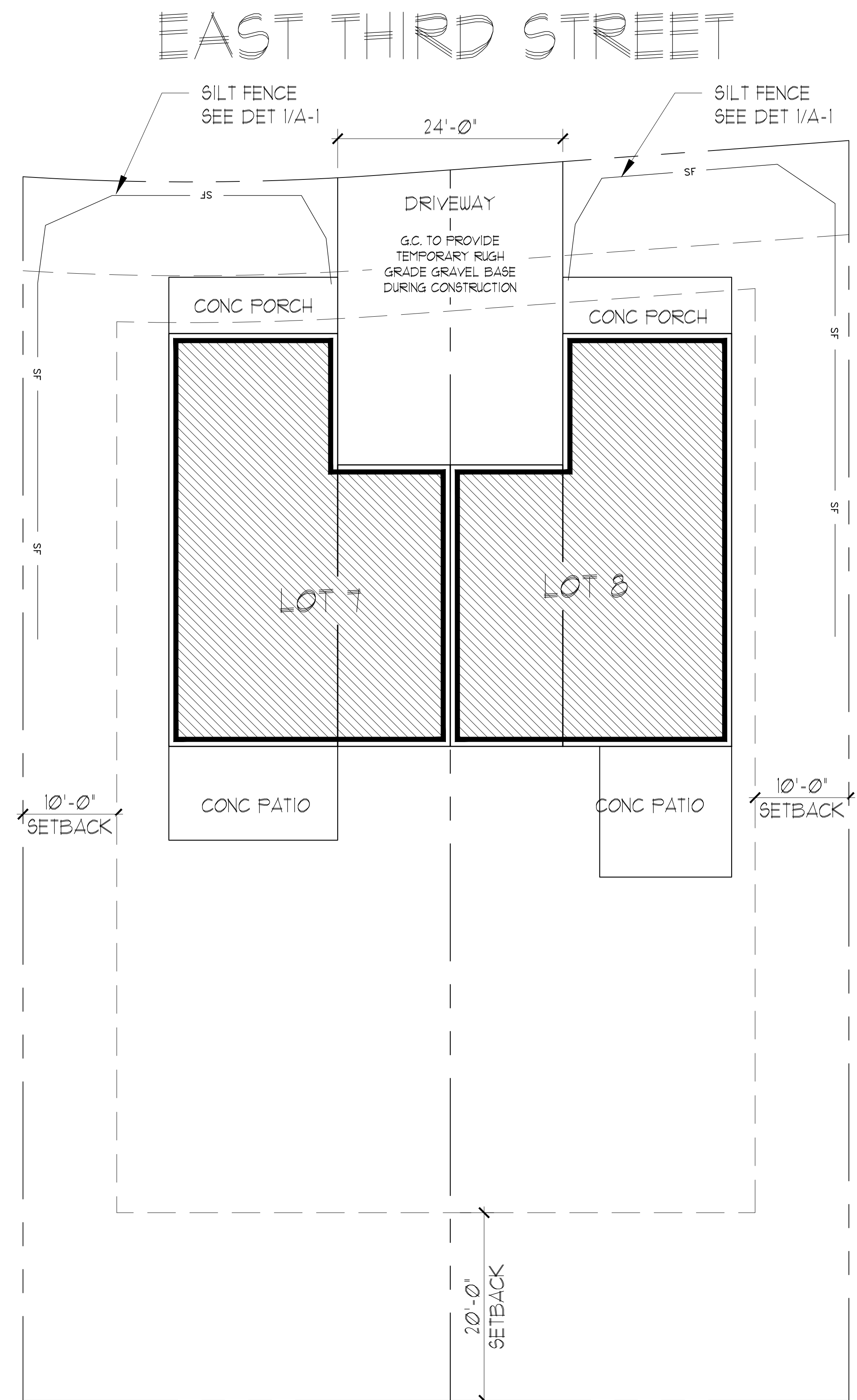


Northwest Elevation
SCALE: 1/4" = 1'-0"

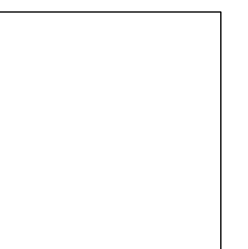


- Silt Fence Notes:
1. ATTACH WIRE MESH TO POSTS W/ APPROVED METAL DEVICES
 2. ATTACH GEOTEXTILE FABRIC TO THE UP-SLOPE SIDE OF POSTS AND WIRE MESH TOP AND BOTTOM W/ APPROVED METAL FASTENERS @ 24" o.c. MAXIMUM SPACING
 3. GEOTEXTILE FABRIC TOP EDGE SHALL BE 26" MINIMUM ABOVE GROUND
 4. OVERLAP VERTICAL SILT FENCE SPLICES 8" MINIMUM (POST TO POST). SEE ELEVATION ABOVE. AVOID BUMPS AND OTHER LOW POINTS

Silt Fence Detail
N.T.S. 1

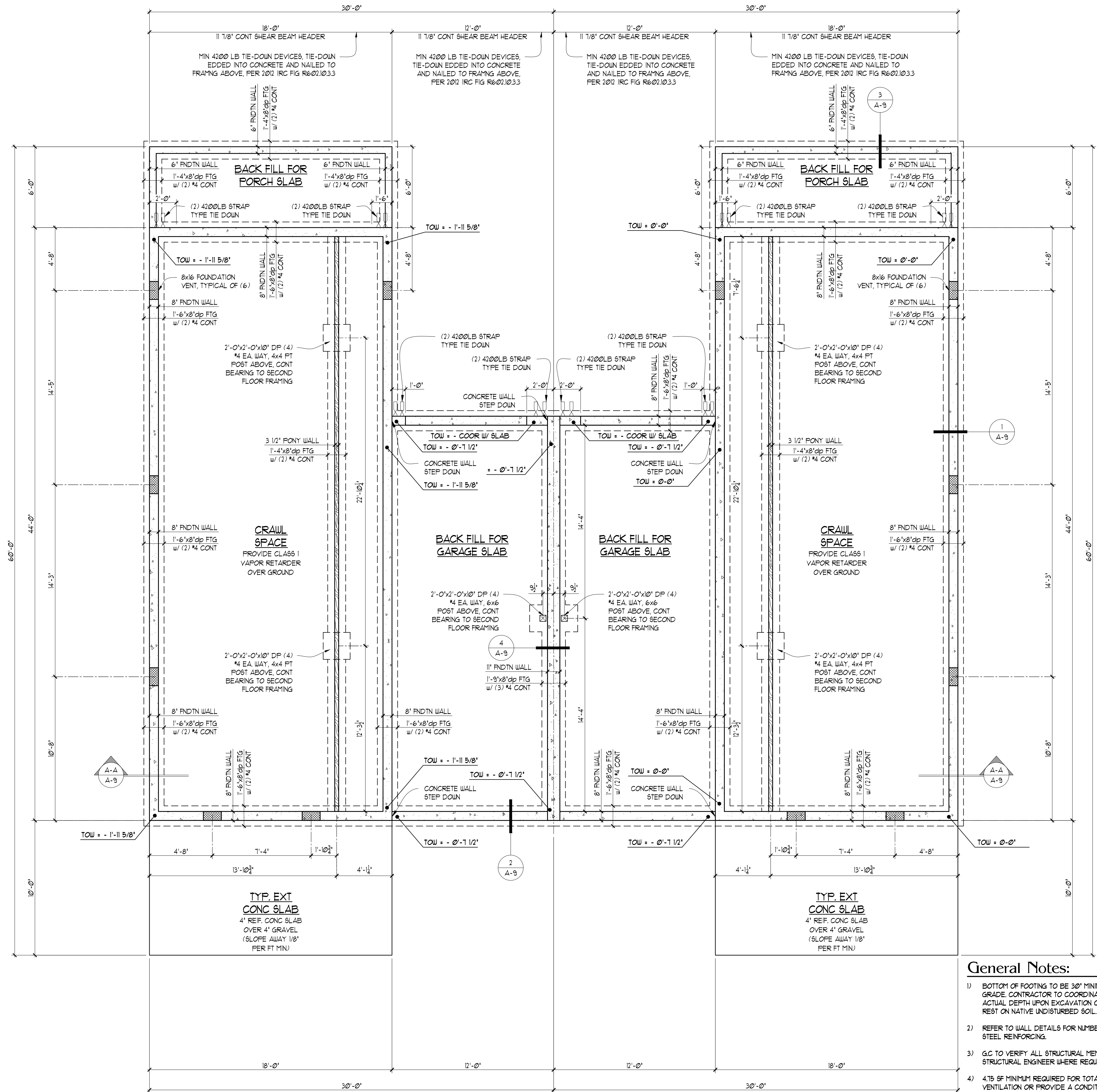


HH South Lot 7 & 8 - Site Plan
SCALE: 1/8" = 1'-0"



Job Number:
Date:
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Site Plan
Exterior Elevation

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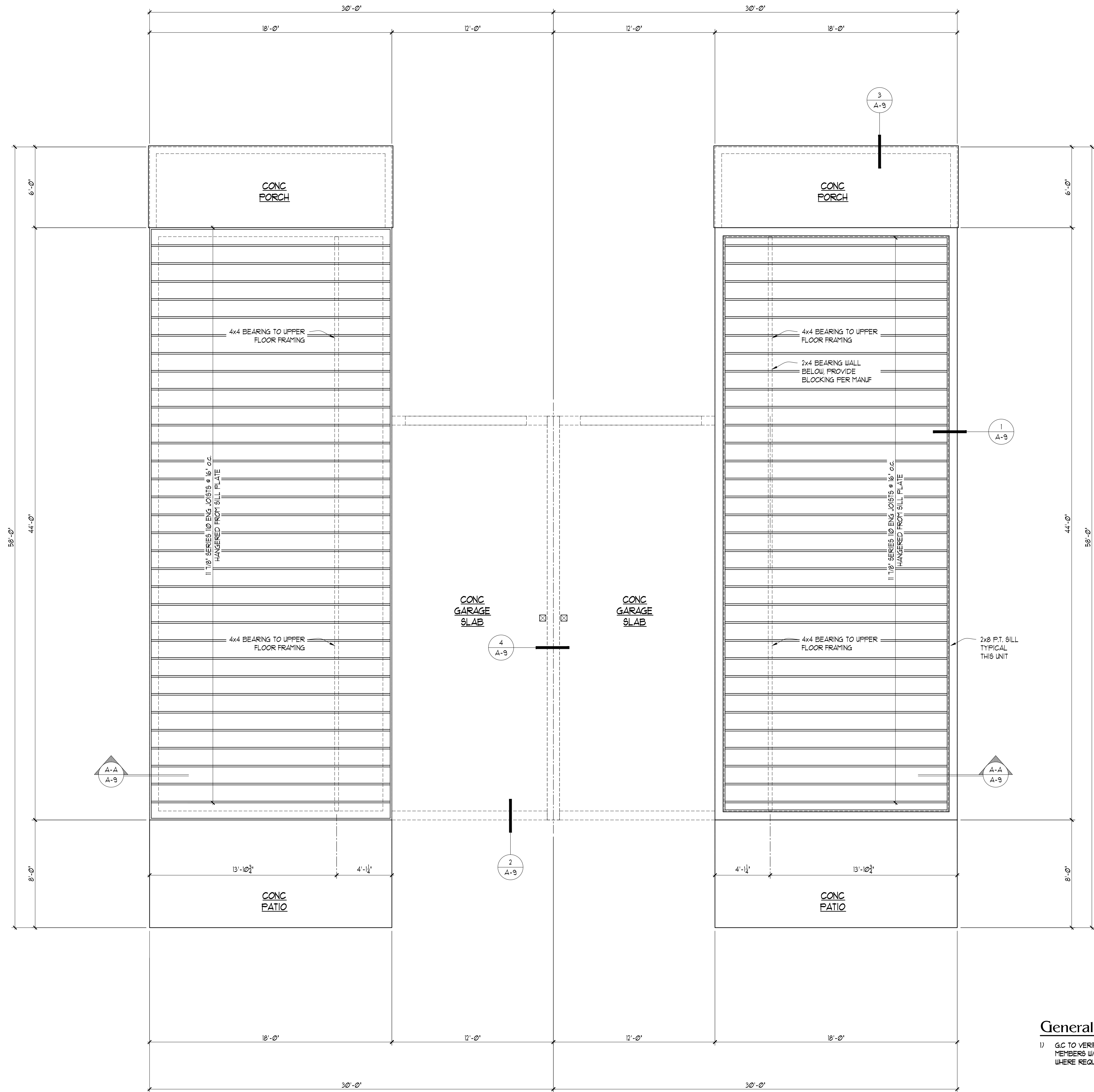
Foundation Plan

Dated 11-06-20

SCALE: 1/4" = 1'-0"

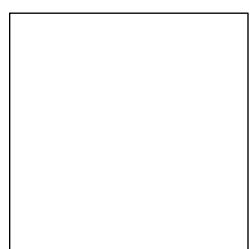
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Foundation Plan

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Floor Framing Plan

SCALE: 1/4" = 1'-0"



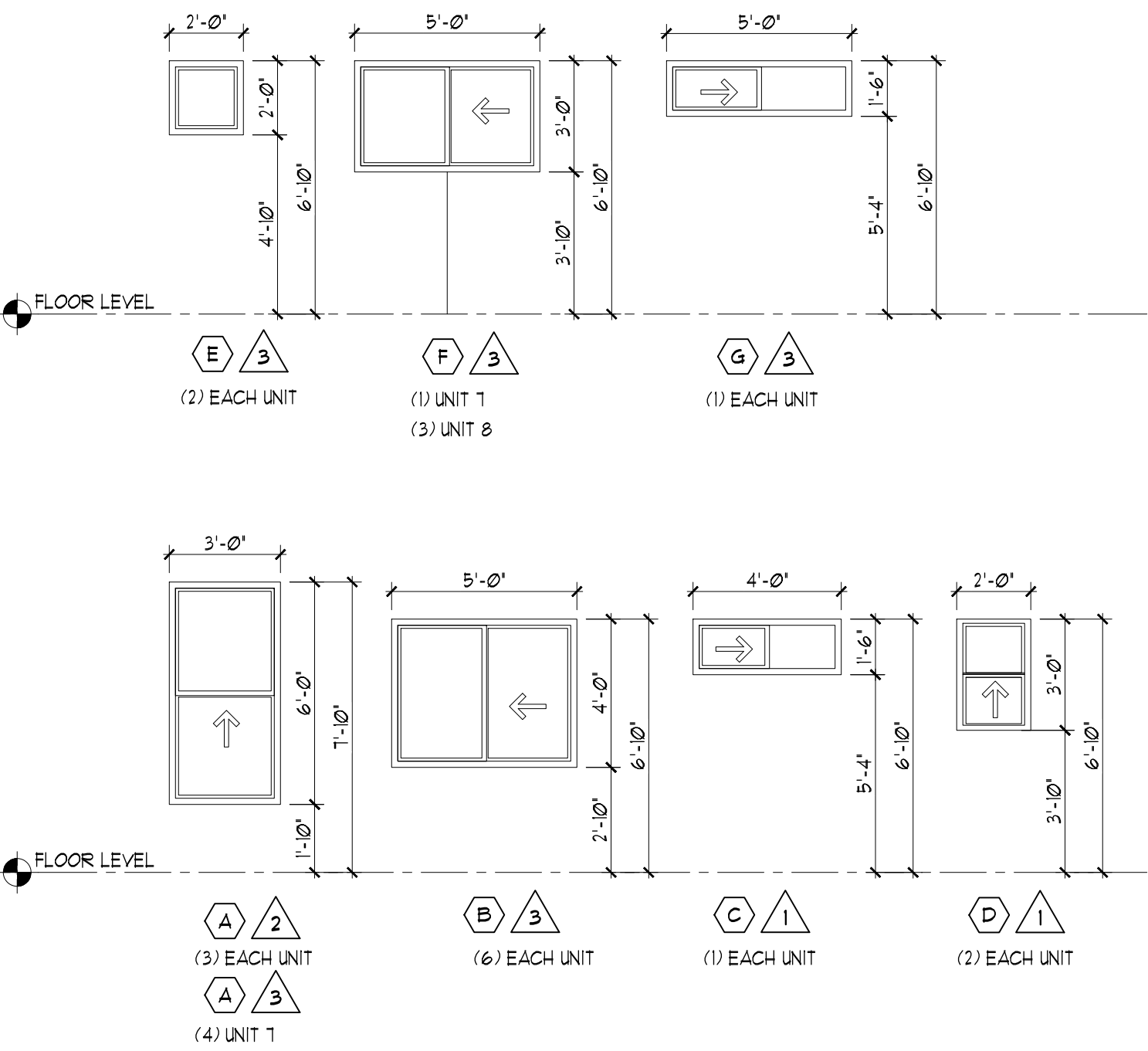
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Floor Framing Plan

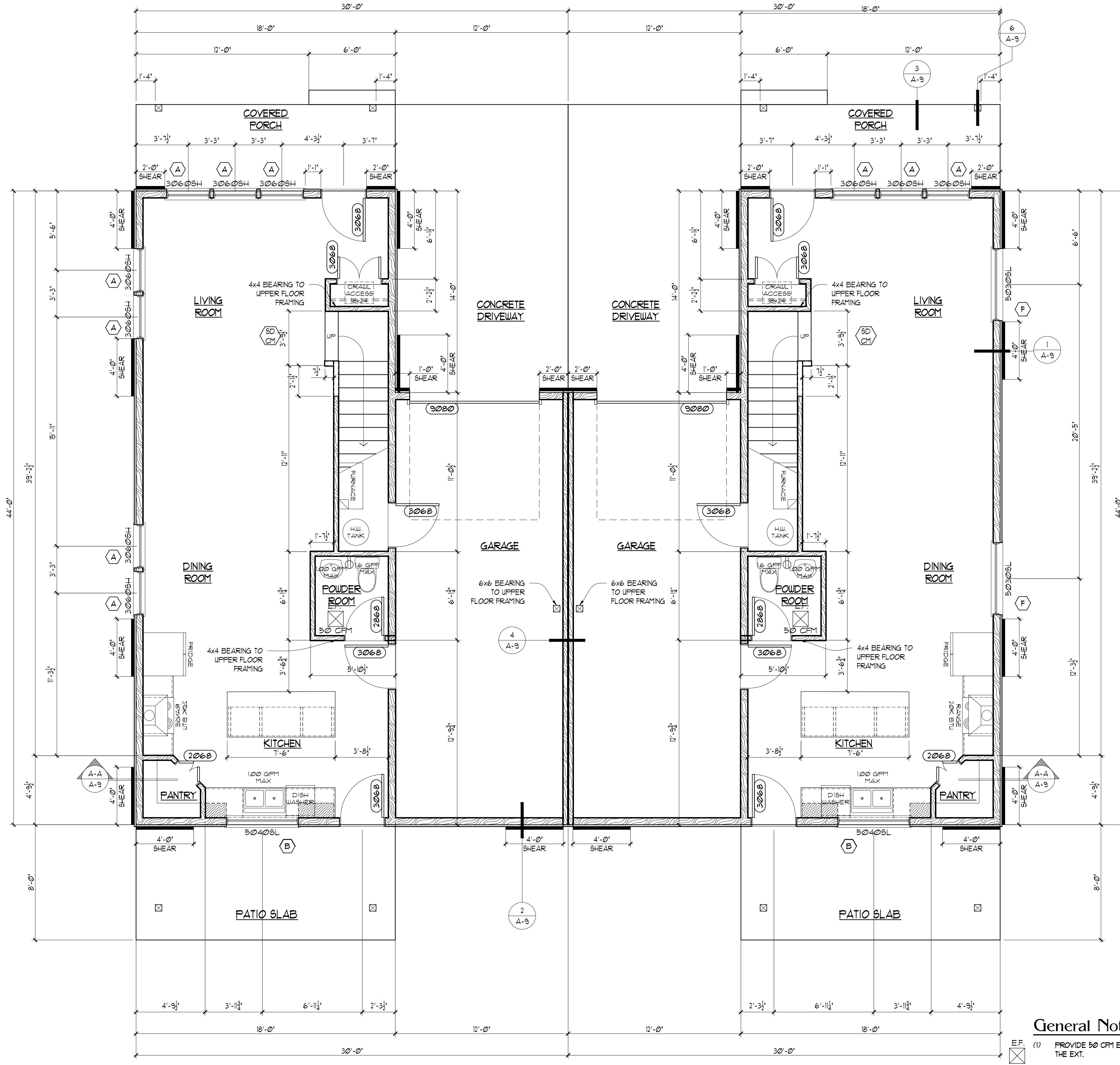
A-3

- General Notes:**
- 1) VERIFY ALL WINDOW OPERATIONS, GLAZING AND SIZING W/ OWNER
 - 2) ALL GLAZING TO BE LOW-E TYPE WITH A MINIMUM U-VALUE OF 28

- GLAZING SCHEDULE:**
- | | |
|---|---|
| 1 | LOW-E INSULATED GLAZING UNIT (OBSCURED GLAZING) |
| 2 | LOW-E INSULATED GLAZING UNIT (TEMPERED GLAZING) |
| 3 | LOW-E INSULATED GLAZING UNIT (CLEAR GLAZING) |



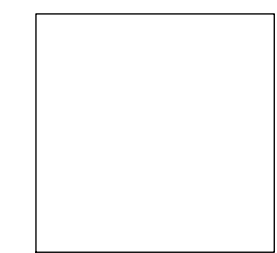
Window Types
SCALE: 1/4" = 1'-0"



- General Note:**
- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
 - (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
 - (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
 - (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

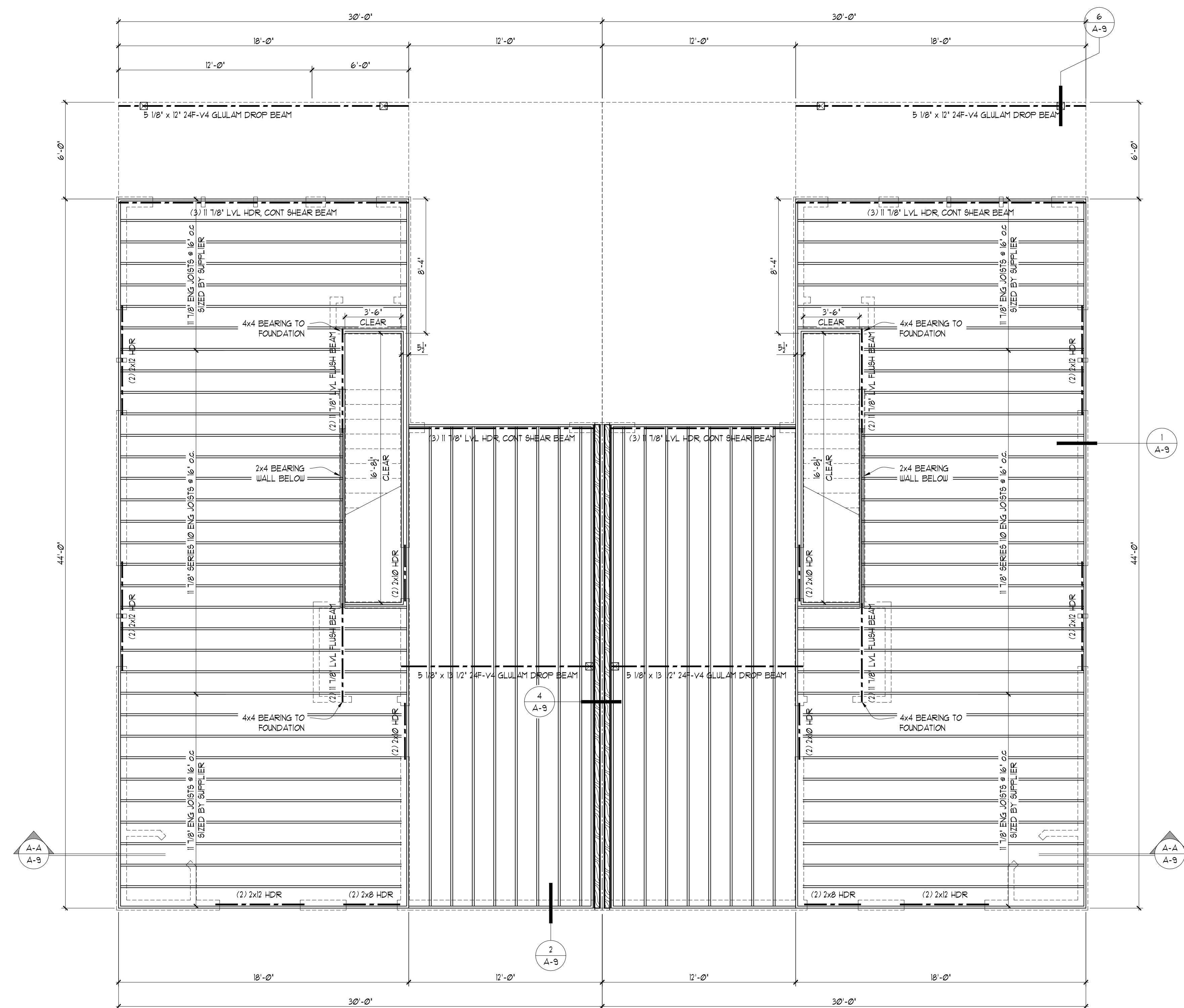
- Bracing Method:**
- 1) ALL WALL PANELS TO BE SHEATHING METHOD CS-WSP, UNLESS NOTED OTHERWISE

Main Floor Plan
SCALE: 1/4" = 1'-0"



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Date:
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Main Floor Plan

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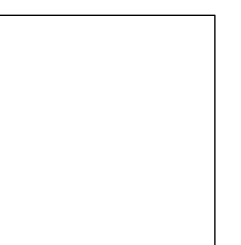


Upper Floor Framing Plan

SCALE: 1/4" = 1'-0"

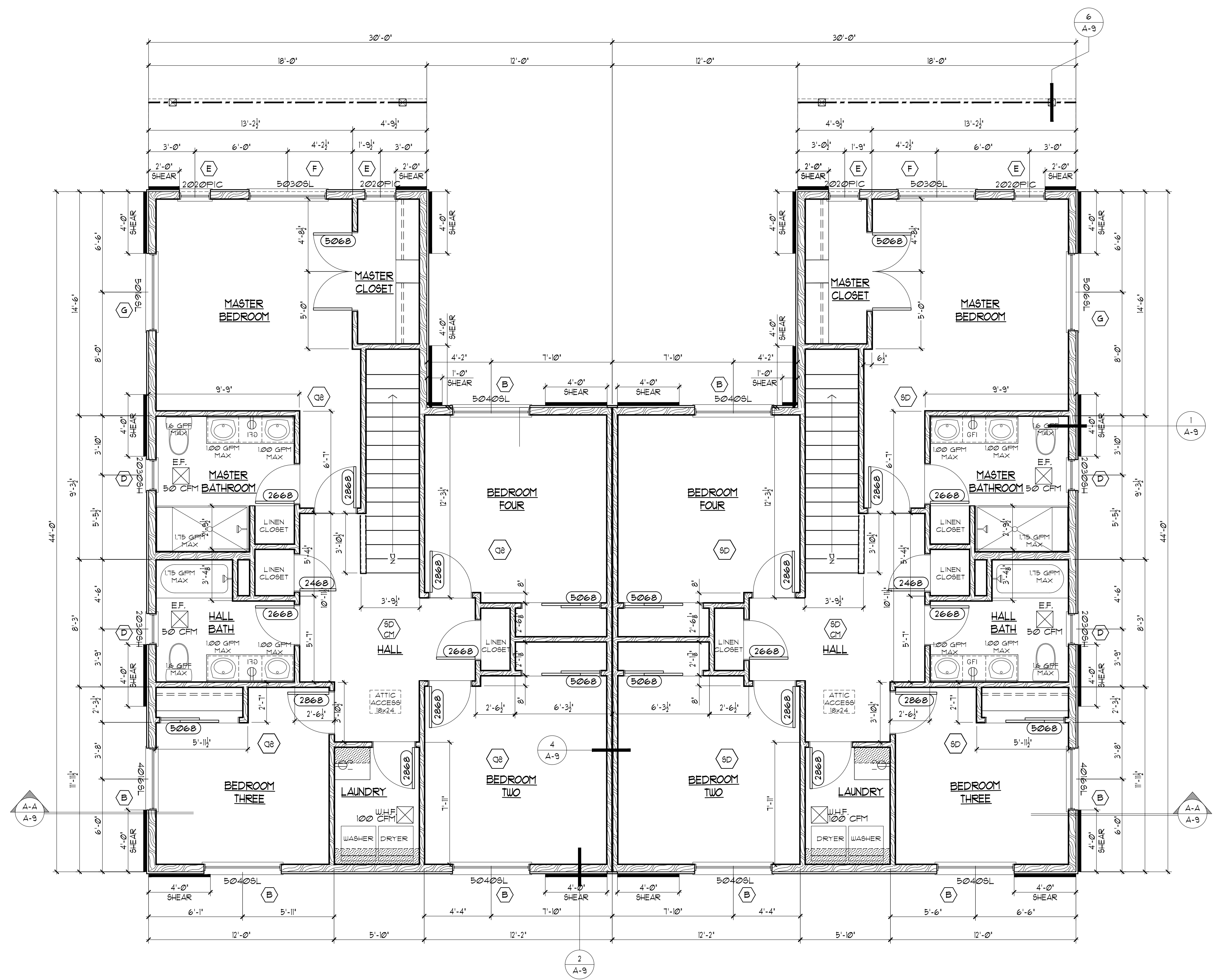
General Note:

- 1/ G.C TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.



Job Number:
Date:

Sheet Contents:
Floor Framing Plan



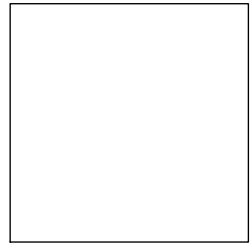
Upper Floor Plan
SCALE: 1/4" = 1'-0"

General Note:

- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
- (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
- (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
- (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Bracing Method:

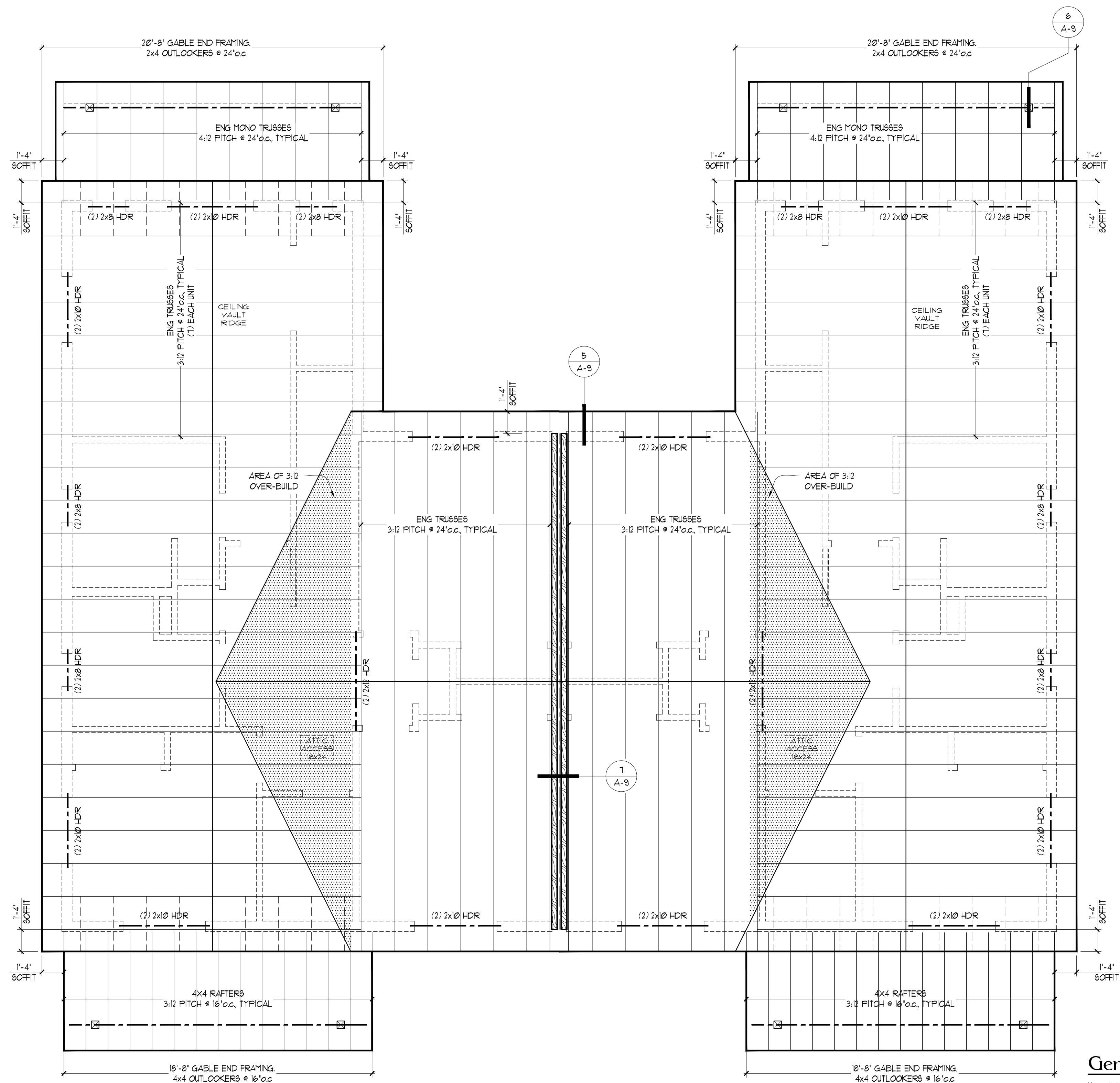
- (1) ALL WALL PANELS TO BE SHEATHING METHOD CS-WSP, UNLESS NOTED OTHERWISE



Job Number:
Date:

Sheet Contents:
Upper Floor Plan

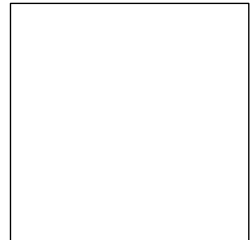
A-6



- General Note:**
- 1) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
 - 2) DOWNSPOUTS FROM GUTTERS SHALL BE TIGHT-LINED TO PUBLIC STORM SEWER STUB
 - 3) TYPICAL WALL PLATE HEIGHT MAIN FLOOR TO BE 9'-1 1/8" IN HEIGHT USING PRECUT 104 5/8" STUDS, TYPICAL WALL PLATE HEIGHT UPPER FLOOR TO BE 8'-1 1/8" IN HEIGHT USING PRECUT 92 5/8" STUDS UNLESS NOTED OTHERWISE
 - 4) G.C. TO SUPPLY ENGINEERED TRUSS DRAWING PROVIDE BY SUPPLIER TO PERMIT AUTHORITY
 - 5) VENTILATION REQUIRED PER CODE, PROVIDE 1/2 REQUIRED VENTILATION AT SOFFIT, PROVIDE 1/2 REQUIRED VENTILATION AT RIDGE, COOR W/ ROOF MATERIAL
 - 6) ALL OVER-BUILT AREAS TO BE 2x6 "2 OR BTR D-FIR
 - 7) PROVIDE ICE AND WATER SHIELD ROOFING MEMBRANE UNDER SHINGLE ROOFING 36" FROM EDGES, VALLEYS AND ALL OTHER AREAS WITH LESS THAN 4:12 PITCH, EXTEND 24" PAST EXTERIOR WALLS

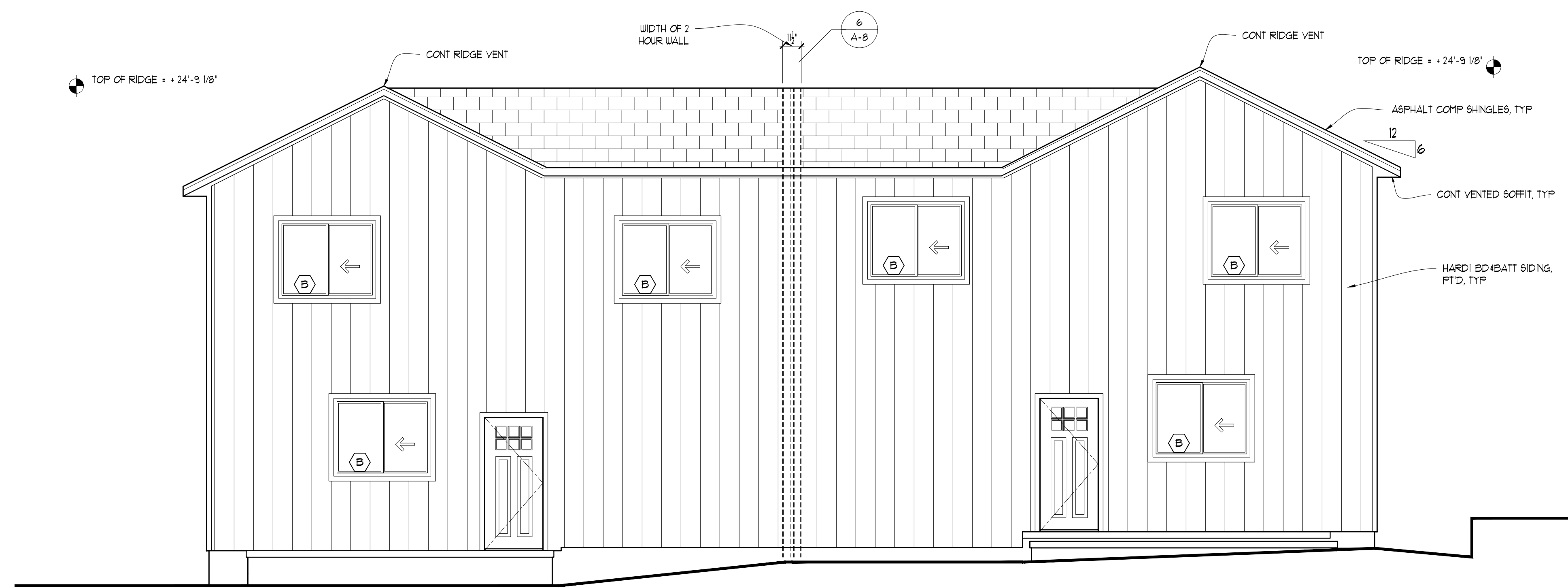
Roof Framing Plan

SCALE: 1/4" = 1'-0"



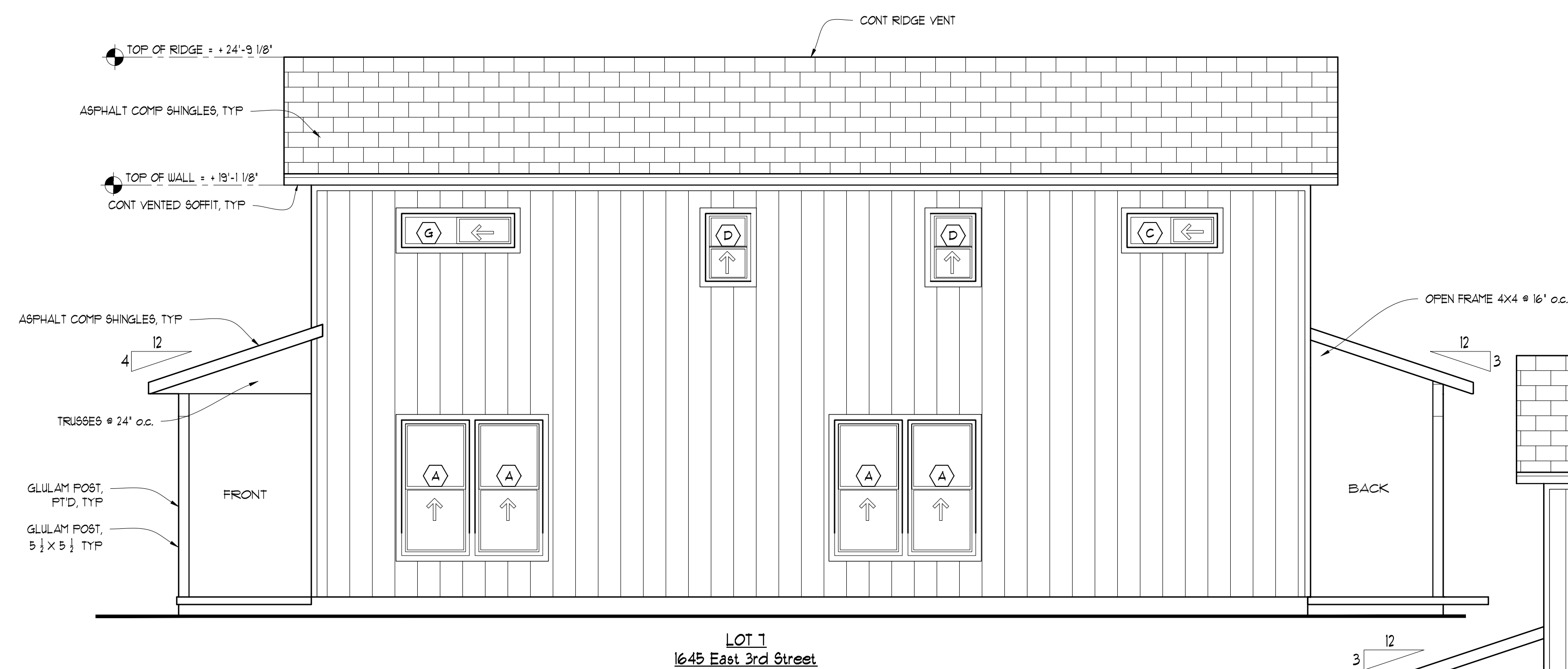
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Date:
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Roof Framing Plan

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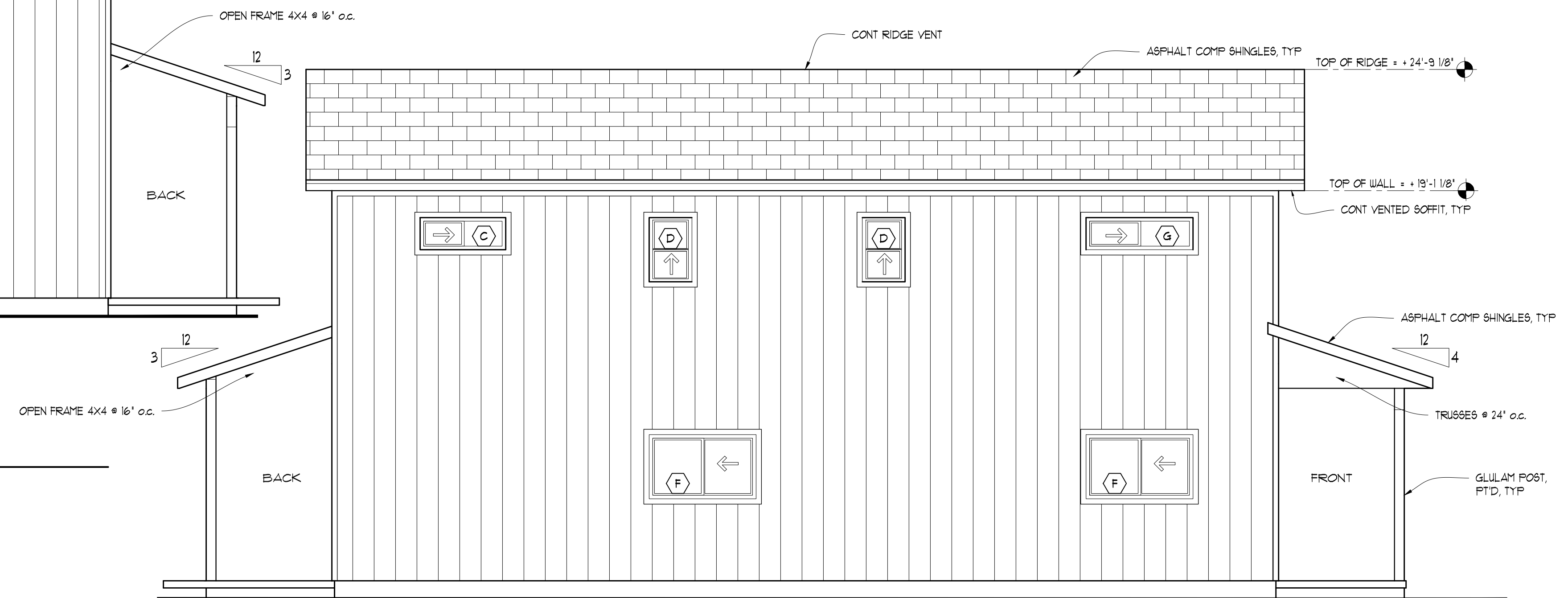
Southeast Elevation

SCALE: 1/4" = 1'-0"



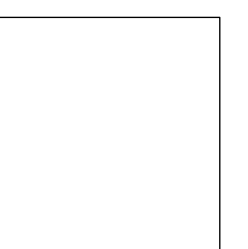
Southwest Elevation

SCALE: 1/4" = 1'-0"



Northeast Elevation

SCALE: 1/4" = 1'-0"



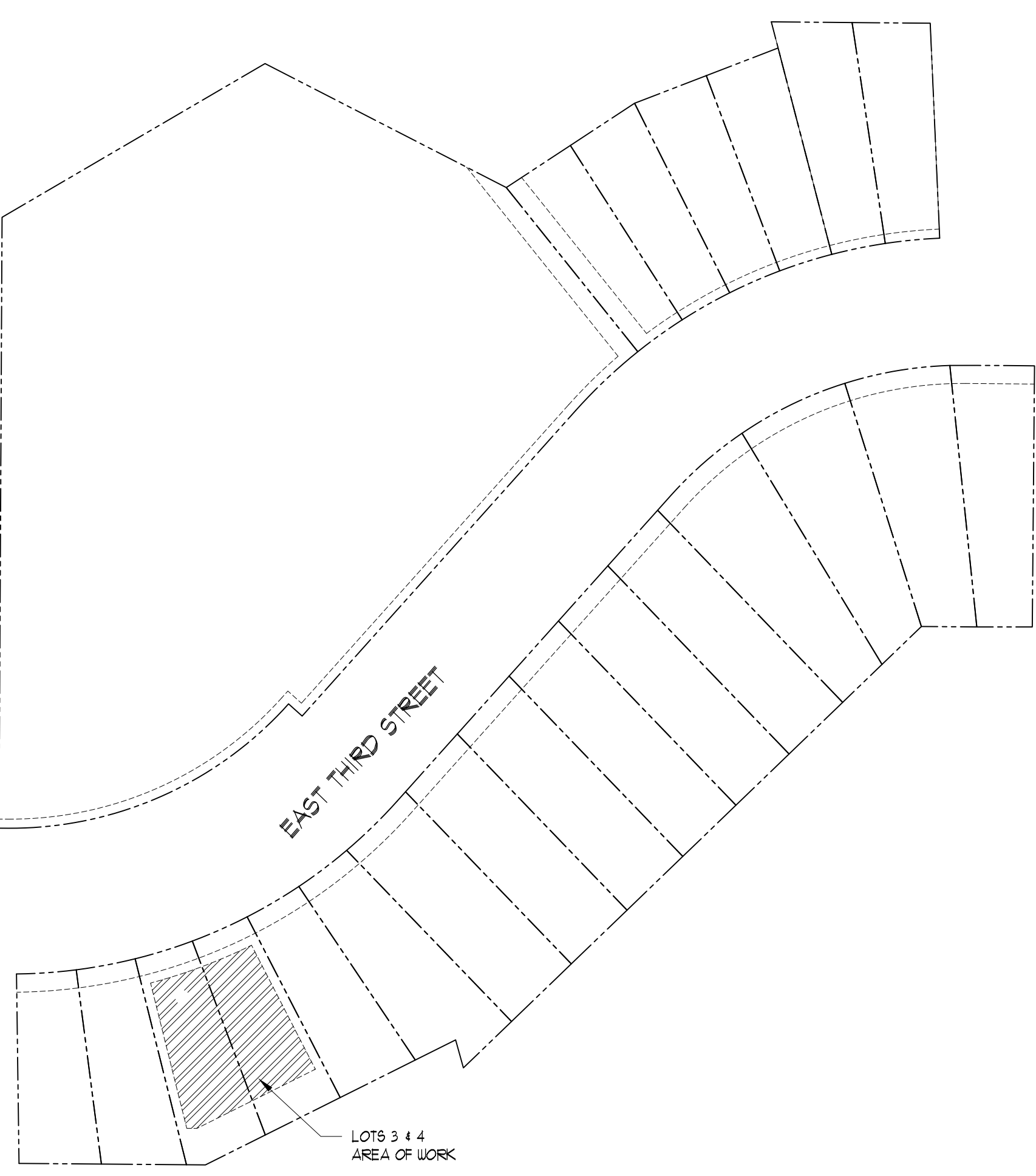
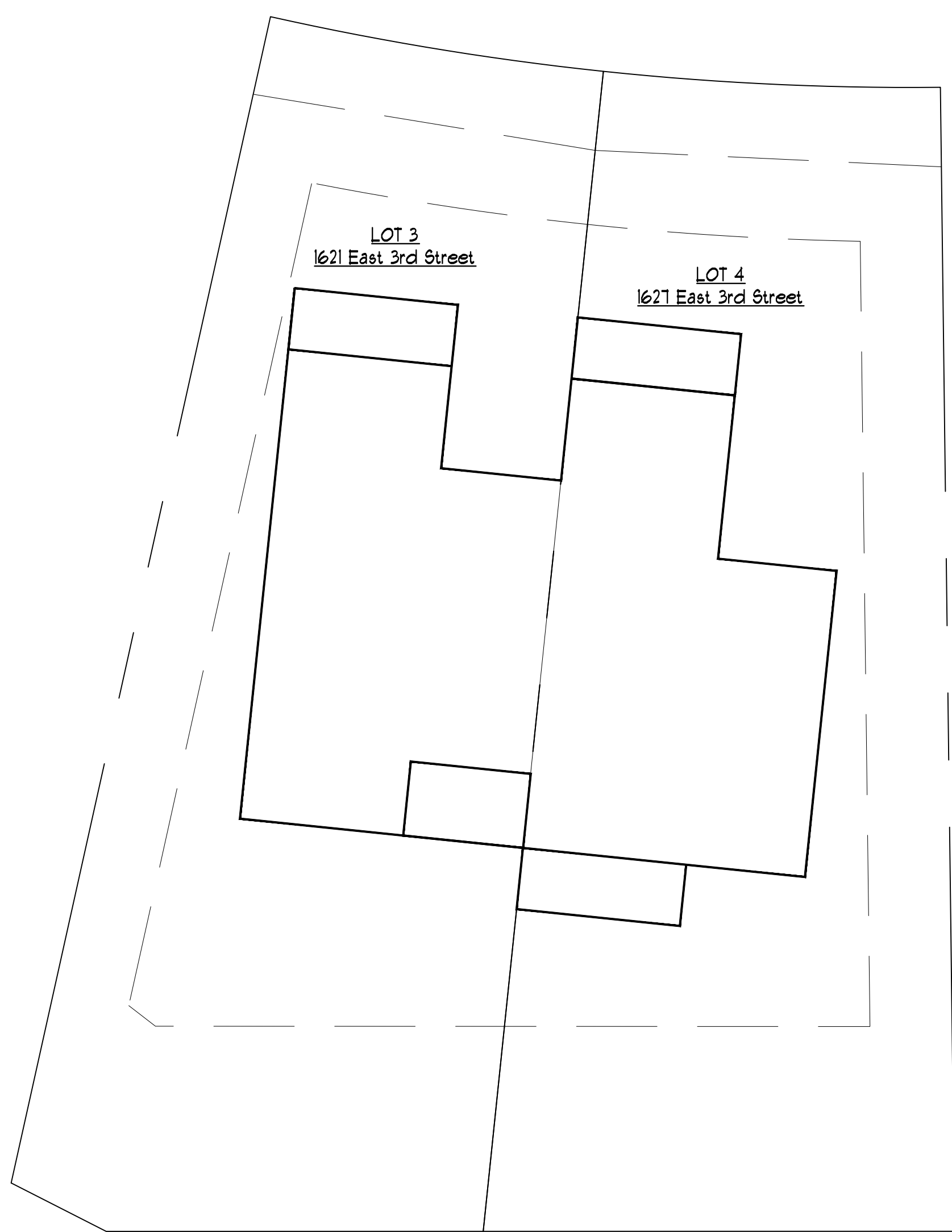
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Exterior Elevations

A-8



Harvest Hills Twin Homes South Lots 3 to 4

East Third St
Moscow, Idaho



Vicinity Map
N.T.S.

INDEX OF DRAWINGS

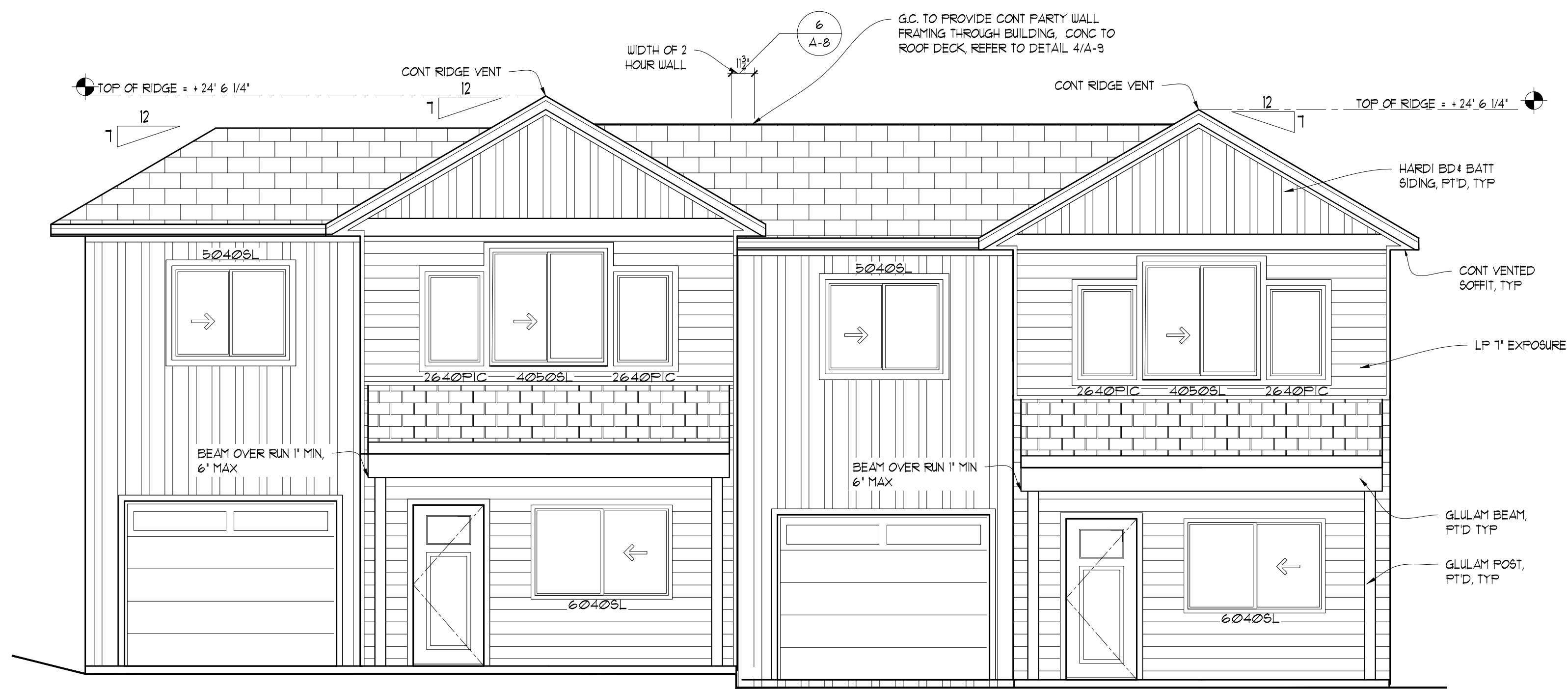
- A-0 TITLE SHEET, GEN. NOTES, VICINITY MAP
- A-1 SITE PLAN, SITE DETAILS, EXT ELEVATION
- A-2 FOUNDATION PLAN
- A-3 MAIN FLOOR FRAMING PLAN
- A-4 MAIN FLOOR PLAN, WINDOW SCHEDULE
- A-5 UPPER FLOOR FRAMING PLAN
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- A-7 ROOF FRAMING PLAN
- A-8 EXTERIOR ELEVATIONS
- A-9 BUILDING SECTION, BUILDING DETAILS

GENERAL / CONSTRUCTION NOTES (unless noted otherwise)

GENERAL THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEVIATE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER. THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE THAN SPECIFIED LOCATION ON THE TITLE BLOCK WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN N PAUL) THE OWNER	CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE. REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY. EARTHWORK CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION. FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF 2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 6'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS. REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT. CAST-IN-PLACE-CONCRETE FOUNDATIONS ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE BOTTOM OF ALL FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL. ALL EXTERIOR FOOTINGS SHALL EXTEND 2'-6" MINIMUM BELOW FINISH GRADE. NO FOOTING SHALL BEAR HIGHER THAN 1' VERTICAL TO 1.5 HORIZONTAL SLOPE ABOVE ANY EXCAVATION, EXISTING OR PLANNED. CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION. PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE. REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS: CONCRETE CAST AGAINST SOIL = 3" FORMED CONCRETE AGAINST SOIL = 2" WALLS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1" SLAB-ON-GRADE = 2" APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL, IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.	FOUNDATION DRAINAGE THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPES OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL.	ROUGH CARPENTRY ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES. LUMBER SHALL BE OF THE FOLLOWING GRADES: STUDS - 2x4 - STANDARD OR BETTER JOIST - 2 TO 4 WIDE - #2 OR BETTER 6 TO 8 - #1 OR BETTER 10, 12 & 14 - #1 BEAMS AND STRINGERS - #1 POSTS AND TIMBERS - #1 SHEATHING SHALL BE OSB. SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH 1x6 SIDES. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK. WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK. ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC... UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT.	FLOOR AND WALL FRAMING WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BLOCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BLOCKS OF OPENINGS WIDER THAN 6 FEET. PROVIDE DOUBLE TOP PLATE, OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP OUTSIDE EXTERIOR WALLS. LAP ENDS 48 INCHES. BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING. WALL SHEATHING IS 5/8" OSB AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING. FLOOR JOISTS SHALL BE WOOD "I" JOISTS AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS WHICH RUN PARALLEL WITH THE DIRECTION OF THE FLOOR JOIST TYPICAL. ALL SUBFLOORING SHALL BE GLUED AND NAILED TO FLOOR JOISTS. SILL SEALER SHALL BE PROVIDED AT ALL SILL PLATES AND SHALL BE 1/2 THICK FOAM PLATES OR OTHER MATERIAL APPROVED FOR SAME PURPOSE.	COMPOSITION SHINGLE ROOFING PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY. ADHERING, MINIMUM 40 MILS THICK, MINIMUM TENSILE STRENGTH 250 PSI. UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF-ADHERING. CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS) PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES. PROVIDE CONTINUOUS METAL CUTTERS AT ALL DRIP EDGES OF ROOFS. LIFE SAFETY SD INDICATES THE LOCATION OF SMOKE DETECTORS. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS DOORS AND WINDOWS ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQFT (800 SQ INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS INDICATED ON THE DRAWINGS, WHEN DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL WINDOW SELECTION. WINDOWS SHALL BE GLAD WOOD UNITS SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOW SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AAMA 1903-1-1980. A MINIMUM U-VALUE OF 0.28 IS TO BE MET. SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SIGHTLINES. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED.	ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES. DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 283-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20. GYPSUM DRYWALL GYPSUM WALL BOARD SHALL BE, 1/2" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS. INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS. INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EVEN IF WALLS ARE NOT TO RECEIVE PAINT. MECHANICAL/PLUMBING ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES. STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY IT OR BY MANUFACTURERS INSTRUCTIONS. ELECTRICAL ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES.
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Job Number:
Date:
Sheet Contents:
Cover Sheet
General Notes
Vicinity Map

A-0

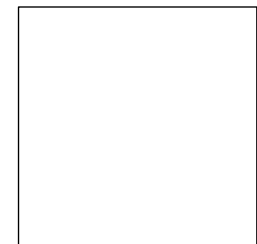
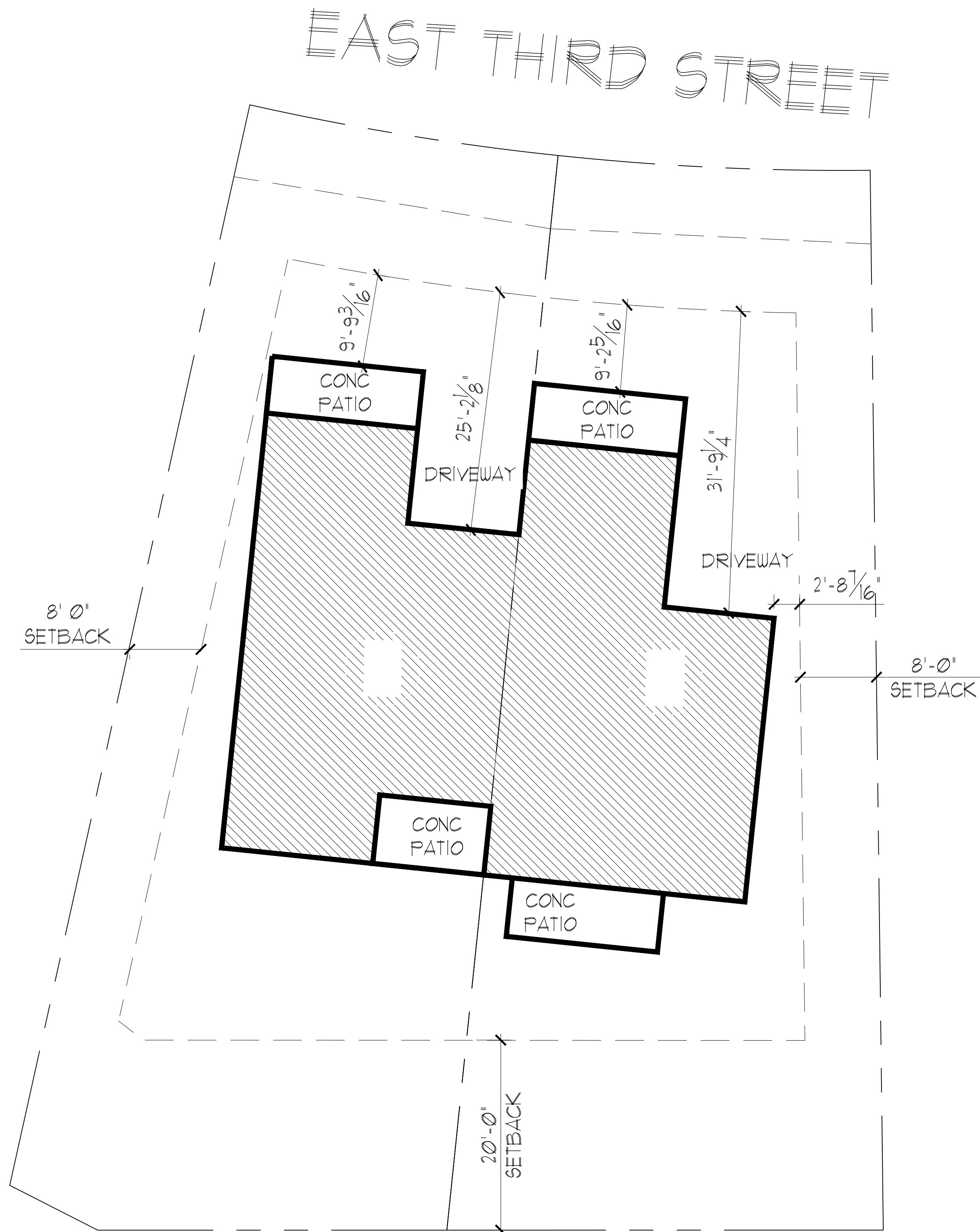


Front Elevation

SCALE: 1/4" = 1'-0"

General Notes:

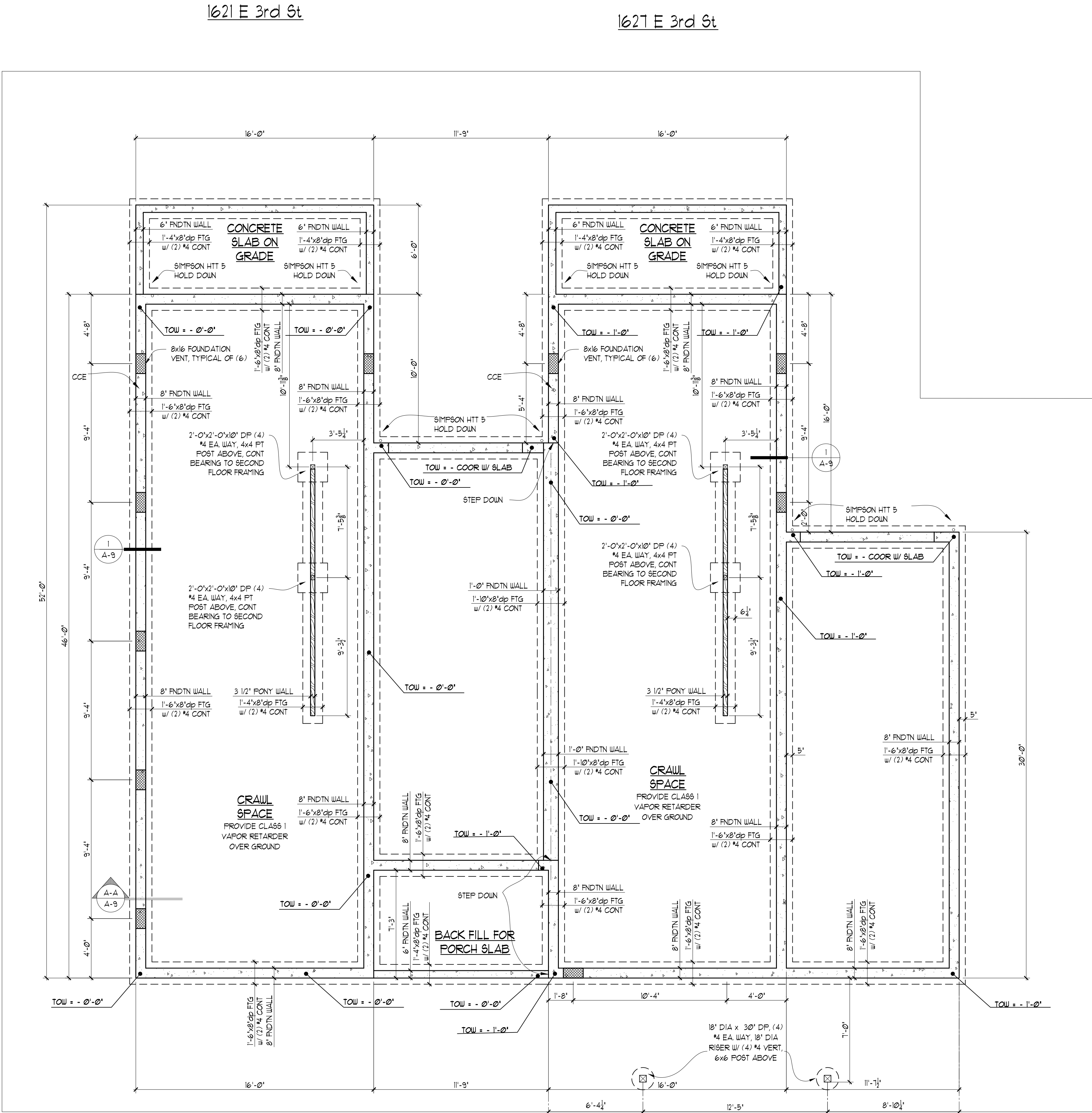
1. G.C. TO REPLACE ALL DAMAGED FRONTAGE IMPROVEMENTS.
2. G.C. TO NOTIFY CITY WHEN COMPLETED, AND SCHEDULE AN INSPECTION.
3. G.C. TO PROVIDE WHOLE HOUSE FRESH AIR MAKE-UP VENTILATION, LOCATED BEHIND THE FRIDGE (SEE A-4)
4. G.C. TO PROVIDE TRUSS AND FLOOR JOIST DRAWINGS.



Job Number:
Date:

Sheet Contents:
Site Plan
Exterior Elevation

A-1



Foundation Plan

SCALE: 1/4" = 1'-0"

Dated 01-19-20

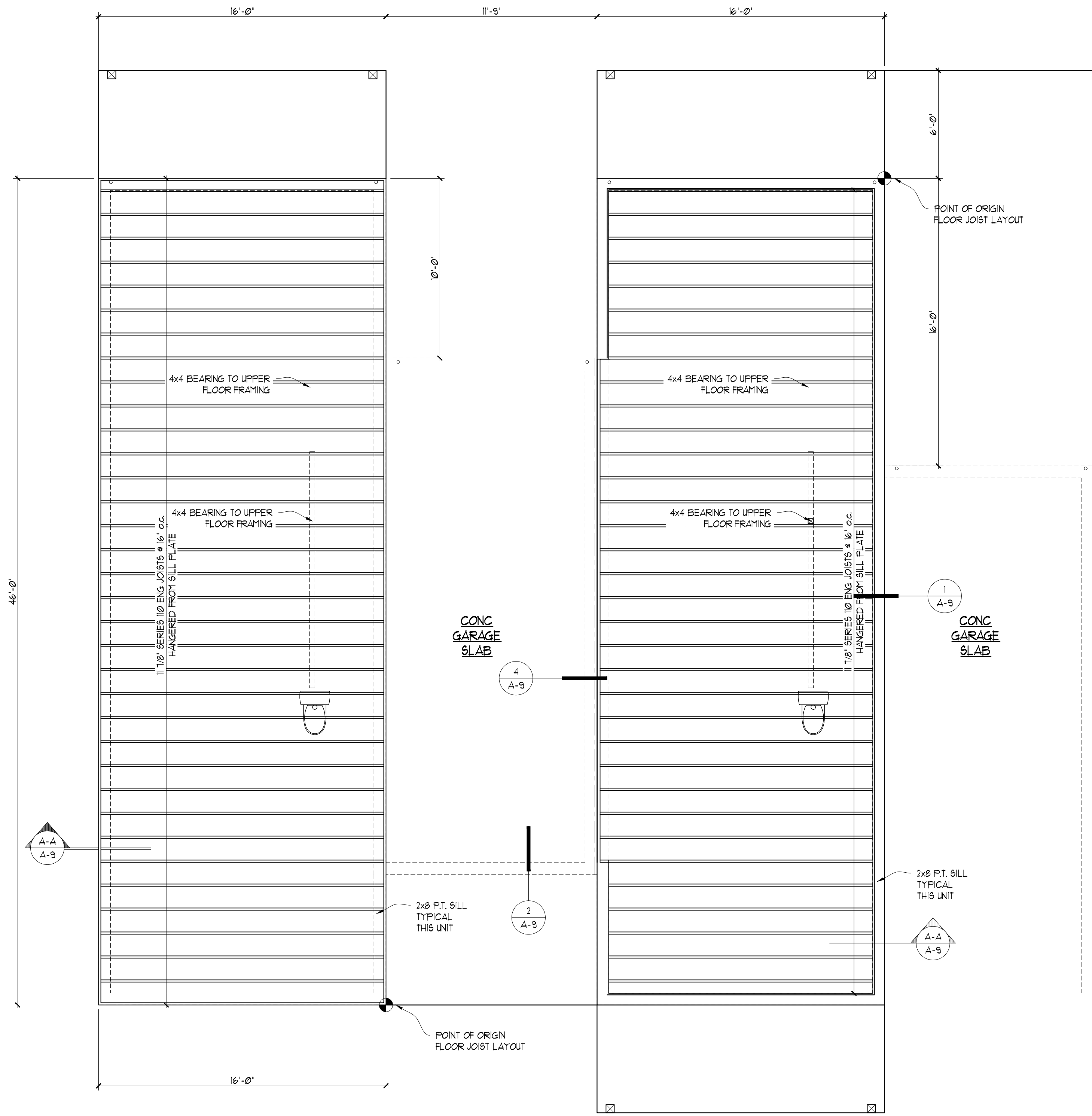
General Notes:

- 1) BOTTOM OF FOOTING TO BE 30" MINIMUM FROM FINAL GRADE. CONTRACTOR TO COORDINATE FOOTING ACTUAL DEPTH UPON EXCAVATION OF SITE. FOOTING TO REST ON NATIVE UNDISTURBED SOIL.
- 2) REFER TO WALL DETAILS FOR NUMBER AND SIZING OF STEEL REINFORCING.
- 3) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
- 4) 431 CF MINIMUM REQUIRED FOR TOTAL CRAWL SPACE VENTILATION OR PROVIDE A CONDITIONED CRAWL.
- 5) TOP OF CONCRETE STEY WALL TO BE NOTED AS 0'-0" FOR UNIT ON LOT 3, TOTAL 0'-1" DROP BETWEEN LOT 4 AND LOT 3 PER CONTRACTOR.
- 6) G.C. TO ASSUME RISK OF EXCAVATION OF SITE AND POURING OF CONCRETE FOUNDATION PRIOR TO RECEIPT OF COMPLETE CONSTRUCTION DOCUMENTS.
- 7) FLOOR JOISTS ARE TO BE SET INTO THE FOUNDATION OF PART OF LOT 4.
- 8) MIN 4200 LB HOLD DOWN DEVICES, HOLD DOWNS TO BE SIMPSON HTT5, EMBEDDED INTO THE CONCRETE AND NAILED TO THE FRAMING ABOVE. (PER 2018 IRC FIG R602.10.6.3)

Job Number:
Date:

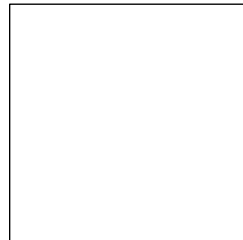
Sheet Contents:
Foundation Plan

A-2



Floor Framing

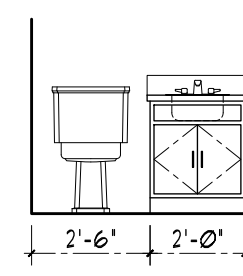
SCALE: 1/4" = 1'-0"



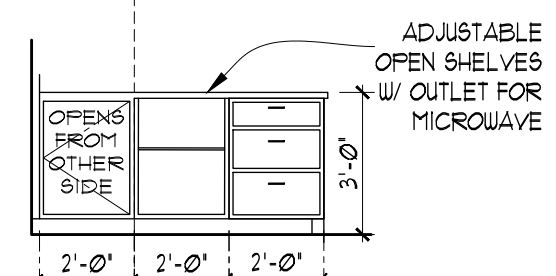
Job Number:
Date:
Sheet Contents:
Floor Framing Plan

A-3

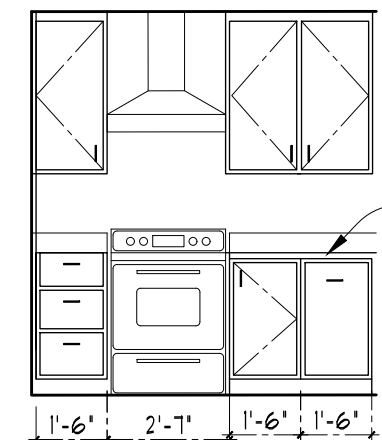
LOT 3



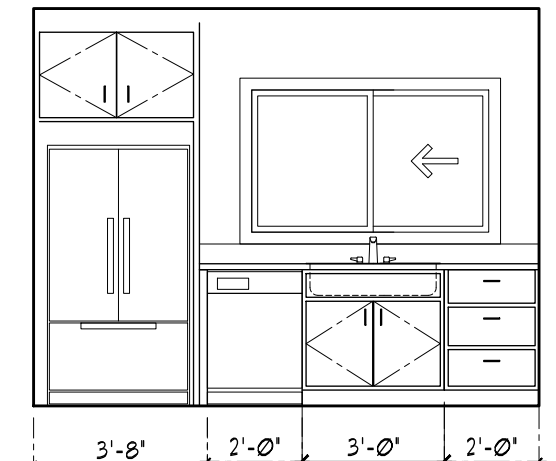
DOWN BATH



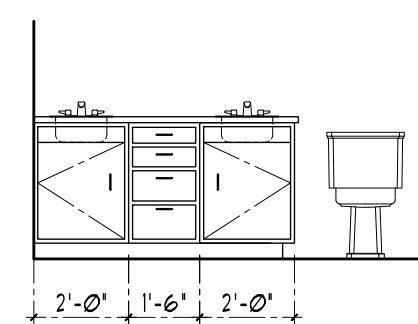
PENINSULA



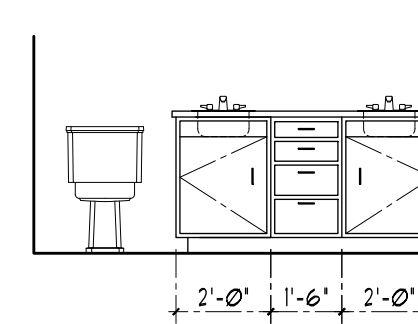
RANGE



FRIDGE & SINK

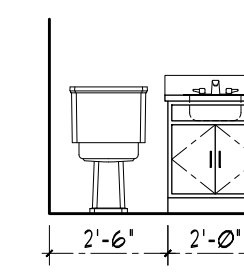


UPSTAIRS BATH

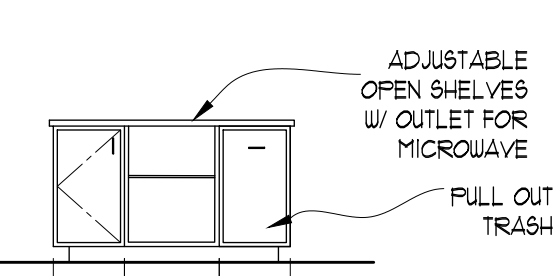


MASTER BATH

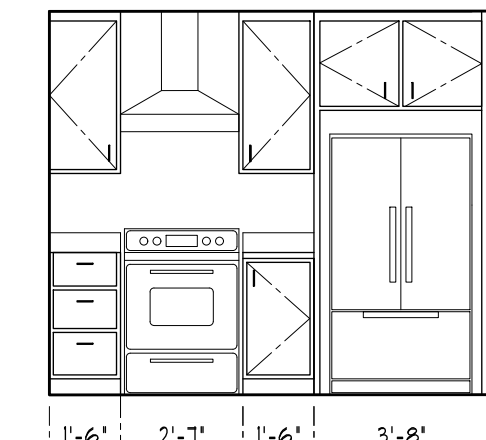
LOT 4



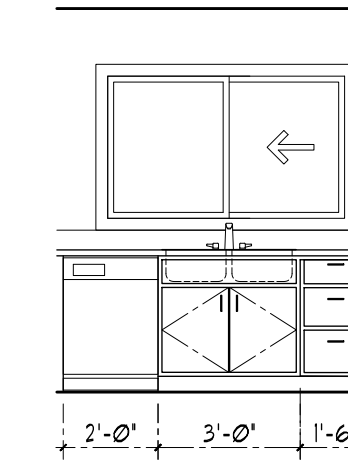
DOWN BATH



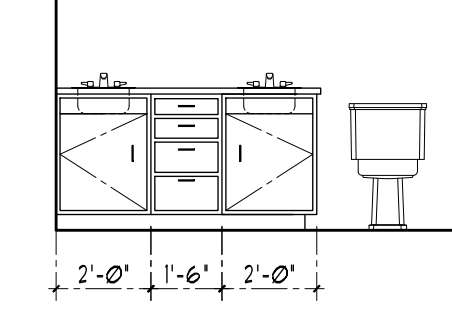
ISLAND



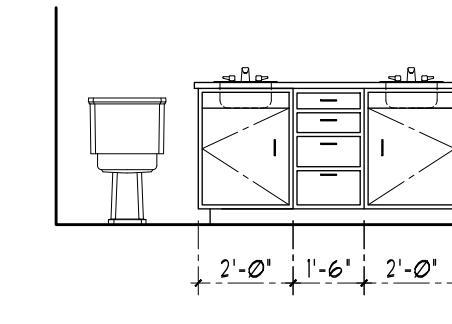
RANGE & FRIDGE



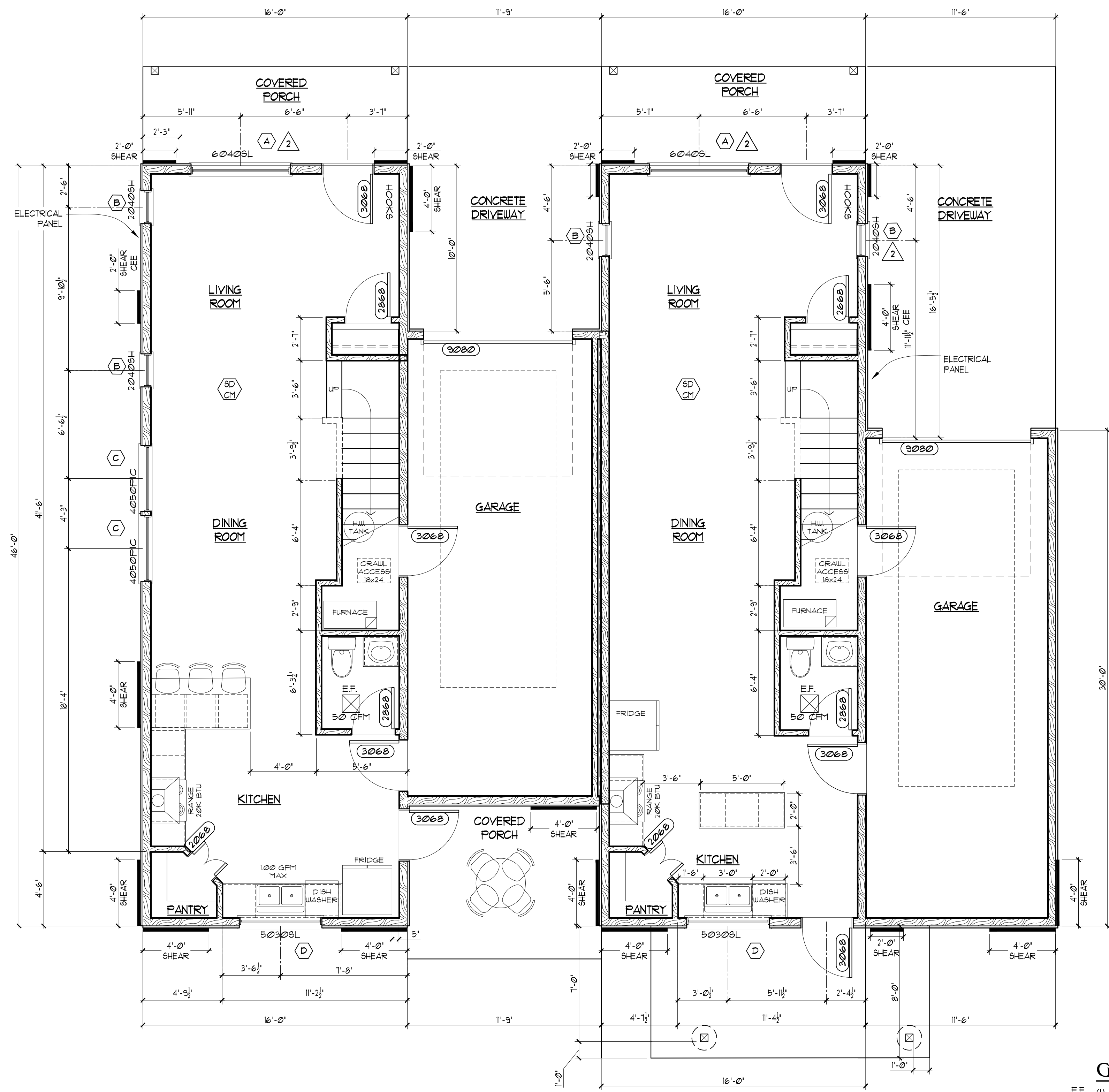
SINK



UPSTAIRS BATH



MASTER BATH



General Note:

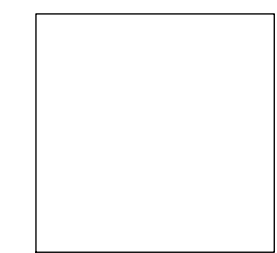
- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
- (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
- (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
- (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Kitchen Cabinets

SCALE: 1/4" = 1'-0"

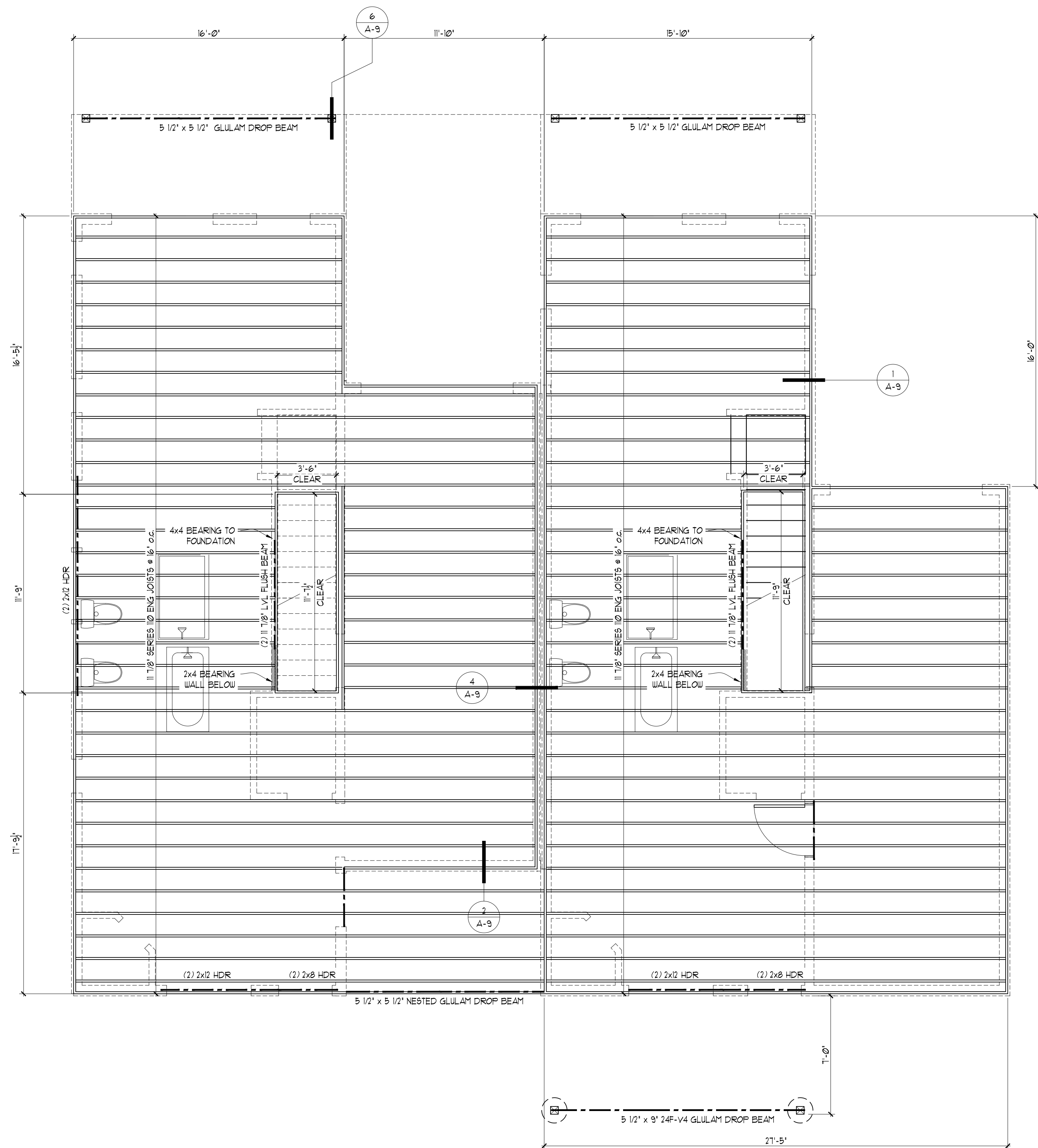
Main Floor Plan

SCALE: 1/4" = 1'-0"



Job Number:
Date:
Sheet Contents:
Main Floor Plan

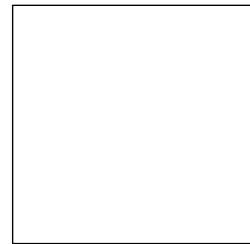
A-4



General Note:
1) G.C TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Upper Floor Framing Plan

SCALE: 1/4" = 1'-0"



Job Number:
Date:

Sheet Contents:
Floor Framing Plan

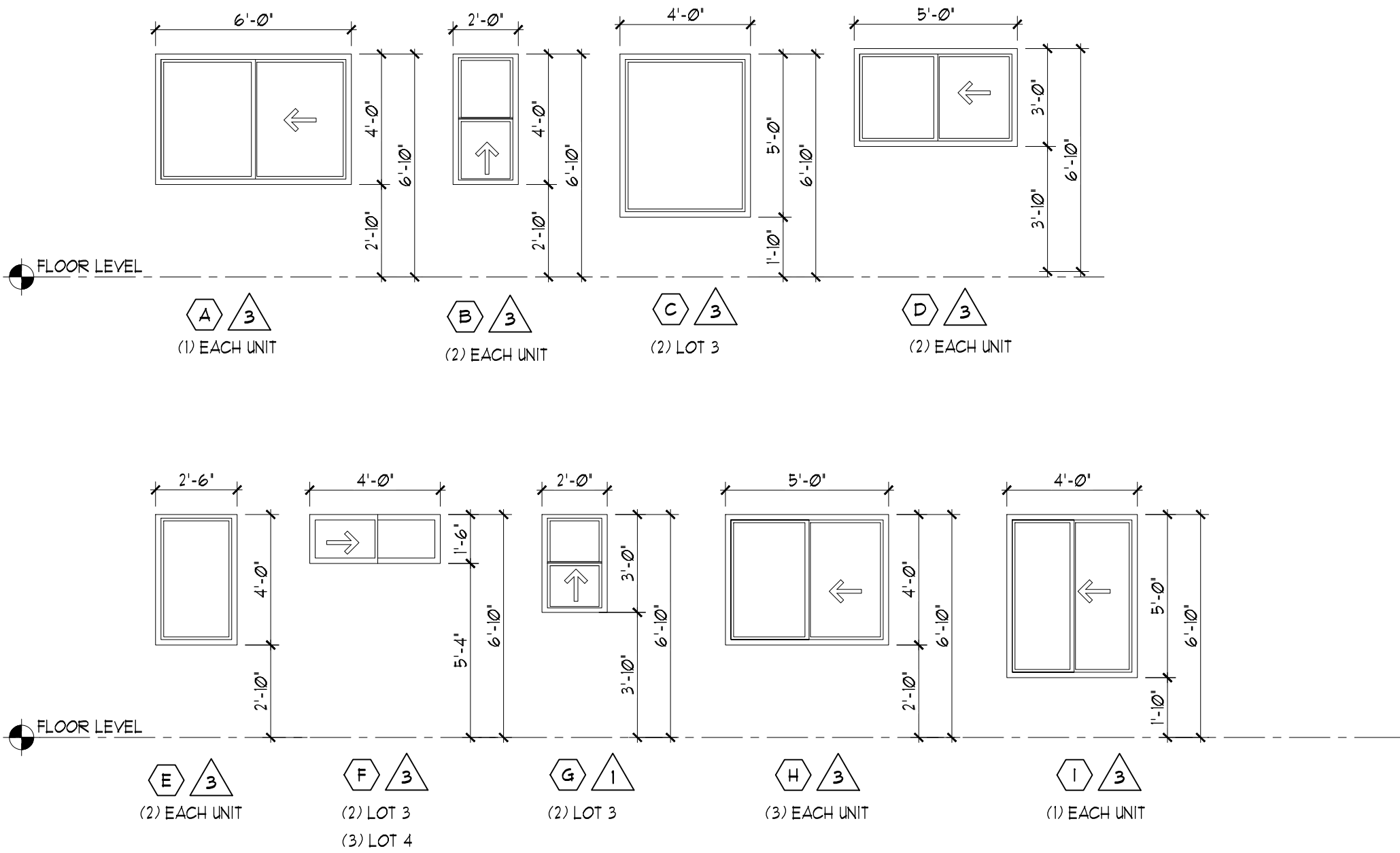
A-5

General Notes:

- 1) VERIFY ALL WINDOW OPERATIONS, GLAZING AND SIZING W/ OWNER
2) ALL GLAZING TO BE LOW-E TYPE WITH A MINIMUM U-VALUE OF 28

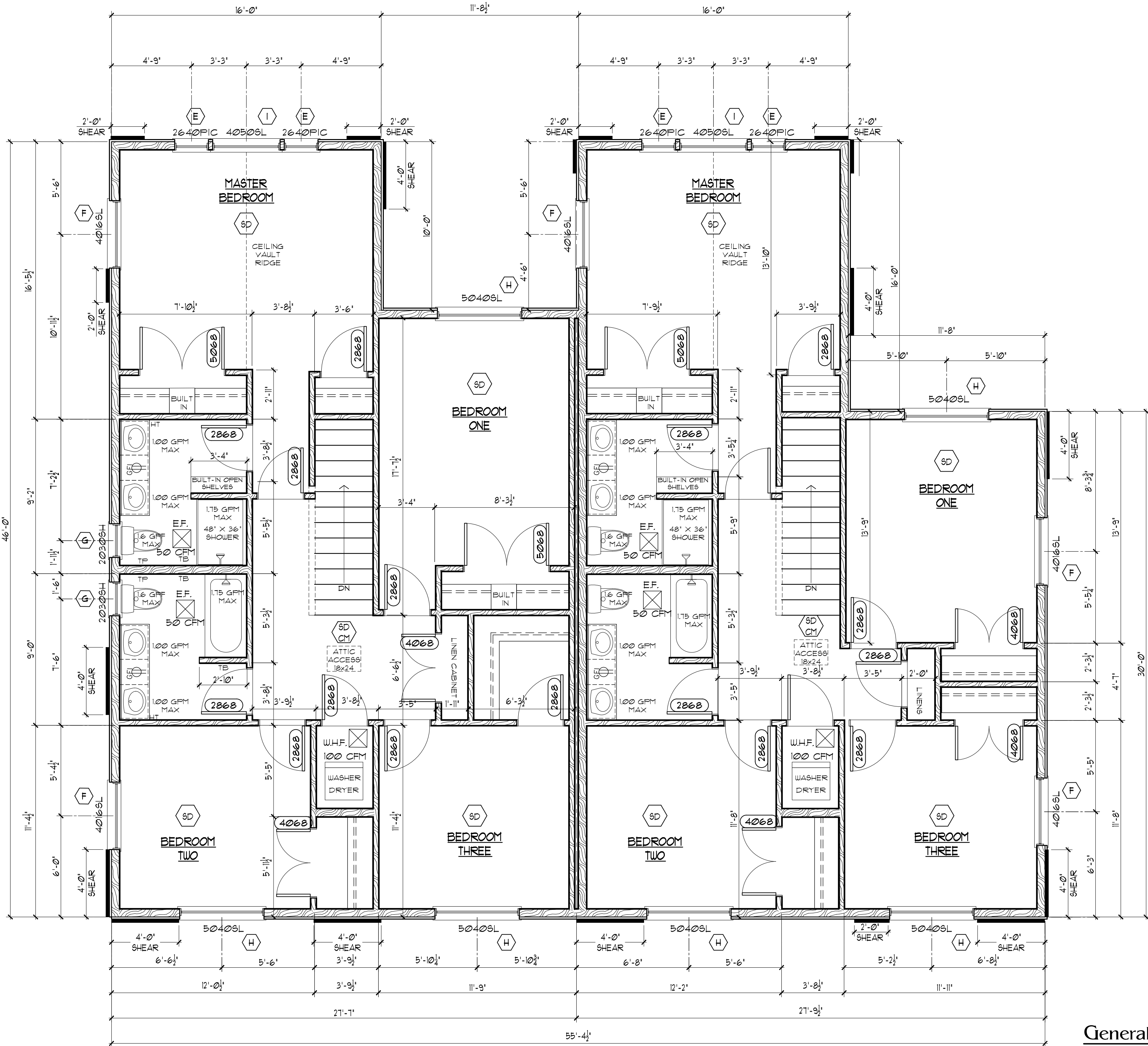
GLAZING SCHEDULE:

- 1 LOW-E INSULATED GLAZING UNIT (OBSCURED GLAZING)
2 LOW-E INSULATED GLAZING UNIT (TEMPERED GLAZING) NONE IN THESE UNITS
3 LOW-E INSULATED GLAZING UNIT (CLEAR GLAZING)



Window Types

SCALE: 1/4" = 1'-0"

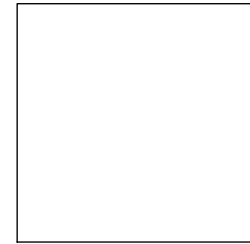


General Note:

- 1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

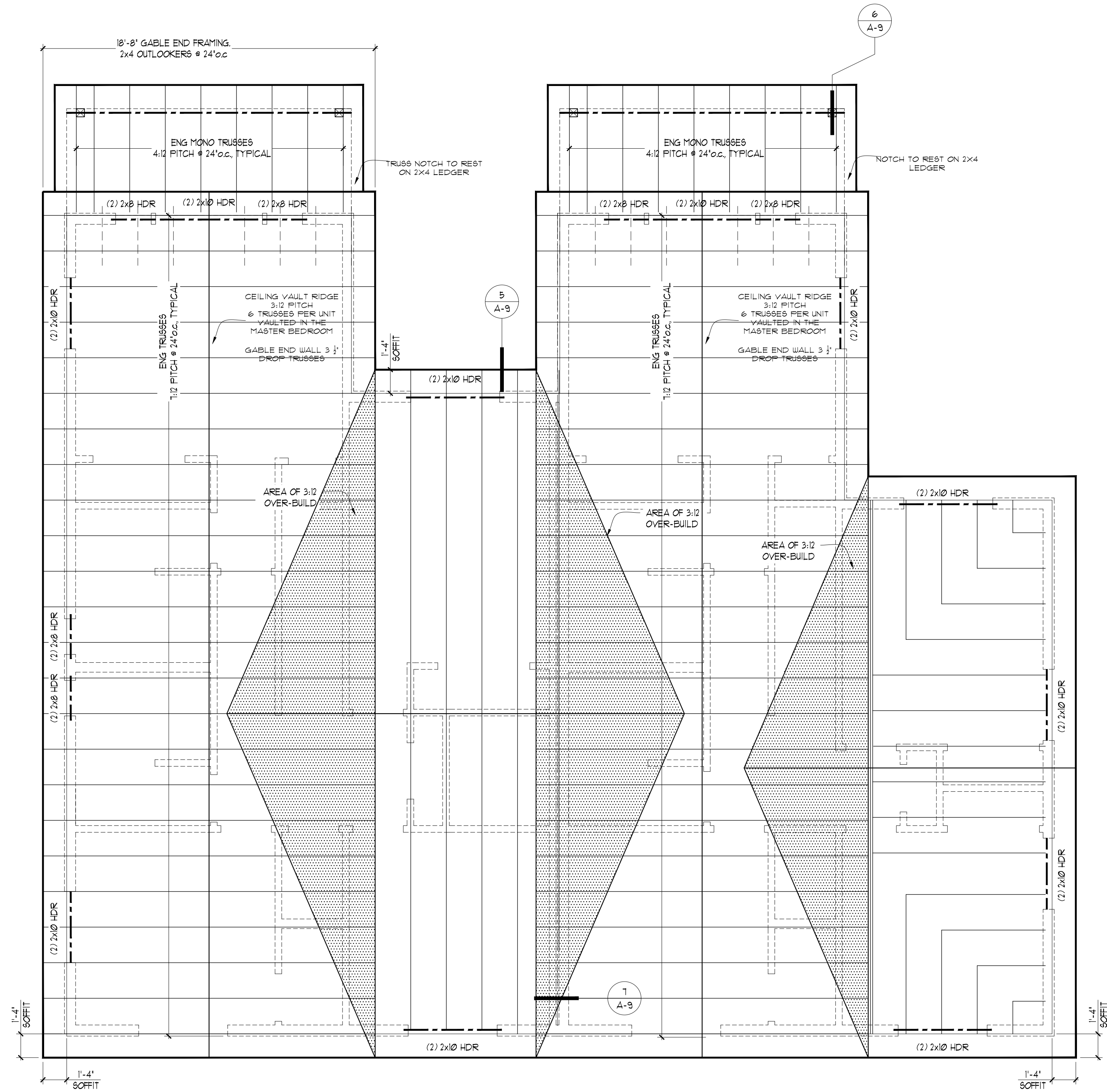
Upper Floor Plan

SCALE: 1/4" = 1'-0"



Job Number:
Date:
Sheet Contents:
Upper Floor Plan

A-6

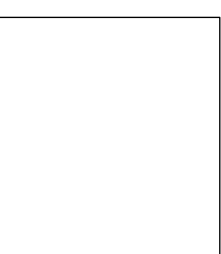


Roof Framing Plan

SCALE: 1/4" = 1'-0"

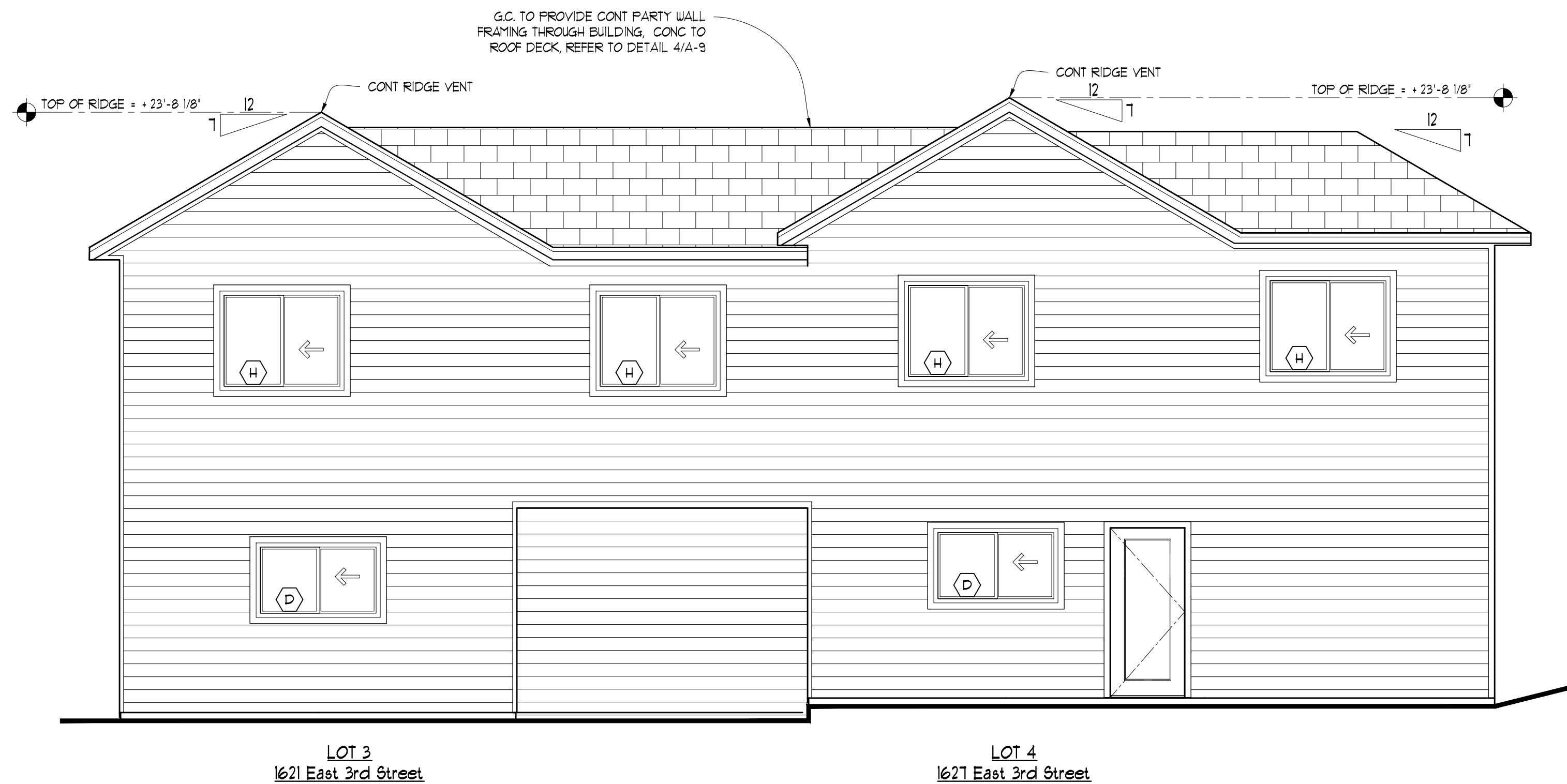
General Note:

- 1) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
- 2) DOWNSPOUTS FROM GUTTERS SHALL BE TIGHT-LINED TO PUBLIC STORM SEWER STUD.
- 3) TYPICAL WALL PLATE HEIGHT MAIN FLOOR TO BE 9'-1 1/8" IN HEIGHT USING PRECUT 104 5/8" STUDS, TYPICAL WALL PLATE HEIGHT UPPER FLOOR TO BE 8'-1 1/8" IN HEIGHT USING PRECUT 92 5/8" STUDS UNLESS NOTED OTHERWISE.
- 4) G.C. TO SUPPLY ENGINEERED TRUSS DRAWING PROVIDE BY SUPPLIER TO PERMIT AUTHORITY.
- 5) VENTILATION REQUIRED PER CODE, PROVIDE 1/2 REQUIRED VENTILATION AT SOFFIT, PROVIDE 1/2 REQUIRED VENTILATION AT RIDGE, COOR W/ ROOF MATERIAL.
- 6) ALL OVER-BUILT AREAS TO BE 2x6 "2" OR BTR D-FIR.
- 7) PROVIDE ICE AND WATER SHIELD ROOFING MEMBRANE UNDER SHINGLE ROOFING 36" FROM EDGES, VALLEYS AND ALL OTHER AREAS WITH LESS THAN 4:12 PITCH, EXTENDS 24"

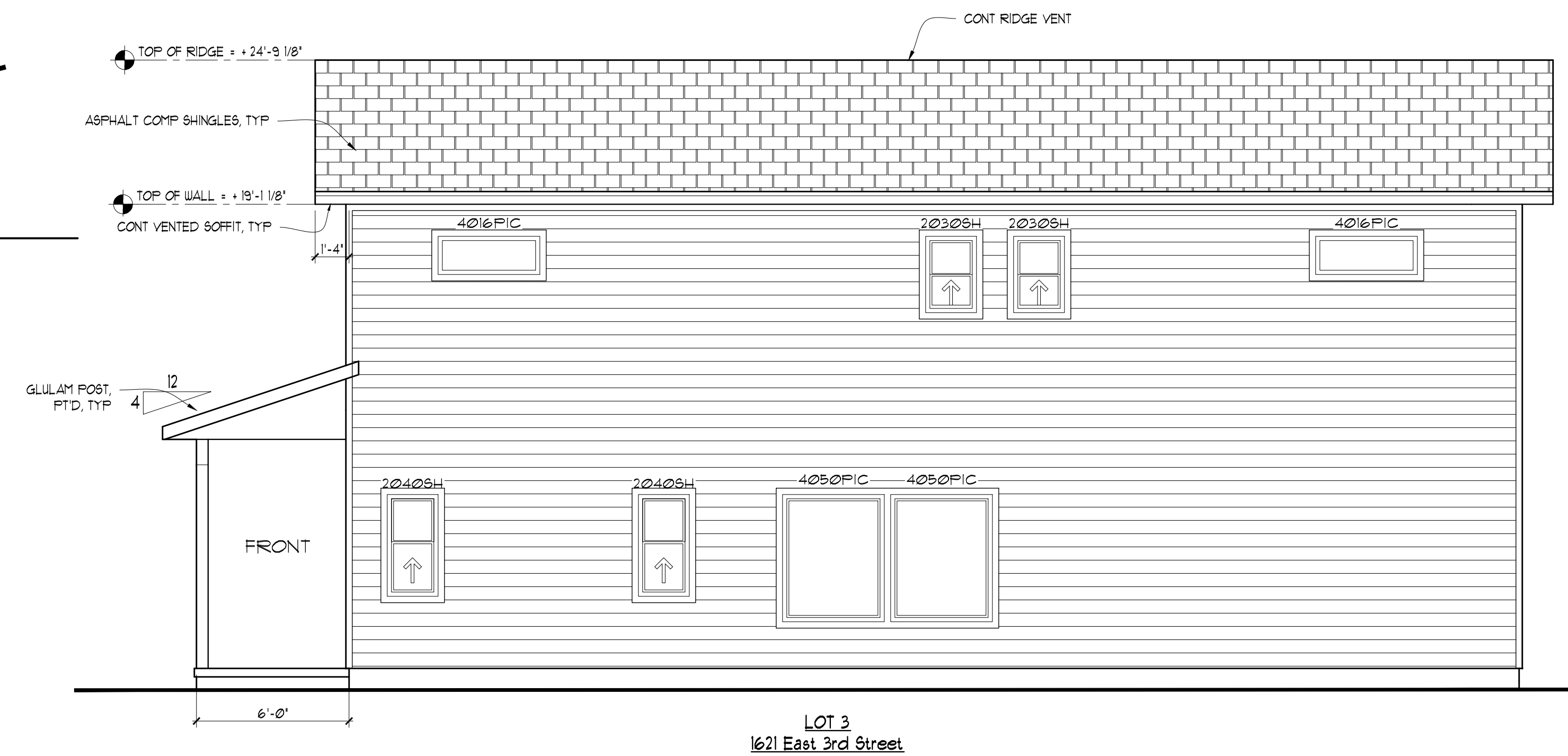


Job Number:
Date:
Sheet Contents:
Roof Framing Plan

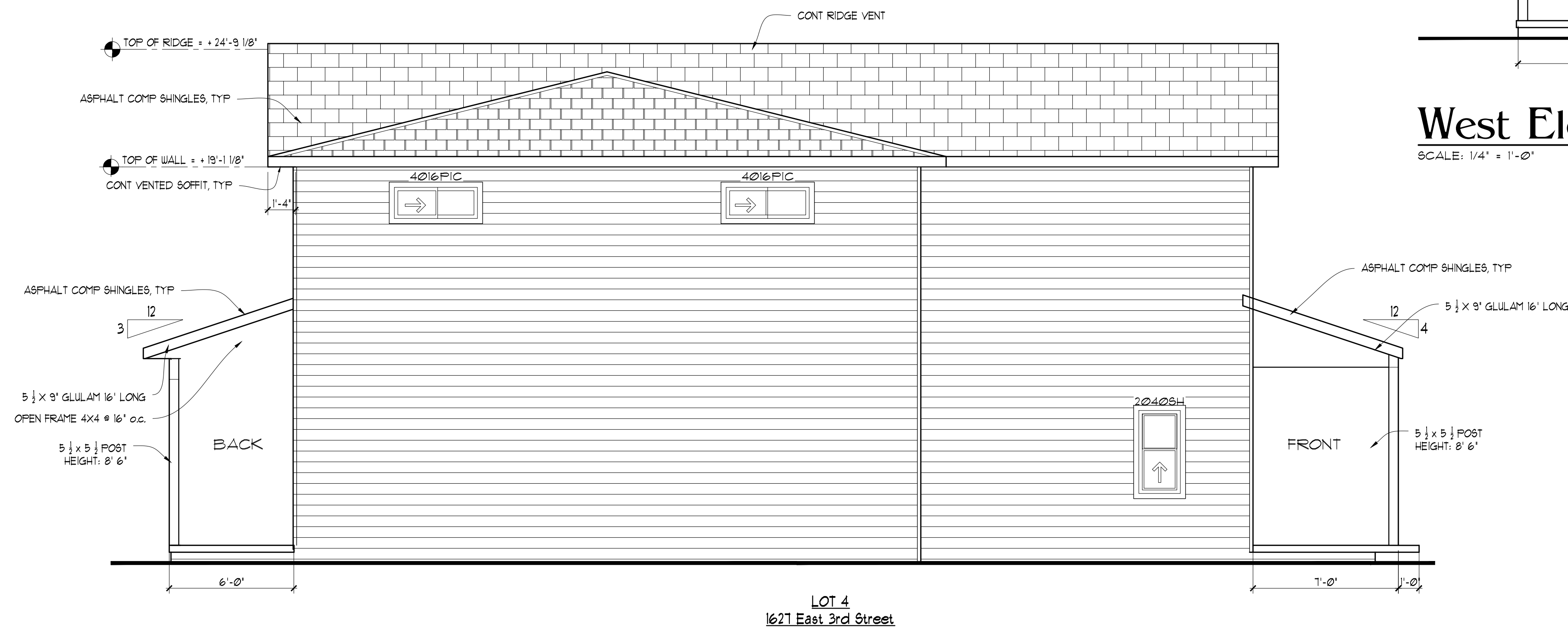
A-7



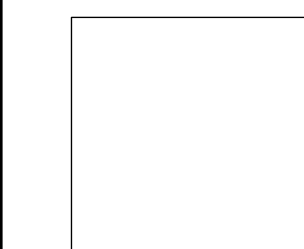
Back Elevation
SCALE: 1/4" = 1'-0"



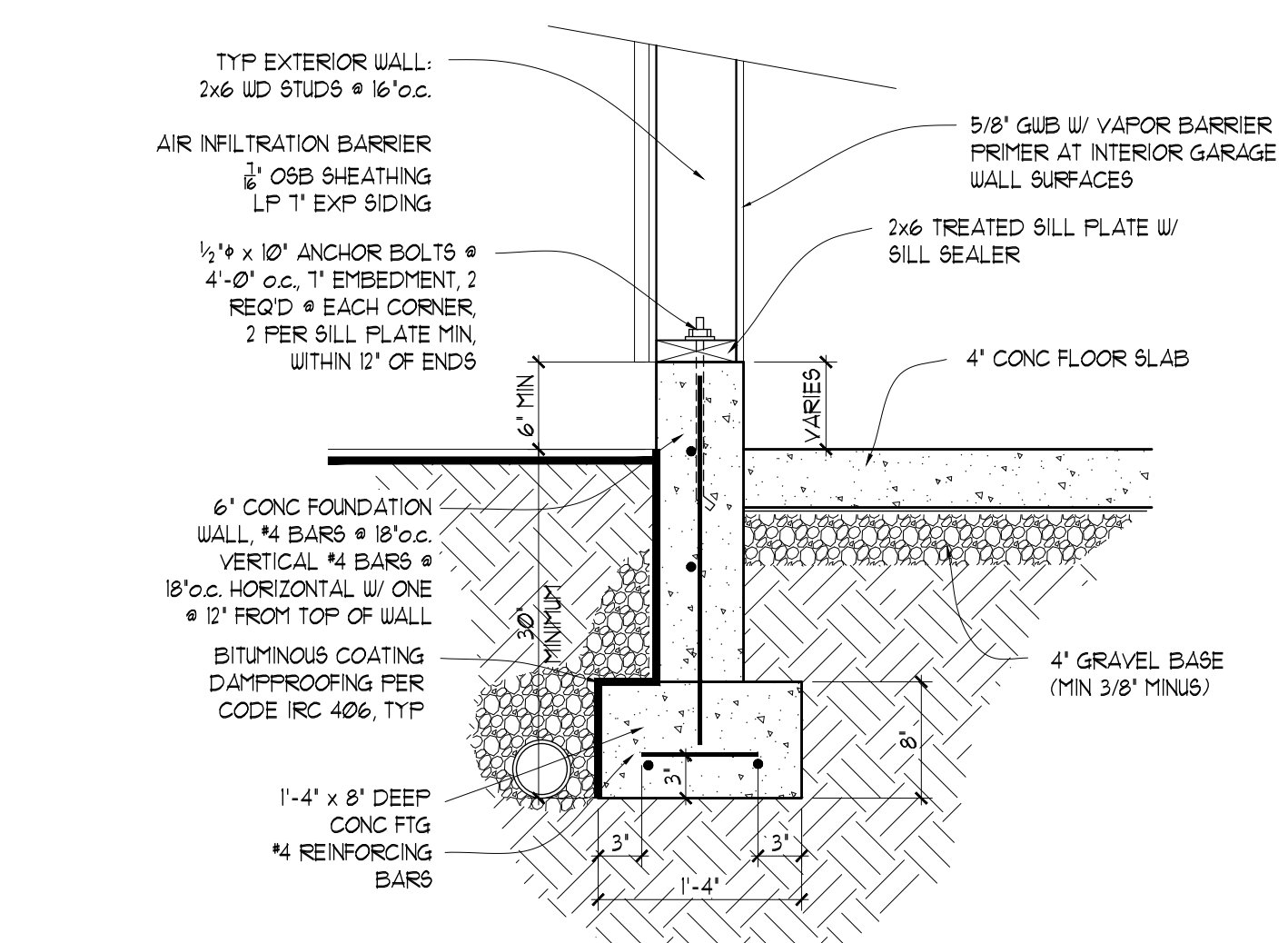
West Elevation
SCALE: 1/4" = 1'-0"



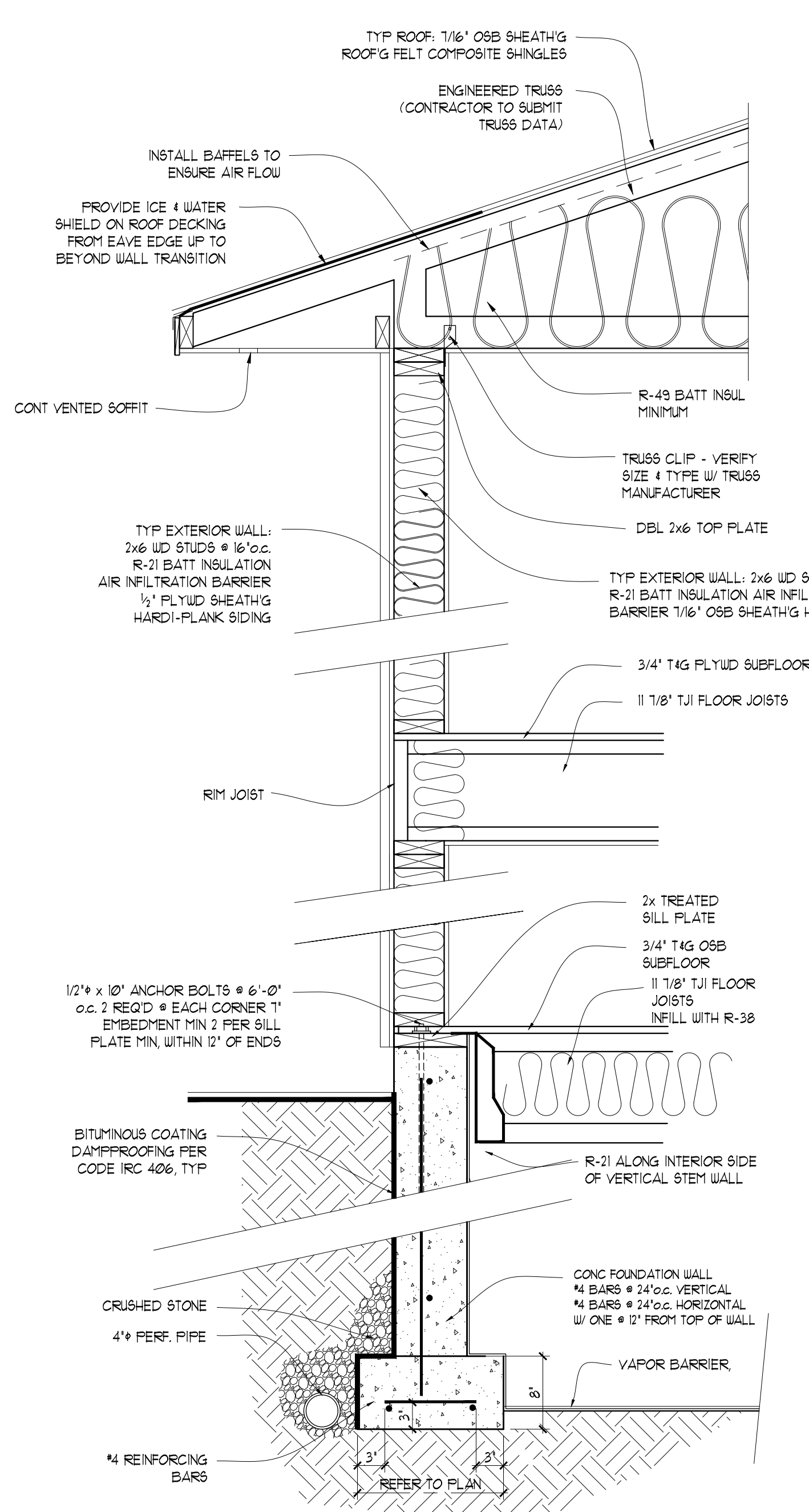
East Elevation
SCALE: 1/4" = 1'-0"



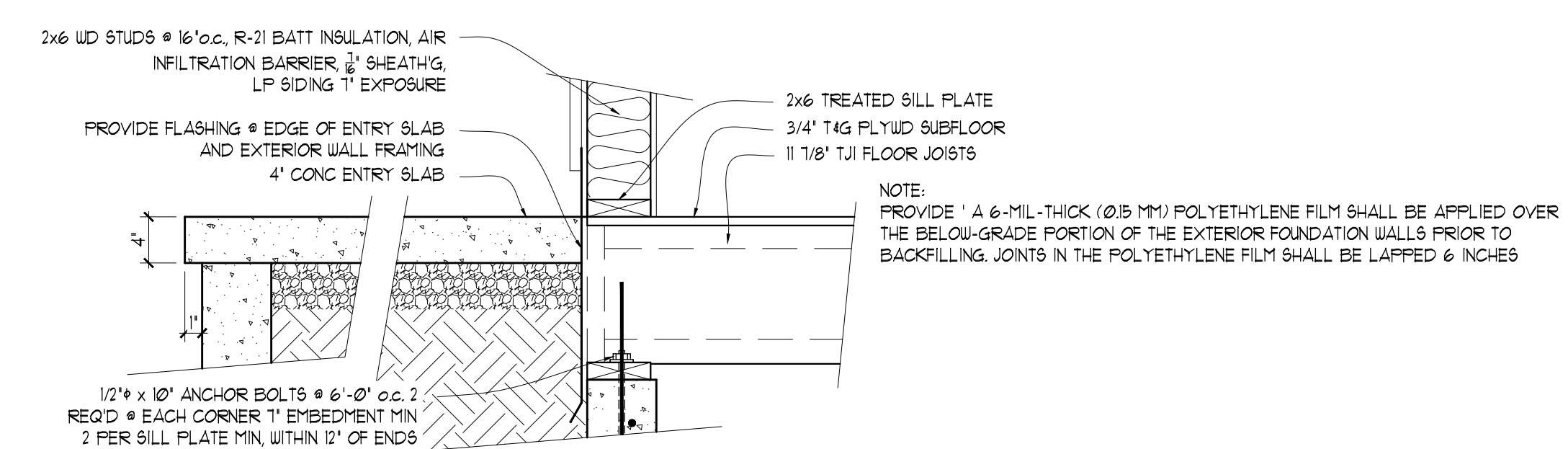
Job Number:
Date:
Sheet Contents:
Exterior Elevations



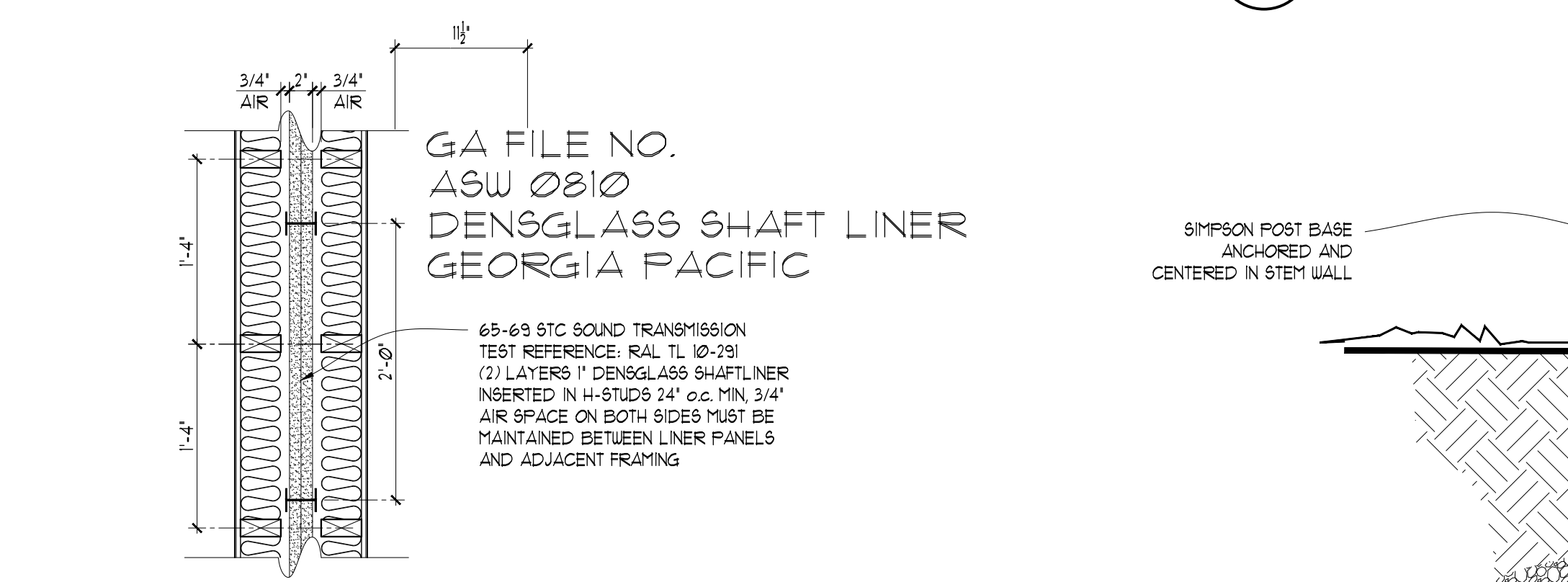
Typ Garage Wall Sec. 2
SCALE: 1" = 1'-0"



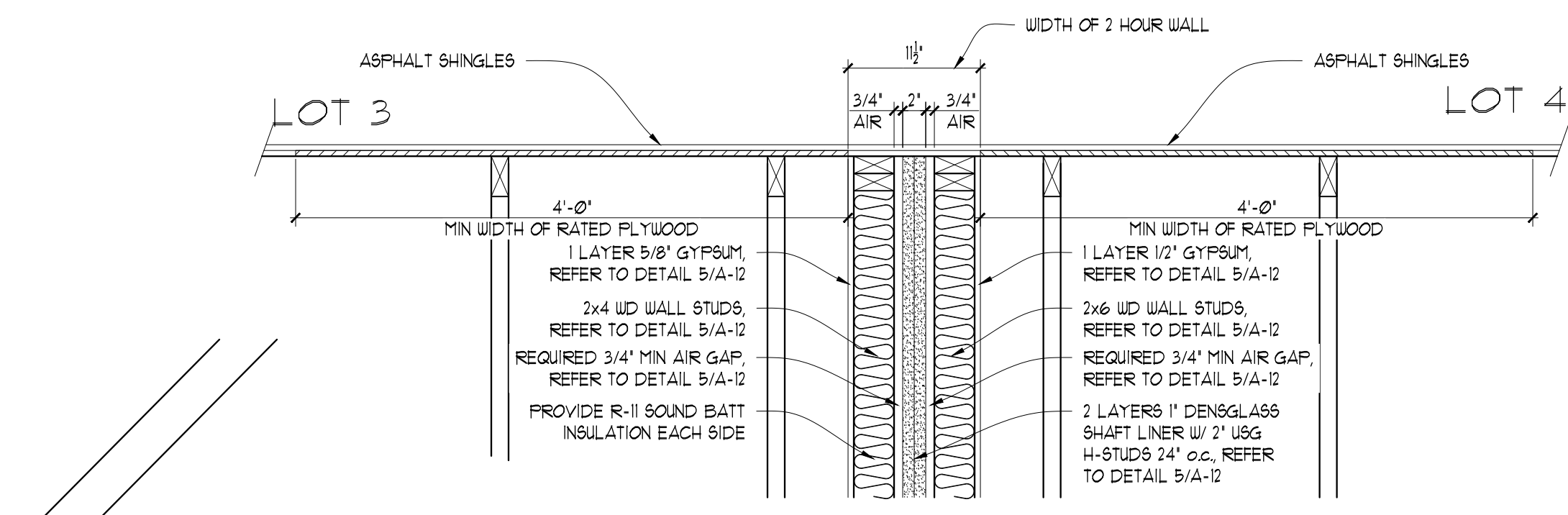
Typ Wall Section 1
SCALE: 1" = 1'-0"



Typ Elevated Conc Slab 3
SCALE: 1" = 1'-0"



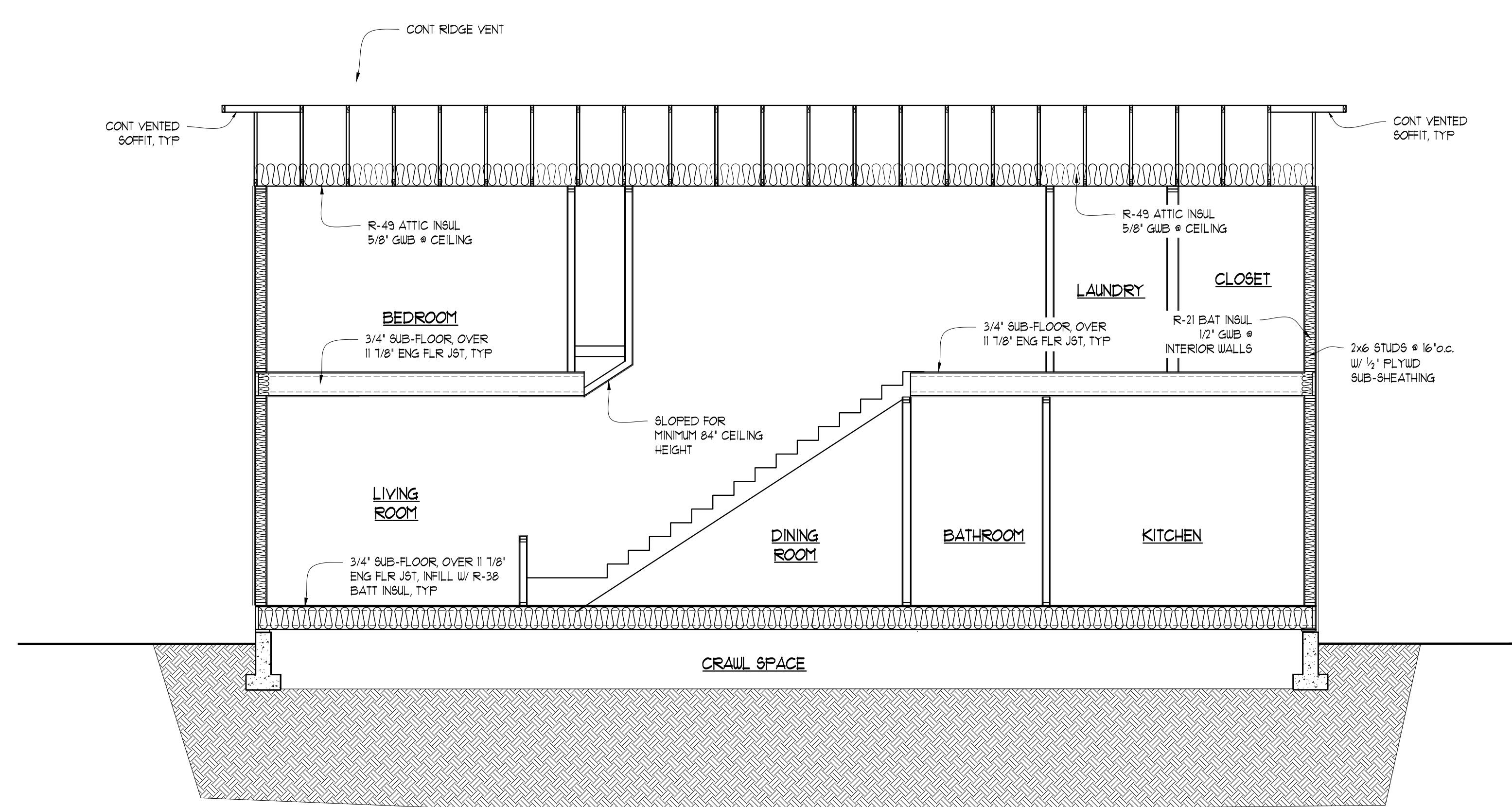
2 Hour Party Wall Const 4
SCALE: 1" = 1'-0"



2 Hour Wall @ Roof Deck 6
SCALE: 1" = 1'-0"

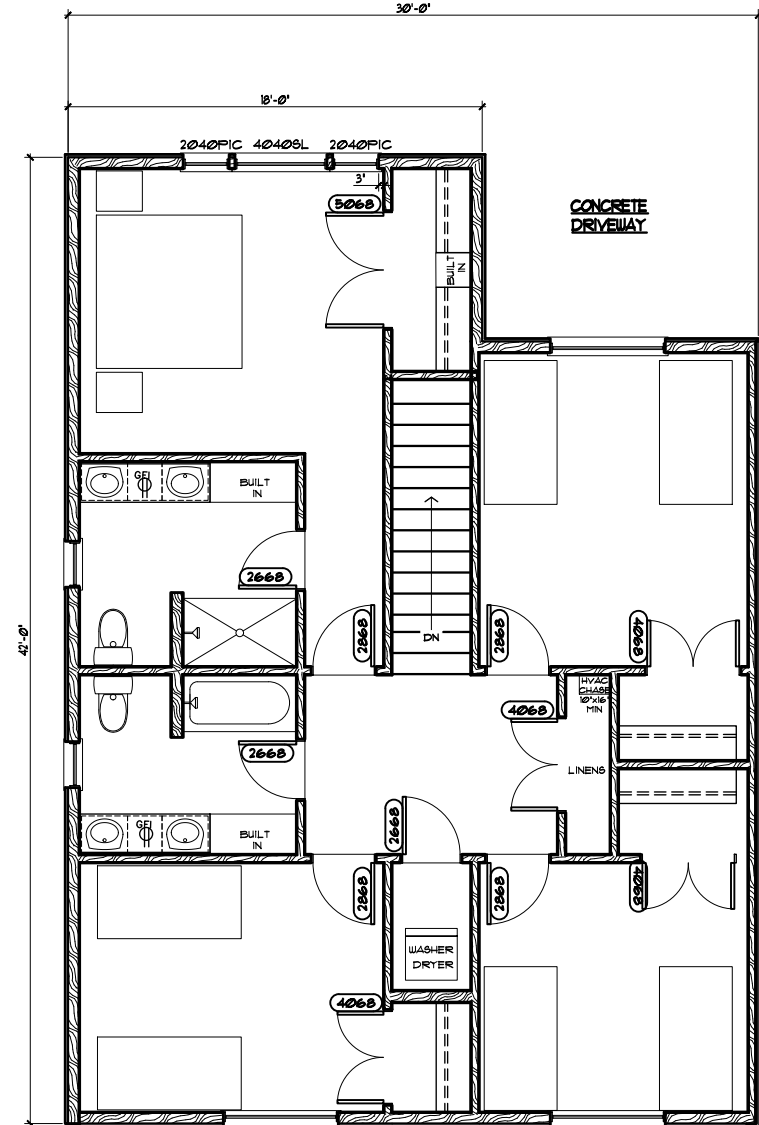
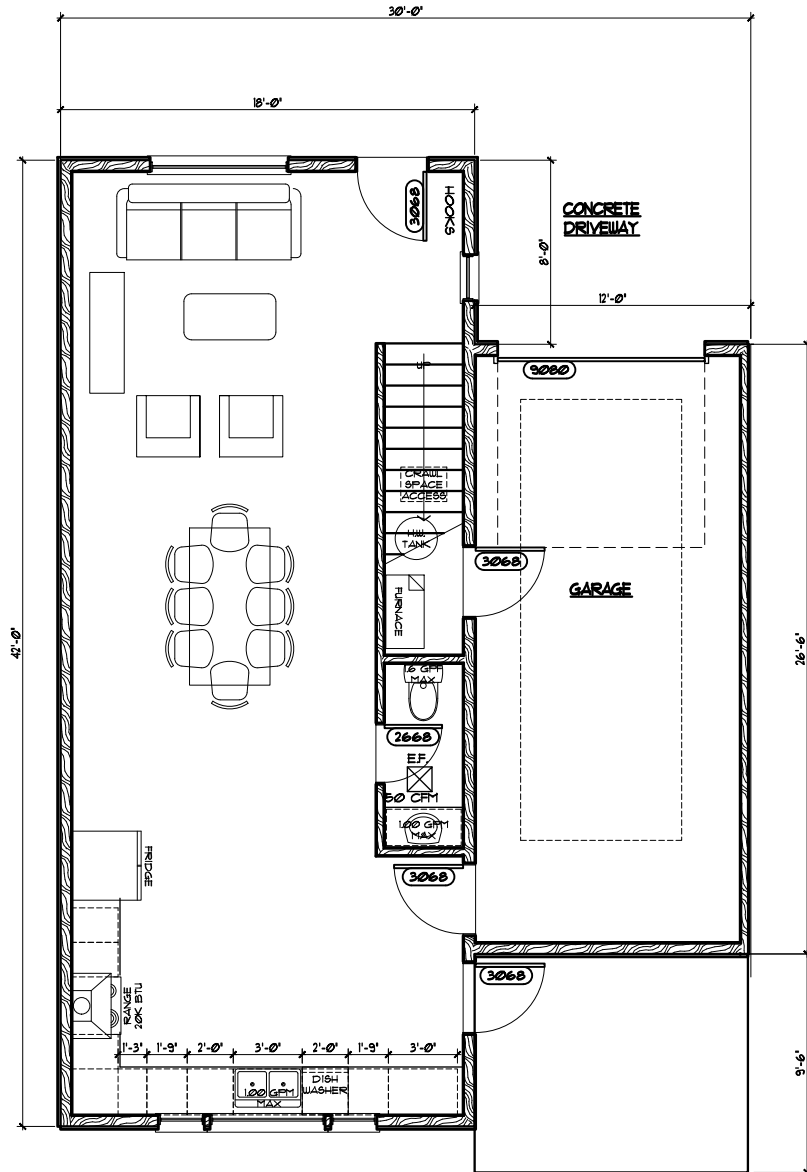


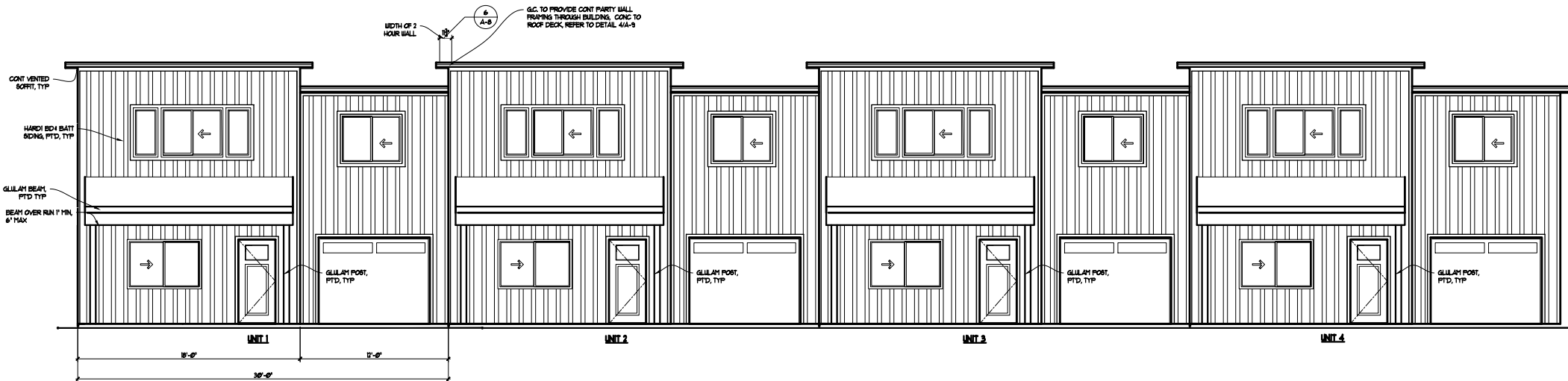
Porch Post Details 6
SCALE: 1" = 1'-0"



Building Section A-A
SCALE: 1/4" = 1'-0"

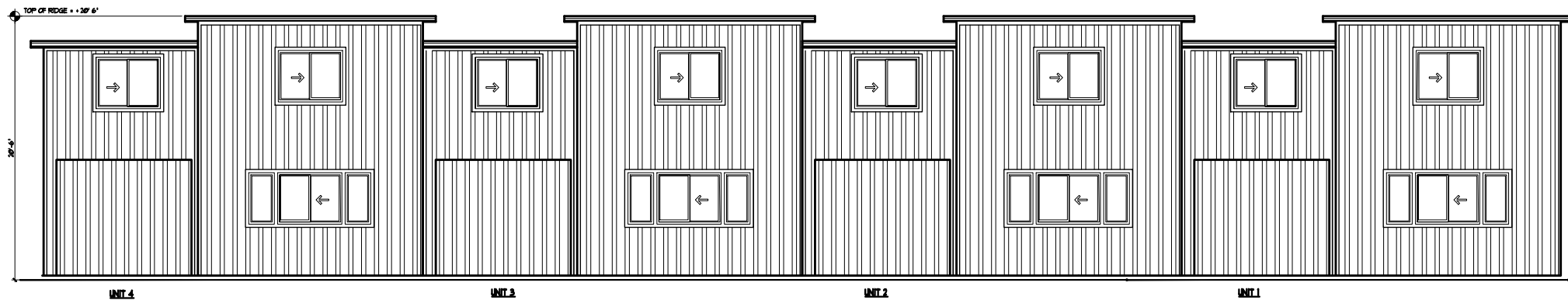
Job Number:
Date:
Sheet Contents:
Building Section
Building Details





Front Elevation

SCALE: 1/4" = 1'-0"



Back Elevation

SCALE: 1/4" = 1'-0" (VIEW FROM MOUNTAIN VIEW ROAD)

DETAILS FOR UNIT 1 ARE THE SAME ON THE OTHER UNITS



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Final Review	\$425 plus \$27/lot	
Receipt Number			

APPLICATION FOR FINAL SUBDIVISION PLAT

APPLICANT:

Name: Phil Rheingans Telephone: [REDACTED]

Complete Address: [REDACTED] Moscow, ID 83843

E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520

Complete Address: 405 S Washington St Moscow, ID 83843

E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

1. Proposed Subdivision Name: Harvest Hills PUD

2. Address(as) or Parcel Number(s): 3rd St and Mountain View Rd

3. Gross area of all land involved: +/- 2.16 acres, and/or +/- 94,036 sq.

4. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
+/- 1.69 acres, and/or +/- 73742 square feet.

5. Total number of lots: 15 Average lot size: +/- 3988 sq ft

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

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

FINAL PLAT CHECKLIST:

All Final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the city engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- X 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- X 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- X 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- X 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- X 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- X 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- X 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- X 8. Basis of bearing used to determine bearings shown on plat.
- X 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- X 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow standard specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- X 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owners' signatures upon the certificate shall be notarized upon the plat by an officer duly authorized to take acknowledgements. If the property being mortgaged, the signature of the mortgagee's representative is also required.

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

Date _____



Section 9, T39N, R5W, BM

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, being Lot 1, Block 1 of Harvest Hills First Addition to the City of Moscow, Instrument #594141, Latah County Records, described as follows:

Commencing at the southwest Corner of Section 9, thence along the westerly line of Section 9, N00°17'01"E, 1320.60 feet, to the northwest corner of the South Half of the Southwest Quarter of Section 9; Thence along the north line of the South Half of the Southwest Quarter of Section 9, S89°30'25"E, 251.48 feet to the northwest corner of Tract A of Harvest Hills First Addition; Thence S59°42'14"W, 49.41 feet to the north corner of Lot 1, Block 1 of Harvest Hills First Addition and the **Point of Beginning**;

Thence S62°48'31"E, 148.88 feet to the to the northwest corner of Lot 2, Block 1 of Harvest Hills First Addition;
Thence S38°42'13"E, 115.43 feet to the southwest corner of said Lot 2 and the northerly right-of-way line of Third Street;
Thence along said northerly right-of-way line the following five courses:
Thence 47.00 feet along a curve to the left, said curve having a Delta = 9°26'56", Radius = 285.00 feet, Chord = 46.95 feet and a Chord Bearing = S46°34'19"W;
Thence S41°50'51"W, 225.06 feet;
Thence N48°09'09"W, 10.00 feet;
Thence 173.30 feet along a curve to the right, said curve having a Delta = 48°26'10", Radius = 205.00 feet, Chord = 168.19 feet and a Chord Bearing = S66°03'56"W;
Thence N89°42'59"W, 5.20 feet to the southeast corner of Tract B of Harvest Hills First Addition;
Thence leaving said right-of-way line, along the easterly boundary of said Tract B the following two courses:
Thence N00°17'01"E, 335.23 feet;
Thence N59°42'14"E, 167.19 feet to the **Point of Beginning**.

Parcel contains 2.16 acres more or less.

DEDICATION

Know all persons by these presents, that Harvest Hills Development Corporation, owner of the land and premises described above, has caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as the Replat of Lot 1 of Block 1 of Harvest Hills First Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street right-of-way. In witness thereof, the undersigned has set his hand and seal.

Harvest Hills Development Corporation
Phil Rheingans, President

State of _____
County of _____

On this _____ day of _____, 2021, before me, the undersigned Notary Public in and for the State of _____, personally appeared Phil Rheingans, known or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____
Residing in _____
My Commission Expires _____



APPROVALS

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2021.

Chairman, Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2021. Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Clerk _____ Mayor, City of Moscow

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2021.

City Engineer, City of Moscow

Latah County Surveyor

Examined and approved by the Latah County Surveyor this _____ day of _____, 2021.

Latah County Surveyor

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for 2017 and preceding years as of this _____ day of _____, 2021.

Latah County Treasurer

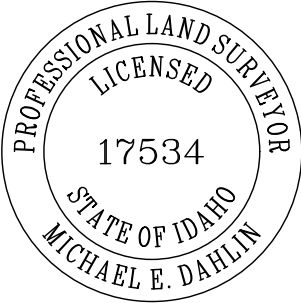
Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Public Health - Idaho North Central District, _____ Date _____
Senior Environmental Health Specialist

SURVEYOR'S CERTIFICATE

I, Michael E. Dahlin, P.L.S. #17534, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon. The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 8-01-2022, as referenced on the plat and approved by the City of Moscow. Witness my hand and seal this _____ day of _____, 2021.



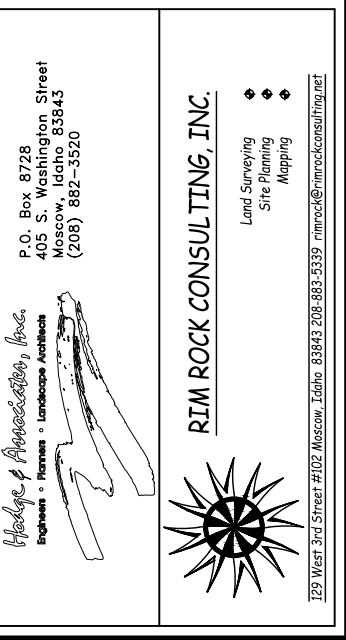
Michael E. Dahlin, PLS #17534

PRELIMINARY
NOT FOR
RECORDING

Replat of Lot 1 of Block 1
of Harvest Hills First Addition to the City of Moscow
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	3831 Replat.dwg
Tab:	Sign
Plot Style	Primary.ctb
Project:	3821-07-13
Date:	7/28/21

2 of 2



Moscow City Council



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, May 17, 2021

7:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at 7:00 p.m.

PRESENT: Mayor Bill Lambert, Art Bettge, Sandra Kelly, Maureen Laflin, Brandy Sullivan, Gina Taruscio, Anne Zabala

STAFF: Gary J. Riedner, Mia Bautista (virtual), Bill Belknap, Mike Ray, Laurie M. Hopkins

PLEDGE OF ALLEGIANCE

Mayor Lambert led the Pledge of Allegiance.

PROCLAMATION - MEMORIAL DAY

Mayor Lambert read the Memorial Day proclamation.

CONSENT AGENDA

1. All Consent Items (ACTION ITEM)

A. Approval of Moscow City Council May 3, 2021 Minutes - Laurie M. Hopkins

B. Disbursement Report for April 2021 - Sarah Banks

Staff presented the April 2021 Accounts Payable Report to Public Works / Finance Committee on May 10, 2021. The Committee received the report and approved the disbursements as presented.

ACTION: Receive the Disbursements Report for the month of April 2021.

C. Almon Asbury Alley Paving Bid Results and Contract Award - Bob Buvel

The Almon Asbury Alley Paving Project consists of grading and paving of the alley between Almon Street and Asbury Street from Third Street to Sixth Street. The project also includes the replacement of the existing sanitary sewer main prior to paving and expansion of storm water collection and conveyance system serving the alley. The City published an advertisement for bids on April 3rd and 10th, 2021 and the budget for construction in the Capital Improvement Plan is \$293,000.00. Bids were opened on Tuesday, April 27, 2021. One responsive bid was received with a bid of \$371,223.20 by J7 Contracting. A complete Bid Tabulation is included in the Council packet. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and the Committee recommended rejection of the bids.

ACTION: Reject all bids.

D. Third Street Undergrounding Bid Results and Contract Award - Nate Suhr

On April 17, 2021 the City of Moscow advertised for bid the Third Street Utility Undergrounding Project. This project consists of the installation of approximately 3,300 linear feet of 2" conduit, 4,460 linear feet of 4" conduit, 11 vault boxes and the various sweeps, couplings, and other fittings necessary to create a continuous, underground pathway for communications utilities on Third Street

between Jackson Street and Lieuallen Street. Completion of this project will allow the undergrounding of the overhead utilities and the removal of the utility poles on the corridor between Jackson Street and Lieuallen Street, removing obstructions and clearing the area for pedestrian facilities to come as part of the Third Street Local Highway Safety Improvement Project (LHSIP) that will begin construction later in the year. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the Base Bid and Additional Alternative from M & L Construction, Inc., award the contract in the amount of \$270,653.00, and authorize staff approval for construction change orders in an amount not to exceed 10% (\$27,065.30) of the contract amount.

E. Remand Decision Regarding the Appeal of Conditional Use Permit at 1400 E Seventh Street – Aimee Hennrich

On February 19, 2021, PI Tower Development LLC applied for a Conditional Use Permit (CUP) to construct an 80' Wireless Communication Facility (WCF) that would accommodate three carriers within a fully enclosed 800 sf lease area and would resemble a church tower, located at 1400 E Seventh Street. The Board of Adjustment conducted a public hearing for the proposed conditional use on March 29, 2021, and subsequently voted to deny the CUP application. On April 16, 2021, the Community Planning and Design Department received an appeal letter from Wireless Policy Group on behalf of Parallel Infrastructure, stating that they wished to appeal the Board of Adjustment's decision to City Council. On May 3, 2021, City Council considered the appeal during a public meeting and remanded the matter to the Zoning Board of Adjustment and directed staff to prepare a written decision based on the Council's action. The written decision was reviewed by the Administrative Committee on May 10, 2021 and recommended for approval.

ACTION: Approve the written decision.

F. Ghormley Pickleball Courts Project Bid Results and Contract Award - Nate Suhr

The 2021 Ghormley Pickleball Courts Project consists of the construction of HMA asphalt pickleball courts, including lighting, net post footings, surfacing, line painting, the construction of sidewalk, site amenities and landscape site work north of the Ghormley Park parking lot. An electronic bid solicitation for the Pickleball Court Project was issued in a Public bid solicitation on April 16, giving bidders two weeks to respond. The project was advertised with a Base Bid to install four (4) Pickleball courts to the West of the Ghormley Park bathrooms and a single Additional Alternative to remove a majority of the old tennis court to the South of the Softball fields and restore the area with topsoil and seed. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the Base Bid from Motley-Motley, Inc. and award the contract in the amount of \$188,820.50, and authorize staff approval of construction change orders in an amount not to exceed 10% of the contract amount (\$18,882.00).

G. Seventh to Sixth Street Sanitary Replacement Project Bid Results and Contract Award - Nate Suhr

The City published an advertisement for bids on April 17th, 2021 for Seventh to Sixth Street Sanitary Replacement Project. The bid for the project includes the replacement of three hundred and eighty-three (383) linear feet of sanitary sewer pipe, two hundred and sixty-nine (269) linear feet of storm sewer pipe, seven hundred and seven (707) square yards of asphalt, four (4) storm catch basins, a storm manhole, and a sanitary manhole. This was reviewed by the Public Works/Finance Committee on May 10, 2021 and recommended for approval.

ACTION: Accept the low bid from Germer Construction, Inc. for Base Bid, award the contract in

the amount of \$342,824.50, and authorize staff approval for construction change orders in an amount not to exceed 10% (\$34,282.45) of the contract amount.

H. Gateway on Sixth Monumentation Agreement - Todd Drage

James Stephens, on behalf of J & S Holding Company LLC, has submitted to the City a final plat for the development of the property east of Ghormley Park on Sixth Street. On September 8, 2020 The City Council approved the preliminary plat for this property. The final plat is titled Gateway on Sixth and will be presented for City Council approval on May 17th. If Council approves the final plat, the interior property corners will not be set until after the final plat has been filed, the earthwork has been completed, and the utilities have been installed. In such instances, an agreement obligating the establishment of these interior corners is required by Idaho Code. This item was reviewed by the Public Works Finance Committee on May 10, 2021 and was recommended for approval.

ACTION: Approve the monumentation agreement with J & S Holding Company LLC for Gateway on Sixth.

Bettge moved and Laflin seconded to approve the consent agenda as presented. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

REGULAR AGENDA

2. COVID-19 Update and Request for Direction (ACTION ITEM) - Gary J. Riedner

On December 7, 2020, the City Council adopted Resolution 2020-27, extending the Mayor's Amended Public Health Emergency Order 20-03 (APHEO 20-03), to June 9, 2021, and adopting metrics to consider in making decisions regarding early termination of APHEO 20-03. At the time the Center for Disease Control (CDC) recommended that persons maintain at least 6 feet of social distance and facial coverings to prevent the spread of the COVID-19 virus, and Idaho Governor Brad Little had designated that Idaho was in a modified Stage 2 of the Idaho Rebounds Plan. City Council has been monitoring the status of the City of Moscow and Latah County, as well as the state of Idaho regarding the pandemic. On April 27, 2021, the CDC issued revised recommendations stating that fully vaccinated persons may engage in outdoor activities without facial coverings. On May 11, 2021, Governor Little moved the state of Idaho from Stage 3 to Stage 4 of the Idaho Rebounds Plan. On May 13, the CDC again revised its recommendations to state that fully vaccinated people may engage in both outdoor and indoor activities without facial coverings or staying 6 feet apart. Public Health-Idaho North Central District (PHINCD) has indicated that approximately 46% of Latah County residents are vaccinated. The seven-day moving average of newly diagnosed COVID-19 cases in Latah County has been averaging between 4-4.6. Washington State University has recessed to summer break, and the University of Idaho will do the same after graduations on May 15-16, 2021. Staff will provide an updated COVID-19 status report to Council, and has included a draft Resolution should City Council wish to take some action regarding termination of APHEO 20-03.

PROPOSED ACTIONS:

Receive COVID-19 status report update and consider the draft resolution, or provide staff further direction.

Riedner went through the metrics which included average cases per week of 4 on May 10 and 4.14 on May 17. The test results and hospitalizations metrics have also met for May 10 and 17. The Governor upgraded the State to Stage 4. Institutional partners supported removal of the Public Health Emergency if the Council desired to do so. Mayor Lambert stated he will not issue another emergency order with vaccines readily available. He strongly encouraged the Council to rescind the resolution.

Bettge stated last March Moscow was flying blind but think the Council did quite well. An email from Toni Broyles, University of Idaho stated Latah County's deaths per capita was the 3rd lowest in the State

of Idaho among the 44 counties. Only the state's two least populated counties in the 2019 census, Camas (pop 1,048) and Clark (pop 913) had a lower rate with zero deaths recorded. Latah's average deaths per capita was nearly 5 times lower than the average of Idaho's 25 largest counties. Latah County and Benton County in Oregon, home of Oregon State University, shared the lowest average COVID-19 deaths per capita, with both counties being nearly 5 times lower than the average deaths per capita of counties across the country with land grant universities.

Taruscio said it was a perfect storm of ugly at a national level. She doesn't want to look backwards but we can carry the lessons forward. She feels Moscow is better than the negativity and it took all of us to get where we are.

Sullivan felt the Council's actions were very consistent from the start and all based on recommendations based on scientific data. The new CDC recommendation of no mask if fully vaccinated conflicts with the Moscow emergency order which requires a mask for everyone.

Kelly felt Moscow did a good job as a whole and is in favor of moving along with the science. The more people vaccinated the more safe our community will be. She encouraged everyone to be kind to the businesses that want to continue to require masks.

Zabala said she is excited to be at a pivot point and feels the results are from vaccinations. She is eager to connect people to the resources to help make a decision on the vaccine and to help get the numbers lower every week.

Laflin said she is thrilled the evidence regarding the vaccine is positive and we are taking a new direction. She was disappointed there are still fights at airports and hopes the new recommendations will help mend fences. She is glad the science is moving along.

Bettge moved to terminate Resolution 2020-03 and replace with 2021-08. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

3. Staff Recognition Report - Gary J. Riedner

Riedner said there were three promotions with the retirement of Will Krasselt who was with the City of Moscow Police Department for 30 years. Anthony Dahlinger was promoted to Captain, Shane Gunderson to Sergeant, Brett Payne to Corporal.

4. Mayors Appointments (ACTION ITEM)

None offered.

5. Public Comment and Mayor's Response Period (limit 15 minutes)

Dan Schoenberg (Moscow) said he appreciates the termination of the emergency order. He had a lady and daughter come to town and look at an apartment and they were amazed how kind people were in Moscow. This last year, even though we didn't see fires and protests, Moscow had our own issues. Selective respect reigns true. He feels the Moscow community needs to accept everyone won't agree and needs to get back to looking after each other. Mayor Lambert said the entire United States was a mess. The pandemic was the enemy, not people. It is time to move forward. Sullivan agreed COVID has been difficult on every community. The report Bettge mentioned how well we have done, despite differences, we can agree it was hard but we did well and it can unite us. Mayor thanked the council for standing behind him with the emergency order.

Danny Bradley (Moscow) thanked the council for their decision. The community put their best foot forward but he felt the reason Latah County did so well was not because we did anything, it was because of the Lord being merciful to our community.

Carol Hughes (Moscow) applauded the Mayor and Council for the job they did during the pandemic. She feels it is naive to think those who refused to wear masks and who boldly said they would not be vaccinated, is not easily forgotten. She has lived here more than five decades and never loved a place more. She has been part of community by contributing in every way possible but truly concerned of what she feels now. She read the vision of Moscow from the Comprehensive Plan which says it creates a quality of place. Moscow has worked together to create a community and has been in favor of all the change but is not in favor of being left out of the procedure.

Walter Hesford (Moscow) spoke on approving new developments and how relates to older neighborhoods.

Jean Elliott (Moscow) asked about commenting on water rights. Mayor Lambert said during the public hearing if specific to a development.

6. Public Hearing: Harvest Hills Planned Unit Development and Replat of Lot 1, Block 1 of Harvest Hills 1st Addition (ACTION ITEM) - Mike Ray

The applicant, Phil Rheingans, is proposing a Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD. The Planning and Zoning Commission conducted a public hearing for this matter on April 28, 2021 and recommended approval of the proposed PUD with no conditions and recommended approval of the preliminary plat with two (2) conditions.

PROPOSED ACTIONS:

After conducting the public hearing and upon consideration of testimony received:

1. Approve the PUD for Harvest Hills; or approve the PUD with conditions; or reject the PUD; or take other such action deemed appropriate.
2. In accordance with the decision upon the PUD, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria and Standards; or direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards for the Council's consideration at a future meeting.
3. Approve the preliminary plat with the two (2) conditions recommended by the Planning and Zoning Commission; or approve the preliminary plat with no conditions; or reject the preliminary plat; or take other such action deemed appropriate.
4. In accordance with the decision upon the preliminary plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria; or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Ray introduced the item as written above and gave a background of the property which began in 2013. The neighborhood was described including information on flood plain, Comprehensive Plan designation and the zoning designation of Neighborhood Business. Illustrations of the plat, lots, and houses were presented. The applicant is requesting a reduction in exterior side yard setbacks and Third Street side due to the tightness of a few lots. A 10-foot-wide Type A landscape buffer is typically required along the exterior property lines of NB Zoned property when adjacent to property zoned R-2 or R-3. Since the proposed use of the twinhomes and townhouses is residential and similar to the surrounding land uses, staff is recommending that a Type A buffer not be required except for the 17,905 square foot parcel which will be developed with a commercial component. The 9 parking spaces in the PUD are for the residents, such as visitor parking. Should stormwater runoff increase, the depth of the pond would need to be increased. Staff doesn't have and concern about the reduction of the exterior side yard setback.

Mayor Lambert opened the public hearing at 7:56 p.m.

Scott Becker (Hodge and Associates) represents the applicant. He analyzed the stormwater detention pond and it is sufficient for the entire development. The swale isn't necessary but thought it would provide another level for stormwater and snow removal if a parking lot is built for the commercial lot.

Mayor Lambert asked for testimony in favor of the application.

Phil Rheingans (applicant) explained the setbacks are there to balance design parameters on the difficult lots and allow the houses to fit on the pie-shaped lots. By developing the area, there should be improvement for runoff as the proposed berm will differ the water to the detention pond.

Dan Schoenberg (Palouse Properties) said development of housing has a cascading impact on the community. The number of available housing units in Moscow for various demographics in the community and the affect it has on the overall housing is why he is in support of the development

Rusty Olps (Moscow) said there are different kinds of developments and this is a quality set of homes. He looks forward to what else Rheingans has to offer.

Mayor Lambert asked for testimony in opposition of the application or general comments.

Fitz Hadley (Moscow) asked why the proposal is still zoned Neighborhood Business when there is residential in the development. His concern is the residential units transform into commercial.

Walter Hesford (Moscow) said it looks like a nice development but Third Street is not a through street which means Third Street and D Street will have increased traffic. Has the developer looked at the impact of traffic on existing developments and the City as a whole?

Patricia Taylor (Moscow) said she overlooks this development and thinks they are doing a nice job. She does have a concern about the business lot. She is opposed because it is on one of the busiest intersections She doesn't think it is a good situation as it will create noise and congestion, a large amount of foot traffic, potential to offer inappropriate items appealing to young kids, too close to the street and too busy.

David Hall (Moscow) said Moscow is trying to reduce water use from declining aquifers yet the city allows unfettered developments which creates more usage. The City should have a plan which includes a water use budget, a plan of how to decide how much use for water application, balance other uses, pay for offsite toilet replacements and similar options.

Carol Hughes (Moscow) said in reading the Comprehensive Plan, she found a section that stated rapid population growth may strain infrastructure and cause service capacity issues among other issues. She doesn't like hasty development. She does not support Harvest Hills First Addition because from the pool to the ballfields on Mountain View, it lures those seeking recreation and young people which creates an abundant amount of traffic and a dangerous situation.

Leonard Koepke (Moscow) lives directly north from this development. Previously P&Z denied it. The townhouses don't belong in an all house neighborhood. The 100-year flood plain was modified because this area was elevated and caused flooding onto his property. There is a traffic issue and Third Street needs to have a bridge to help with traffic. He doesn't feel the townhouses fit and don't need to be there. There are already vacant motor business property throughout town. Safeway and the gas station is less than 9/10 of a mile.

Jean Elliott (rural Latah County) said her comments are regarding all the upcoming developments. People want to move away from places with problems to Moscow because of what we have here, but Moscow could then turn into the places they left. We need to have careful and knowledgeable planning, not hasty planning. Does Council have to approve all the developments if they approve one? Can a developer change what was planned? For instance, planning for a grocery store but building a gas station. Water rights is a huge issue. There may be chemicals that are needed to purify the water. An article she found says water contains aluminum naturally but it is also added. She feels there are a number of people in these meetings that will profit from these new developments.

Belknap said the Comprehensive Plan section referenced by Ms. Hughes is out of a American Planning Association Policy Guide on Planning and Climate Change. It wasn't a statement of the Comprehensive Plan but was quoting as a point of a separate study.

Mayor Lambert closed the public hearing at 8:29 p.m.

Becker said housing in NB Zone with PUD is to allow housing to enhance the area. What business will be built has yet to be determined but it would have to fit into NB and would be something that could serve that community. Third Street is planned to go through eventually. The development has been in the works for 16 years. This development doesn't have an impact on flooding. A neighborhood business in this area has always been the idea and doesn't think it would be detrimental to the neighborhood.

Belknap explained residential lots are by right in an NB Zone but they wouldn't have a restriction of use. A PUD would be limited to residential and restricted to that use. Bettge mentioned the addition of residential reduces the potential of more business and a traffic circle at Sixth and Mountain View may help with traffic. Sullivan added infill is the priority rather than sprawl.

Taruscio moved to approve the PUD for Harvest Hills. Bettge seconded the motion. Zabala explained she sat on the Palouse Basin Aquifer Committee as Council representative and rather than putting conditions on developments individually, should look at an alternative. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bettge moved to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria and Standards. Kelly seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bettge moved and Taruscio seconded to approve the preliminary plat with the two engineering considerations and the condition of the Type A landscape buffer for the NB lot. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Taruscio moved and Kelly seconded to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

7. Public Hearing: Harvest Hills 2nd Addition Preliminary Plat (ACTION ITEM) - Mike Ray

The applicant, Phil Rheingans, is proposing to subdivide a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition. The Planning and Zoning Commission conducted a public hearing for this matter on April 28, 2021 and recommended approval of the proposed preliminary plat with no conditions.

PROPOSED ACTIONS:

1. After conducting the public hearing and upon consideration of testimony received, approve the preliminary plat; or approve the preliminary plat with conditions; or reject the preliminary plat; or take other such action deemed appropriate.

2. In accordance with the decision upon the preliminary plat, adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria; or direct Staff to prepare a Reasoned Statement of Relevant Criteria for the Council's consideration at a future meeting.

Ray introduced the item by providing background information beginning in 2005 whereas the final plat expired in 2013. February 1, 2016 City Council approved the proposed Rezone and Comprehensive Plan amendment. On April 18, 2016 the City Council approved the preliminary subdivision plat for Harvest Hills 1st Addition with three conditions. Ray continued the presentation by describing the Comprehensive Plan designation, zoning and utilities for the area. Two pedestrian easements are proposed in the plat. Janson Street connection will come along with the infrastructure and before any building permits are issued.

Mayor Lambert opened the public hearing at 9:05 p.m.

Scott Becker (Hodge and Associates) represents the applicant. Stormwater will run down to the detention pond. Housing will be on the north side and house footprints will collect water and run it to the street. There should be a marked improvement once developed. Silt fencing and berm/swale will be created and will help to mitigate any issues during construction.

Mayor Lambert asked for testimony in support of the application.

Phil Rheingans (applicant) is in support. He has owned the property for some time and wrested with how to design something that fits with the property, compatible with the neighborhood.

Mayor Lambert asked for testimony in opposition of the application or general comments.

David Hall (Moscow) said Moscow is trying to reduce water and trying to come up with alternative water supply. The City needs a plan to include a water use budget. City Council had a goal for a water use budget approximately 10 years ago but has disappeared from the Council goals. PBAC pumping entities are supposed to limit pumping to only a 1% annual increase. In 2020, Moscow pumped 747 million gallons and the 5.24 million gallons annually proposed for this development is a good portion of the 1% increase.

Jean Elliott (rural Latah County) suggested a requirement for all these developments to require low flow toilets and other water saving measures. Perhaps there could be ongoing town hall meetings regarding the community. There are frogs on the property. Maybe the developer can reach out to PCEI to relocate the frogs. New residents could turn Moscow into something else. She is concerned about one development after another and how discern on which ones to curtail. Do we have to have infinite growth? Water rights are not without drawbacks. She is concerned about chemicals added to water and predominance of people profiting from the development. She hopes this is not a rubberstamp group.

Carol Hughes (Moscow) said we talk about need for more housing but she wonders why there isn't better housing for seniors such as smaller single-family houses. She would advocate members of a commission or committee that stands to benefit from the outcome of a vote to recuse themselves. Mayor Lambert said they do.

Mayor Lambert closed the public hearing at 9:21 p.m.

Rheingans said the anticipated timeframe depends on contractors as they are busy but he is hoping for grading this year. Laflin encouraged that houses built are consistent with the city priorities which are water, climate and conservation issues. Rheingans responded his house are insulated to a higher standard than code and also low flow requirements are incorporated. Sullivan suggested speaking with the City

conservation program employees regarding features that can benefit the buyers and make lots more desirable. Rheingans didn't think a permeable driveway was allowed by code. He doesn't provide landscaping in his construction but does refer landscaping companies to the home buyers. Riedner reminded the Council these ideas go beyond the standards of review of the preliminary plat.

Zabala asked what the recourse would be if a commissioner did not recuse themselves. Bautista said procedurally is to have the item put back on the agenda and address the conflict, recuse themselves and have a revote on the matter. Belknap added that if a party feels there was a conflict of interest, they could talk to the City Attorney. Riedner added the inquiry needs to be done as soon as the appearance of conflict is discovered. Not everything is a conflict of interest.

Bettge, moved to approve the preliminary plat. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried. Bettge moved to adopt the Planning and Zoning Commission's Reasoned Statement of Relevant Criteria. Taruscio seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert called a recess at 9:29 p.m. The meeting resumed at 9:37 p.m.

8. Gateway on Sixth Development Agreement (ACTION ITEM) - Todd Drage

James Stephens, on behalf of J & S Holding Company LLC, has submitted to the City a final plat for the development of the property East of Ghormley Park on Sixth Street. On September 8, 2020 The City Council approved the preliminary plat for this property. The final plat is titled Gateway on Sixth and will be presented for City Council approval on May 17th. If the final plat is approved by City Council, a development agreement is necessary to address construction of public improvements, parkland dedication, and as-constructed drawings. The attached agreement covers these items.

Item was reviewed by the Public Works Finance Committee on 5/10/2021 and was forwarded to the City Council as a regular agenda item with no recommendation.

PROPOSED ACTIONS:

Approve the Development Agreement with J & S Holding LLC for Gateway on Sixth, or take such other action deemed appropriate.

This item heard as item 9.

Belknap introduced the item as written above and explaining this development agreement includes the standard language that dictates the developer is responsible for all necessary public improvements including but not limited to utilities, duration of time to complete the improvements, warranty, parkland dedication, phasing of project.

Bettge moved to approve the development agreement with J&S Holding LLC for Gateway on Sixth. Laflin seconded the motion. Discussion ensued regarding options for parking issues. Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

9. University Gateway on Sixth Final Planned Unit Development and Final Plat (ACTION ITEM) - Mike Ray

On September 8, 2020, Moscow City Council approved the University Gateway on Sixth Addition rezone and preliminary Planned Unit Development (PUD) with no conditions, and approved the preliminary plat with three conditions. On April 9, 2021 the applicant submitted the final subdivision plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. The Planning and Zoning Commission reviewed the final subdivision plat and final PUD at their meeting

on April 28, 2021 and recommend approval to City Council.

PROPOSED ACTIONS:

Approve the University Gateway on Sixth Final PUD and Final Plat; or take such other action deemed appropriate.

This item was heard as item 8.

Ray introduced the item by going over the history of the property, description of the PUD, zoning, and the three conditions included on the preliminary plat. Lots 1-20 had a minor adjustment to the floor plans to fit on the parcels but are virtually the same size from the preliminary plat. The parking lots will now be exclusively parking for the residents of this development.

Taruscio moved to approve the University Gateway on Sixth Final PUD and Final Plat. Bettge seconded the motion. Roll Call Vote: Ayes: Five (5). Nays: One (Zabala). Abstentions: None. Motion carried.

10. BBC LLC Developer Participation Request (ACTION ITEM) - Bill Belknap

On April 8th of this year, City Staff received a request from Rich Beebe, representative of BBC LLC, owner of 232 acres located to the south of the City's playfield property located on W. Palouse River Drive, requesting the City's financial participation in the construction of the extension of Conestoga Street and the accompanying bridge construction as it provides mutual benefit to both parties. The total cost of the construction of the roadway, bridge and attendant utilities to the southerly boundary of the City's property is estimated at \$2,372,062. At the City Council meeting of May 3, 2021, staff presented information on the history of the City's property and prior proposed playfield development of the property to be considered in the Council's deliberations regarding the City's participation in the costs of extension of Conestoga Street. Council directed staff to negotiate an agreement with BBC LLC for further City Council consideration. A draft Memorandum of Agreement is attached.

PROPOSED ACTIONS: Review draft Memorandum of Agreement and recommend approval, or provide staff further direction.

Belknap introduced the item as written above and included a background of the City Palouse River Drive property. Belknap confirmed City involvement would only be related to Conestoga Drive extending to the southerly border of the City property.

Richie Beebe, BBC LLC, said they have had conversations with Moscow Afford Housing Trust (MAHT) are have something in writing and close to getting something signed.

Nils Peterson, said they have a proposal from BBC LLC and took it to the MAHT executive committee. The executive committee was interested and asked Peterson to research whether this is a credible option to proceed with and give a recommendation to the executive committee at their next meeting.

Bettge moved to approve the memorandum of agreement. Taruscio seconded the motion.

Zabala thanked both parties and said this is in line with Council intentions. She felt it is a high price tag for something that is not in the capital plan but appreciates the infrastructure improvements. Kelly liked the process that we went through.

Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

11. Consideration of Mayor and City Council Salary Adjustments (ACTION ITEM) - Jen Piffner

Per City of Moscow Code Title 1, Chapter 8 according to Idaho Code, § 50-203: "The salary for elective officers shall be fixed by ordinance. Salary adjustments for such elective officers shall be made every two (2) years from the date of the previous adjustment in accordance and in proportion with adjustments in the Consumer Price Index (CPI) as published by the United States Department of Labor.

Such adjustments must be specifically approved by ordinance at least six (6) months prior to the effective date of such adjustments."

The proposed Ordinance amends the Mayor and City Council salaries by the CPI adjustment of the past 24 months: January 1, 2019 to December 31, 2020. The reported CPI values were 2.1% and 2.4% for 2019 and 2020, respectively. Proposed increases to monthly salaries would be effective January 1, 2022, and are as follows:

Mayor - From \$2028.50 per month to \$2,119.78 per month

Council - From \$703.28 per month to \$734.93 per month

PROPOSED ACTIONS: Approve the Ordinance making salary adjustments for Mayor and City Council effective January 1, 2022 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary; or consider the Ordinance on first reading and that it be read by title; or reject the Ordinance; or take such other action deemed appropriate.

Riedner introduced the item as written above. Bettge moved to approve the Ordinance making salary adjustments for Mayor and City Council effective January 1, 2022 under suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Sullivan seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Mayor Lambert read Ordinance 2021-05:

AN ORDINANCE AMENDING TITLE 1, CHAPTER 8 OF THE MOSCOW CITY CODE; PROVIDING FOR INCREASES IN THE SALARIES OF CITY ELECTIVE OFFICERS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

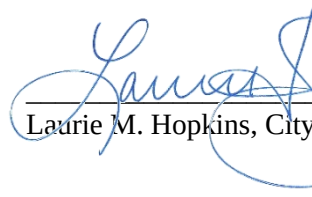
REPORTS

Reports were postponed.

ADJOURN

The meeting adjourned at 10:24 p.m.

ATTEST:


Laurie M. Hopkins, City Clerk




Bill Lambert, Mayor

**BEFORE THE CITY COUNCIL
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PLANNED UNIT DEVELOPMENT (PUD) OF A TWO POINT ONE SIX (2.16) ACRE AREA OF LAND LOCATED AT 1606 EAST THIRD STREET, KNOWN AS THE HARVEST HILLS PUD WITHIN THE CITY OF MOSCOW, IDAHO.

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

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 17, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE CITY COUNCIL OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

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

“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this

designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB)."

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

glulam posts and beams, and a 6:12 roof pitch with asphalt shingles. A larger single car garage, living room, dining room, kitchen, and bathroom are on the first floor. The second floor contains four bedrooms, two bathrooms, and a laundry room. The total square footage of the floor plans are approximately 2,100 square feet.

15. The applicant is requesting a slight reduction in the exterior side yard setbacks because of the pie shape of the lots as they surround the looped private street. The required twinhome exterior side setback is 8 feet and the applicant is requesting a 7 foot setback. The front setbacks adjacent to the private street range between 8 to 25 feet, depending on the location of the lot. The setback to all garage doors will all be at least 20 feet to allow the parking of a single vehicle in the driveway. The rear setbacks are all proposed to meet the 20-foot setback requirement, but the street side setback along Third Street is proposed to be reduced from 10 feet to 5 feet.
16. The proposed townhouse lots range from 2,592 to 3,852 square feet in size and the buildings are of a similar design to the twinhomes constructed on the south side of Third Street in the Harvest Hills 1st Addition. The exterior building materials and floor plans are similar to the proposed twinhome design. The applicant is requesting a reduction in the exterior side yard setback for the townhouse on Lot 2, adjacent to the Neighborhood Business parcel. The townhouse exterior setbacks are required to be 8 feet and the applicant is requesting 3 feet on Lot 2. The other exterior side setback on Lot 5 meets the required setback.
17. The proposed 17,905 square foot Neighborhood Business (NB) lot is intended to be a vacant lot that would be developed in the future. Any use currently allowed in the NB Zone would be permitted, but per the PUD code, the property must incorporate at least one commercial use located along the primary street frontage. Any development would need to meet all of the typical requirements of the NB Zone.
18. A 10-foot-wide Type A landscape buffer is typically required along the exterior property lines of NB Zoned property when adjacent to property zoned R-2 or R-3. Since the proposed use of the twinhomes and townhouses is residential and similar to the surrounding land uses, the Council determines that the Type A buffer shall not be required except for the 17,905 square foot parcel which will be developed with a commercial component.
19. Water service is proposed to be extended via an existing water main that is located Third Street. A new water main will be looped around the private street in order to serve all of the proposed lots.
20. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 14 lots could be reasonably anticipated to use approximately 1.31 million gallons of water per year ($14 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 1.31 \text{ M gallons/year}$).
21. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
22. Sanitary sewer currently exists within Third Street, as well as Mountain View Road. A new main will be constructed within the center of the private street and extended through a 10-foot-wide sewer easement between Lots 5 and 6 to the existing main in Mountain View Road.
23. The Engineering Department has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

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

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

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

street frontage. The 17,905 sf parcel reserves the opportunity to meet the intent of the NB Zone and the PUD code.

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

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the Planned Unit Development (PUD) request for the 2.16-acre parcel located at 1606 E Third Street with no conditions.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 17th day of May, 2021.



Bill Lambert, Mayor

**BEFORE THE CITY COUNCIL
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A TWO POINT ONE SIX (2.16) ACRE AREA OF LAND LOCATED AT 1606 EAST THIRD STREET, KNOWN AS THE REPLAT OF LOT 1, BLOCK 1 OF HARVEST HILLS 1ST ADDITION TO THE CITY OF MOSCOW, IDAHO.

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

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on April 28, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on May 17, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE CITY COUNCIL OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

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

“intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this

designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB)."

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

15. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
16. Sanitary sewer currently exists within Third Street, as well as Mountain View Road. A new main will be constructed within the center of the private street and extended through a 10-foot-wide sewer easement between Lots 5 and 6 to the existing main in Mountain View Road.
17. The Engineering Department has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
18. Storm Sewer will be conveyed through a new main in the private street that ultimately is conveyed to the stormwater detention ponds within Harvest Hills 1st Addition. There is a proposed swale shown on the east side of the park property along Mountain View Road. Engineering is recommending that the applicant relocate the stormwater facility outside of the park property.
19. The subject property is located adjacent to Third Street to the south which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat. Third Street has also been widened near the intersection of Third Street and Mountain View Road to accommodate a left turn lane.
20. The proposed private street which loops through the development is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. This proposed street meets the City's standard for private streets and there will be no on-street parking, but the applicant has provided 9 angled parking spaces within the center open space island.
21. The applicant has previously dedicated two parkland tracts within Harvest Hills 1st Addition which has satisfied the parkland dedication requirement for the subject property. Since the zoning designation is remaining the same, there is no change in the parkland dedication requirement.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

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

2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the underlying Comprehensive Plan land use designation of Suburban Commercial, and provides for the logical and orderly development and extension of the City's street system. The proposed project is in close proximity to higher-density residential development and is at the intersection of Third Street which is designated as a collector and Mountain View Road which is designated as a minor arterial.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Third Street which is designated as a collector street. Water and Sewer connections are currently extended to the subject property and the Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of a private street which affords sufficient emergency services access and the project will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the 2.16-acre parcel located at 1606 E Third Street with the following two conditions:

1. The stormwater runoff control facility design shall be evaluated to verify that there will be zero net increase in the rate of stormwater runoff from the development as a result of design changes.
2. The proposed stormwater swale running north to south along the east side of the parkland parcel shall be relocated so that it will not be on property previously dedicated as parkland for the development.
3. The Type A Landscape Buffer shall only be required along the west and south property lines of the 17,905 square foot Neighborhood Business lot, and no other lots within the subdivision shall be required to install a Type A Landscape Buffer.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 17th day of May, 2021.



Bill Lambert, Mayor

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING THE REVIEW OF A TWO POINT SIX EIGHT (2.68) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED DIRECTLY SOUTH OF ROBINSON PARK ROAD AND EAST OF THE CURRENT CITY LIMITS BOUNDARY.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on July 6, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 28, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

**THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO,
AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:**

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 2.68-acre property proposed to be annexed into the City of Moscow and located directly south of Robinson Park Road and east of the current City Limits boundary.
3. Under Idaho Code, prior to the annexation of property within the City, the Planning and Zoning Commission must conduct a public hearing and make a recommendation to the City Council as to the appropriate land use designation and zoning designation to be applied to the property upon annexation.
4. The subject property is a 2.68-acre parcel of land that is currently undeveloped and being utilized as agricultural production. The subject property is surrounded by the University of Idaho's Parker Farm to the south and east, a childcare center to the west, and rural residential properties to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential, which the applicant is proposing to retain.
6. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

“contain predominantly single family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

7. The subject property and adjacent properties immediately to the north and south are located in Latah County and are currently zoned Agriculture/Forestry (AF).
8. The property to the east was rezoned to the Suburban Residential (SR) Zone and subdivided into four lots in 2020. Properties to the west are located within the City Limits and are zoned a combination of Neighborhood Business (NB), Low Density Single Family Residential (R-1), and Medium Density Residential (R-3).
9. The applicant is proposing to rezone the 2.68-acre parcel from the Agriculture/Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.
10. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on January 29, 2021 to discuss the proposal.
11. Based upon the availability of public services, constructed adjacent roadway, access and surrounding land use patterns, the Commission concludes that it is appropriate for the property to be designated as AU-R upon annexation into the City of Moscow.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed and existing Auto-Urban Residential designation for the subject property is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and is consistent with the surrounding properties, as well as the surrounding land use and development patterns.
2. **The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.** The Commission finds that the proposed designation of AU-R is logical and harmonious with the surrounding land uses and development, and is consistent with the land use designations of the surrounding property to the north, south, and east of the subject property.
3. **The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.** The zoning districts that are consistent with the AU-R designation exist within the current City Limits boundary to the southwest. The surrounding properties are primarily residential with the exception of the Neighborhood Business parcel located directly to the west.

4. **The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed designation is suitable for the area and will not unduly burden the neighborhood of public infrastructure. The subject property has direct access to Robinson Park Road which is designated as a minor arterial, as well as sufficient and available public utility services to meet the needs of existing and future development.
5. **The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).** The subject property is currently designated as Auto-Urban Residential, which will be the proposed designation upon annexation.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission recommends approval of retaining the existing Auto-Urban Residential Comprehensive Plan Land Use Designation for the two point six eight (2.68) acre property located directly south of Robinson Park Road and east of the current City Limits boundary with no conditions.

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

Robb Parish, Chair
Planning and Zoning Commission

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR THE REZONE OF A TWO POINT SIX EIGHT (2.68) ACRE PROPERTY PROPOSED TO BE ANNEXED INTO THE CITY OF MOSCOW AND LOCATED DIRECTLY SOUTH OF ROBINSON PARK ROAD AND EAST OF THE CURRENT CITY LIMITS BOUNDARY FROM THE AGRICULTURE FORESTRY (AF) ZONE TO THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE.

WHEREAS, the applicant filed an application for Annexation, Comprehensive Plan Land Use Designation, and Rezone on July 6, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 28, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 2.68-acre property proposed to be annexed into the City of Moscow and located directly south of Robinson Park Road and east of the current City Limits boundary.
3. Under Idaho Code, prior to the annexation of the property within the City, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designation to be applied to the subject property upon annexation.
4. The subject property is a 2.68-acre parcel of land that is currently undeveloped and being utilized as agricultural production. The subject property is surrounded by the University of Idaho's Parker Farm to the south and east, a childcare center to the west, and rural residential properties to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential, which the applicant is proposing to retain.

6. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,
“contain predominantly single family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”
7. The subject property and adjacent properties immediately to the north and south are located in Latah County and are currently zoned Agriculture/Forestry (AF).
8. The property to the east was rezoned to the Suburban Residential (SR) Zone and subdivided into four lots in 2020. Properties to the west are located within the City Limits and are zoned a combination of Neighborhood Business (NB), Low Density Single Family Residential (R-1), and Medium Density Residential (R-3).
9. The applicant is proposing to rezone the 2.68-acre parcel from the Agriculture/Forestry (AF) Zone to the Medium Density Residential (R-3) Zone.
10. According to the City of Moscow Zoning Code, the purpose of the R-3 Zoning District is:
“Provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.”
12. Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.
13. The subject property has property frontage Robinson Park Road. Robinson Park Road is designated as a minor arterial and is developed as a 24-foot-wide paved roadway two travel lanes and minimal gravel shoulders on both sides.
14. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on January 29, 2021 to discuss the proposal.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is consistent with the proposed 2019 Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-3 Zone provides a transition from the Neighborhood Business (NB) Zone to the west to the Suburban Residential (SR) Zone to the east. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.
3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The surrounding properties are primarily residential with the exception of the Neighborhood Business (NB) lot to the west.
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.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
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.** The subject property has street access via Robinson Park Road, which can adequately serve any proposed development allowed in the R-3 Zone. City water, sanitary sewer, and storm sewer mains are located approximately 700 feet to the west within Robinson Park Road.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the two point six eight (2.68) acre property from the Agriculture Forestry (AF) Zone to the Medium Density Residential (R-3) Zone with no conditions.

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

Robb Parish, Chair
Planning and Zoning Commission