



Public Works/Finance Committee

Regular Meeting ~AMENDED Agenda~

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Laurie M. Hopkins
City Clerk

208.883.7015

Monday
February 12, 2018

4:30 PM

Council Chambers
206 E. Third St.

1. Approval of Public Works/Finance Committee January 22, 2018 Minutes – Laurie M. Hopkins

2. Disbursement Report for January 2018 - Gary J. Riedner

Staff will present the Accounts Payable Report for the month ending January 2018.

PROPOSED ACTIONS: Sign the Disbursements Report for the month of January 2018.

3. 433 and 421 N Main Street Lot Line Adjustment - Ryan Cash

Shelley Bennett is requesting a lot line adjustment between two parcels of land currently addressed as 433 and 421 N Main Street in order to accommodate setback requirements for a proposed building at 433 N Main Street. 433 N Main is currently 18,933 square feet in size and 421 N Main is currently 181,092 square feet in size. The applicant is proposing to adjust the common lot line between the two parcels in order to convey a 9 ft by 180 ft area from 421 N Main St to the southern parcel line of 433 N Main St. The subject properties are located in the Motor Business (MB) Zoning District which has no minimum lot area requirement for non-residential uses, and a minimum lot width of 50 feet. Both parcels will meet all requirements for the MB Zoning District.

ACTION: Recommend approval the lot line adjustment request with or without conditions; recommend denial of the lot line adjustment request; or provide staff further direction.

4. C Street Alley ROW Vacation - Les MacDonald

The City has received an application requesting the vacation of a portion of the public right-of-way (ROW) located south of C Street and west of Home Street. A copy of the application is included in the packet. The request was made by Mr. Eric Lee Mittelstaedt, who is the owner of the property at 807 East C Street which abuts the property which is the subject of the vacation request. A vicinity map showing the proposed vacation area is shown on the attached public notice. A public hearing will be held at the February 20th Council Meeting to hear the petitioner's request and receive testimony pertaining to the request. Public notice of the hearing was advertised in the newspaper of record and mailed to properties within 600 feet of the subject ROW. The franchised utilities were notified of the application for the vacation. A copy of a draft ordinance vacating the ROW is attached.

PROPOSED ACTIONS: Confirm the scheduling of a Public Hearing on the matter of the ~~Rayburn Street~~ **C Street Alley** ROW Vacation request for the City Council meeting on February 20, 2018, or provide staff further direction.

5. Rayburn Street ROW Vacation - Les MacDonald

The City has received an application requesting the vacation of the remaining portion of the Rayburn Street public right-of-way (ROW) in the vicinity of State Highway 8 east of Stadium Way. A copy of the application is included in the packet. The request was made by Mr. Daniel Ewart, Vice President for Infrastructure, on behalf of the Regents of the University of Idaho, which is the owner of the property on three sides of the property which is the subject of the vacation request. The remaining side is bounded by the right-of-way for State Highway 8. A vicinity map showing the proposed vacation

area is shown on the attached public notice. A public hearing will be held at the February 20th Council Meeting to hear the petitioner's request and receive testimony pertaining to the request. Public notice of the hearing was advertised in the newspaper of record and mailed to properties within 600 feet of the subject ROW. The franchised utilities were notified of the application for the vacation.

PROPOSED ACTIONS: Confirm the scheduling of a Public Hearing on the matter of the Rayburn Street ROW Vacation request for the City Council meeting on February 20, 2018, or provide staff further direction.

6. 1333 Lande Lane Lot Division - Ryan Cash

Tom Golis is requesting a lot division to establish four lots from the two platted lots which are legally described as Lot 1 and Lot 2 of Block B, Christopher's Crossing Addition. The subject lots were originally platted within the Christopher's Crossing Subdivision and were to be served by the extension of Lande Lane which was intended to terminate with a standard cul-de-sac. The plat also included a pedestrian easement which provided a pedestrian connection from Hirschi Road to Lande Lane. The sidewalk in this easement has been constructed from Hirschi Road to the northern boundary of the subject property.

On March 19, 2007 the City Council approved a lot division proposal to create three lots from the original two lots, relocate the pedestrian easement on the property, and allow for the construction of an alternate cul-de-sac design. Additional right-of-way was dedicated as part of this proposal to allow for the construction of the alternate cul-de-sac design, and a portion of right-of-way was vacated since the cul-de-sac had been relocated further to the north. Since the lot division was approved in 2007, no further action has been taken to divide or develop the subject property.

The applicant is now presenting a new lot division proposal to establish four lots ranging in size from 14,427 to 8,381 square feet from the original two platted lots. The applicant is proposing to construct an alternate hammerhead design for the termination of Lande Lane instead of a cul-de-sac, and the pedestrian easement is proposed to be partially relocated to the approximate location approved in 2007. The subject property is located within the Moderate Density, Single Family Residential (R-2) Zone where the minimum lot area is 7,000 sf and the minimum lot width is 60 feet. The four proposed lots will meet all minimum lot area and lot width requirements for the R-2 Zone. In accordance with City of Moscow requirements, property owners within 600 feet of the property have been notified of the proposed division and the site had been posted seven (7) days prior to the meeting date.

PROPOSED ACTIONS: Recommend approval of the lot division request with the conditions that the vacation of right-of-way and engineering variance are approved, dedication of additional right of way is made, a Deed of Dedication is made for the 15' wide pedestrian easement between lots 3 and 4, and all public improvements are constructed, or the developer enters into a development agreement and security is posted to secure such improvements, prior to any building permits being issued upon the subject property; or recommend denial of the lot division request; or provide staff further direction.

7. Lande Lane ROW Vacation - Les MacDonald

The City has received an application requesting the vacation of a portion of the Lande Lane public right-of-way (ROW) in relation to a proposed lot division process on Lots 1 & 2 of Block B of the Christopher's Crossing Subdivision Addition to the City of Moscow. A copy of the application is included in the packet. The request was made by Mr. Tom Golis, who is the owner of the property on both sides of the property which is the subject of the vacation request. A vicinity map showing the proposed vacation area is shown on the attached public notice. A public hearing will be held at the February 20th Council Meeting to hear the petitioner's request and receive testimony pertaining to the request. Public notice of the hearing was advertised in the newspaper of record and mailed to properties

within 600 feet of the subject ROW. The franchised utilities were notified of the application for the vacation. A copy of a draft ordinance vacating the ROW is attached.

PROPOSED ACTIONS: Confirm the scheduling of a Public Hearing on the matter of the Lande Lane ROW Vacation request for the City Council meeting on February 20, 2018, or provide staff further direction.

8. 1333 Lande Lane Cul-De-Sac Variance Request - Bob Buvel

On December 20, 2017 the City of Moscow received a letter from Scott Becker, P.E., of Hodge and Associates requesting a right-of-way vacation and lot division on behalf of the Mr. Tom Golis, owner of the property at 1333 Lande Lane. Mr. Golis is proposing to divide the property into a four lot development. (See attached letter.) As the parcel is located at the dead end of Lande Lane, its development would require construction of a turnaround for emergency vehicles and the general public. The City of Moscow standard for dead end streets (Standard Drawing #4) requires the construction of an eighty (80) foot diameter cul-de-sac. Due to the challenging topography of the site, the shape of the parcel, and in order to create a fourth buildable lot on the property, Mr. Golis is requesting approval to construct a "Type III Turnaround" as depicted in City of Moscow Standard Drawing #5 rather than the City-standard eighty (80) foot diameter cul-de-sac.

PROPOSED ACTIONS: Recommend approval of the variance request to build a permanent Type III Turnaround per Standard Construction Drawing #5, or recommend denial of the variance request, or provide staff further direction.

Adjourn

NOTICE: Moscow City Council and committee meetings are 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.