



Wendy McClure

~Agenda~

Mike Ray

Commission Chair

Staff Liaison

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

Wednesday

Council Chambers

7:00 PM

August 22, 2018

206 E 3rd Street

1. Approval Of Previous Minutes

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

Documents:

[MINPZC20180725.PDF](#)

2. Correspondence

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

3. Transportation Commission Meeting Report

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

4. Public Comment

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

5. Urban Berm Addition Final Plat

On June 4, 2018, Moscow City Council approved the Preliminary Plat for Urban Berm Addition with one condition. On July 30, 2018, the applicant submitted the Urban Berm Addition Final Plat to be reviewed by Planning and Zoning Commission and City Council.

ACTION: Review the Urban Berm Addition Final Plat and recommend approval to City Council; or recommend denial of the Final Plat; or provide Staff further direction

as deemed necessary.

Documents:

[URBAN BERM.PDF](#)

6. Proposed RV Park At 603 W Palouse River Drive

A proposal for a Recreational Vehicle (RV) Park located within an existing Mobile Home Park at 603 W Palouse River Drive.

ACTION: Review and approve the preliminary plans for the proposed RV Park; or approve the preliminary plans for the proposed RV Park with conditions; or deny the preliminary plans for the RV Park; or provide Staff further direction as deemed necessary.

Documents:

[RV PARK.PDF](#)

7. Goal Setting

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

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
July 25, 2018

Mike Ray
Staff Liaison

p&z@ci.moscow.id.us

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

208.883.7008

The meeting was called to order at 7:03 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Robb Parish (via phone), Kurt Obermayr, Victoria Seever, Dennis Wilson (via phone)

MEMBERS ABSENT: Scott Gropp, Joel Hamilton, Mike Nelsen, Nels Reese

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

1. Approval of minutes from July 11, 2018

RESULT:	ACCEPTED BY ACCLAMATION (UNANIMOUS)
MOVER:	Obermayr
SECONDER:	Seever

2. Correspondence

None.

3. Transportation Commission Meeting Report

No report due to Hamilton's absence.

4. Public Comment

None.

5. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 6, 7, 8, and 10 of Moscow City Code Regarding Various Zoning Code Amendments

Ray announced the legislative hearing is for proposed zoning code amendments previously reviewed and discussed by the Commission which provide for the insertion of missing planned unit development base densities, the allowance of properties in rural zoning districts to have different lot frontage and access requirements, amendment of the expiration and extension periods for certain land use action, and the amendment of the time period for public notice requirements. Staff recommended approval of the proposed amendments.

Obermayr asked if all neighborhood meetings are posted to the City website. Ray said the applicant conducts those so the City isn't involved. The applicant must notify everyone who owns property within 600 feet, which is the same group of residents the City notifies when the matter goes to public hearing. The City posts public hearing notices on the City website, on the subject property, and in the local newspaper.

The public hearing opened at 7:20pm.

David Hall, 1334 Wallen Road, thought Variances and CUP extensions of more than one year was too long, and he thought the Board should consider all three factors rather than just any one of the factors. Ray explained the “or” language between the factors was intentional so the Board could deny an extension if any one of the three factors exists. Hall was opposed to shortening the hearing notice requirement to 15 days because people could be out of town and miss the meeting. Hall’s comments are attached in their entirety for the record.

The public hearing closed at 7:30pm.

Commissioners discussed the notice periods at length and decided there are multiple opportunities for citizens to make their opinions known. The proposed change in notice timelines provides sufficient time while also streamlining the entire process somewhat for applicants. Obermayr moved to recommend approval of the Ordinance with the corrections and clarifications as discussed.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Obermayr
SECONDER:	Seever

6. Approval of Reasoned Statements of Relevant Criteria and Standards for Property at Lot 1, Block 1 of the Peterson Second Addition to the City of Moscow: LUP2018-0017

There were no questions or discussion. Wilson moved approval of the RCS as presented by staff.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Parish
SECONDER:	Seever

7. Approval of Reasoned Statements of Relevant Criteria and Standards for the Proposed Legacy Crossing District Plan Amendment

McClure asked about the fee-in-lieu-of parking language and Ray said that came from a recommendation in the Comprehensive Plan but is not in practice at this time. Obermayr moved approval of the RCS with correction of two scrivener errors.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Obermayr
SECONDER:	Seever

8. Other Business

McClure reported that the Planning conference she, Reese and Seever attended last week was quite informative. Seever said she appreciated the vision shown in Lewiston’s plan for development along the levee which, like Legacy Crossing, is attempting to bring new uses to a former industrial area.

McClure reminded Commissioners that the August 8th meeting has been cancelled and the August 22nd meeting will include a goal-setting discussion.

Obermayr wanted to discuss the Neighborhood Business zoning district. He wondered how often a business is expressly intended for a specific neighborhood, or whether that zoning designation was perhaps a redundancy. Ray said it served an important purpose in identifying commercial nodes outside the City core and highway corridors. He said as the City grows farther to the east it will be increasingly important to have that zoning opportunity so people won’t have to drive as far for commercial amenities, because it provides the opportunity for commercial activity in areas where large swaths of motor business wouldn’t be desired. Obermayr was satisfied with that explanation but considered the terminology inaccurate. Seever surmised that people assume the term “Neighborhood Business” means something much more intensive than the types of businesses that are actually allowed in the zone. McClure noted

there has often been push-back from neighbors who don't want any commercial activity near their neighborhoods, so there's a balance between what people want in their immediate locale vs. what's in the comprehensive plan as being best for the entire community. Ray pointed out that Moscow's small scale tends to make neighborhood businesses community-wide businesses anyway.

The meeting adjourned at 8:01 p.m.

Wendy McClure, Chair

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: August 16, 2018
Re: Urban Berm Final Plat Review

The Planning & Zoning Commission conducted a public hearing on May 9, 2018 to consider the request of Tyler George for a Preliminary subdivision plat (Urban Berm Addition) for a 24,274 sf parcel of land generally located directly adjacent to Public Avenue into eight (8) townhouse lots ranging from 2,700 sf to 3,668 sf in size. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Preliminary subdivision plat with one condition.

City Council then conducted a public hearing on June 4, 2018 and approved the Urban Berm preliminary plat with the following condition:

1. The developer shall increase the 5 foot easement to an 8 foot easement adjacent to the Public Avenue right-of-way.

On August 6, 2018 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 as well as the condition of approval and found the final plat to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Urban Berm Addition to City Council with no conditions.



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

For City Use Only			
Date Received		7-30-18	
Dept	Fee Type	Fees	Paid
CD	Final Review	\$85	8-6-18
ENGR	Review	\$260 plus \$26/lot	8-6-18
Receipt Number		LUP2018-0022	

APPLICATION FOR FINAL SUBDIVISION PLAT

SUBMITTALS

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

1. Completed application.
2. Payment of application fees.
3. One full-sized Final Plat Map and one electronic copy. (See attached checklist for specific information required on map.)

APPLICANT:

Name: Tyler George Telephone: _____
Complete Address: 1137 Driscoll Ridge Rd, Troy, ID 83871
E-Mail: geor5633@gmail.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

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

PROPERTY:

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

PROJECT DESCRIPTION:

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

Single family townhouse lots
Parkland: Payment in lieu of

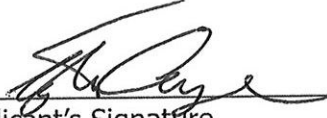
FINAL PLAT CHECKLIST:

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'. Large subdivisions may be drawn at a scale of 1"=200' when 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.
- ____ 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.
- ____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- ____ 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.
- ____ 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.
- ____ 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.
- ____ 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.
- ____ 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.
- ____ 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.
- ____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.



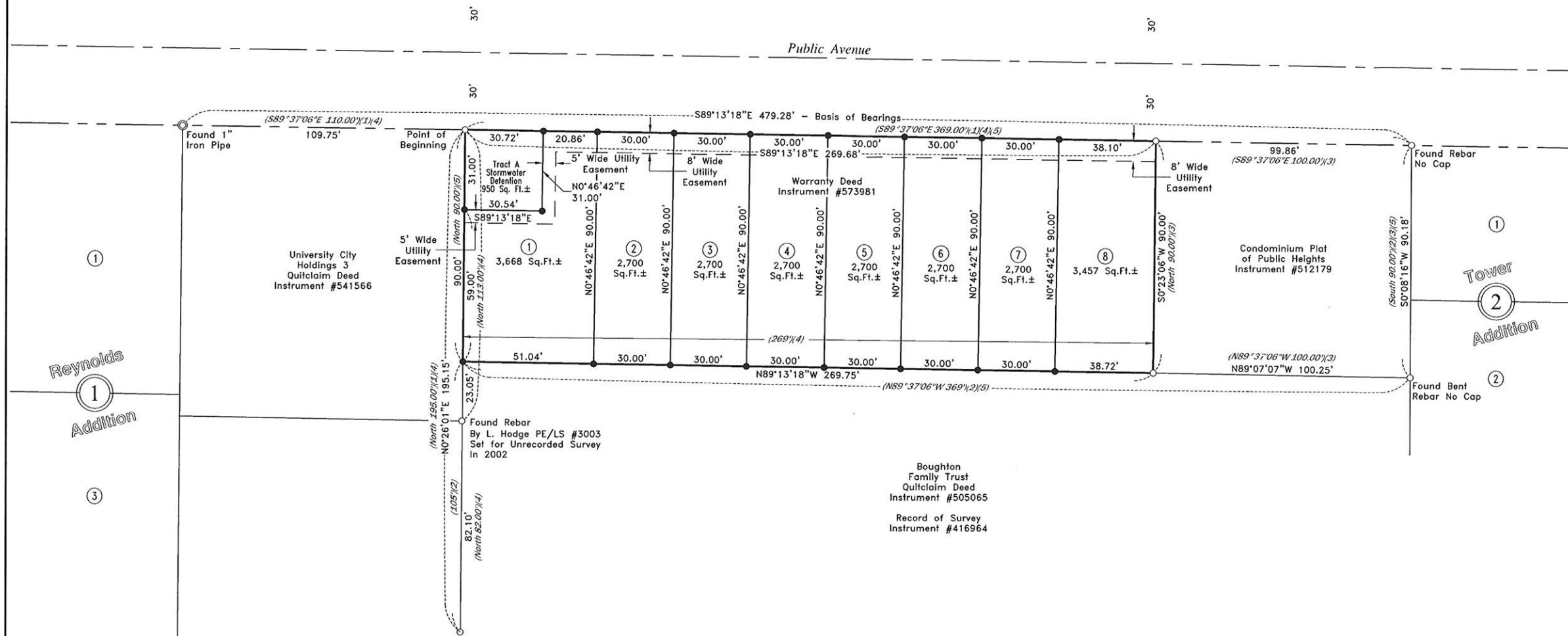
Applicant's Signature

8-6-2018

Date

Property Owner's Signature (if different)

Date



Basis of Bearings

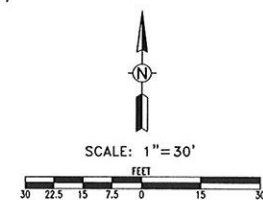
The Basis of Bearings for this survey in the south right-of-way line, of Public Avenue between the northeast corner of Reynolds Addition and the northwest corner of Tower Addition, shown hereon as S89°13'18"E, per GPS observation.

Survey References

1. Record of Survey, Instrument #416964 by L. Hodge, PE/LS #3003.
2. Quitclaim Deed, Instrument #505065, Edward 7 Elwyn Boughton to Boughton Family Trust.
3. Condominium Plat of Public Heights, Instrument #512179 by L. Hodge, PE/LS #3003.
4. Quit Claim Deed Instrument #541566 Matthew Becker to University City Holdings 3.
5. Warranty Deed, Instrument #573981, Four Moore, Inc to Tyler George.

Legend

- Set 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "Priest 6449"
- Found 1" Diameter Iron Pipe
- Found 5/8" Diameter Rebar "Hodge 3003" or as Described
- Calculated Position
- ① Block Number
- ① Lot Number
- Boundary Line
- Lot Line
- Centerline
- Right-of-Way



**PRELIMINARY
NOT FOR
RECORDING**

Plat of:
Urban Berm Addition
to the City of Moscow, Latah County, Idaho

Drafted by: SW
Checked by: MT/DEP
File Name: 3945 Plat.dwg
Tab: Layout
Plot Style: Default.ctb
Project: 3945-06-17
Date: 7/19/18

Legal Description

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

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

Thence, continuing along said right-of-way, S89°13'18"E, 269.68 feet to the northwest corner of the Condominium Plat of Public Heights, Instrument #512179;
Thence, departing said right-of-way, along the west line of said Condominium Plat S0°23'06"W, 90.00 feet to the southwest corner of said Condominium Plat and a point on the north line of Quitclaim Deed, Instrument #505065;
Thence, along said north line, N89°13'18"W, 269.75 feet to the northwest corner of said Quitclaim Deed and a point on the east line of Quitclaim Deed, Instrument #541566;
Thence, along said east line N0°26'01"E, 90.00 feet to the Point of Beginning.

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

Dedication

Know all persons by these presents, that Tyler George, 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 Urban Berm 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 tract A for stormwater Detention.

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

Tyler George

Acknowledgment

State of _____

County of _____

On this _____ day of _____, 2018, before me, the undersigned Notary Public in and for the State of _____, personally appeared Tyler George, known or identified to me to be the person that executed the instrument above, and acknowledged to me that he 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, Duane Priest, P.L.S. #6449, 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 hereon. The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 8-01-2019, as referenced on the plat and approved by the City of Moscow. Witness my hand and seal this _____ day of _____, 2018.

Duane Priest, PLS #6449

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 _____, 2018.

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 _____, 2018. Dedication of all easements 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 _____, 2018.

City Engineer, City of Moscow

Latah County Surveyor
Examined and approved by the Latah County Surveyor this _____ day of _____, 2018.

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 _____, 2018.

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, Senior Environmental Health Specialist Date

NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

PRELIMINARY
NOT FOR
RECORDING

Plat of:
Urban Berm Addition
to the City of Moscow, Latah County, Idaho

Drafted by: SW
Checked by: MT/DEP
File Name: 3945 Plat.dwg
Tab: Sign
Plot Style: Default.ctb
Project: 3945-06-17
Date: 7/19/18

2 of 2

RTM ROCK CONSULTING, INC.
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Moscow, Idaho 83843
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Surveying
Mapping
2017 WEST 1ST STREET 2018 MOSCOW, IDAHO 83843 208-882-3550 www.rtmrockconsulting.com

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

HEARING DATE: August 22, 2018

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Application for a Recreational Vehicle (RV) Park at 603 W Palouse River Drive - LUP2018-0026

Attachments:

1. Proposal Letter
2. Site Map
3. Floodplain Map
4. Topographical Map
5. Site Pictures
6. Site Plan

Prepared by: Mike Ray, AICP

STAFF REVIEW

Proposal: The applicant, Gary Lester, is proposing to establish Recreational Vehicle (RV) spaces within the Abiel Mobile Home Park located at 603 W Palouse River Drive. There are currently numerous sites within the Abiel Mobile Home Park that are too small to accommodate mobile homes, which would be more suitable for RV spaces. The applicant purchased the Park in 2015 and has been in the process of improving it. In addition to the spaces that are proposed to be permanently dedicated to RVs, there are a number of spaces that the applicant wishes to have the flexibility of having RVs in until he can transition those into mobile homes (3-5 years).

Site and Area Land Use: The subject property was first established as a mobile home park around the 1950's and was originally named Terrace Gardens. The subject property is currently 7.74 acres and is divided into two parcels that each contain a looped drive. There are currently 93 spaces within the park and vary between 30' wide by 42'-53' deep in Loop 1 and 30' wide by 50'- 70' deep in Loop 2.

Access to the subject property is provided via Palouse River Drive which is designated as a minor arterial. To the west of the subject property is Idaho Transportation Department's maintenance yard, to the north is undeveloped property, and to the northeast is Gritman Wellness Center. To the east are NRS warehouses and parking, to the southeast are storage and manufacturing uses in a business park, and to the south is Paradise Creek and the City Limits boundary.



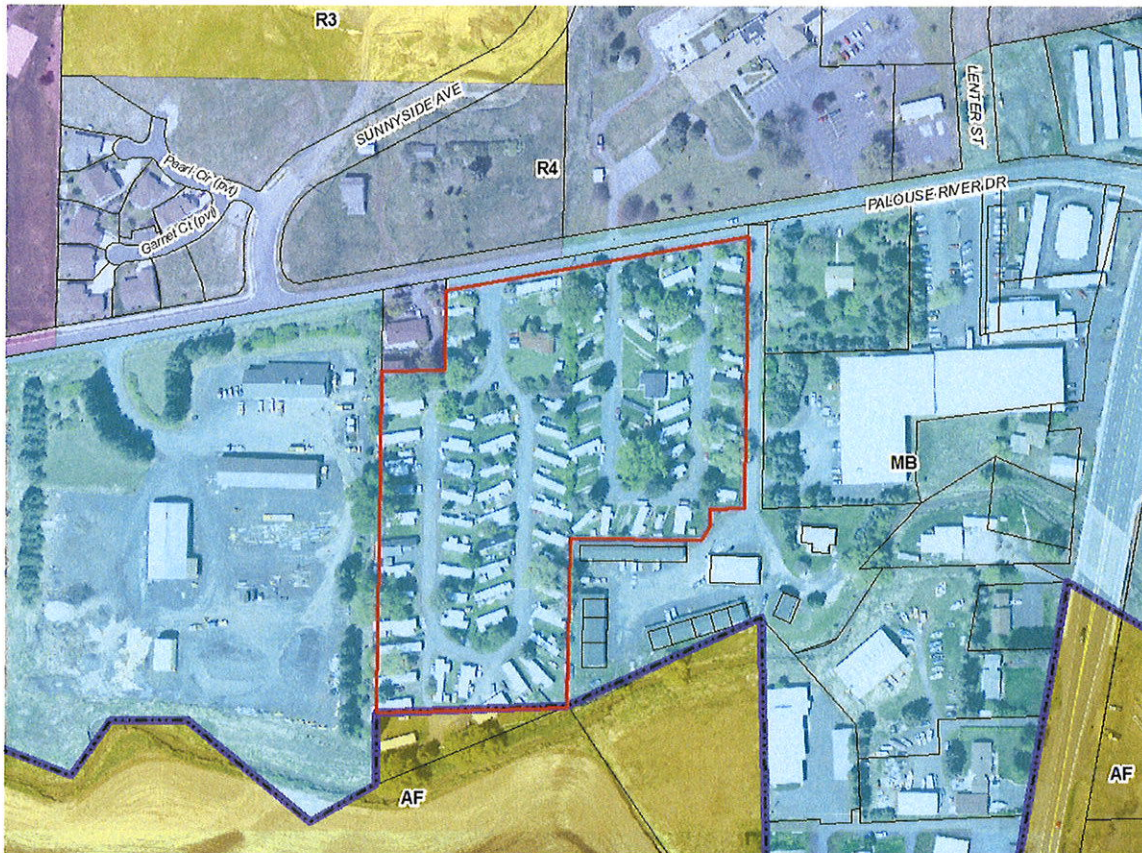
Vicinity Map

Zoning: The subject property and adjacent properties to the east and west are currently zoned Motor Business (MB). Properties to the north are zoned Multiple Family Residential (R-4) and properties to the south within the Area of City Impact are zoned Agriculture/Forestry (AF).

According to the City of Moscow Zoning Code, the purpose of the MB Zoning District is to,

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

Recreational Vehicle (RV) parks are a permitted use within the MB Zoning District, but require review and approval by the Planning and Zoning Commission.



Existing Zoning

Comprehensive Plan: The subject property is designated as Urban Residential upon the 1999 City of Moscow Comprehensive Plan Land Use Map. Surrounding properties to the north, west, south, and east are also designated as Urban Residential.

According to the 2009 Comprehensive Plan, the Urban Residential designated areas are,

“intended to allow higher intensity development, ranging from single-family neighborhoods to attached and multiple family residential uses at densities of 4 to 15 units per net acre. Areas appropriate for this designation include those located in close proximity to the City core, areas of commercial development, and areas adjacent or in close proximity to designated arterials. This designation can also be utilized to create and reinforce urban, single-family neighborhoods with alleys and rear garage access, similar to the near downtown neighborhoods. See Figure 2.12, Urban Residential Alley. A planned development built within an area of this designation should include a minimum of two housing types to achieve the allowable higher density. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R-3) or Multiple Family Residential (R-4).”

Access, Streets, Traffic: The subject property has existing access via Palouse River Drive which is developed as a 24 foot wide paved street with gravel shoulders on both sides. Palouse River Drive is designated within the Thoroughfare Plan as a minor arterial.

RV Park Standards:

Size of RV Spaces: The minimum space size within an RV Park shall be 40' x 20'; however, up to forty percent (40%) of the spaces may be a minimum of 25' x 20'. The designated RV spaces that the applicant is proposing are at least 30' in width by 42' in depth, which exceed the minimum required.

Separation: Design of spaces shall be such that minimum space between recreational vehicles is ten feet (10'). The proposed spaces will have at least 10' of clearance between adjacent RVs or mobile homes.

Sanitary Facilities: Toilet facilities and potable water shall be provided in all campgrounds and in all recreational vehicle parks that allow tents or recreational vehicles which are not self-contained. The applicant is not proposing to have any tents or RVs that are not self-contained, so this standard does not apply.

Open Space: Common open space will be provided for each space in the park. This area shall be exclusive of all setback areas and shall be developed with turf and trees. The size of the open spaces shall be left to the discretion of the developer. The open space that has been designated is surrounding the mail room/park office/laundry room building at the center of Loop 1.

Refuse: Trash receptacles shall be provided, and shall be located no further than one hundred fifty feet (150') away from any recreational vehicle or campground space. Each RV space and mobile home space has a designated roll cart which is collected weekly to satisfy this requirement.

Streets: Internal private streets shall be a minimum of twenty-eight feet (28') (including a 20 foot surface and 4 foot shoulders) in width for two-way streets and twenty feet (20') (including a 12 foot surface and 4 foot shoulders) for one-way streets, with a minimum of three-quarters inch (3/4") processed rock, six inches (6") in depth. Minimum outside radius of all curves in streets shall be forty feet (40'). The existing mobile home park has approximately 30 foot wide paved internal streets which are designated as one-way, which exceed the street standards requirement. All corners in the loop meet the 40 foot outside radius requirement.

Utilities: All recreational vehicle parks and campgrounds with access to City sewer and/or water shall be served by such. The existing mobile home park is currently serviced off existing water and sewer mains that are connected to the City's mains. Each individual RV space will have connections to water and sewer.

Length of Stay: Persons occupying vehicles with total hookups, including sewer, water and electricity, shall not occupy any RV park space for a period exceeding one hundred eighty (180) days in any 12-month period, nor shall the cumulative occupancy by such persons of different RV park spaces anywhere in the facility exceed a total of one hundred eighty (180) days in any 12-month period. The proposed RV spaces are allowed to be occupied by the same RV for only 6 months out of the year, per code.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission approve the RV Park proposal for 603 Palouse River Drive and waive the final plan review.

AUG 08 2018

Abiel Mobile Home Community Application for RV SpacesCity of Moscow
LUP2018-0026
pd 8/3/18

Property Address: 603 West Palouse River Drive, Moscow, Idaho

Applicant: Gary T. Lester, Manager, Abiel Mobile Home Community LLC

1032 Juliene Way, Moscow, Idaho 83843

208-301-1446; glester@ecoanalysts.com

PROPERTY DESCRIPTION:

Abiel Mobile Home Community, LLC is located at 603 West Palouse River drive. It consists of 7.74 acres including Parcels RPM00100020010 and RP39N05W191805.

A parcel of Land located in Plot 3, Allen Tracts, described as follows:

BEGINNING at a point 171.3 feet North and 33.9 feet West of the Southeast corner of said Plot 2; thence S. 89 degrees 47' W., 50.5 feet; thence S. 01 degrees 43' W., 26.6 feet; thence S. 30 degrees 50' West., 23.63 feet; thence S. 89 degrees 42' W., 208.7 feet to a point on the West boundary line of said Plot 2; thence North 448.7 feet on said West boundary line to the Northwest corner of said Plot 2; thence in a Northeasterly direction on said North boundary line to a point 29.3 feet West of the Northeast corner of said Plot 2; thence S. 00 degrees 37' W., 454.3 feet to the POINT OF BEGINNING.

ALSO Plot 3, Allen Tracts.

EXCEPTING THEREFROM a parcel of land being more particularly described as follows:

BEGINNING at the Northwest corner of said Plot 3; South on the West line of said Plot 3, 130 feet; thence East on a line parallel with the South line of said Plot 3, 100 feet; thence North on a line parallel with the West line of said Plot 3 to the North line of said Plot 3; thence in a Southwesterly direction along said North line to the POINT OF BEGINNING.

ALSO, a parcel of land located in the NW1/4NE1/4 of Section 19, Township 39 North, Range 5 West, B.M., being more particularly described as follows:

BEGINNING at the North ¼ corner of said Section 19; thence S. 00 degrees 03' 41" E., 756.15 feet; thence N. 87 degrees 12' E., 918 to the TRUE POINT OF BEGINNING; thence N. 87 degrees 12' E., 306 feet; thence S. 66 degrees 57' 58" W., 332.11 feet; thence North 115 feet to the POINT OF TRUE BEGINNING.

ADDITIONAL DESCRIPTION:

Abiel Mobile Home Community consists of 2 "loops," each with a separate access onto West Palouse River Drive. Please refer to the plat map for schematic configuration of the park. Streets are paved and at least 29 feet 8 inches wide. Loop 1 is curbed and parking is street side. Loop 2 has no curbs and parking is off street in front of and between trailers. Off street parking spots are surfaced with ¾" minus gravel. Traffic direction is one way in each loop (see arrows on plat for direction of traffic flow).

Latah Sanitation provides garbage services in the park and I am billed by the City each month for this service. Each resident has individual trash receptacles that are emptied weekly. Weekly garbage removal services, city water and city sewer are included in the monthly lot rent.

There is a TOTAL of 93 trailer pads in Abiel Mobile Home Park. Pad dimensions in the park vary, but in Loop 1 they approximate 30' wide by 42'-53' deep. Pads in Loop 2 approximate 30' wide by 50'-70' deep.

In Loop 1 there is one apartment (one bedroom) that shares the same building as the mail room, park office, and a coin operated laundry room. There is one house near the top of Loop 2.

LOOP 1 (eastern most loop): Spaces 1-49. In 2017 I combined pads #23-24-25 into one pad (#23) to allow enough room for a double wide. This space now has doublewide that moved in from Syringa (April 2018). The park office building occupies "spaces" 9, 11, 13, 39, and 41 on the plat map: these numbered "spaces" are not true pads and are not useable for rental purposes. Currently there are 15 pads in Loop 1 with no manufactured homes on them: 8,16,20,21,30,31,32,35,36,38,42,43,44,45,47. Pads 20, 30, 31 and 32 have RV's on them currently. In the last two years I have purchased and set up brand new mobile homes on pads 5, 7, 12, 14, and 15.

LOOP 2 (western most loop): Spaces 50-96, R10, R-20, R-30, R40 and R50. All pads currently have functional mobile homes in place3 of which are currently being set up by tenants. Older trailers may be removed upon tenant turnover, however, and replaced with RV's or newer manufactured homes.

OBJECTIVE:

To reduce the high vacancy rate in the park by filling vacant lots initially with RV's, then where and when feasible, replace RV's with manufactured homes over the longer term (3-5 years). I am requesting permission from the City of Moscow to fill all empty pads with RV's. This will increase the monthly cash flow for the park, allowing me more capital to make aesthetic and infrastructural improvements that will increase the quality of life for the tenants and garner a better return on investment. It will also help fill a critical demand for affordable housing in Moscow.

Due to the requirement to keep spacing between mobile homes a minimum of 10 feet apart, several pads are too short to hold anything but an RV. These spaces will be long-term RV locations. Currently, spaces 30, 32, 36, 38, 42, and 44 fit this category - others may fit this description upon final evaluation.

IMPROVEMENTS COMPLETED SINCE PURCHASE IN SEPTEMBER 2015:

I purchased the park in September 2015 and immediately changed the name from Terrace Gardens to Abiel Mobile Home Community. Abiel is a Hebrew word which means "God is my father." I feel this communicates a much more positive message about the park, and quite honestly, reflects my source of strength in this venture. Previously, the park came with a bad reputation and was known for drugs and violence, a lot of deferred maintenance needs, including (but not limited to) perimeter and interior fences in disrepair, excessive potholes on streets, many over-mature trees at risk of failure, outdated electrical panels, excessive trash in empty lots, empty uninhabitable trailers and a vacancy rate of 46%.

My priority actions thus far have been addressing these issues and I am making significant improvements. The park is looking better, it is safer, and I have removed several problematic residents. I have given away several older mobile homes, removed and scrapped five uninhabitable homes, and

brought in 5 brand new Marlette mobile homes into Loop 1. Vacancy rate is now down to 20% (based on the current number of empty lots) and the five new homes in Loop 1 give it a much better look and feel for the neighborhood. More work needs to be done, of course, but I am making steady progress.

Summary:

Most of the current tenants have given me high praise for my efforts to make life better for them. The community is coming together as the tenants are now organizing their own social events. This year they organized an Easter egg hunt for the kids and a 4th of July barbeque. I have supported these events financially and with my time to help improve the community dynamic in my park.

Since purchasing the park nearly three years ago I have had excellent experiences with the City personnel involved in permitting the various improvements, the Police department in dealing with tenant issues, the local utilities, and the local churches who have reached out to help my tenants. Although this venture is a lot of work, I believe the social and economic results are well worth it.

Thank you for considering my request for RV spaces throughout the park. If approved, this will greatly accelerate my efforts to turn the park around and increase the quality of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary T. Lester". The signature is fluid and cursive, with the first name "Gary" being more prominent.

Gary T. Lester, Owner/Operator

Abiel Mobile Home Community LLC

Flood Map:

FloodInsights



FloodInsights Report For:

603 W PALOUSE RIVER DR, MOSCOW, ID 83843

Geocoding Accuracy: S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)

Original Input Address: 603 W PALOUSE RIVER DR, MOSCOW, ID 83843

Flood Zone Determinations (Non-Guaranteed)

SFHA Within 250 feet of multiple flood zones?

Out No

Map Number

1600900002D

Community	Community_Name	Zone	Panel	Panel_Dte	COBRA
160090	MOSCOW, CITY OF	X	0002D	April 15, 2002	COBRA_OUT

FIPS CensusTract

16057 0064.00



FloodMap Legend

Flood Zones

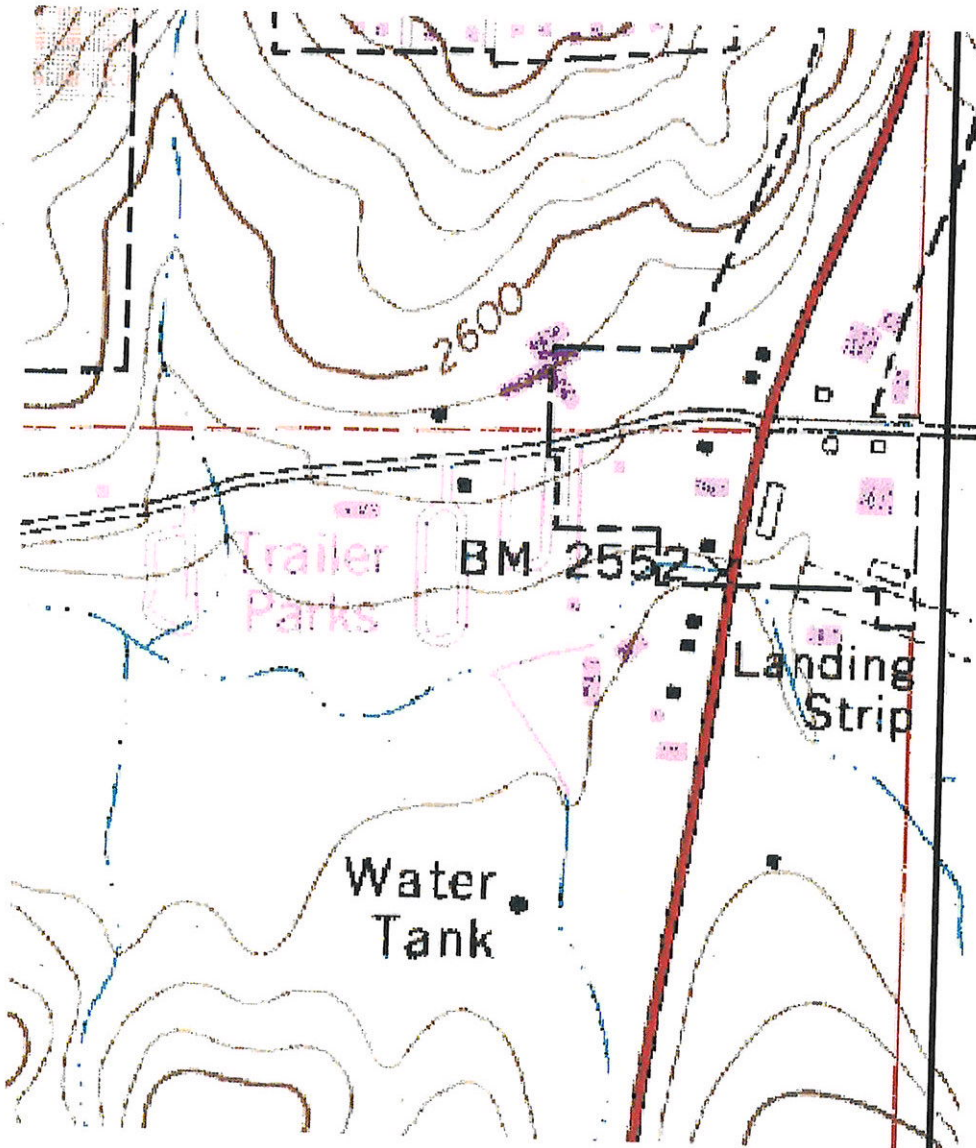
- Areas inundated by 100-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding with velocity hazards
- Floodway areas
- Floodway areas with velocity hazards
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

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07/17/15

Topo Map:



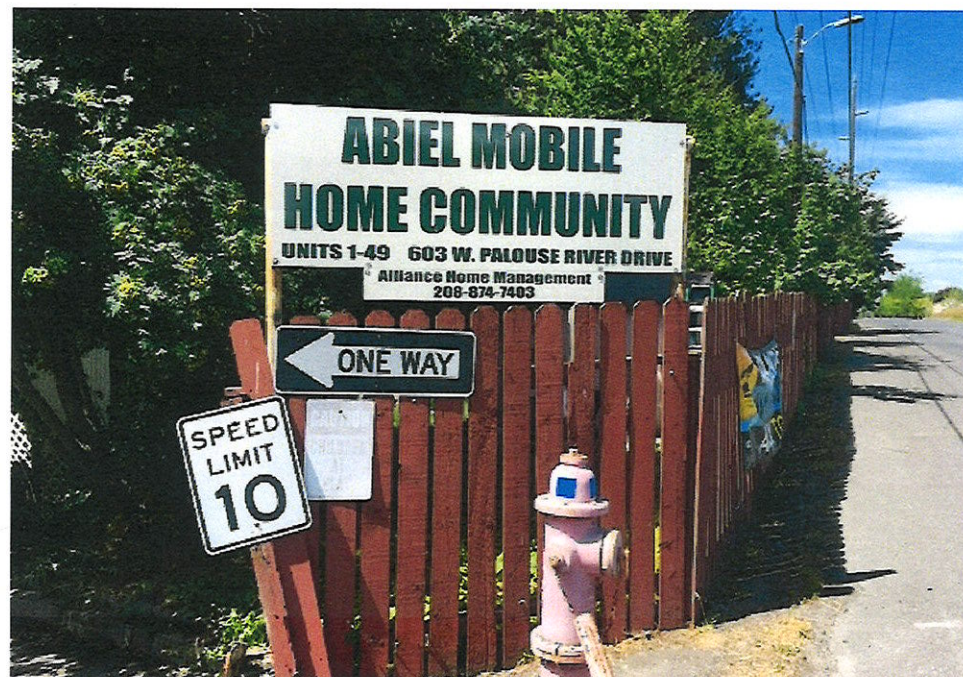
Center: 46.7141°N 117.0071°W

Elevation at center: 2,546 feet (776 meters)

Quad: USGS Moscow West

Drg Name: o46117f1

Drg Source Scale: 1:24,000



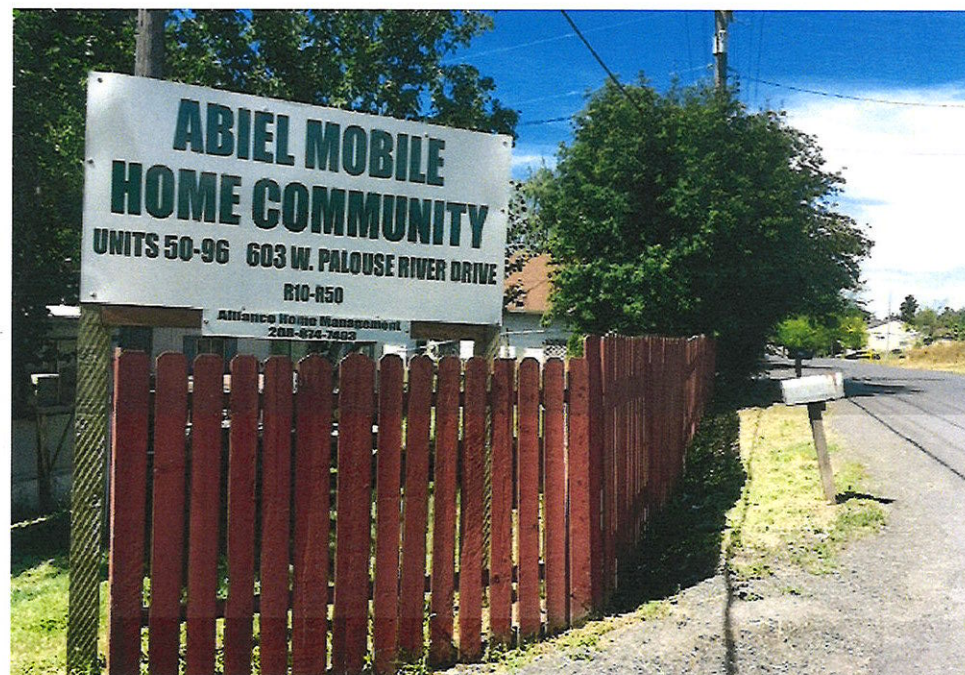












**ABIEL MOBILE
HOME COMMUNITY**
UNITS 50-96 603 W. PALOUSE RIVER DRIVE
R10-R50
Allanco Home Management
208-874-7493



Loop 2

Loop 1

A SHUT OFF'S
2" POLY
TRACER WIRE

12

