



Public Works/Finance Committee

Regular Meeting ~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
February 12, 2018

4:30 PM

Council Chambers
206 E. Third St.

The meeting was called to order at 4:30 PM

PRESENT: Kathryn Bonzo Chair, Brandy Sullivan Councilmember, Gina Taruscio Councilmember

ABSENT: Jim Boland Councilmember

OTHERS: Mayor Bill Lambert

STAFF: Gary J. Riedner, Ryan Cash, Bob Buvel, Bill Belknap, Sarah Banks, Les MacDonald, Laurie M. Hopkins

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

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Kathryn Bonzo, Brandy Sullivan, Gina Taruscio
ABSENT:	Jim Boland

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

Staff will present the Accounts Payable Report for the month ending January 2018. This was reviewed, signed and recommended for approval by the Public Works/Finance Committee on February 12, 2018.

ACTION: Approve the Disbursements Report for the month of January 2018.

Banks indicated the larger payments in the report and explained there has been a change in how credit card payments are accounted for which means they will show up on the report differently. The Committee recommended approval and that it be placed on the Council consent agenda.

RESULT:	RECOMMENDED TO COUNCIL CONSENT [UNANIMOUS]
AYES:	Kathryn Bonzo, Brandy Sullivan, Gina Taruscio
ABSENT:	Jim Boland

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. This was reviewed and recommended for approval by the Public Works/Finance Committee on February 12, 2018.

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.

Cash introduced the item as written above.

Shelley Bennett, 2279 Moser Moscow, said there would be only two entrances to Main Street.

No other public comment was offered. The Committee recommended approval and that it be placed on the Council consent agenda.

RESULT:	RECOMMENDED TO COUNCIL CONSENT [UNANIMOUS]
AYES:	Kathryn Bonzo, Brandy Sullivan, Gina Taruscio
ABSENT:	Jim Boland

4. Public Hearing: 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. This item was presented to the Public Works/Finance Committee on February 12, 2018, which recommended advancing the item to a public hearing.

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.

MacDonald explained the process for right-of-way (ROW) requests which include a public hearing at the City Council level. At the Committee level, staff confirms the public hearing date and gives a brief description of the request and location. An aerial of the location was shown. The request is for just over a foot of ROW in a 16 foot alley and more details will be given for the public hearing.

Riedner explained when vacating ROW, Idaho code requires that it be expedient and in the public interest. Council typically vacates ROW, which is owned by the public, back to adjacent property where it came from. The Council can also decide to not vacate the ROW. The City cannot obtain any compensation for vacations. The Committee confirmed the date of the public hearing for February 20, 2018.

RESULT:	CONFIRMED DATE OF PUBLIC HEARING BEFORE CITY COUNCIL
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5. Public Hearing: 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 Dan 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. This item

was presented to the Public Works/Finance Committee on February 12, 2018, which recommended advancing the item to a public hearing.

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.

MacDonald described the area and notifications have been sent to property owners as well as the hearing noticed in the paper. Riedner explained the difference between public right-of-way and privately owned right-of-way. The Committee confirmed the date of the public hearing for February 20, 2018.

RESULT:	CONFIRMED DATE OF PUBLIC HEARING BEFORE CITY COUNCIL
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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. This was reviewed and recommended for approval by the Public Works/Finance Committee on February 12, 2018.

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.

Cash described the zoning of the area and the history of the subdivision from two lots and a standard cul-de-sac, to three lots and a larger dedication for a modified cul-de-sac. The new application includes four lots, two of which are flag lots; modification to the pedestrian ROW access; and a vacation and modification of ROW to accommodate a variance for a modified cul-de-sac. This also will allow full development of a fourth lot which was not possible with the previous request. The lots are in conformance with the R-2

zoning requirements.

Cash received a letter from Dennis Fullerton with no objections. Several citizens visited with staff and asked questions.

Jill Rinaldi, 943 Hirshi Road Moscow, shared concerns on how the pedestrian easements would align and who would be responsible for maintenance. Another concern was where street lighting would be placed.

MacDonald answered normally P&R handles the maintenance and if circumstances warrant, such as winter conditions, paths are closed. Street lights are normally placed at dead-ends, severe curves and intersections. At this time, placement of street lights has not been determined.

The Committee recommended approval of the lot division and that it be placed on the regular agenda.

RESULT:	RECOMMENDED TO COUNCIL REGULAR [UNANIMOUS]
AYES:	Kathryn Bonzo, Brandy Sullivan, Gina Taruscio
ABSENT:	Jim Boland

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. This item was presented to the Public Works/Finance Committee on February 12, 2018, which recommended advancing the item to a Public Hearing.

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.

MacDonald said this ROW vacation is conditioned on the lot division. MacDonald showed an aerial of the location. The Committee confirmed the date of the public hearing for February 20, 2018.

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. This was reviewed and recommended for approval by the Public Works/Finance Committee on February 12, 2018.

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.

Buvel explained the standard cul-de-sac details as well as a temporary Type III turnaround, otherwise known as a hammerhead. The request is for a variance from the standard requirement, not a land use variance. This property has been looked at many times for development and this seemed like a viable option. A 28 foot wide street is appropriate in a dead end location as allowed within the City street standards. The Committee recommended approval and that it be placed on the Council regular agenda.

RESULT:	CONFIRMED DATE OF PUBLIC HEARING BEFORE CITY COUNCIL
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Adjourn

The meeting was closed at 5:15 PM



Minutes Approved On
February 26, 2018
[Signature]
(Clerk Signature)