



Public Works/Finance Committee

Regular Meeting
~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
January 22, 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, Art Bettge Councilmember

ABSENT: Jim Boland Councilmember

STAFF: Jen Pfiffner, Tim Davis, Kevin Lilly, Laurie M. Hopkins

1. Approval of Public Works/Finance Committee January 8, 2018 Minutes – Laurie M. Hopkins

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Kathryn Bonzo, Brandy Sullivan, Art Bettge
ABSENT:	Jim Boland

2. Mountain View Road, 6Th to Joseph Street Design Agreement – Kevin Lilly

The Mountain View Road, 6th to Joseph Street Federal Aid Project is the next phase of the City's efforts to improve the full length of one of our most important arterial roadways. The project is being funded (92.66% federal aid/7.34% local match) through the Local Highway Technical Assistance Council's (LHTAC) Local Urban Program and will improve the road from an existing two lane rural section to a 36 ft.-wide urban section with sidewalks, curb and gutter, green strips, turn lanes where warranted, upgraded illumination, and a roundabout at the intersection of 6th and Mountain View.

The Concept Report for the project was prepared by JUB Engineering, Inc. (JUB) and was approved by the City Council on July 21, 2014. Since that time, the project has been delayed due to funding issues within the Local Urban program, but it is now on track for construction in FY2023 or FY2024 with \$2.6M allotted for construction. Right-of-way funding in the amount of \$102,000 will become available in FY2019 and the project is expected to be "shovel ready" by FY2021 should early funding become available.

The attached agreement to complete the roadway design, geotechnical studies, and environmental clearance has been negotiated with JUB in the amount of \$261,500.00. This item was reviewed and recommended for approval by Public Works/Finance Committee at the January 22, 2018 meeting.

PROPOSED ACTIONS: Recommend approval of the attached design agreement with JUB Engineering, Inc. in an amount not to exceed \$261,500.00, or provide staff further direction.

Lilly introduced the item as written above. The critical path scheduling section in the contract is a graphical representation of the required tasks and the time it will take to prevent delays of contractors. The tasks are laid out sequentially because some items can overlap and some cannot per industry standards. The phases have not been posted physically at the project but the website is updated with progress reports. Pfiffner said construction updates are also sent out via social media and they can add it to the utility billing newsletter insert as well. Bonzo quite liked the critical path schedule as it assists citizens to know the full process. The design agreement should be complete in 2019 even though Construction funds are scheduled for 2023. If agreement is completed, submitted, right-of-way purchased, and environmental approved, it is possible another project won't make schedule and they can

Minutes Acceptance: Minutes of Jan 22, 2018 4:30 PM (Regular Items)

push this project sooner. The Committee recommended approval and that it be placed on the Council consent agenda.

Reports

Sanitation Strategic Plan Update - Tim Davis

Davis reported last Wednesday a selection committee interviewed Great West Engineering for the RFQ response for the Comprehensive Sanitation Master Plan. Staff is narrowing down the scope of services and negotiating cost in the hopes of having a contract in front of the Council February 5th. Pfiffner said this utility is the only one that doesn't have a comprehensive plan. A 5-6 member stakeholder committee is being pulled together to work through the process. The committee will include members of the Sustainable Environment Commission and other names are being suggested to the Mayor. Great West is based out of Helena MT but the Boise office submitted the proposal of which was the only proposal the City received.

Pfiffner reminded the Council that next Monday is a fifth Monday so there are no meetings.

Adjourn

The meeting was closed at 4:44 PM

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** Disbursement Report for January 2018**Responsible Staff:** Gary J. Riedner

Information

DESCRIPTION: Presentation of the Accounts Payable Report for the month ending January 31, 2018. A summary of the major expenditures has been approximated by category and represents 96% of the total expenditure of \$2,771,098.25.

Payroll	\$1,018,654.00
Professional Services	128,486.00
Sanitation	283,352.00
ACH Wells Fargo	40,838.00
Supplies	80,126.00
Contractual Payments	565,836.00
Capital Outlay-Vehicles	21,635.00
Utilities	84,260.00
Capital Outlay	360,587.00
Capital Outlay-Improvements	14,315.00
<u>Insurance</u>	<u>50,050.00</u>
Total	\$2,648,139.00

STAFF RECOMMENDATION: Approve report.

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

Necessary Resources/Impacts

\$2,648,139.07

Attachments

Cash & Investments Balances 2018
 Disbursements Report FY18
 Revenue 2018

City of Moscow Cash and Investments Balances as of 1/31/2018		
Fund	Year to Date Balance	
General Fund	\$	6,005,984.83
Street Fund	\$	1,660,282.86
Culture & Recreation	\$	1,475,068.10
MSDCPF	\$	153,288.16
1912 Fund	\$	88,196.06
Transit Center	\$	44,360.09
Water Fund	\$	2,224,078.73
Sewer/WWTP	\$	3,496,182.16
Sanitation Fund	\$	2,001,695.33
Fleet Fund	\$	3,204,205.41
Information Systems	\$	1,880,933.63
Water Capital	\$	5,670,437.31
Sewer Capital	\$	6,704,026.28
Capital Projects	\$	4,574,601.09
Sanitation Capital	\$	4,524,425.08
LID construction	\$	178,631.60
Hamilton	\$	2,767,083.76
Bond & Interest	\$	175,060.00
LID Funds	\$	29,199.17
Payroll Service	\$	540,562.25
Total Cash & Investments	\$	47,398,301.90

DISBURSEMENTS REPORT FOR JANUARY 2018

DATE	FUND NAME	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	ACCOUNTS PAYABLE	VOID CHECKS	PAYROLL	PAYROLL	GRAND TOTALS
		1/4/2018	1/12/2018	1/19/2018	1/25/2018	1/5/2018 1/24/2018 1/31/2018 00002.01.2018 00005.01.2018 00007.01.2018	1/18/2018	1/5/2018	1/19/2018	
BATCH #		00001.01.2018	00002.01.2018	00004.01.2018	00006.01.2018		00002.01.2018 00003.01.2018	00100.01.2018	00200.01.2018	
CHECK #'s		86123-86169	86170-86272	86273-86325	86326-86392	January CC ACHS	86261,86352	20637-20644	20645-20653	
Fund #										
101	GENERAL	15,995.48	29,060.59	106,229.90	555,934.04	21,538.07		309,207.48	309,606.59	1,347,572.15
105	STREETS	5,060.34	23,967.72	10,341.19	5,761.70	657.97		22,925.06	22,435.75	91,149.73
120	RECREATION AND CULTURE	2,087.17	7,139.46	2,302.80	26,454.76	3,558.06	(48.00)	45,458.33	48,328.01	135,280.59
121	MSD COMM. PLAY FIELDS				657.34			1,507.68	1,674.36	3,839.38
123	1912 CENTER		7,916.67							7,916.67
128	TRANSIT CENTER		518.40		936.57					1,454.97
220	WATER	8,962.91	30,905.08	7,348.75	31,988.08	6,035.15	(51.96)	45,183.01	48,441.72	178,812.74
230	SEWER	4,607.13	49,857.98	18,096.26	4,821.14	1,921.14	(45.00)	53,555.36	45,226.92	178,040.93
240	SANITATION	70,804.88	196,525.99	350.00				3,681.79	3,837.19	275,199.85
290	FLEET	27,709.26	11,854.77	24,908.47	294.08			11,898.46	12,142.26	88,807.30
295	INFORMATION SYSTEMS	5,127.06	40,702.94	2,411.12		2,452.74		16,376.63	17,167.10	84,237.59
320	WATER CAPITAL PROJECTS	87,664.65		169,354.81	2,609.87	1,714.26				261,343.59
330	SEWER CAPITAL PROJECTS	63,501.00								63,501.00
340	SANITATION CAPITAL PROJ									0.00
350	CAPITAL PROJECTS	21,097.50	3,095.38	65.00	26,723.15	2,960.73				53,941.76
355	LID CONSTRUCTION									0.00
380	HAMILTON - PARKS & REC									0.00
590	BONDS & INTEREST									0.00
	TOTAL	312,617.38	401,544.98	341,408.30	656,180.73	40,838.12	(144.96)	509,793.80	508,859.90	2,771,098.25

WIRE Transfers:

Kathryn Bonzo, Chair

Brandy Sullivan, Vice Chair

Jim Boland

Gary J. Riedner, Acting Finance Director

Attachment: Disbursements Report FY18 (1653 : Disbursement Report for January 2018)

RECEIPTS REPORT FOR JANUARY 2018

Fund #	FUND NAME	Taxes	Franchise Fees	Licenses & Permits	Intergovernmental	Charges for Services	Fines & Penalties	Investment Income	Refunds & Reimbursements	Contributions & Donations	Other	Grand Total
101	GENERAL	2,603,023.36	129,857.37	52,133.62	114,565.00	128,454.52	7,782.69	15,891.23	847.15	1,600.00	4,439.64	3,058,594.58
105	STREETS	335,861.41	0.00	0.00	0.00	26,897.53	0.00	0.00	150.00	0.00	0.00	362,908.94
120	RECREATION AND CULTURE	0.00	0.00	300.00	4,883.00	14,078.11	0.00	0.00	15.42	15,517.00	0.00	34,793.53
121	MSD COMMUNITY PLAY FIELDS	0.00	0.00	0.00	6,631.55	0.00	0.00	0.00	0.00	0.00	0.00	6,631.55
123	1912 CENTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128	TRANSIT CENTER	0.00	0.00	0.00	0.00	67,394.98	0.00	0.00	0.00	0.00	0.00	67,394.98
220	WATER	0.00	0.00	0.00	0.00	391,243.79	0.00	26,924.21	0.00	0.00	0.00	418,168.00
230	SEWER	0.00	0.00	0.00	0.00	814,916.63	0.00	0.00	350.10	0.00	0.00	815,266.73
240	SANITATION	0.00	0.00	0.00	0.00	375,714.39	0.00	0.00	2,000.00	0.00	0.00	377,714.39
290	FLEET	0.00	0.00	0.00	0.00	72,671.44	0.00	0.00	7,019.00	0.00	0.00	79,690.44
295	INFORMATION SYSTEMS	0.00	0.00	0.00	0.00	97,568.34	0.00	0.00	3.36	0.00	0.00	97,571.70
320	WATER CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330	SEWER CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
340	SANITATION CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350	CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	510.00	0.00	510.00
355	LID CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
380	HAMILTON P&R	0.00	0.00	0.00	0.00	0.00	0.00	2,853.30	0.00	0.00	0.00	2,853.30
590	BOND & INTEREST	82,846.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,846.76
595	LID FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	3,021,731.53	129,857.37	52,433.62	126,079.55	1,988,939.73	7,782.69	45,668.74	10,385.03	17,627.00	4,439.64	5,404,944.90

Attachment: Revenue 2018 (1653 : Disbursement Report for January 2018)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** 433 and 421 N Main Street Lot Line Adjustment**Responsible Staff:** Ryan Cash

Information

DESCRIPTION: 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.

STAFF RECOMMENDATION: Recommend approval of the lot line adjustment request with no conditions.

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.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

Letter, Plat Map, Legal Descriptions



PALOUSE COMMERCIAL REAL ESTATE

(208) 882-3800
213 S. Main Street, Moscow, ID 83843
102 W Main Street Suite #9, Pullman, WA 99163
www.palousecommercial.com

RECEIVED

FEB 05 2018

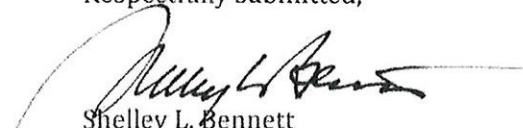
City of Moscow

~~December 19, 2017~~

CITY OF MOSCOW
Community Development Department
MOSCOW, ID 83843

I am hereby requesting a boundary line adjustment for the parcels, owned by North Main Moscow, LLC at the corner of Highway 95 and E street in Moscow, ID 83843. The legal descriptions for the NEW North Pad site and the NEW legal for the remainder Parcel (Rosauers), as proposed to be modified are attached, herewith.

Respectfully submitted,


Shelley L. Bennett
Owner/Broker

Attachment: Letter, Plat Map, Legal Descriptions (1650 : 433 and 421 N Main Street Lot Line Adjustment)



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS

JOHN L. DUNN, PLS / ID, WA / CFeds
DUANE E. PRIEST, PLS / ID, CA, NV, AZ

PROPERTY DESCRIPTION FOR NORTH MAIN MOSCOW LLC NORTHEAST PARCEL BLA

A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

COMMENCING at a point on the south line of the northeast quarter of Section 7, South $87^{\circ}33'18''$ West, 30.00 feet from the east quarter corner of said section; thence along the west right of way line of Main Street (Highway 95), North $00^{\circ}57'07''$ East, 75.07 feet to an angle point on the East line of a parcel of land conveyed to Korn, Inc., described in Recorder's instrument number 348391; thence continuing along the west right of way line of Main Street and along the East line of said parcel, North $00^{\circ}57'07''$ East, 254.56 feet to the **POINT OF BEGINNING**:

Thence North $89^{\circ}41'43''$ West, 180.00 feet to the southwest corner of a parcel of land described in Recorder's instrument number 569567;

Thence South $01^{\circ}00'18''$ West, 9.00 feet;

Thence South $89^{\circ}41'43''$ East, 180.01 feet to the west right of way line of Main Street and the East line of the parcel of land described in Recorder's instrument number 348391;

Thence along the west right of way line of Main Street and the East line of said parcel,

North $00^{\circ}57'07''$ East, 9.00 feet to the **POINT OF BEGINNING**.

Containing 1620 square feet, more or less.

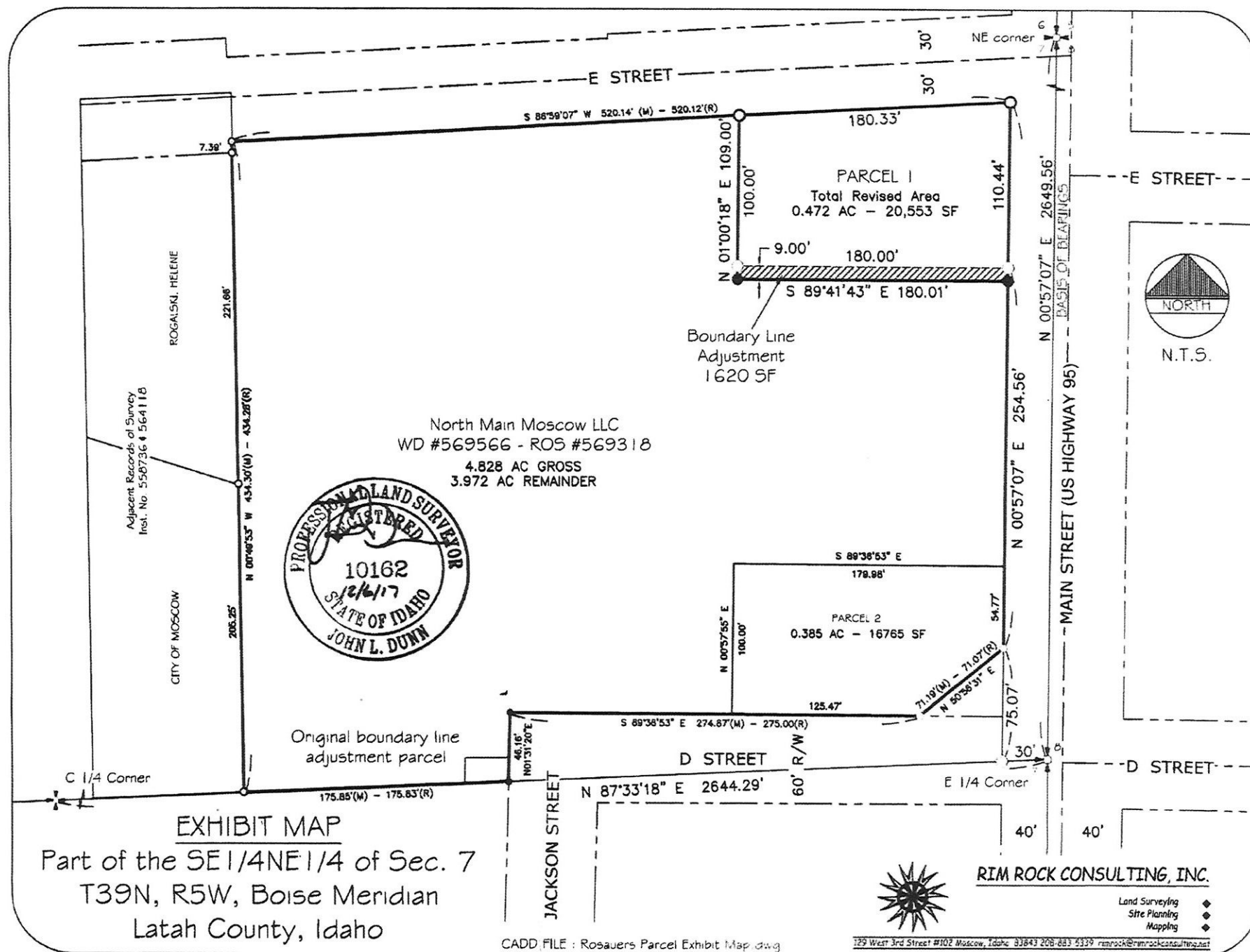
This description was prepared by John L. Dunn on December 6, 2017.



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



Attachment: Letter, Plat Map, Legal Descriptions (1650 : 433 and 421 N Main Street Lot Line Adjustment)



Attachment: Letter, Plat Map, Legal Descriptions (1650 : 433 and 421 N Main Street Lot Line Adjustment)



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS

JOHN L. DUNN, PLS / ID, WA / CFeds
DUANE E. PRIEST, PLS / ID, CA, NV, AZ

PROPERTY DESCRIPTION FOR NORTH MAIN MOSCOW LLC NORTHEAST PARCEL (PARCEL 1)

A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

COMMENCING at a point on the south line of the northeast quarter of Section 7, South 87°36'18" West, 30.00 feet from the east quarter corner of said section; thence along the west right of way line of Main Street (Highway 95), North 00°57'07" East, 75.07 feet to an angle point on the East line of a parcel of land conveyed to Korn, Inc., described in Recorder's instrument number 348391; thence continuing along the west right of way line of Main Street and along the East line of said parcel, North 00°57'07" East, 254.56 feet to the POINT OF BEGINNING;

Thence continuing along said East line, North 00°57'07" East, 110.44 feet to the northeast corner thereof, said point also being on the south right of way line of E Street;

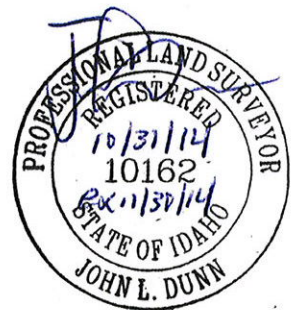
Thence along the said south right of way line and the north line of said parcel, South 86°59'07" West, 180.33 feet;

Thence leaving said south right of way line, South 01°00'18" West, 100.00 feet;

Thence South 89°41'43" East, 180.00 feet to the POINT OF BEGINNING.

Containing 18,933 square feet, more or less.

This description was prepared by John L. Dunn on October 31, 2014.



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





Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS

JOHN L. DUNN, PLS / ID, WA / CFeds
DUANE E. PRIEST, PLS / ID, CA, NV, AZ

PROPERTY DESCRIPTION FOR NORTH MAIN MOSCOW LLC REMAINDER PARCEL

A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

That parcel of land conveyed to Korn, Inc. as described in a Correction Deed, Recorder's Instrument Number 348391, Records of Latah County.

EXCEPTING THEREFROM: A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

COMMENCING at a point on the south line of the northeast quarter of Section 7, South 87°33'18" West, 30.00 feet from the east quarter corner of said section; thence along the west right of way line of Main Street (Highway 95), North 00°57'07" East, 75.07 feet to an angle point on the East line of a parcel of land conveyed to Korn, Inc., described in Recorder's instrument number 348391; thence continuing along the west right of way line of Main Street and along the East line of said parcel, North 00°57'07" East, 254.56 feet to the **POINT OF BEGINNING**:

Thence continuing along said East line, North 00°57'07" East, 110.44 feet to the northeast corner thereof, said point also being on the south right of way line of "E" Street;

Thence along the said south right of way line and the north line of said parcel, South 86°59'07" West, 180.33 feet;

Thence leaving said south right of way line, South 01°00'18" West, 100.00 feet;

Thence South 89°41'43" East, 180.00 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM: A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

COMMENCING at a point on the south line of the northeast quarter of Section 7, South 87°33'18" West, 30.00 feet from the east quarter corner of said section; thence along the west right of way line of Main Street (Highway 95), North 00°57'07" East, 75.07 feet to an angle point on the East line of a parcel of land conveyed to Korn, Inc., described in Recorder's instrument number 348391; thence continuing along the west right of way line of Main Street and along the East line of said parcel, North 00°57'07" East, 254.56 feet to the **POINT OF BEGINNING**:

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Attachment: Letter, Plat Map, Legal Descriptions (1650 : 433 and 421 N Main Street Lot Line Adjustment)

Thence North $89^{\circ}41'43''$ West, 180.00 feet to the southwest corner of a parcel of land described in Recorder's instrument no. 569567;

Thence South $01^{\circ}00'18''$ West, 9.00 feet;

Thence South $89^{\circ}41'43''$ East, 180.01 feet to the west right of way line of Main Street and the East line of the parcel of land described in Recorder's instrument number 348391;

Thence along the west right of way line of Main Street and the East line of said parcel,

North $00^{\circ}57'07''$ East, 9.00 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A parcel of land located in the northeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, City of Moscow, Latah County, Idaho described as follows:

COMMENCING at a point on the south line of the northeast quarter of Section 7, South $87^{\circ}33'18''$ West, 30.00 feet from the east quarter corner of said section; thence along the west right of way line of Main Street (Highway 95), North $00^{\circ}57'07''$ East, 75.07 feet to an angle point on the East line of a parcel of land conveyed to Korn, Inc., described in Recorder's instrument number 348391, said point being the **POINT OF BEGINNING**:

Thence along the Southeasterly line of said parcel, South $50^{\circ}56'31''$ West, 71.19 feet to a point on the north right of way line of D Street;

Thence along said north right of way line and along the South line of said parcel, North $89^{\circ}36'53''$ West, 125.47 feet;

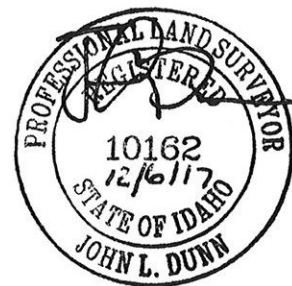
Thence leaving said north right of way line, North $00^{\circ}57'55''$ East, 100.00 feet;

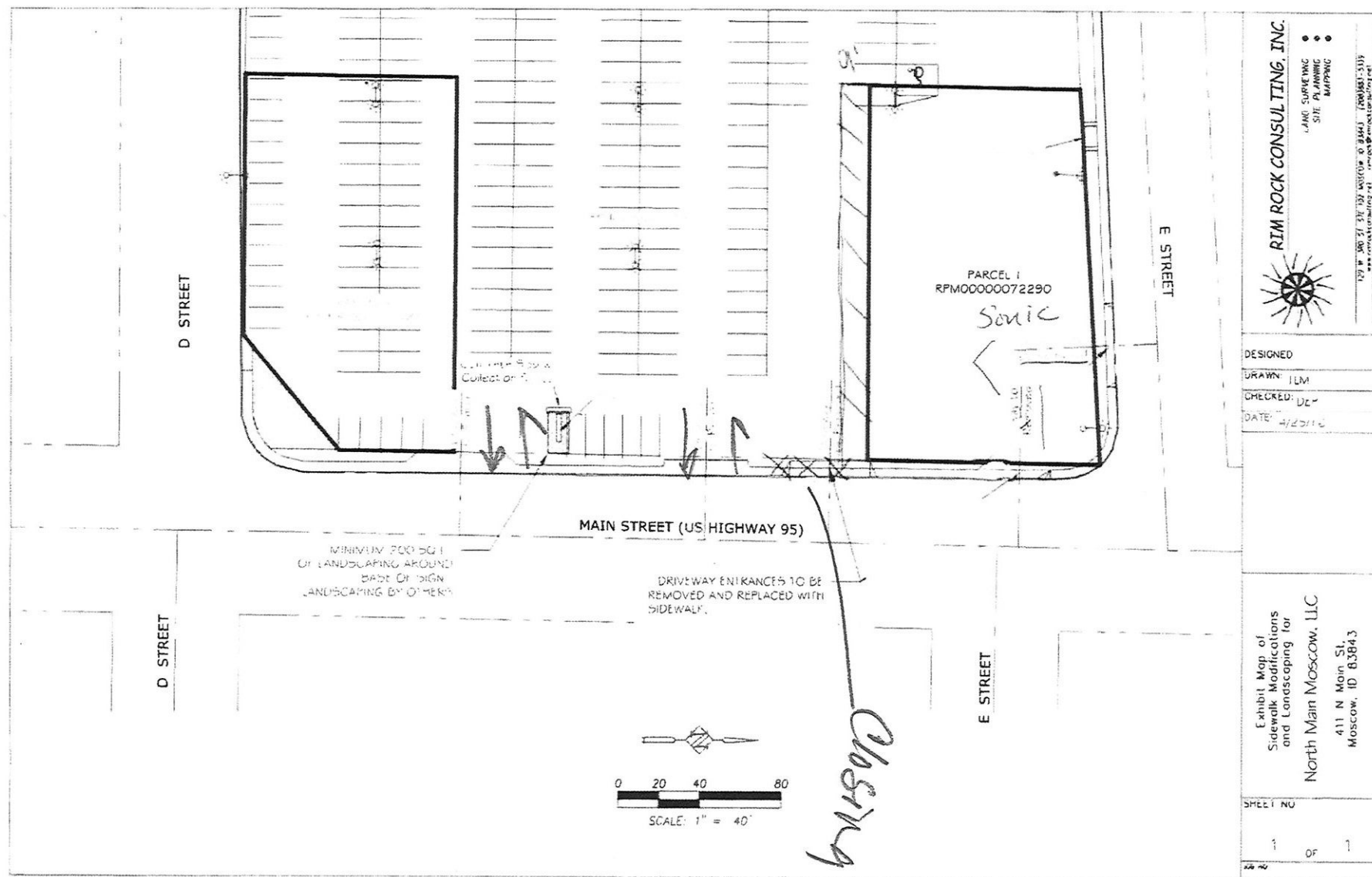
Thence South $89^{\circ}36'53''$ East, 179.98 feet to the west right of way line of Main Street (Highway 95) and to East line of said parcel;

Thence along said west right of way line and along the East line of said parcel, South $00^{\circ}57'07''$ West, 54.77 feet to the **POINT OF BEGINNING**.

All containing 3.97 acres, more or less.

This description was prepared by John L. Dunn on December 6, 2017.





Untitled Map

Write a description for your map.

Legend

- A lucky detour
- Anytime Fitness
- Feature 1
- Feature 10
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- How Big is this?
- Measure
- Moscow Recycling Center
- Path Measure
- Potlatch No.1 Federal Credit Union
- Rosauers Pad site
- Rosauers Supermarkets Inc
- The underpass
- W.V

© 2017 Google

W E St

W.D. St
+
1 CVD

CLOSED

W D St

Rosauers Pad site

2

95

N

200 ft

MOSCOW CITY COUNCIL AGENDA

Meeting Date: 02/20/2018

Title: C Street Alley ROW Vacation

Responsible Staff: Les MacDonald

Information

DESCRIPTION: 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.

STAFF RECOMMENDATION: 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.

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.

Necessary Resources/Impacts

N/A

Attachments

Application 807 W. C Street ROW Vacation 1.23.18
Public Hearing Notice - 807 W. C Street - ROW Vacation
'C'StAlleyVacation(2018)pm2

December 22, 2017

To: Les MacDonald, P.E., Public Works Director

Subject: Request for vacation of 14-inch wide portion of city right of way on West C Street.

Good Morning Mr. MacDonald;

We are writing you today in order to request a vacation of a portion of a city right-of-way (16 ft wide) located along the western edge of our property at 807 W C St. in Moscow (Figure 1). We are making this request because we wish to convert the 807 W C St. property from a single family home to a duplex, in keeping with the R3 designation of the neighborhood. This conversion would restore the property to its original configuration with two generous living spaces (~1300 ft² upstairs and ~1600 ft² downstairs). The property at 807 W C was originally built in 1947 as a duplex. Subsequently, previous owners added a garage (1977) and an art studio (1983-4), and converted the duplex to a single family home by adding interior stairs and removing one of the two electrical meters. The lower portion of the house then served as a daycare facility for approximately 40 years. In May of 2017 the daycare facility moved to a new location and we purchased the property in September of 2017.

Our lot currently measures 6875 ft², just 125 ft² shy of the modern city square footage requirements for duplexes (7,000 ft² as per City of Moscow Ordinances: Title 4, Sec. 2-7, Part G). We are requesting a vacation of the city right of way that measures 14-inches (1.17 ft) by the length of our property (110 ft), adding a total of 128 ft² to the property (Figures 2 & 3). This vacation would bring our property into compliance with current city regulations and provide high quality, affordable housing in this desirable residential neighborhood.

Currently there is an electrical easement for overhead powerlines on this right of way (Figure 4). We do not feel that the requested vacation, if granted, will significantly impact this easement or any access needed to service the overhead lines. In addition, we are happy to inherit the electrical easement with the vacated property. Please let us know if there is any additional information we can provide.

Sincerely,

Eric Mittelstaedt and Mary Engels

Attachment: Application 807 W. C Street ROW Vacation 1.23.18 (1658 : C Street Alley ROW Vacation)

ATTACHEMENT 1: PHOTOS



Figure 1: 2012 (most recent on file) plat map from Latah County Assessor's office.



Figure 2: View of the City right of way (red line) and the requested vacation (green line) from West C Street.



Figure 3: Close up image (facing south, from street) of the requested vacation (green) of the city right of way (red letters). Note that the full 110 foot length of the 807 W C lot is not visible in this image due to a steep slope after the trees in the background.

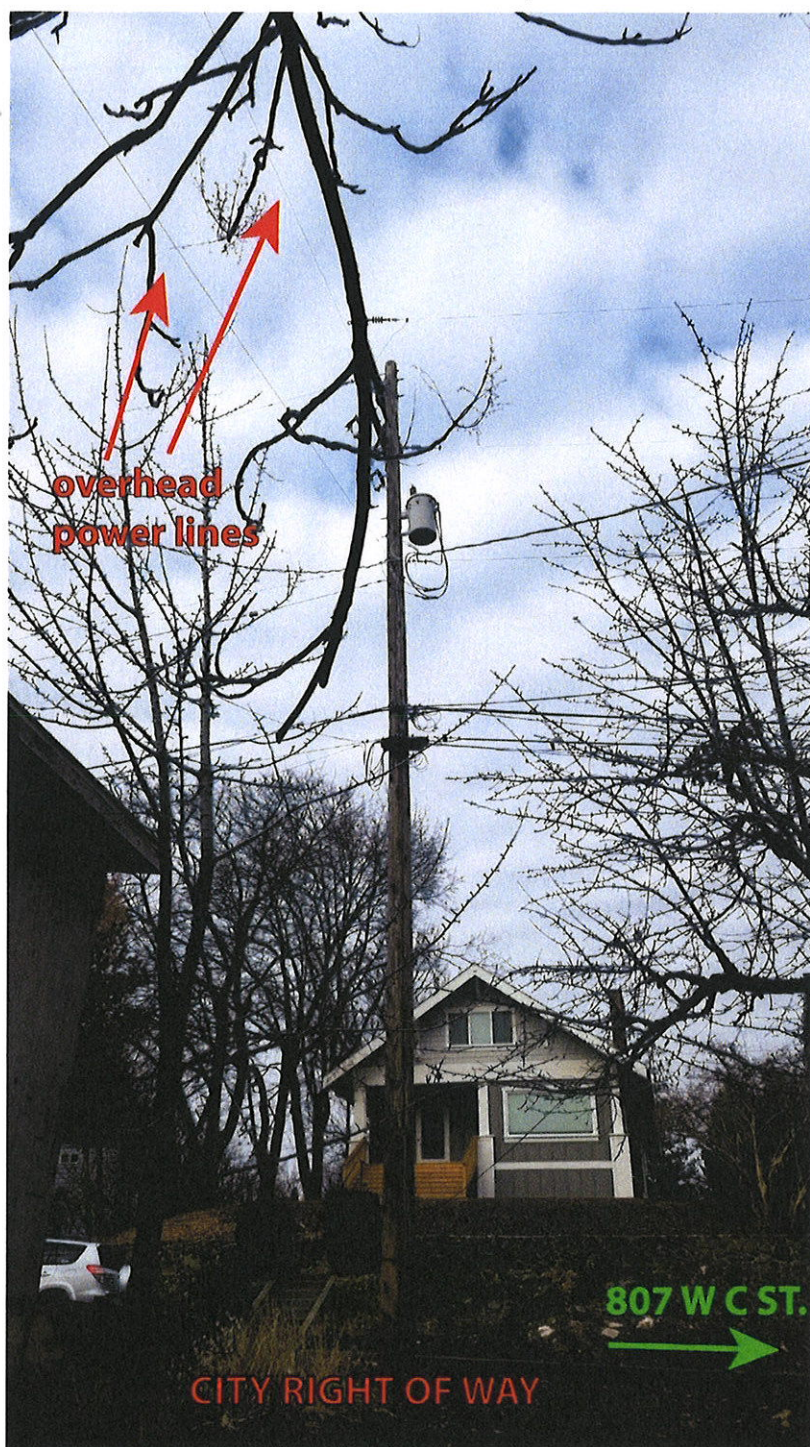


Figure 4. View from City Right of Way (facing North, toward W C street) of the overhead power lines that traverse the city right of way. Note that the overhead lines occupy the west side of the right of way and our requested vacation is on the east side of the right of way.



City of Moscow

221 E Second St
Moscow ID 83843
Phone (208) 883-7022
Fax (208) 883-7033

Permit Number: ENG2018-0005

FEES / RECEIPT

Date: Thursday, January 18, 2018

OWNER: ERIC LEE MITTELSTAEDT
822 KENNETH
MOSCOW, ID 83843

Type: Engineering

Water Meter Size:

Site Address: 807 W C ST, MOSCOW

FEE SUMMARY

Date	Description	Fee Amount	Paid	Balance Due
01/18/2018	ROW Vacation Request	\$630.00	(\$630.00)	\$0.00
Total Due:		\$630.00	(\$630.00)	\$0.00

NOTICE: Fee charges at submittal are partial payments only. Final fees will be assessed after review of plans and other project data is completed.

PAYMENT TRANSACTIONS

DATE	RECEIPT #	METHOD	PAYEE/COMMENT	AMOUNT
01/18/2018	REC009073	TRN: AR0AF4538FEE APR: 018730	ERIC LEE MITTELSTAEDT / 8580	(\$630.00)
		101-000-00-421-18	ROW Vacation Request	(\$630.00)

Attachment: Application 807 W. C Street ROW Vacation 1.23.18 (1658 : C Street Alley ROW Vacation)



NOTICE OF PUBLIC HEARING

Proposed Vacation of 1.17 Feet of Public Alley Right-of-Way
Located at 807 W. C Street, Moscow, ID 83843

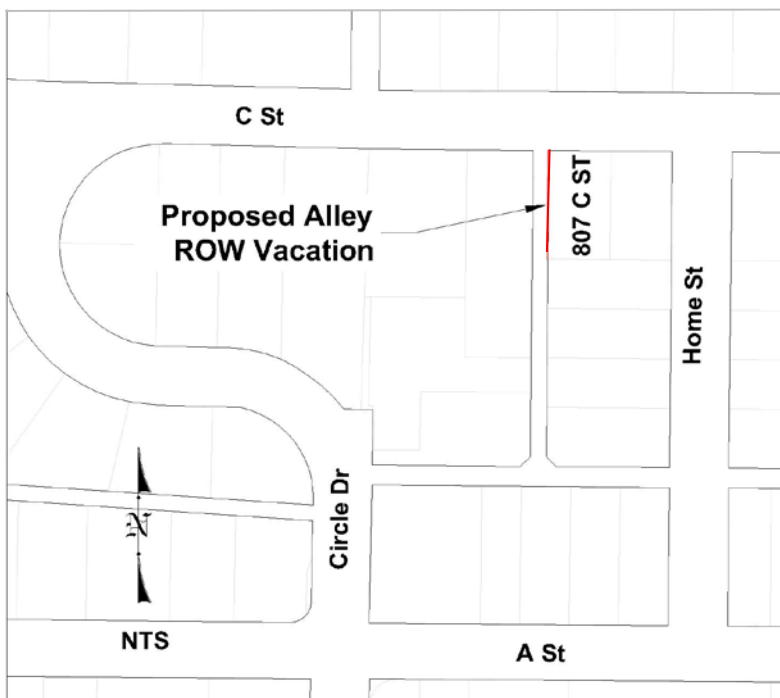
A public hearing at which you may be present and speak will be conducted before the Mayor and City Council of the City of Moscow at which time the following proposal will be considered for property shown on the vicinity map below:

Vacation of a 1.17 foot wide portion of the 16 foot wide Alley Right-of-Way, abutting the 110 foot long western boundary of Lots 17 & 18, Block 4 of the Highland View Addition to the City of Moscow, as shown on the vicinity map below.

HEARING DATE AND TIME: Tuesday, February 20, 2018 @ 7:00 p.m.

HEARING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

The file containing information on this matter is available for public review (an appointment may be necessary) at the Public Works Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 208-883-7034 to get further information about the application, the public hearing process, and/or to request a meeting with City Staff. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at: <http://www.ci.moscow.id.us/505/Public-Hearing-Notices> (Or from main City Page go to Government>Records Center>Public Hearing Notices)



Laurie Hopkins,
Moscow City Clerk

Laurie Hopkins

Sandra Collins, Deputy City Clerk

Publish: 1/27/18 and 2/3/18

This is a vicinity map only. A legal description of the subject property is in the file at the Public Works Department.

Attachment: Public Hearing Notice - 807 W. C Street - ROW Vacation (1658 : C Street Alley ROW Vacation)

ORDINANCE NO. 2018 - _____

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF PUBLIC ALLEY RIGHT-OF-WAY LOCATED WITHIN THE CITY OF MOSCOW AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED PUBLIC RIGHT-OF-WAY SHALL VEST WITH THE OWNERS OF THE PROPERTY AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the public right-of-way described in Section 1 of this Ordinance currently exists as platted by the Highland View Addition to the City of Moscow and dedicated to the City of Moscow, as recorded under Records Fee No. 64689 in the official records of Latah County, Idaho; and

WHEREAS, it is currently proposed that such public right-of-way be vacated; and

WHEREAS, the owner of the property located adjacent to the proposed area of vacation described in Section 1 of this Ordinance, Eric Lee Mittelstaedt ("Petitioner"), has petitioned for vacation of said public right-of-way; and

WHEREAS, Idaho Code Section 50-311 provides that a vacated property will revert to the owners of adjacent real property, one half (1/2) to each, or as the Council deems to be in the best interest of the adjoining properties; and

WHEREAS, Petitioner is the only adjoining property owner to the proposed public right-of-way to be vacated; and

WHEREAS, the public right-of-way described in Section 1 of this Ordinance was originally received by the City from the adjoining property to the east; and

WHEREAS, on the 20th day of February, 2018, the Mayor and City Council conducted a public hearing on this matter and determined that vacating said public right-of-way is expedient for the public good as required by Idaho Code Section 50-311; and

WHEREAS, the Council deems it to be in the best interests of the adjoining properties to have the vacated public right-of-way revert to the property owner of the properties from which the original dedication of public right-of-way was received by the City; and

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Moscow as follows:

SECTION 1: VACATION. The following described public right-of-way be, and the same hereby is, vacated as of the effective date of this Ordinance:

That portion of platted dedicated public alley right-of-way extending south from “C” Street located within the City of Moscow, Latah County, Idaho, more particularly described as follows:

A portion of Alley Right-of-Way located in the SE ¼ of Section 7, T.39N., R.5W., B.M., Block 4 of Highland View Addition to the City of Moscow, Latah County, Idaho, more particularly described as follows:

The East one and seventeen one hundredths feet (1.17') of the public Alley Right of Way adjacent to Lots 17 and 18 of Block 4.

Said portion contains 128.7 sq. ft., more or less.

SECTION 2: EXCEPTIONS FROM VACATION. Vacation of property described in Section 1 of this Ordinance and shown in Exhibit “A” attached hereto shall not include existing franchise rights and utilities, or existing public utilities as of the effective date of this Ordinance, or the use of the property for existing or future public utilities.

SECTION 3: RIGHT-OF-WAY VACATION. The Council finds it expedient for the public good and deems it to be in the public interest of the adjoining properties that Eric Lee Mittelstaedt, 822 Kenneth Street, Moscow, Idaho, 83843, as the current owner of all adjoining property to the east of the property described in Section 1, receive the property described in Section 1 at the time of vacation, with said property assigned to the adjacent west half of Lots 17 and 18 of Block 4 of Highland View Addition to the City of Moscow, commonly known as 807 East “C” Street.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the Mayor and City Council and APPROVED by the Mayor the _____ day of February, 2018.

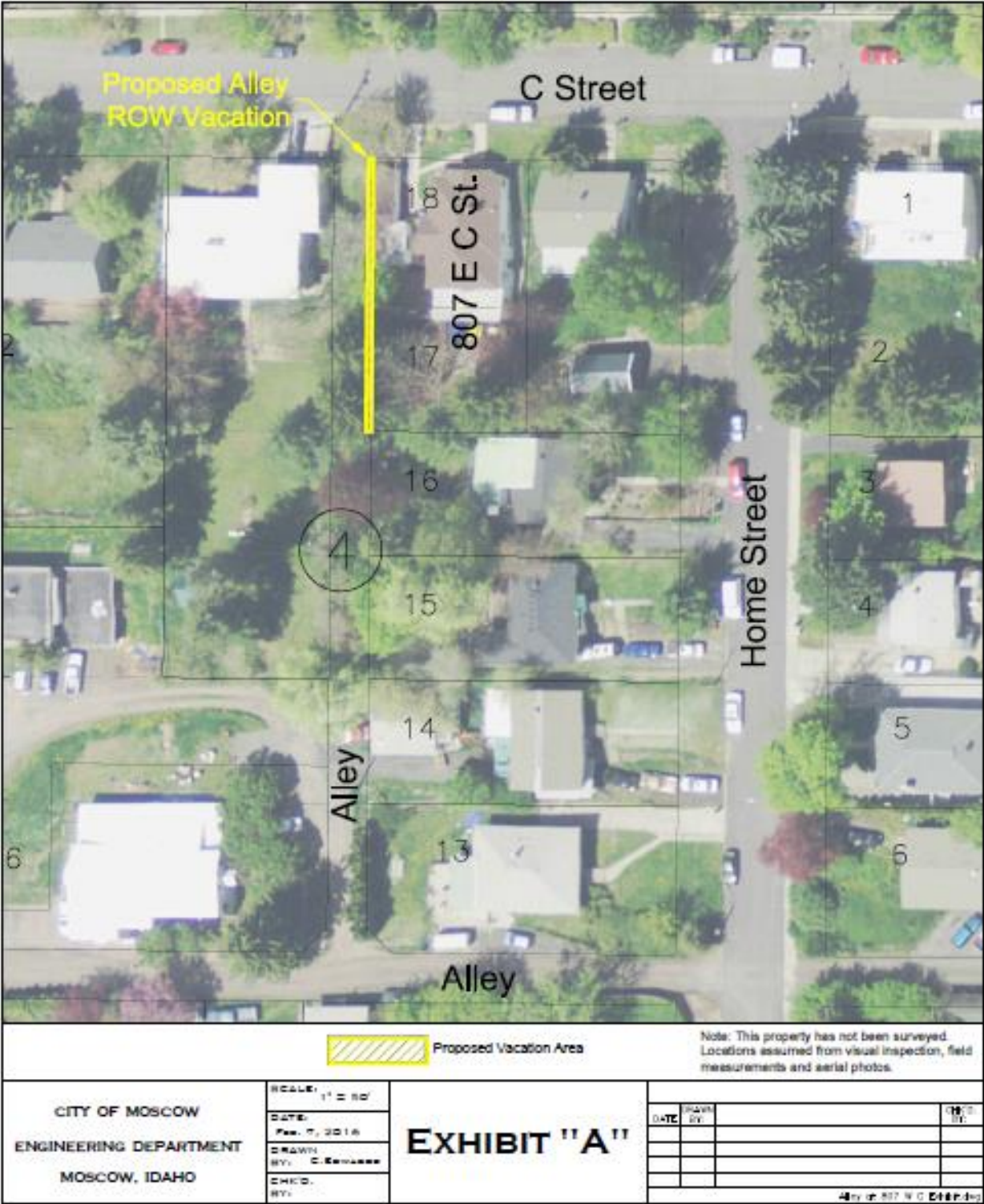
Bill Lambert, Mayor

ATTEST

Laurie M. Hopkins, City Clerk

Attachment: 'C:\StAlleyVacation(2018)pm2 (1658 : C Street Alley ROW Vacation)

EXHIBIT "A"
"C" STREET ALLEY RIGHT-OF-WAY VACATION



Attachment: 'C'StAlleyVacation(2018)pm2 (1658 : C Street Alley ROW Vacation)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** Rayburn Street ROW Vacation**Responsible Staff:** Les MacDonald

Information

DESCRIPTION: 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.

STAFF RECOMMENDATION: 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.

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.

Necessary Resources/Impacts

N/A

Attachments

ROW Vacation Request packet from U of I - Rayburn St_
ROW Vacation Rayburn St. 1.23.18

University of Idaho

Division of Infrastructure

Administration Bldg. 209
875 Perimeter Drive MS 3162
Moscow ID 83844-3162Phone: 208-885-2127
Fax: 208-885-7539

November 6, 2017

RE: Request to vacate portion of Rayburn Street

Moscow City Council,

The University of Idaho requests the City of Moscow vacate the remnant portion of street right of way for that approximately 200 foot segment of Rayburn Street lying immediately south of Hwy 8 and running through the recently restored stream channel for Paradise Creek (see attachment). This formerly developed street was removed at the time the new Stadium Drive intersection to Hwy 8 was constructed and as part of a federally funded stream restoration project between campus and Hwy 8. The City of Moscow and University of Idaho cooperated with the US Army Corps of Engineers to improve these natural riparian and flood control features of Paradise Creek (see attached easement from City allowing the permanent use of this property for stream restoration). The University had previously acquired the surrounding property from the former railroads, and the City had previous to that acquisition vacated the segment of Rayburn immediately to the south of the subject segment (creating a segment of an existing easement currently held by the City of Moscow for Paradise Path that is maintained by the University). The University intends to leave the subject segment of Rayburn right of way in its current condition as an undeveloped riparian and open space area rather than for any future street redevelopment. Such redevelopment would threaten the purposes of the permanent stream restoration project and likely create an intrusion to the more functional Stadium Dr/Hwy 8 intersection recently constructed by cooperation between the City, University and Idaho Transportation Department.

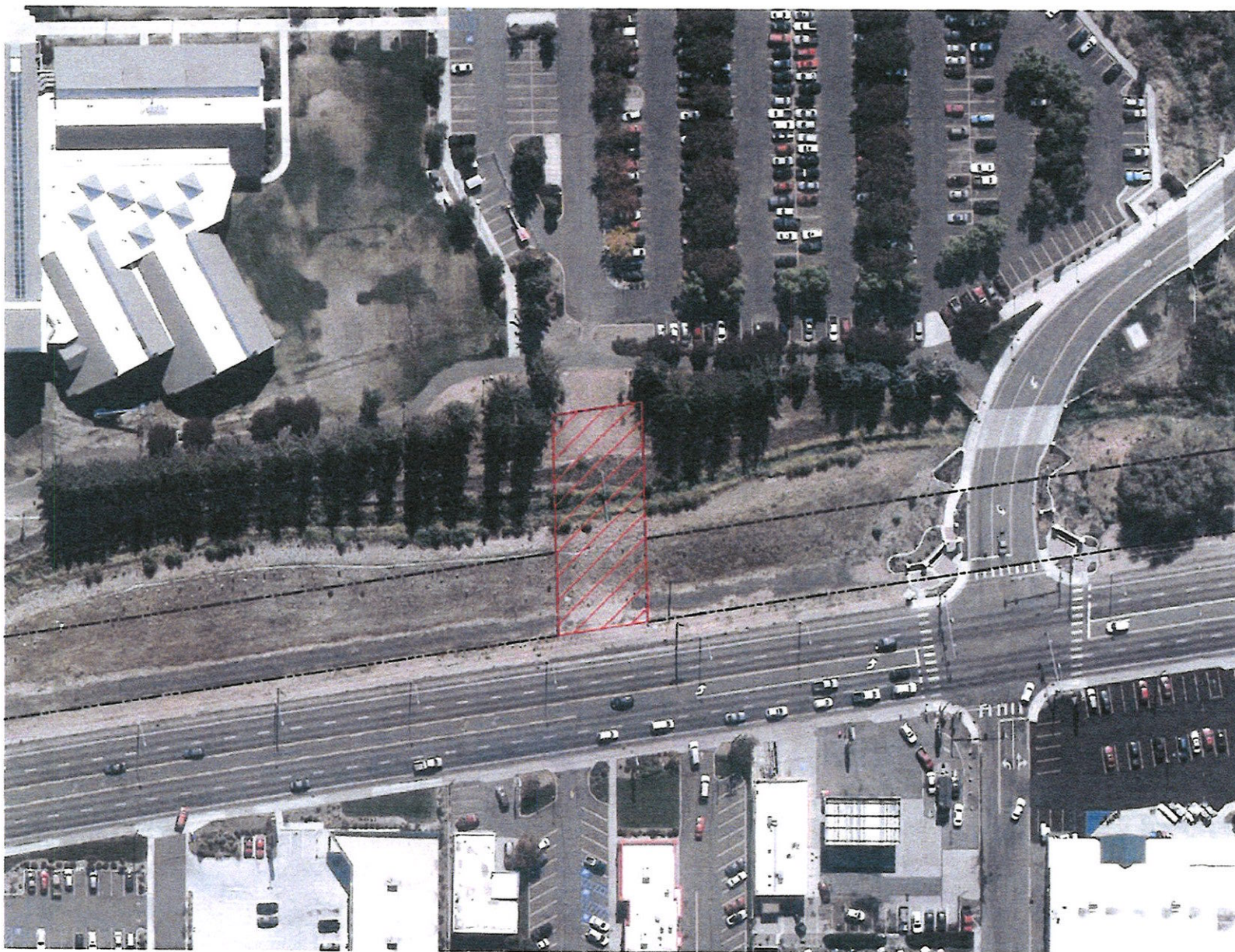
Because the road does not currently exist, and at least part has been obligated to other land uses, it serves no current purpose as public right of way. Because of the surrounding infrastructure and land uses and the long term land development plans, it serves no future purpose for potential street redevelopment. Consequently, the University of Idaho as the only surrounding land owner requests vacation of this street right of way segment by the City of Moscow.

Sincerely,



Daniel Ewart,
University of Idaho
Vice President for Infrastructure

Attached: 1) Diagram of subject ROW, 2) Copy of easement from City for Paradise Ck restoration, 3) Application fee of \$630



537195

PERMANENT ECOSYSTEM RESTORATION EASEMENT (RAYBURN STREET)

KNOW ALL MEN BY THESE PRESENTS, that City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter "GRANTOR") and its successors and assigns, grants to The Regents of the University of Idaho, a public corporation, state educational institution, and a body politic and corporate organized and existing under the Constitution and laws of the State of Idaho (hereinafter "GRANTEE"), and in consideration of ONE DOLLAR (\$1) and other valuable consideration in hand paid, receipt of which is hereby acknowledged, GRANTOR does hereby grant and convey to GRANTEE, its successors and assigns, a Permanent Ecosystem Restoration Easement, together with attendant customary uses as further described more particularly in Section A, hereinbelow, on that certain lot, tract or parcel of land situated in the County of Latah, State of Idaho, shown in Exhibit "A" attached hereto and more particularly described as follows:

Legal Description for Rayburn Street

Commencing at the Southwest corner of Section 7, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho from which the west one quarter corner of said Section bears North 01°01'08" East; Thence North 01°01'08" East 974.25 feet along the west line of the southwest quarter of said Section to the southerly line of the former Northern Pacific Railway Company (NPRR) right of way; Thence North 89°36'44" East 746.96 feet to the beginning of a curve; Thence 763.06 feet along said curve to the left with a radius of 5779.58 feet and a chord which bears North 85°51'46" East; Thence North 82°06'48" East 402.59 feet to Point of Beginning; Thence North 00°27'12" West 100.85 feet to the northerly line of said NPRR right-of-way; Thence North 82°06'48" East 66.56 feet along said right of way; Thence South 00°27'12" East 100.85 feet to the southerly line of the NPRR right of way; Thence along said right of way South 82°06'48" West 66.56 feet to the Point of Beginning. Containing 6,656 square feet, more or less.

- A. Such Permanent Ecosystem Restoration Easement is made and shall allow GRANTEE and to construct, operate, maintain, repair, alter, rehabilitate, remove, replace and monitor features of the Paradise Creek Section 206 Ecosystem Restoration Project implemented pursuant to Section 206 of the Water Resources Development Act of 1996, Public Law 104-303, as amended (33 U.S.C. 2330) (hereinafter the "PROJECT") including the following rights for the purposes of restoring fish and wildlife habitat and ecological resource values: reshaping of the Paradise Creek channel including construction of a low flow channel; vegetative plantings with native riparian plants and trees; modifications and improvements within and adjacent to the channel or shore for grade control, or bank stabilization purposes including placement of erosion control fabric, coir fiber logs and mats, straw blankets, root wads and other bioengineering materials; fish and wildlife habitat or other ecosystem restoration improvements including placement of materials or structures in the bed, banks, or shorelines that influence stream velocity or channel form and; removal or placement of gravels, cobbles, boulders, woody debris, and other structures

537195

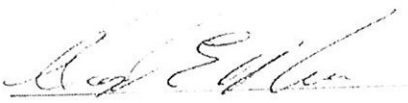
in the bed, banks, or shoreline to improve in-stream fish and wildlife habitat; together with the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, structures or obstructions.

- B. GRANTOR reserves, however, to itself, its heirs and assigns, all other rights and privileges that may be used without interfering with or abridging the purposes of the PROJECT or the enumerated rights and Permanent Ecosystem Restoration Easement hereby conveyed and acquired
- C. GRANTEE hereby releases and will protect, defend, indemnify, and save harmless GRANTOR, its heirs, successors or assigns from and against all claims, liabilities, demands, actions at law and equity (including without limitation claims and actions under the Federal Employer's Liability Act), judgments, settlements, losses, damages, and expenses of every character whatsoever for injury or death of any person or persons whomsoever and for damage to or loss or destruction of property of any kind by whomsoever owned, caused by, resulting from, arising out of, or occurring in connection with GRANTEE's PROJECT, as described hereinabove.
- D. This Permanent Ecosystem Restoration Easement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, successors and assigns with the understanding that GRANTEE may permit use of all of the rights granted herein by the United States Army Corps of Engineers for the purpose of constructing the PROJECT and such use shall not be considered an assignment or transfer of these rights.
- E. The permission hereby afforded shall be the personal privileges of GRANTEE, and no assignment or transfer thereof by operation of law or voluntary act of GRANTEE shall be made, or other use of the Permanent Ecosystem Restoration Easement be permitted as herein provided, without the prior consent of GRANTOR, its heirs, successors or assigns. It is agreed that any transfer or assignment of this Permanent Ecosystem Restoration Easement, whether voluntary, by operation of law or otherwise, without such consent in writing shall be absolutely void and, at the option of GRANTOR, its heirs, successors or assigns, shall terminate this Permanent Ecosystem Restoration Easement.
- F. In addition to rights herein granted, such grant of Permanent Ecosystem Restoration Easement conveys to GRANTEE and its assigns, the right to demolish without replacement the existing public road at Rayburn Street and relocate any permitted utilities within the Permanent Ecosystem Restoration Easement, as described hereinabove.
- G. Following completion of the PROJECT, and its acceptance by GRANTOR, GRANTOR and GRANTEE agree that GRANTOR shall own and GRANTEE shall be legally responsible for the maintenance and repair of any improvements which are part of the PROJECT and which are within the Permanent Ecosystem Restoration Easement.
- H. All rights, privileges, or responsibilities granted by GRANTOR to GRANTEE in this Permanent Ecosystem Restoration Easement are subject to existing easements for public roads and highways, public utilities and pipelines.

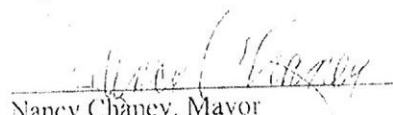
537185

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 21
day of May, 2010.

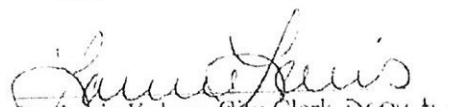
GRANTEE
University of Idaho


Vice President for Finance and Administration

GRANTOR
City of Moscow, Idaho


Nancy Chaney, Mayor

ATTEST


Stephanie Kalasz, City Clerk Deputy,
Laurie Lewis

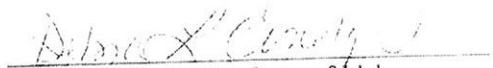


STATE OF IDAHO
COUNTY OF LATAH)

On this 19 day of May, 2010, before me, the undersigned, a Notary in and for said State, personally appeared Theresa Mues, an Agent for the University of Idaho, Board of Regents, known to me to be the person whose name is subscribed to the foregoing Permanent Ecosystem Restoration Easement and acknowledged to me that he/she executed the same in behalf of and as the duly authorized representative of University of Idaho, and has the authority to bind University of Idaho to this Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.




Notary Public for the State of Idaho
Residing at Moscow, Idaho
My commission expires: 7/31/2012

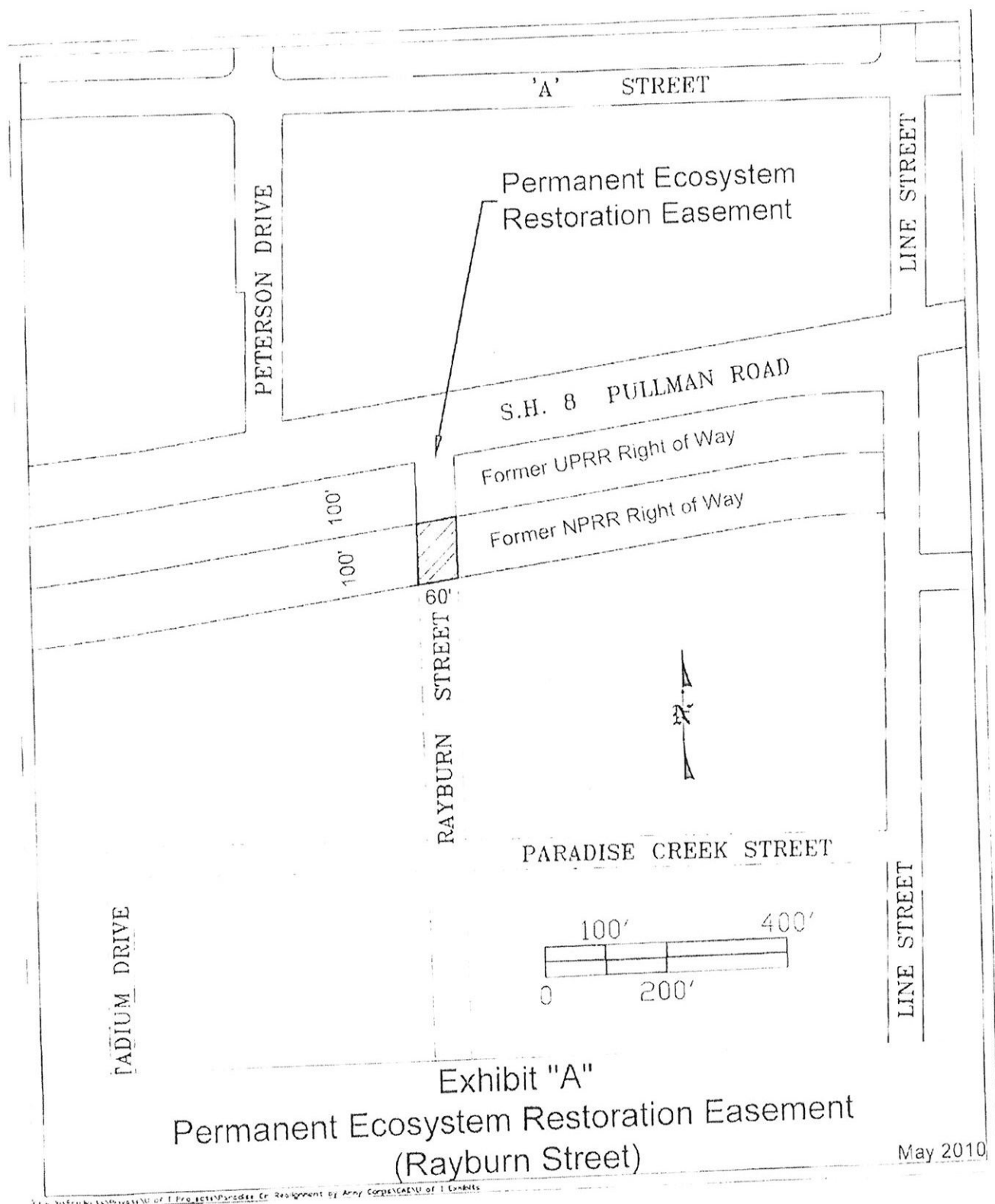
Easement Permanent Ecosystem Restoration Easement U of I - Rayburn Street (pt)

PERMANENT ECOSYSTEM RESTORATION EASEMENT
U1 - CITY, RAYBURN STREET

PAGE 3 OF 3

Attachment: ROW Vacation Request packet from U of I - Rayburn St_ (1657 : Rayburn Street ROW Vacation)

537155



Attachment: ROW Vacation Request packet from U of I - Rayburn St_ (1657 : Rayburn Street ROW Vacation)



NOTICE OF PUBLIC HEARING

Proposed Vacation of Two Hundred Feet of the Rayburn Street Public Right-of-Way
Located south of State Highway 8 (Pullman Rd) and west of Line Street

A public hearing at which you may be present and speak will be conducted before the Mayor and City Council of the City of Moscow at which time the following proposal will be considered for property shown on the vicinity map below:

Vacation of a two hundred foot long portion of the 60 foot wide Rayburn Street Right-of-Way, located along the south side of State Highway 8 (Pullman Rd) and west of Line Street, Moscow, ID 83843, as shown on the vicinity map below.

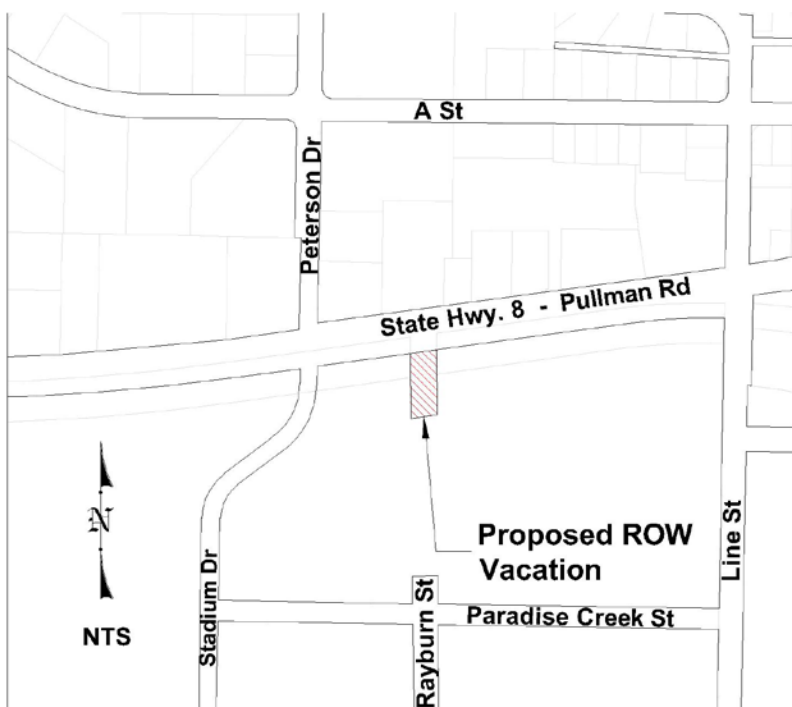
HEARING DATE AND TIME: Tuesday, February 20, 2018 @ 7:00 p.m.

HEARING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

The file containing information on this matter is available for public review (an appointment may be necessary) at the Public Works Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 208-883-7034 to get further information about the application, the public hearing process, and/or to request a meeting with City Staff. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at:

<http://www.ci.moscow.id.us/505/Public-Hearing-Notices>

(Or from main City Page go to Government>Records Center>Public Hearing Notices)



Laurie Hopkins,
Moscow City Clerk

Laurie Hopkins

Sandra Collins, Deputy City Clerk

Publish: 1/13/18 and 1/20/18

This is a vicinity map only. A legal description of the subject property is in the file at the Public Works Department.

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** 1333 Lande Lane Lot Division**Responsible Staff:** Ryan Cash

Information

DESCRIPTION: 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.

STAFF RECOMMENDATION: 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.

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.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

2003 Lot Line Consolidation Request 2007 LD Request
 2003 - 2007 Application Sitemaps
 2007 PWF Staff Report - Minutes
 2007 City Council Minutes

2018 PH Notice

2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions



204 S. Main
Moscow, ID 83843
Phone: (208) 882-9500
Fax: (208) 883-3812
www.moscowrealestate.com

FAX

To: Dean Weyen From: Susan
Fax: 883-7033 Pages: 3/4
Phone: _____ Date: 5/24/04
Re: Lande Lane CC: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● Comments:

Dean,
Thank you for your assistance -
Hopefully, we can make this work.

Susan
Wilson

RECEIVED

MAY 24 2004

CITY OF MOSCOW

Packet Pg. 40

Attachment: 2003 Lot Line Consolidation Request 2007 LD Request (1644 : 1333 Lande Lane Lot Division)

October 10, 2003

Debbie Loaiza
Bennett and Associates
204 South Main Street
Moscow ID 83843

Dear Debbie,

This correspondence is in response to your letter dated September 17th regarding the possible lot consolidation and waiver of public improvements, including a waiver from the construction of the culdesac and paving of Lande Lane, for Lots 1 & 2, Block B of Christopher's Crossing Addition to the City of Moscow.

Dean Weyen, Mike McGahan and I visited the site on September 30th and concluded that staff could support such a request with the following conditions:

1. The applicant would develop Lande Lane to full width with a gravel surface to the location of the existing rail road ties, including the construction of any required retaining wall on the west side and curbing along the east side to extend from the terminus of the existing curb on the east side of Lande Lane to the south property line of the subject property (providing any necessary curb cuts for the residence to the east).
2. The applicant would develop no more than a single, 20 foot wide private driveway from the northern terminus of the above described improvements to the subject property to allow access for the development of a single residence.
3. The applicant will provide a fire truck turn around upon their property per Fire Department standards and subject to Fire Department approval.
4. The applicant could relocate the existing 20 foot wide utility and access easement subject to staff approval, but would need to construct the walkway with a 4 foot wide concrete sidewalk to the terminus of the improvements described in condition #1.
5. Staff would recommend retaining the cul-de-sac right-of-way for potential future need to construct a public turnaround should the subject property be further subdivided in the future.
6. The applicant would furnish engineering design plans for the extension of Lande Land, curbing and any retention walls as described under #1 above.

Staff believes that the above listed conditions would minimize impacts upon adjacent properties while making the subject property economically feasible to develop. However, City Council will make the final decision regarding the lot consolidation and waiver of public improvements.

COPY

If you wish to proceed with the consolidation and public improvement waiver request, please provide a letter addressed to the Mayor and City Council specifying the details and reason for the request, a map identifying the subject property and detailing all utilities, easements, structures upon the subject property and any other relevant information regarding the request and the \$50 application fee. As per Council's recent direction, public notice of the request will be mailed to all property owners with 300 feet of the subject property and posted on site 15 days prior to the meeting at which the request will be considered.

Additionally, as you may be aware, the City Attorney has determined that there may be significant legal and procedural problems with the lot division/creation process contained in Title 7, Chapter 1 of the Moscow City Code. As such, this letter and the attached document serve as notification to you that these problems exist, and should you choose to proceed with your lot division/creation request, you do so at your own risk.

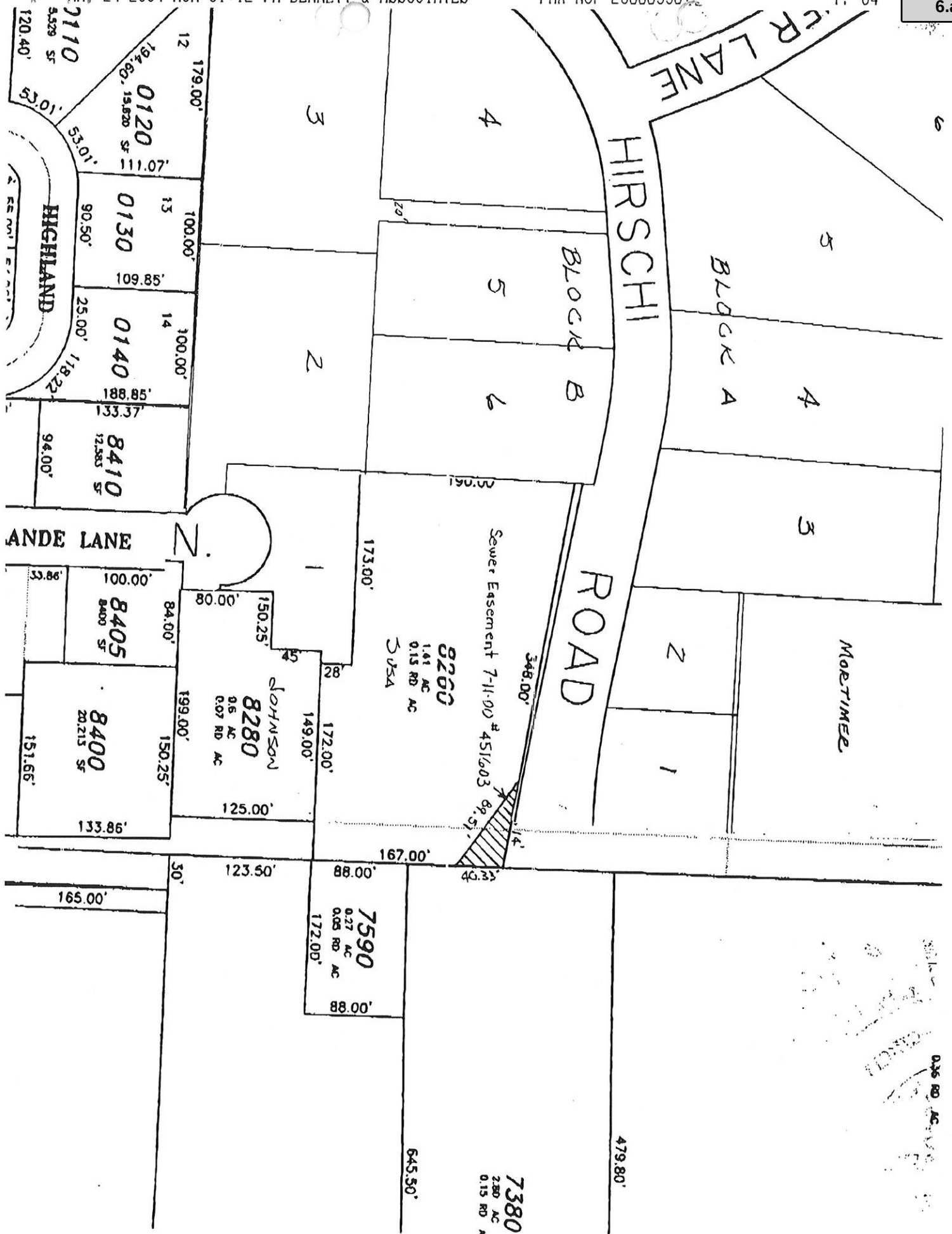
Please feel free to contact me should you have any further questions, or if I can be of any further assistance.

Sincerely,

Bill Belknap
Assistant City Planner

Attachment: 2003 Lot Line Consolidation Request 2007 LD Request (1644 : 1333 Lande Lane Lot Division)

COPY



**COMMUNITY DEVELOPMENT/ PUBLIC
WORKS/ENGINEERING DEPARTMENTS**

SUBMITTAL CHECK IN SHEET



Heart of the Arts

Nancy J. Chaney
Mayor

Linda Pall
Council President

John Dickinson
Council Vice President

Aaron Ament
Council Member

Bill Lambert
Council Member

Bob Stout
Council Member

John Weber
Council Member

Gary J. Riedner
City Supervisor

P.O. Box 9203
Moscow, ID 83843-1703
Website: www.ci.moscow.id.us

City Hall
206 East 3rd Street
Phone (208) 883-7000
Fax (208) 883-7018

Paul Mann Building
221 East 2nd Street
Phone (208) 883-7022
Fax (208) 883-7033

Hearing Impaired (208) 883-7019

SITE ADDRESS: Lande Lane Lot Adjustme

PROJECT NAME: Lande Lane Lot Adjustmen

DELIVERED BY: Tony Loeser

APPLICANT NAME: Colin Johnson

CONTACT PERSON: Tony Loeser

CONTACT PHONE/FAX/E-MAIL: 208 882 3520

CONTACT ADDRESS: PO Box 8728, Moscow ID

TYPE PERMIT APPLYING FOR: BLDG ☒ DISCRET ☐ ENGIN ☐

SUBMITTING -1-

NUMBER OF PLAN COPIES SUBMITTED: -1-

NEW SUBMITTAL ☐ REVISION ☒ PRELIMINARY ☐

RECEIVED BY/STAFF SIGNATURE: [Signature]

RECEIVED

MAR 09 2007

DATE

CITY OF MOSCOW

OFFICE USE ONLY

ROUTE PLANS TO

☐ BUILDING JIM JOHNSON ADAM KAMPENHOUT
☐ ZONING JOEL PLASKON ANDREW WACKERMAN ANNE CLAPPERTON
☐ FIRE ED BUTTON
☐ PUBLIC WORKS LES MacDONALD DEAN WEYEN EVAN LAUBACH
☐ HEALTH DEPARTMENT NANCY BECKER
☐ PARKS ROGER BLANCHARD DWIGHT CURTIS

REMEMBER THAT ROGER WANTS TO SEE ALL NEW COMMERCIAL PROJECTS

LETTER OF TRANSMITTAL

MARCH 9, 2007

Hodge & Associates, Inc.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

405 South Washington Street
P.O. Box 8728
Moscow, Idaho 83843

208 882-3520
208 882-2622 fax

Attention: Dean WeyenEngineering DepartmentCity of Moscow

WE ARE SENDING YOU THE FOLLOWING:



Attached



Under separate cover via _____

☐ Plans☐ Prints☐ Shop Drawings☐ Specifications☐ Copy of Letter☐ Change Order☐ Samples☒ Other (see below)

COPIES	DATE	NO.	DESCRIPTION
1	03/9/07	2 pgs	Lande Lane Lot Adjustment

THESE ARE TRANSMITTED:

☐ For your approval☐ Approved as submitted☐ Resubmit __ copies for approval☐ For your use☐ Approved as noted☐ Resubmit __ copies for distrib.☒ As requested☐ Returned for corrections☐ Return __ corrected prints☐ For review and comments☐ Other _____☐ FOR BIDS DUE ON _____☐ RETURNED AFTER LOAN TO US

COMMENTS:

Dean:

Attached is the Lande Lane Lot Division alterations as per your request 9 MAR 07. I have added the bearings and distances to the lots and right of way parcel.

Thank you,

Tony Loeser
Hodge & Associates
882-3520

COPY TO: FileSIGNED: Tony Loeser EIT

LETTER OF TRANSMITTAL

FEBRUARY 15, 2007

Hodge & Associates, Inc.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

405 South Washington Street
P.O. Box 8728
Moscow, Idaho 83843

208 882-3520
208 882-2622 fax

Attention: Dean WeyenEngineering DepartmentCity of Moscow

WE ARE SENDING YOU THE FOLLOWING:



Attached



Under separate cover via _____

☐ Plans☐ Prints☐ Shop Drawings☐ Specifications☐ Copy of Letter☐ Change Order☐ Samples☒ Other (see below)

COPIES	DATE	NO.	DESCRIPTION
1	02/15/07	2 pgs	Lande Lane Lot Adjustment

THESE ARE TRANSMITTED:

☐ For your approval☐ Approved as submitted☐ Resubmit __ copies for approval☐ For your use☐ Approved as noted☐ Resubmit __ copies for distrib.☒ As requested☐ Returned for corrections☐ Return __ corrected prints☐ For review and comments☐ Other _____☐ FOR BIDS DUE ON _____☐ RETURNED AFTER LOAN TO US

COMMENTS:

Dean:

Attached is the Lande Lane Lot Division alterations as per your request 14 FEB 07. We've now provided two sheets, one of which shows the existing condition of lots 1 and 2 Block B; the second shows the proposed lot division.

Thank you,

Tony Loeser
Hodge & Associates
882-3520

COPY TO: FileSIGNED: Tony Loeser EIT

COMMUNITY DEVELOPMENT/ PUBLIC WORKS/ENGINEERING DEPARTMENTS

SUBMITTAL CHECK IN SHEET



Heart of the Arts

Nancy J. Chaney
Mayor

Linda Pall
Council President

John Dickinson
Council Vice President

Aaron Ament
Council Member

Bill Lambert
Council Member

Bob Stout
Council Member

John Weber
Council Member

Gary J. Riedner
City Supervisor

P.O. Box 9203
Moscow, ID 83843-1703
Website: www.ci.moscow.id.us

City Hall
206 East 3rd Street
Phone (208) 883-7000
Fax (208) 883-7018

Paul Mann Building
221 East 2nd Street
Phone (208) 883-7022
Fax (208) 883-7033

Hearing Impaired (208) 883-7019

SITE ADDRESS: Lande Lane Adjustment

PROJECT NAME: Lande Lane Adjustment

DELIVERED BY: Tony Loeser EIT

APPLICANT NAME: Colin Johnson

CONTACT PERSON: Tony Loeser EIT

CONTACT PHONE/FAX/E-MAIL: 208 882 3520

CONTACT ADDRESS: PO Box 8728 Moscow ID

TYPE PERMIT APPLYING FOR: BLDG ☒ DISCRET ☐ ENGIN ☒

SUBMITTING 2 pages

NUMBER OF PLAN COPIES SUBMITTED: -1-

NEW SUBMITTAL ☐ REVISION ☒ PRELIMINARY ☐

RECEIVED BY/STAFF SIGNATURE: [Signature]

DATE

CITY OF MOSCOW

OFFICE USE ONLY

ROUTE PLANS TO

da BUILDING JIM JOHNSON ADAM KAMPENHOUT
ZONING JOEL PLASKON ANDREW ACKERMAN ANNE CLAPPERTON
FIRE ED BUTTON
PUBLIC WORKS LES MacDONALD DEAN WEYEN EVAN LAUBACH RON
HEALTH DEPARTMENT NANCY BECKER
PARKS ROGER BLANCHARD DWIGHT CURTIS

REMEMBER THAT ROGER WANTS TO SEE ALL NEW COMMERCIAL PROJECTS



Heart of the Arts

Nancy J. Chaney
MayorLinda Pall
Council PresidentJohn Dickinson
Council Vice PresidentAaron Ament
Council MemberBill Lambert
Council MemberBob Stout
Council MemberJohn Weber
Council MemberGary J. Riedner
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Website: www.ci.moscow.id.usCity Hall
206 East 3rd Street
Phone (208) 883-7000
Fax (208) 883-7018Paul Mann Building
221 East 2nd Street
Phone (208) 883-7022
Fax (208) 883-7033

tearing Impaired (208) 883-7019

COMMUNITY DEVELOPMENT/ PUBLIC WORKS/ENGINEERING DEPARTMENTS SUBMITTAL CHECK IN SHEET

SITE ADDRESS: Lot Division, Lots 1+2, BlockPROJECT NAME: ↓ ↓DELIVERED BY: Susan WilsonAPPLICANT NAME: Colin JohnsonCONTACT PERSON: Sean WilsonCONTACT PHONE/FAX/E-MAIL: 882-9500CONTACT ADDRESS: Bennett'sTYPE PERMIT APPLYING FOR: BLDG DISCRET X ENGIN XSUBMITTING Lot Division, Lots 1+2, Block 13NUMBER OF PLAN COPIES SUBMITTED: -1-NEW SUBMITTAL REVISION ✓ PRELIMINARY _____RECEIVED BY/STAFF SIGNATURE: [Signature]

DATE

RECEIVED

OFFICE USE ONLY

FEB 01 2007

ROUTE PLANS TO

_____ BUILDING	JIM JOHNSON	ADAM KAMPENHOUT	CITY OF MOSCOW
_____ ZONING	JOEL PLASKON	ANDREW ACKERMAN	
_____ FIRE	ED BUTTON	ANNE CLAPPERTON	
_____ PUBLIC WORKS	LES MacDONALD	DEAN WEYEN	
_____ HEALTH DEPARTMENT	NANCY BECKER	EVAN LAUBACH	
_____ PARKS	ROGER BLANCHARD	DWIGHT CURTIS	

Row

REMEMBER THAT ROGER WANTS TO SEE ALL NEW COMMERCIAL PROJECTS

RECEIVED

OCT 23 2006

CITY OF MOSCOW

October 18, 2006

ANDREW ACKERMAN
Community Development Dept.
Moscow, Idaho

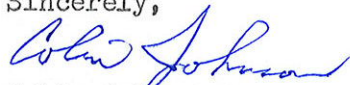
Dear Mr. Ackerman:

I am requesting of the city of Moscow, Idaho, a waiver of the public improvements and also a lot consolidation of 1333 and 1335 Lande Lane, Moscow, Idaho.

My agent, SEAN WILSON, of Bennett & Assoc. Real Estate, is authorized to act on my behalf for this process.

Enclosed, please find my check for \$50.00. Thank you.

Sincerely,



Colin Johnson
PROPERTY OWNER
of 567-3rd. Ave. W.N.
Kalispell, MT. 59901
(406) 752-2485

Attachment: 2003 Lot Line Consolidation Request 2007 LD Request (1644 : 1333 Lande Lane Lot Division)

ROUTING SHEET FOR DISCRETIONARY PERMIT
ATTACH TO SUBMITTAL SHEET

Colin Johnson
Lot Line Adjustment
1333-1335 Lande Li'
6.a

CONDITIONAL AND SPECIAL USE PERMIT

☐
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☐

ANNE
LES
EVAN
DWIGHT
ED

VARIANCE

☐
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☐
☐

ANNE
LES
EVAN
ROGER
DWIGHT

APPEALS CITY BOARD

☐
☐

ANNE
JOEL

ANNEXATION, DE-ANNEXATION, ZONING,
REZONING & COMP PLAN AMEDEMMENT

☐
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☐

ANNE
JOEL OR ANDREW
LES
EVAN
ROGER
RON
DWIGHT
ED

BUILDING BOARD OF APPEALS

☐
☐
☐

ANNE
JOEL
JIM

PLANNED UNIT DEVELOPMENTS

☐
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☐
☐

ANNE
ANDREW
LES
EVAN
DWIGHT
ED

FLOOD PLAIN/FLOODWAY DEVELOPMENT AGREEMENT

☐
☐
☐
☐

ANNE
ANNE OR ANDREW
DWIGHT
DEAN OR EVAN

PARKING LOT REVIEW APPROVAL

☐
☐

ANNE
JIM

STREET NAME CHANGE

☐
☐
☐
☐

LES
EVAN
CAREY
ROGER

ADDRESS CHANGE

☐

CAREY

SUBDIVISION PLAT PRELIM & FINAL

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ANNE
ANDREW
LES
EVAN
ROGER
DWIGHT
ED
RON

FINAL PLAT MYLAR

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☐

LES
RON

LOT DIVISION & LOT LINE ADJUST

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ANNE
ANDRE W
LES
EVAN
ROGER
RON
DWIGHT
ED

RIGHT OF WAY DEDICATION OR VAC

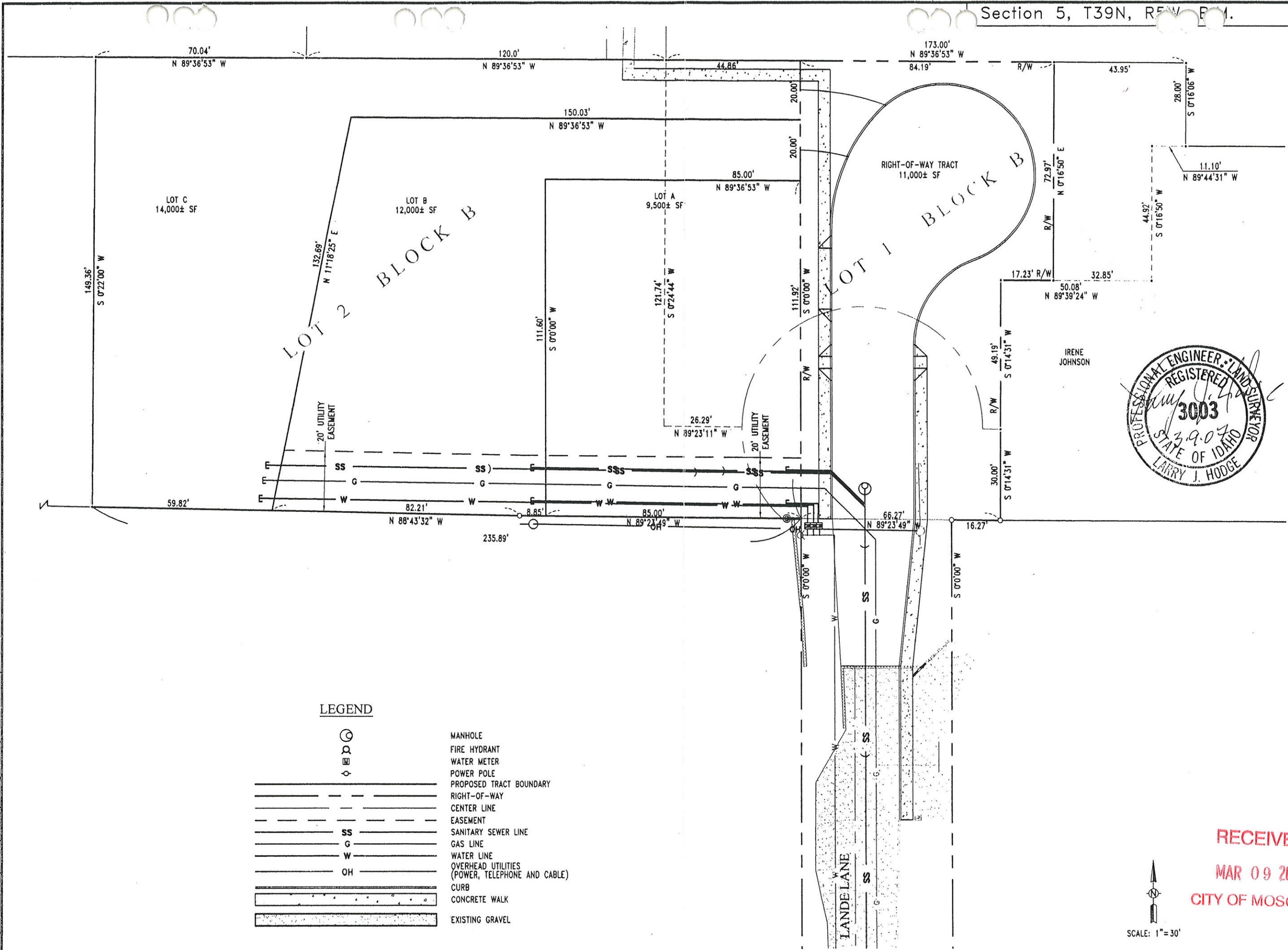
☐
☐
☐
☐
☐

LES
ROGER
RON
EVAN
DWIGHT

Attachment: 2003 Lot Line Consolidation Request 2007 LD Request (1644 : 1333 Lande Lane Lot Division)

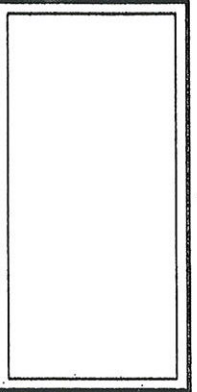
10-23-06
Submitted

FILE: F:\2646-Lande Lane Improvements\2646-Acad\Lot Div.dwg DATE: Mar, 09 2007 TIME: 01:41 PM



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

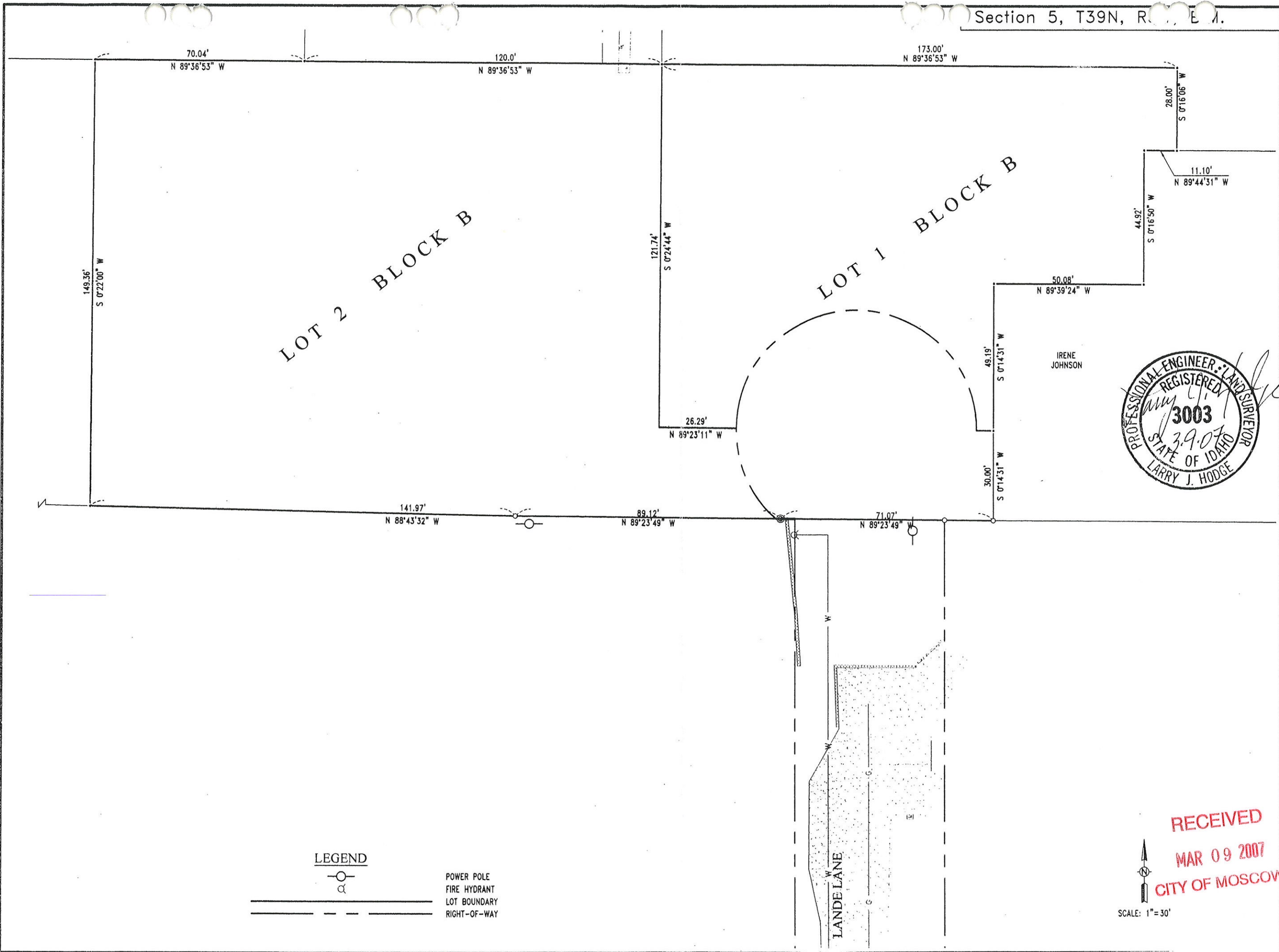
Hodge & Associates, Inc.
Surveyors - Landmark Architects



Christopher's Crossing
Lot Division - Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

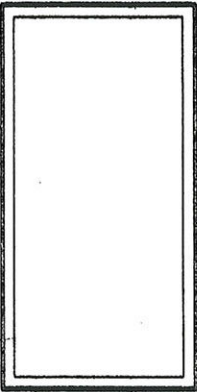
Designed By:	
Drawn By:	
Drafted By:	
File Name:	
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Checked By:	
Revisions:	
Project:	
2646-05-05	
Date:	3/9/2007

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6.b

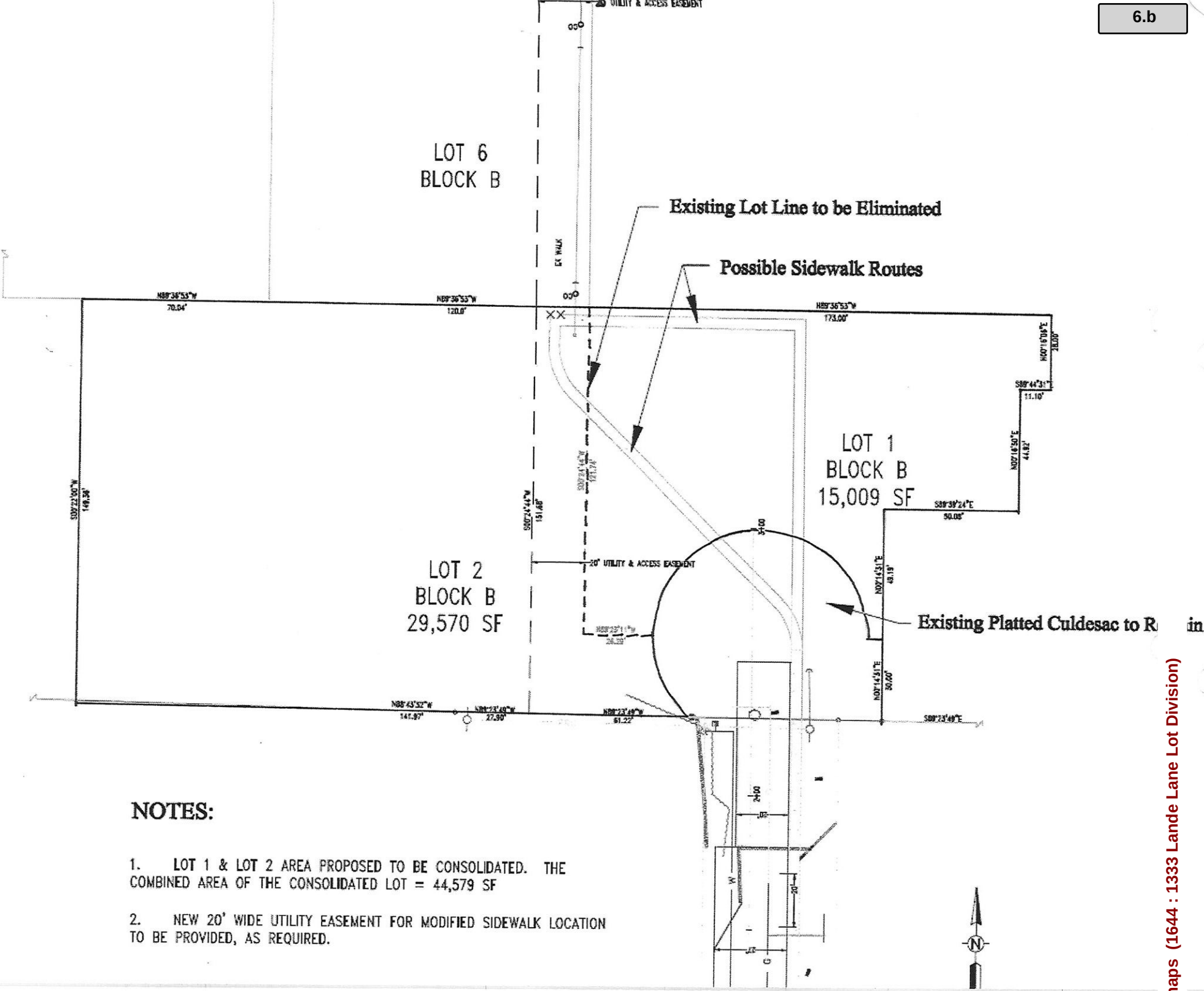
Christopher's Crossing, Inc.
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 862-3520



Christopher's Crossing
Lot Division - Existing Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

Designed By:	TL
Drafted By:	SW
File Name:	Lot Div EX.dwg
Checked By:	
Revisions:	
Project:	2846-05-05
Date:	3/9/2007

Packet Pg. 52

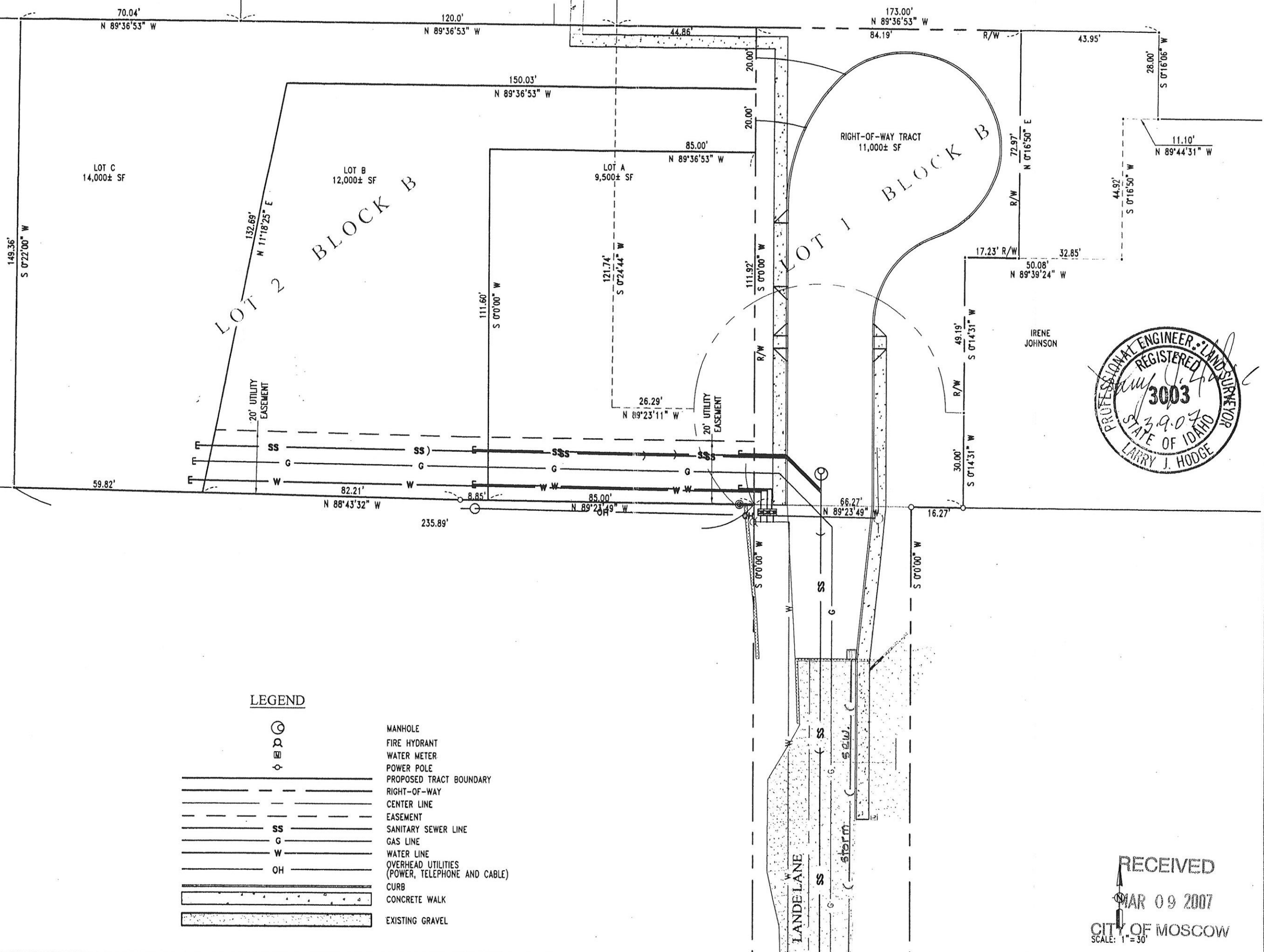


Attachment: 2003 - 2007 Application Sitemaps (1644 : 1333 Lande Lane Lot Division)

FILE: E:\2646-Lande Lane Improvements\2646-land\Lot Div.dwg DATE: Mon, 09/20/2007 TIME: 01:41 PM

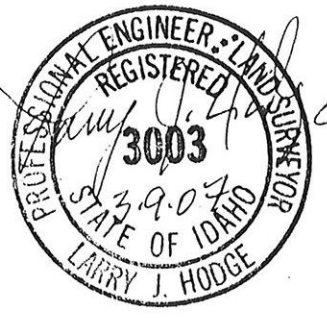
Section 5, T39N, R5W, E1.

6.b



LEGEND

	MANHOLE
	FIRE HYDRANT
	WATER METER
	POWER POLE
	PROPOSED TRACT BOUNDARY
	RIGHT-OF-WAY
	CENTER LINE
	EASEMENT
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES (POWER, TELEPHONE AND CABLE)
	CURB
	CONCRETE WALK
	EXISTING GRAVEL



RECEIVED
MAR 09 2007
CITY OF MOSCOW
SCALE: 1"=30'

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

Christopher's Crossing
Lot Division - Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

Designed By:	TL
Drafted By:	SW
File Name:	Lot Div.dwg
Checked By:	
Revisions:	
Project:	2646-05-05
Date:	3/9/2007

Section 5, T39N, R5W, B.1

TRACT C
14,000± SF

TRACT B
12,000± SF

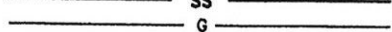
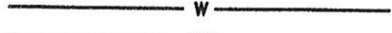
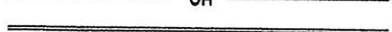
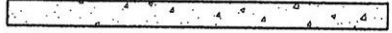
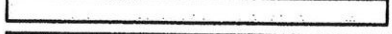
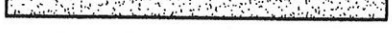
TRACT A
9,500± SF

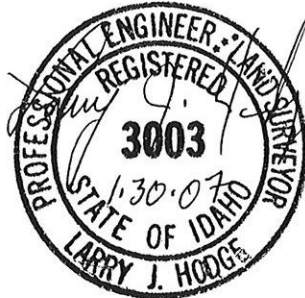
LOT 2
BLOCK B

LOT 1
BLOCK B

RIGHT-OF-WAY TRACT
14,000± SF

UTILITY LEGEND

	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER METER
	POWER POLE
	PROPOSED TRACT BOUNDARY
	EXISTING LOT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	CENTER LINE
	EASEMENT
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES (POWER, TELEPHONE AND CABLE)
	CURB
	CONCRETE WALK
	NEW ROAD SURFACE
	EXISTING GRAVEL

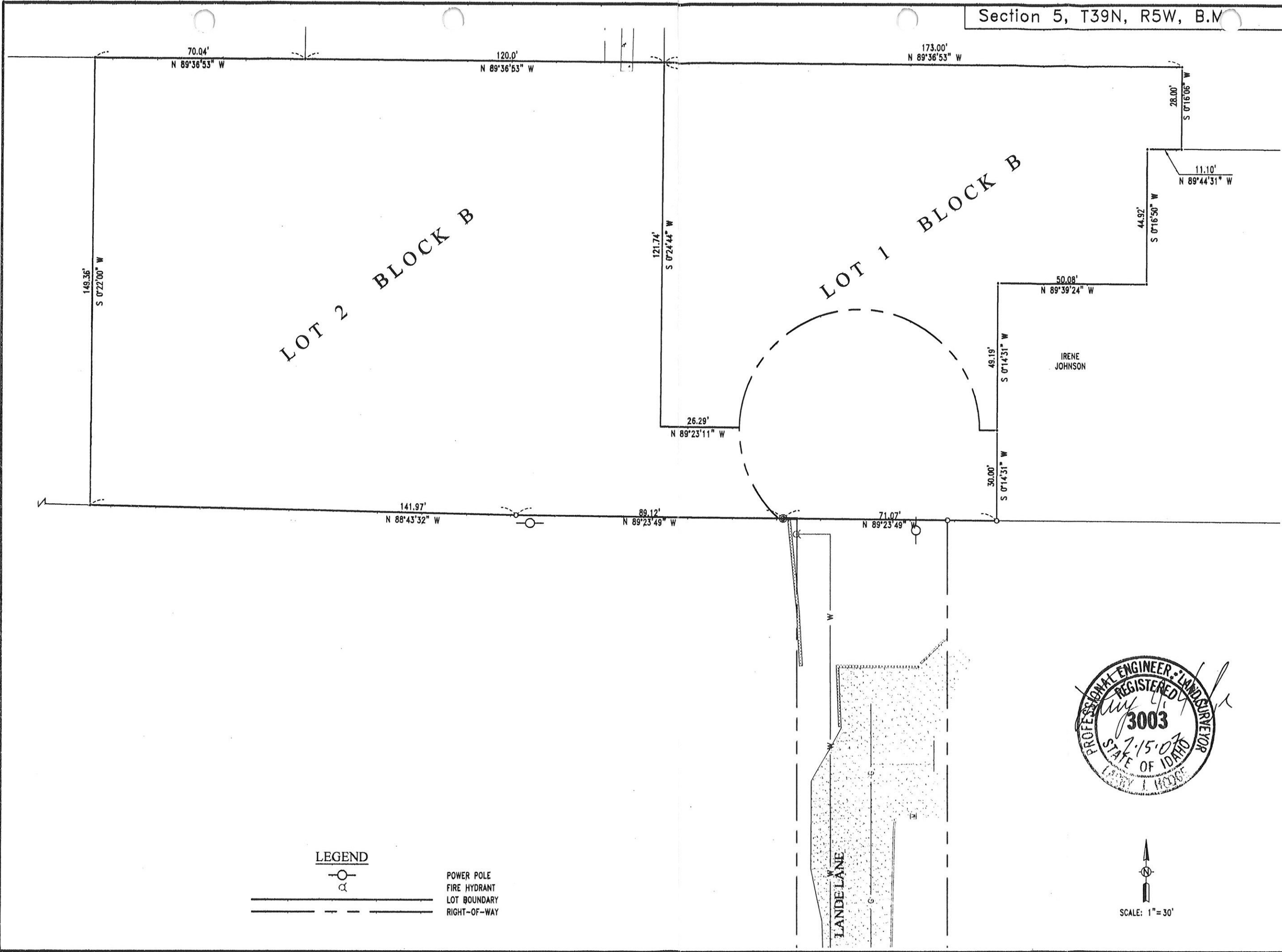


RECEIVED
FEB 01 2007
CITY OF MOSCOW
SCALE: 1"=30'

Christopher's Crossing
Lot Division - Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

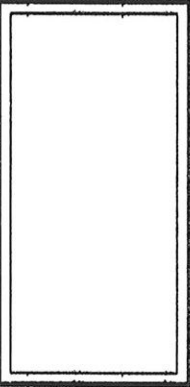
Designed By:	TL
Drafted By:	SW
File Name:	Lot Div.dwg
Checked By:	
Revisions:	
Project:	2846-05-05
Date:	1/30/2007

FILE: E:\2046-Lande Lane Improvements\2046-Accel\Lot Div EX.dwg DATE: Feb, 15 2007 TIME: 08:37 am



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

Hodge & Associates, Inc.
Engineers - Surveyors - Architects
Registered - Professional



Christopher's Crossing
Lot Division - Existing Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

Designed By:	TL
Drafted By:	SW
File Name:	Lot Div EX.dwg
Checked By:	
Revisions:	
Project:	2046-09-09
Date:	2/15/2007

1

Packet Pg. 56

FILE: F:\2646-Lande Lane Improvement\2646-Lande Lane Lot Division.dwg DATE: Feb. 15 2007 TIME: 08:41 am

Section 5, T39N, R5W, B.M.

LOT C
14,000± SF

LOT B
12,000± SF

LOT A
9,500± SF

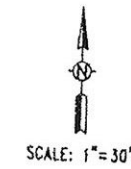
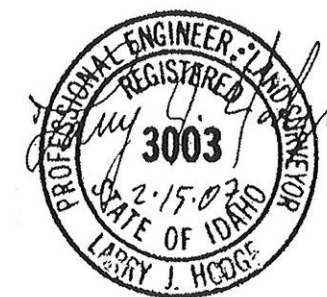
RIGHT-OF-WAY TRACT
11,000± SF

LOT 1 BLOCK B

IRENE
JOHNSON

LEGEND

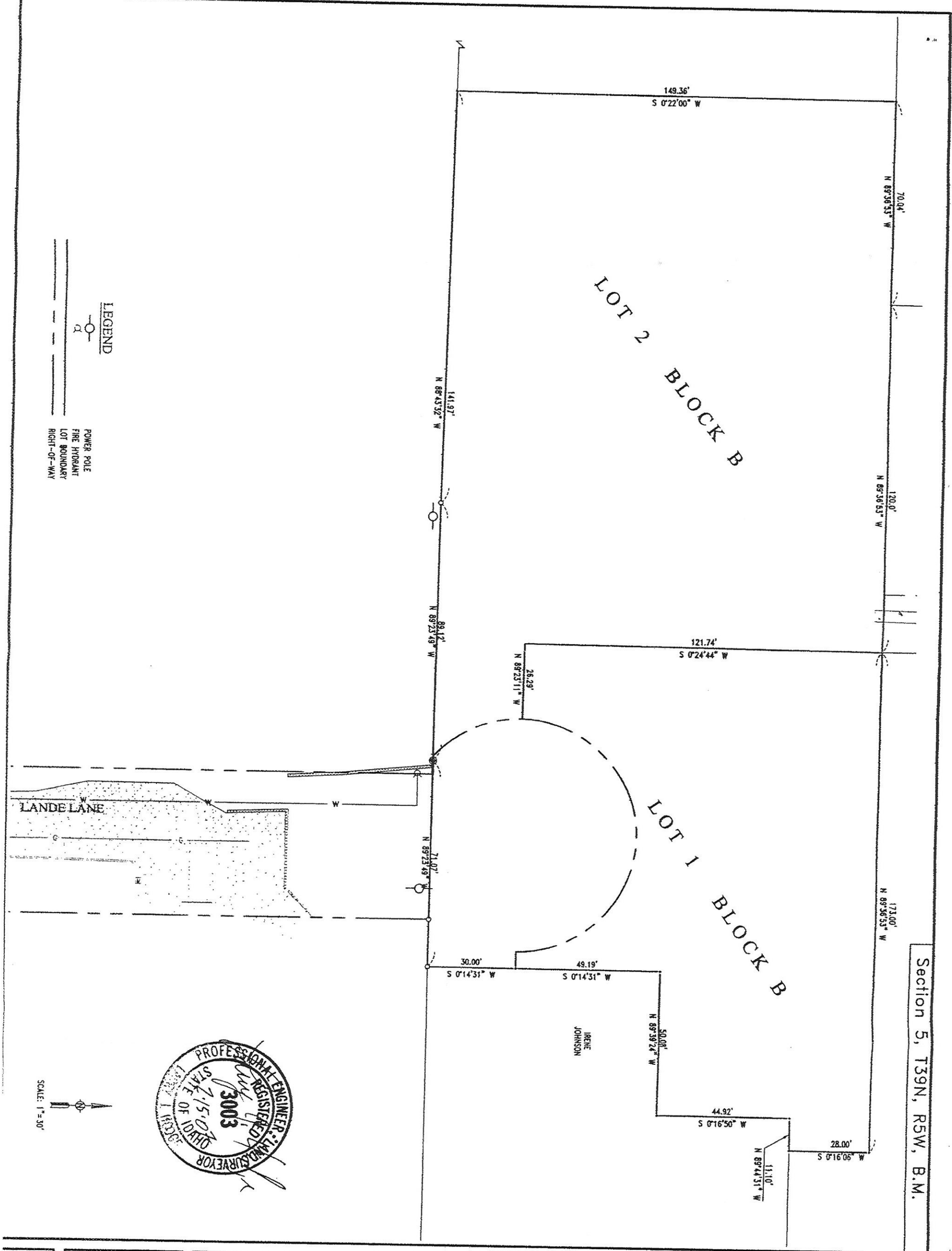
	MANHOLE
	FIRE HYDRANT
	WATER METER
	POWER POLE
	PROPOSED TRACT BOUNDARY
	RIGHT-OF-WAY
	CENTER LINE
	EASEMENT
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES (POWER, TELEPHONE AND CABLE)
	CURB
	CONCRETE WALK
	EXISTING GRAVEL



Christopher's Crossing
Lot Division - Lots 1 and 2, Block B
Collin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

Designed By:	TL
Drafted By:	SW
File Name:	Lot Div.dwg
Checked By:	
Revisions:	
Project:	2646-05-05
Date:	2/15/2007

FILE: FA 2546-Lande Lane Improvements\2546-Acad\Lot Div EX.dwg DATE: Feb, 15 2007 TIME: 08:37 am



Attachment: 2003 - 2007 Application Sitemaps (1644 : 1333 Lande Lane Lot Division)

Designed By: Irene Johnson	Checked By: Irene Johnson	Project: 2546-03-05	Date: 7/15/2007
-------------------------------	------------------------------	------------------------	--------------------

Christopher's Crossing
Lot Division - Existing Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

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

FILE: F:\2846-Lande Lane Improvements\2846-Lande Lane Division.dwg DATE: Feb, 15 2007 TIME: 08:41 am

Section 5, T39N, R5W, B....

6.b

LOT C
14,000± SF

LOT B
12,000± SF

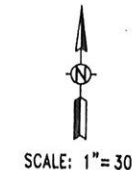
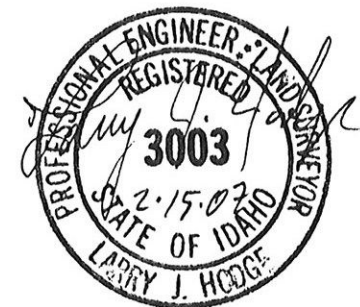
LOT A
9,500± SF

RIGHT-OF-WAY TRACT
11,000± SF

IRENE
JOHNSON

LEGEND

	MANHOLE
	FIRE HYDRANT
	WATER METER
	POWER POLE
	PROPOSED TRACT BOUNDARY
	RIGHT-OF-WAY
	CENTER LINE
	EASEMENT
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES (POWER, TELEPHONE AND CABLE)
	CURB
	CONCRETE WALK
	EXISTING GRAVEL



P.O. Box 87728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

Christopher's Crossing
Lot Division - Lots 1 and 2, Block B
Colin Johnson
567 3rd Ave NW Kalispell, MT 59901
(406) 752-2485

Designed By:
TL
Drafted By:
SW
File Name:
Lot Div.dwg
Checked By:

Revisions:
Project:
2846-05-03
Date: 2/15/2007

Deliver this form to the City Clerk by noon, Wednesday for the following meeting date.
Deliver backup material by noon Thursday for the following meeting date.

POWERPOINT PRESENTATIONS MUST BE SAVED ON THE M DRIVE IN THE CLERK/PUBLIC/PRESENTATION FOLDER IN

COUNCIL/COMMITTEE STAFF REPORT

AGENDA ITEM: (Check all that apply) ☒ PowerPoint Presentation ☐ Overhead
☐ Admin ☒ PW/Finance ☐ Council Regular Agenda Item ☐ Council Consent Agenda

Meeting Date: March 12, 2007

Name of Responsible Staff: Andrew W. Ackerman

AGENDA ITEM TITLE: Lande Lane Lot Division and Adjustment

DESCRIPTION: This proposal is revised from the originally submitted Lot Division that was presented to Public Works/Finance on December 11, 2006. The newly proposed division would create three (3) building lots from the existing two (2) and dedicate additional right-of-way allowing Lande Lane to be extended northward on the property, including construction of a City standard cul-de-sac, paved roadway with curb and sidewalk, and public pathway within the easement that bisects the property in a north-south alignment. The property is located in the Moderate Density Single Family Residential (R-2) Zoning District that has a minimum lot size of 7,000 sq. ft. The new lots would exceed the minimum lot size and allow for adequately sized building envelopes as well as creating a paved cul-de-sac at the north end of Lande Lane allowing for adequate emergency and service truck turn-a-around. Finally a portion of the original Lot 1, Blk B (approx. 2,800 sq. ft.) would become, through the adjustment of the eastern lot line, part of the Irene Johnson property. The reconfiguration of the original lots would not result in any non-conformities with either the Zoning Code or the Subdivision Code and permit much needed public improvements.

STAFF RECOMMENDATION: Recommend to the Council that the lot adjustment be approved subject to future approval of the required vacation and dedication of public right-of-way.

ACTION TO BE TAKEN: Schedule as March 19, 2007 Council consent agenda item or take other action deemed appropriate.

SUPPORTING MEMO/DOCUMENTATION:

1. Notice of Public Meeting
2. Letter from property owner requesting lot division and adjustment
3. Hodge & Associates site plan of existing lots & ROW and proposed lots, ROW, and public improvements

NECESSARY IMPACTS: None

A: Fiscal

B: Personnel

C: Other

Resources Used in Staff Conclusion:

Reviewed By:

- ☐ Administrative
- ☒ Parks and Recreation
- ☒ Engineering
- ☐ Police
- ☒ Community Development
- ☐ Water/Sewer
- ☐ Fire
- ☐ Street
- ☐ Legal
- ☐ Finance
- ☐ Human Resources
- ☐ Other

(All checked Departments have attached written comments or are

required to attend meeting to answer questions.)

- ☒ Backup material attached
- ☐ Backup material will be sent separately
- ☐ No backup material necessary

Other Resources:

- ☐ Transportation Comm.
- ☐ Health & Environment Comm.
- ☐ Bicycle Advisory Committee
- ☐ Planning & Zoning Commission
- ☐ Zoning Bd of Adj

- ☐ Parks & Rec Comm.
- ☐ Historic Preservation Comm.
- ☐ Tree Committee
- ☐ Arts Commission
- ☐ Fair Housing Commission

Other: _____

Other Non-City Resources:

- ☐ Latah County
- ☐ Id Transportation Depart.
- ☐ Div. of Environmental Quality
- ☐ University of Idaho

Other: _____

Attachment: 2007 PWF Staff Report - Minutes (1644 : 1333 Lande Lane Lot Division)

NOTICE OF PUBLIC MEETING

Public Input Session for Lot Division and Lot Line Adjustment at 1333 & 1335 Lande Lane

A public meeting at which you may be present and speak will be conducted by the Public Works Finance Committee of the Moscow City Council at which time public input on the following topic will be discussed:

1. Dividing Lots 1 & 2 into three (3) lots
2. Constructing street improvements consisting of a 28' wide paved road, curb and sidewalk, a City standard cul-de-sac at the north end of Lande Lane, and pedestrian pathway
3. Adjustment of the easterly most lot line resulting in addition of approximately 3,000 sq. ft. to the Irene Johnson parcel to the east.

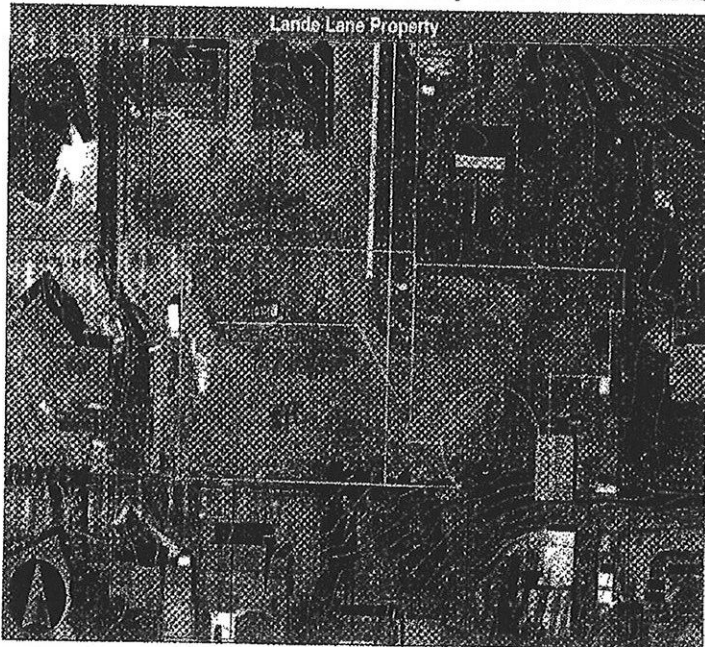
MEETING DATE: Public Works/Finance Committee: March 12, 2007

MEETING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: Public Works/Finance Committee: 3:00 p.m.

Note: Meeting start time is not necessarily indicative of start time for the proposal advertised in this notice. Multiple agenda items may make it difficult to determine this agenda item start time, which could occur late in the meeting.

The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Development Department located in the Paul Mann Building, 221 East Second Street Moscow, Idaho. You may also call 883-7022 to get a meeting agenda, further information



about the matter, the public hearing process and/or to request an appointment to review the file or a meeting with City staff. Additionally, you may obtain further information about the legislative public hearing process and procedures on the City's Website at:

<http://www.ci.moscow.id.us/PublicNotices/PubNotice.asp>

Merrilie Larsen
Merrilie Larsen, Deputy City Clerk

NOTICE OF PUBLIC MEETING

Public Input Session for Lot Division and Lot Line Adjustment at 1333 & 1335 Lande Lane

A public meeting at which you may be present and speak will be conducted by the Public Works Finance Committee of the Moscow City Council at which time public input on the following topic will be discussed:

1. Dividing Lots 1 & 2 into three (3) lots
2. Constructing street improvements consisting of a 28' wide paved road, curb and sidewalk, a City standard cul-de-sac at the north end of Lande Lane, and pedestrian pathway
3. Adjustment of the easterly most lot line resulting in addition of approximately 3,000 sq. ft. to the Irene Johnson parcel to the east.

MEETING DATE: Public Works/Finance Committee: March 12, 2007

MEETING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

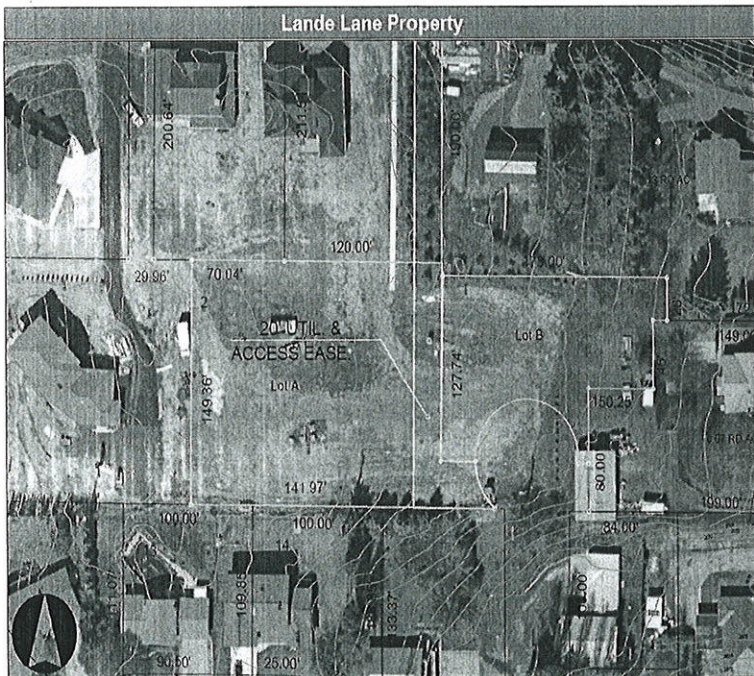
MEETING TIME: Public Works/Finance Committee: 3:00 p.m.

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Merrilie Larsen
Merrilie Larsen, Deputy City Clerk

Andrew

This is the old address
I have changed it. *Jeff*

**MINUTES
CITY OF MOSCOW
PUBLIC WORKS/FINANCE COMMITTEE
Monday, December 11, 2006**

Attendance:

Council Members: John Dickinson, Bill Lambert, Bob Stout

Staff: Gary J. Riedner, Bill Belknap, Les MacDonald, Don Palmer, Dean Weyen, Tom Scallorn, Andrew Ackerman, Stephanie Kalasz

Others Present: Mayor Chaney, Aaron Ament

1. Approval of Minutes November 27, 2006 – Stephanie Kalasz

The minutes were approved as presented.

2. Disbursement Report for November 2006 – Don Palmer

Palmer said the disbursement report is closer to what the normal average is than the last two months have been. He explained some of the expenditures. The Committee signed the disbursement report.

3. Waiver of Public Improvements – Lande Lane – Dean Weyen

Colin Johnson is the owner of Lots 1 & 2, Block 'B' of Christopher's Crossing Addition. A cul-de-sac was originally platted at the north end of Lande Lane which was to access these two lots. The original development phase of Christopher's Crossing included all of the public improvements of the subdivision except this cul-de-sac and these two lots. Once development of the cul-de-sac proceeded with serious consideration, it became apparent that the topography in its vicinity precluded reasonable design and economical construction. In 2003, City staff reviewed the property owners request to consolidate the two lots into one, waive the construction of the platted cul-de-sac and to allow access to the one new lot with a driveway from the end of the existing Lande Lane. Public Works and Community Development offered some general support of the request and wrote a letter setting forth staff requirements of that proposal. The letter is attached hereto. An alternate engineering design for improvements to the northerly end of Lande Lane as set forth in the 2003 letter has been approved by City Engineering. Mr. Johnson is requesting waiver of the requirement to construct a standard cul-de-sac.

ACTION: Recommend approval of waiver or take such other action deemed appropriate.

Weyen displayed a map of the area and explained the issue as written above. He discussed the letter written by Bill Belknap. He said a cul-de-sac would be very expensive due to all of the retaining walls necessary. Stout said the letter refers to legal problems with a lot division and wanted more information on that issue. Ackerman discussed the fact that some people believe the lot division process was not legal. Riedner said it had to do with the State's platting process. Dickinson asked when Lande Lane was platted. Weyen said he didn't know but it was quite a long time ago. He said a design for the cul-de-sac was not required when the plan was approved. Dickinson asked about the topography preventing the installation of a cul-de-sac. Weyen explained that the grade is too steep. Dickinson asked if it was impossible to put in a cul-de-sac. He said there are many large vehicles such as garbage trucks that need room to turn around. Weyen said he has tried for years to figure out an option and several people have been interested in purchasing the property but there was no way to deal with the cul-de-sac issue.

Stout expressed concern about waiving public improvements just because they are expensive for the land owner. Weyen said this is an extreme case and the lot will go unsold if nothing is done to improve the situation. Lambert asked about the City retaining the right-of-way for the cul-de-sac. Weyen said the City would retain the right-of-way in the event that a cul-de-sac is necessary in the future due to a change in the development.

Art Bettge, 241 Highland, said he is on the Planning and Zoning Commission but it should not be a conflict of interest. He said the lot will be over one acre which is a very large lot. He said a lot this large would invite future development and could be subdivided. He encouraged that walkability and access be addressed.

Dickinson asked about how construction of the improvements is done. Weyen said it is usually done in phases.

Sean Wilson said he has helped Mr. Johnson with his real estate listing. He said this property has been listed for quite some time and there hasn't been anyone that could make it work. He said this is kind of a last effort to make the land useable.

Hodge said he drew the plans (although he was not the engineer of the original cul-de-sac drawing). He said this property has a steep bank which also goes up to the west so he doesn't think an acceptable driveway can be built. They will run out of lot space. There was discussion about what could be built. Dickinson said he is not convinced that a cul-de-sac is not possible. He said normal access is hindered. Hodge said the street is a block long now and it already exists and the garbage and fire trucks use the street now. He doesn't think a snow plow would be able to plow up a 12% grade to the cul-de-sac. He said the sidewalk is important for connectivity reasons because the kids have to walk through to get to the school bus.

Jeanne Steinhoff said she agrees with the letter written by Mr. Nickels which was included in the packet. She lives across from the lots. She said the developers said in a public meeting that they would take care of the springs that come up in this area. She said Moscow has not planned well for getting kids to school safely. She doesn't think that there should be special consideration for this one person. She wanted to make sure that the neighborhood residents would not have to pay for the improvements. Weyen explained that the developer has to pay but only for improvements on his own property. Steinhoff said she thinks the sidewalk should be continued down to Highland for safety reasons.

Wilson said Mr. Johnson has never set foot on the property and was just one of the original investors. He said they are just looking for some way to make the property workable. Lambert said the City needs to be able to fill in and although that isn't necessarily a reason to do this, if it can be arranged to be developed and it will suffice for other needs, it should be done. It is a problem if there is property in the City limits that can't be utilized.

Dickinson asked if a cul-de-sac would be possible elsewhere. Weyen said he has spent hours on this but the issue becomes the cost again. Dickinson asked about other stubs like this one. Riedner said occasionally, there is a stub because streets don't meet up. MacDonald said an example of a stubbed street is Linda Lane. He said there is an LID possible at that location. He said they are working on the topographical challenge now. He said Weyen spent a lot of time working on options. He explained some of the difficulties and said the cul-de-sac would have to be pushed way down into the ground and walls would be necessary. This is a very challenging lot.

Stout asked if the lot consolidation was needed to make this proposal work and Weyen said no but that is the only way that staff would recommend it. Riedner asked if a public hammerhead would fit and Weyen said it didn't seem to pencil out because of the topography. Weyen said the intent is to find a way for fire turn-around. Dickinson said he would like to have some type of public turn-around. There was further discussion about who would use the turn-around.

Lambert said this has been discussed for three years and a number of different avenues have been considered. He said the six restrictions mentioned in Belknap's letter should make the situation work. Stout said he would like the full Council to consider the issue. Dickinson said as a City, we would like to be proud of what we suggest. He said we need to figure out some way of making it so that this particular Lane works and if that can be decided, we don't have to worry about consolidating these lots into something that is larger than a larger lot should be. He said it would be nice if the City had enough money to buy it to make a pocket park. He doesn't want to just tell people to go away though. The full Council should decide.

This will be forwarded to the regular Council agenda.

Johnson Lot Consolidation – Lande Lane – Andrew Ackerman

Colin Johnson owns two parcels of property, Lots 1 & 2, Block B of Christopher Crossings Subdivision. The proposed lot consolidation would rectify the fact that the two lots are currently not accessible and are platted in such a manner as to require future development on the lots to extend Lande Lane and construct a standard cul-de-sac per engineering requirements. Based on review in the field by both the Community Development Department and Engineering Department, it was determined that in order to make the lots economically viable, the best alternative was to require a lot consolidation in exchange for a partial waiver of the public improvements (specifically the requirement for the owner to construct the cul-de-sac). The consolidation would achieve the objective of limiting future development beyond a single residential structure, allow for the public access pathway to be constructed, and would meet all the minimum zoning requirements for lot dimensions and street frontage in the Moderate Density Single-Family Residential (R-2) Zoning District.

ACTION: Recommend approval of the lot consolidation or take such other action deemed appropriate.

Ackerman presented the issue as written above. He said his recommendation would be that no more than one building be allowed to be developed on the property in perpetuity. Dickinson said it is hard to imagine that there will always be gravel leading up to this lot and he doesn't think only one lot is a good idea because there could be more development if the access problem is solved. This item will be postponed until the previous item is decided.

Reports

Biosolids Disposal Contract with EKO Systems – Les MacDonald

MacDonald said the City had a contract with EKO Systems to dispose of biosolids and that the City requested an extension of that contract through December. He read the CCSR information Riedner explained what the City might do to take advantage of the successful pilot program conducted by LSI. He said there may be an option to go through the compost section of the current LSI contract in order to work with them on biosolids. He said it is a multi-faceted project. He said the pilot project used a small quantity of biosolids compared to what the City actually generates. He said a lot of filler would be required for the program. He said once the technical issues are resolved, then the price needs to be negotiated and we can see how it fits in with our Franchise Agreement. It will take some time to do which is why we want to have a flexible extension agreement with EKO to keep our options open. Lambert said he doesn't see any way around a 6 month contract extension. Stout agreed and said LSI sounds promising. Dickinson said we need to keep our options open. Riedner said part of the reason the City didn't have a long term contract initially is because EKO was not sure that they would continue with their permit.

Traffic Flow on First Street – Les MacDonald – This item was postponed.

WWTP Update – Les MacDonald

MacDonald said he has been able to complete a history which outlined the City's activities in the last decade. He has provided the information to the EPA and they have postponed the conference call since their questions may be answered. Riedner said issues of the City being out of compliance have come up since the beginning and any possible penalties need to be discussed. MacDonald said DEQ indicated that they need more information regarding the loan application so he will compile the information for them. He said there is a meeting scheduled with CH2M Hill regarding the engineering analysis.

Public Transit – Gary J. Riedner

Riedner said he met with stakeholders to discuss how public transit in Moscow can be enhanced and continuing the Wheatland Express. If the Wheatland contract is not renewed, the soft-match would be lost and Moscow could lose funding for fixed transit service. There will be a meeting of more stakeholders to discuss the issue and possible alternatives. He said there has been talk of the potential for students to participate in the cost of public transit. Dickinson asked if UI considered using the WSU model and Riedner said it will be discussed.

The meeting concluded at 4:30 p.m.

NOTICE OF PUBLIC MEETING

Public Input Session for Lot Consolidation and Waiver of Public Improvements

A public meeting at which you may be present and speak will be conducted by the Public Works Finance Committee of the Moscow City Council at which time public input on the following topic will be discussed:

1. Consolidating Lots 1 & 2 into one lot.
2. Waiving the public improvements necessary to construct a City standard cul-de-sac at the north end of Lande Lane.
3. Constructing street improvements consisting of gravel widening plus curb and sidewalk along the east side of the northerly end of Lande Lane.
4. Allowing one additional driveway off of the north end of the 'improved' Lande Lane for the purpose of accessing the consolidated lot.

MEETING DATE: Public Works/Finance Committee: December 11, 2006

MEETING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: Public Works/Finance Committee: 3:00 p.m.

Note: Meeting start time is not necessarily indicative of start time for the proposal advertised in this notice. Multiple agenda items may make it difficult to determine this agenda item start time, which could occur late in the meeting.

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<http://www.ci.moscow.id.us/legal/PublicHearings.asp>.


Patricia K. Mink, Deputy City Clerk



City of Moscow
PO Box 9203
221 E SECOND
Moscow ID 83843

Discretionary Charges
APPLICATION Number:000000004439
Issue Date:02/16/2007

Receipt for application described below:

Address: 1333-1335 LANDE LN
Activity: lot line adjustment

Owner: COLIN JOHNSON
Address: 567 THIRD AVE WN
KALISPELL MT 59901
Phone:

52.00 DISCRETION LOT DIVISION

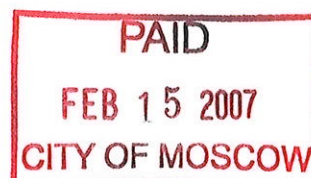
TOTAL FEES
\$52.00

This document is a receipt only for application fee(s) paid. It is not a permit or approval for construction or land use.

Staff:

[Signature] *[Signature]* *[Signature]*

Date: 2-16-07





City of Moscow
PO Box 9203
221 E SECOND
Moscow ID 83843

Discretionary Charges
APPLICATION Number:000000003985
Issue Date:10/26/2006

Receipt for application described below:

Address: 1333-1335 LANDE LN
Activity: LOT LINE ADJUSTMENT

Owner: COLIN JOHNSON
Address: 567 THIRD AVE WN
KALISPELL MT 59901
Phone:

\$50.00 DISCRETION LOT DIVISION

TOTAL FEES
\$50.00

This document is a receipt only for application fee(s) paid. It is not a permit or approval for construction or land use.

Staff:

Laura L. Felt

Date: 10-26-06

Attachment: 2007 PWF Staff Report - Minutes (1644 : 1333 Lande Lane Lot Division)

MINUTES
CITY OF MOSCOW
CITY COUNCIL SPECIAL MEETING
March 19, 2007

Mayor Chaney called the meeting to order at 7:00 p.m. in the Council Chambers.

Attendance:

Councilmembers: Linda Pall, John Weber, Aaron Ament, Bill Lambert, Bob Stout
Staff Present: Gary J. Riedner, City Supervisor
Bill Belknap, Assistant City Supervisor/Acting Community Development Director
Randy Fife, City Attorney
Les MacDonald, Public Works Director
David Duke, Assistant Police Chief
Andrew Ackerman, Assistant City Planner
Anne Clapperton, Community Development
Roger Blanchard, Parks and Recreation
Todd Davis, Parks and Recreation
Stephanie Kalasz, City Clerk
Absent: John Dickinson

RENEWING OUR FOCUS – Weber lead the Pledge of Allegiance.

Mayor Chaney introduced the new Executive Director of the Heart of the Arts, Jenny Shenaman. Kenton Bird explained that the Heart of the Arts is going through a transition period in preparing for taking over the 1912 Center. He said Shenaman has been on the job for 6 weeks now. Shenaman said she is thrilled about working with the 1912 Center and wants to be a steward for the future. She explained what her background is in regard to this type of project. Bird said they will send their first quarterly report at the end of March. He expressed his appreciation to City staff in regard to the 1912 Center transition. He said Sunday, May 20th, there will be grand opening under new management festivities.

1. Consent Agenda: Any item will be removed from the consent agenda at the request of any member of the Council and that item will be considered separately later. Approval by roll call vote.

A. Approval of Minutes of March 5, 2007 – Stephanie Kalasz

B. Disbursement Report for February 2007 – Don Palmer

The Public Works Finance Committee reviewed the accounts payable for February 2007 and recommend approval of the following:

General	686,311.13
Street	102,578.90
HUD Reserve	
Parks & Rec	109,893.39
1912 Center	8,448.13
Arts	479.72
Water Fund	132,574.87
Sewer Fund	116,953.71
Sanitation	195,964.41
Fleet Mgmt Fund	49,056.03
Water Capital	49,135.32
Sewer Capital Projects	
Capital Projects	7,954.84
LID Construction	

Hamilton P&R	
Bond & Interest	
LID Special Assessment	
LID Guaranty	
TOTAL	\$1,476,407.19

C. Saucony Grant Request – Todd Davis

Staff is requesting approval to proceed with the application of \$10,000 grant from Saucony Shoe Company. Application deadline is March 30th, 2007 for the May award cycle. If awarded, the grant will provide funds for a youth triathlon event and club. This Grant is a Gift Awarded Grant. No matching funds required. Reviewed by the Administrative Committee on March 19, 2007.

ACTION: Approve grant application.

D. Surplus Items for Auction

Auction found/surplus items to be sold at auction or destroyed. Reviewed by the Administrative Committee on March 19, 2007.

ACTION: Declare items on attached list surplus.

E. Energy Efficiency Agreement with Avista for City Hall Window Replacement – Roger Blanchard

This winter 31 windows are being replaced on the third floor of City Hall. Staff coordinated with Avista Utilities on the replacement of the windows insuring that we would qualify for their incentive program for implementing energy efficiency measures. Staff recently received an energy efficiency agreement that would entitle the City to an incentive payment of approximately \$751 for the window work. Reviewed by the Administrative Committee on March 19, 2007.

ACTION: Approve the Agreement with Avista.

F. Tiempo Commons Monumentation Agreement – Les MacDonald

Another Way Enterprises, L.L.C., a Washington State Corporation, is the owner of the recently approved Tiempo Commons Subdivision. The interior lot corners will not be set until after the earthwork has been completed, most likely late next year. An agreement obligating the establishment of these interior corners is necessary as per State Code. Both the final plat and the Development Agreement were previously approved by Council. Reviewed by the Public Works/Finance Committee on March 12, 2007.

ACTION: Approve Monumentation Agreement.

G. Taylor Lot Line Adjustment – Andrew Ackerman

Mark & Joanna Taylor own two adjacent properties at 714 Mabelle St. and 715 E. Lewis St. and wish to adjust the lot lines such that the Mabelle St. property would extend north, taking in an existing garage that faces Lewis St. The adjustment would increase the Mabelle lot by 3,358 sq. ft. and reduce the Lewis St. lot by the same amount. The property is located in the Medium Density Residential (R-3) Zoning District that has a minimum lot size of 6,000 sq. ft. The new lots would exceed the minimum lot size and meet setbacks of the R-3 District. The reconfiguration of the two lots would not result in any non-conformities with either the Zoning Code or the Subdivision Code. Reviewed by the Public Works/Finance Committee on March 12, 2007.

ACTION: Approve lot line adjustment.

Pall moved and Stout seconded approval of the consent agenda. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Public Comment and Mayor's Response Period (limit 15 minutes) - For members of the Public to speak to the Council regarding matters **NOT on the Agenda and not currently pending before the Planning and Zoning Commission or Board of Adjustment**, please state your name and address for the record and limit remarks to three minutes. Mayor will respond to comments from previous meeting.

Christina Trana spoke on behalf of Andrew Becker. She read a letter to Bob Stout and the Council thanking the Council for recognizing the efforts of the Special Olympic athletes and for the contributions that the City makes to the Special Olympics. Mayor Chaney and Bob Stout thanked the Becker for the letter.

Tony Driver, 2322 Concord Street, said he wanted to discuss Mountain View Road. He said the four-way stop sign at 'D' Street is wonderful. He said the congestion at that location has gone and the traffic cleans out in a timely manner. He asked that the Council now address the intersection at F Street because it gets very busy as soon as school is out because of the pool and HIRC. He said staff is appreciated but instead of spending a lot of time studying this, the stop signs should just be installed so F Street is a four way stop as well. Stout thanked Driver for his comments.

Mayor Chaney thanked everyone for their input.

3. Lande Lane Lot Adjustment and Division – Andrew Ackerman

This proposal is a revised from the originally submitted lot division that was presented to Public Works/Finance on December 11, 2006. The newly proposed division would create three (3) building lots from the existing two (2) and dedicate additional right-of-way allowing Lande Lane to be extended northward on the property, including construction of a City standard cul-de-sac, paved roadway with curb and sidewalk, and public pathway within the easement that bisects the property in a north-south alignment. The property is located in the Moderate Density Single Family Residential (R-2) Zoning District that has a minimum lot size of 7,000 sq. ft. The new lots would exceed the minimum lot size and allow for adequately sized building envelopes as well as creating a paved cul-de-sac at the north end of Lande Lane allowing for adequate emergency and service truck turn-a-around. Finally a portion of the original Lot 1, Blk B (approx. 2,800 sq. ft.) would become, through the adjustment of the eastern lot line, part of the Irene Johnson property. The reconfiguration of the original lots would not result in any non-conformities with either the Zoning Code or the Subdivision Code and permit much needed public improvements. The Public Works/Finance Committee reviewed this on March 12, 2007 and recommended approval of the plans to the full Council. The water drainage issue that was determined to be a concern of neighbors during the Public Works/Finance Committee's review of this subject matter has been resolved by the addition of a storm drain system along the east side of Lande Lane connecting to Highland Drive storm drain system. It is anticipated that the area drainage will actually be improved with the inclusion this storm drain system.

ACTION: Approve the lot line adjustment and division; or reject the lot line adjustment and division; or take such other action deemed appropriate.

Ackerman presented the issue as written above and explained that a storm drain system had been added to the proposal. He displayed an aerial view of the property. Pall asked about tree lawns and standard streets being installed. MacDonald said there is not a tree lawn on this proposal because it would require the use of personal property and it is not something that fit with the topography. Lambert said there was discussion at the Public Works/Finance Committee meeting about whether any deals were made previously when the Christopher's Crossing Subdivision came to the Council and staff was going to look back into the minutes. Ackerman said mention of the large lots was made but no deals were made about how many lots would be allowed. He said the lots are still over the minimum lot size for the area. Lambert said the two biggest issues were stormwater and lot size and it looks like both of those issues have been addressed.

Weber said there was a fire lane and turn-around in lot C and he confirmed that it only reduced the lot to 12,500 square feet. Ackerman explained the plan for the hammerhead turnaround.

Stout said he lives at 1311 Lande Lane but only rents the property and there is no conflict of interest but he wanted to disclose the fact that he lives in the area.

Weber said the Public Works Finance Committee reviewed this and it appears that the issues have been addressed.

Stout asked Shaun Wilson how this has changed since the last time he saw it. Shaun Wilson, 2780 N. Mountain View Road, said he represents the applicant. Wilson said the original proposal was to waive some of the public improvements and the Committee did not want to approve that proposal. He explained what changes were made. Stout asked about the elevation and MacDonald said there is a 12% grade for a portion of the drive and in this case they feel it is okay to be flexible. MacDonald said a 12% grade also exists in other areas of the community. Wilson said neighbors were concerned about stormwater and problems it may cause to the street so they added a storm drain system to the plan. Stout asked if staff will make sure that the developer does what they say they will and was told yes. Riedner said as with any subdivision, improvements will have to be installed prior to building permits being issued or a development agreement with a bond will be required.

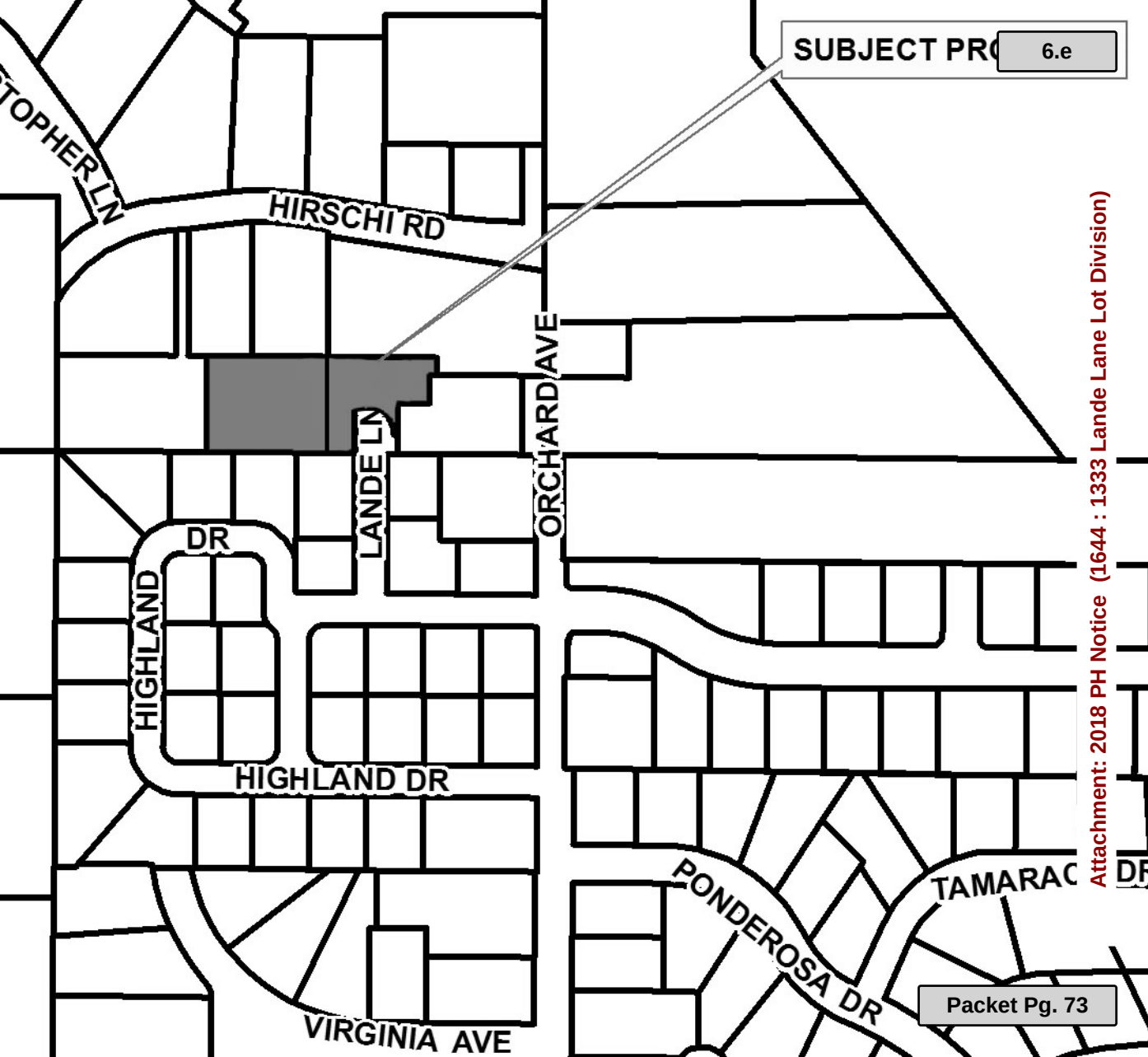
Pall said she is concerned about how easy it is for someone who is developing in the community to get around the street standards. She said the idea is to put some type of separation between the sidewalk and the street. She said if it does take additional portions of the lot to do that then the developer should expect to accommodate that standard.

Pall moved to approve the lot division and adjustment provided that the 8 foot tree lawns are installed along Lande Lane. Stout seconded the motion. Wilson asked if that is on both sides of the street or only one side. MacDonald said the current standard is for both sides of the street but the City Engineer can waive that condition when topographic conditions don't allow it. MacDonald said it is a very low volume dead end street that only serves three homes. His main concern is at the south end of the plat because in order for the project to construct that at the south end, it would include property that is not a part of the plat. He explained what might be done. He said the right-of-way to the south is less than the standard and would not facilitate a full width street standard. He said on the east side there is a substantial drop to the front yard of the property to the east. Stout asked Wilson to respond to the motion. Wilson asked for a definition of a tree lawn. MacDonald said it is a landscaped area between the curb and sidewalk and it could be different types of ground cover. He said the trees themselves are handled through the Parks Department. Wilson said he thinks it is probably a reasonable request. Pall said she would be amenable to an amendment to transition the sidewalk and tree lawn from the south end of the project area so that could transition in as reasonable as possible. She moved that the tree lawn be subject to a short distance of transition at the discretion of the City Engineer. Stout seconded the motion.

Ament asked for something to be pointed out on the aerial view and MacDonald explained. Ament asked if there is any kind of policy regarding flag lots. Ackerman said there is a standard for a flag pole set forth in the Subdivision Code. He said there is an informal policy to discourage them because there would be houses stacked behind each other. He said in a situation where there is a cul-de-sac and a dead end, it allows infill development.

Roll call vote on the amendment: Ayes: 5. Nays: None. Abstentions: None. Motion carried.

Roll call vote on the original amended motion which included all of the previous conditions: Aye: 5. Nays: None. Abstentions: None. Motion carried.



SUBJECT PRO

6.e

Attachment: 2018 PH Notice (1644 : 1333 Lande Lane Lot Division)

December 20, 2017

Mayor Lambert and Moscow City Council
City Hall
Moscow, ID 83843

Re: 1415 Lande Lane
Lot Division

Dear Mayor Lambert and City Council:

Tom Golis is the owners of a lot located at 1415 Land Lane. He wishes vacate the existing Right of Way at the north end of Lande Lane and subsequently dedicate new right of way for a vehicle turn around. The owner is also requesting a lot division to create 4 newly configured lots.

The existing lots are is 12,889 square feet. The proposed lot sizes would be:

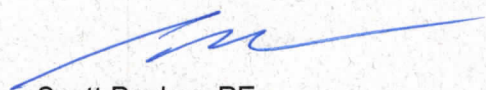
1. Lot 1 – 14,427 SF
2. Lot 2 – 11,211 SF
3. Lot 3 – 8,381 SF
4. Lot 4 – 10,299 SF

Attached are the following:

1. Existing Record of Survey
2. Proposed Record of Survey
3. Existing overlaid with proposed survey lines
4. Proposed public improvements
5. Legal descriptions for existing and proposed Right of Way

Please do not hesitate to contact me if you have questions regarding the lot division request

Sincerely,



Scott Becker, PE
Principal
Hodge and Associates Inc.

Enc
Cc: Tom Golis

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

12/8/2017

**Legal Description by Hodge & Associates
For George Tom Golis
Right-of-way Vacation**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet, thence, continuing along said south line, S89°23'49"E, 93.92 feet to the intersection of said south line with the west right-of-way of Lande Lane and the **Point of Beginning**:

Thence North, 151.92 feet, to a point on the north line of Lot 1 of Block B of Christopher's Crossing Subdivision;

Thence along said north line, S89°36'53"E, 84.19 feet;

Thence, departing said line, S0°16'50"W, 72.97 feet, to a point a point on the south line of said Lot 1;

Thence along said south line, N89°39'24"W, 17.23 feet, to an angle point on the east line of Christopher's Crossing Subdivision;

Thence along said east line, S0°14'51"W, 79.19, to the southeast corner of said subdivision;

Thence, along the south line of said subdivision N89°23'49"W, 16.27 feet to the intersection of said south line with the east right-of-way of Lande Lane;

Thence, continuing along said south line, N89°23'49"W, 50.00 feet, to the **Point of Beginning**.

Parcel contains 11,382 square feet, more or less.



12/7/2017

**Legal Description by Hodge & Associates
For George Tom Golis
Right-of-way Dedication**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of Lot 2 of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet, thence, continuing along said south line, S89°23'49"E, 83.92 feet to the **Point of Beginning**:

Thence North, 88.21 feet;

Thence East, 60.00 feet;

Thence south, 88.84 feet, to the intersection of the south line of Christopher's Crossing Subdivision with the east right-of-way of Lande Lane;

Thence, along said south line, N89°23'49"W, 50.00 feet, to the intersection of said south line with the west right-of-way of Lande Lane

Thence, continuing along said south line, N89°23'49"W, 10.00 feet, to the **Point of Beginning**.

Parcel contains 5,312 square feet, more or less.



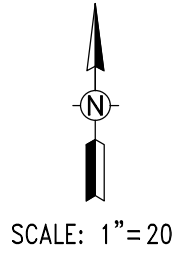
Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

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LEGEND

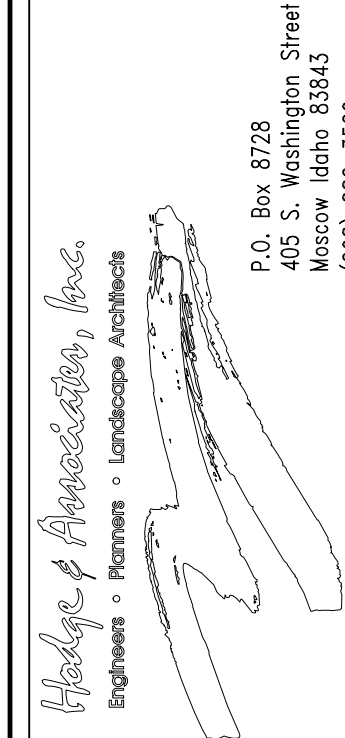
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- CALCULATED LOCATION
- SUBJECT PROPERTY BOUNDARY
- ORIGINAL CHRISTOPHER'S CROSSING LOT LINE
- RIGHT-OF-WAY
- EASEMENT



LANDE LANE DEVELOPMENT
EXISTING BOUNDARY, LOTS, RIGHT-OF-WAY & EASEMENTS
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R5W, BM

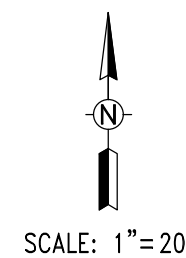
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Drafted by:	SW
Checked by:	SB
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Tab:	LAND DIVISION
Layer Style:	TOPO
Plot Style	OCE.ctb
Project:	3986-10-17
Date:	12/20/17

PRELIMINARY
NOT FOR
CONSTRUCTION



LEGEND

● IRON PIN - TO BE SET
 ○ FOUND IRON PIN
 • CALCULATED LOCATION
 _____ SUBJECT PROPERTY BOUNDARY
 _____ PROPOSED PARCEL BOUNDARY
 _____ ORIGINAL CHRISTOPHER'S CROSSING LOT LINE
 _____ PROPOSED RIGHT-OF-WAY
 _____ EXISTING RIGHT-OF-WAY
 _____ EXISTING RIGHT-OF-WAY - TO BE VACATED
 _____ RIGHT-OF-WAY - VACATED BY ORDINANCE #2007-07
 _____ RIGHT-OF-WAY - RETAINED BY ORDINANCE #2007-07
 _____ RIGHT-OF-WAY - DEDICATED BY DEED OF DEDICATION #515877
 _____ CENTER LINE
 _____ PROPOSED EASEMENT
 _____ EXISTING EASEMENT



SCALE: 1" = 20'

HIGHLAND DRIVE

Hodge Associates, Inc.
Engineers • Planners • Landscape Architects



P.O. Box 8718
405 S. Westington Street
Moscow, Idaho 83843
(208) 882-3520

PRELIMINARY
NOT FOR
CONSTRUCTION

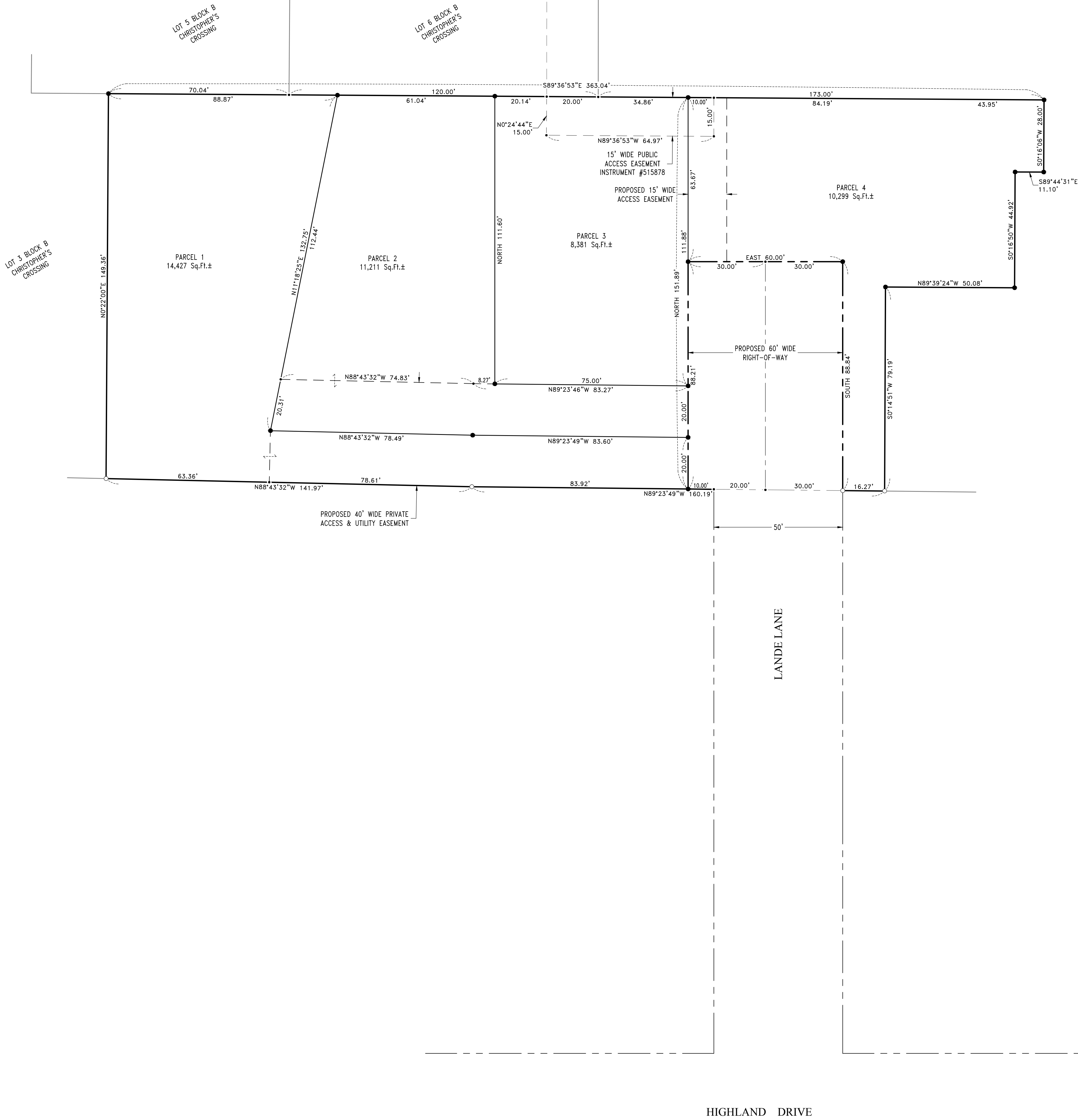
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LANDE LANE DEVELOPMENT
PRELIMINARY LAND DIVISION
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R5W, BM

Designed By:	SB
Drafted by:	SW
Checked by:	SB
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Project:	3986-10-17
Date:	12/20/17

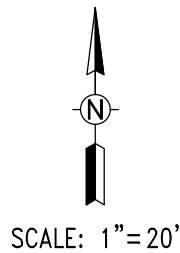
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LEGEND

- IRON PIN - TO BE SET
- FOUND IRON PIN
- CALCULATED LOCATION
- SUBJECT PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTER LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT



6.f

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDE LANE DEVELOPMENT
PROPOSED FINAL BOUNDARY, LOTS, RIGHT-OF-WAY AND EASEMENTS
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R5W, BM

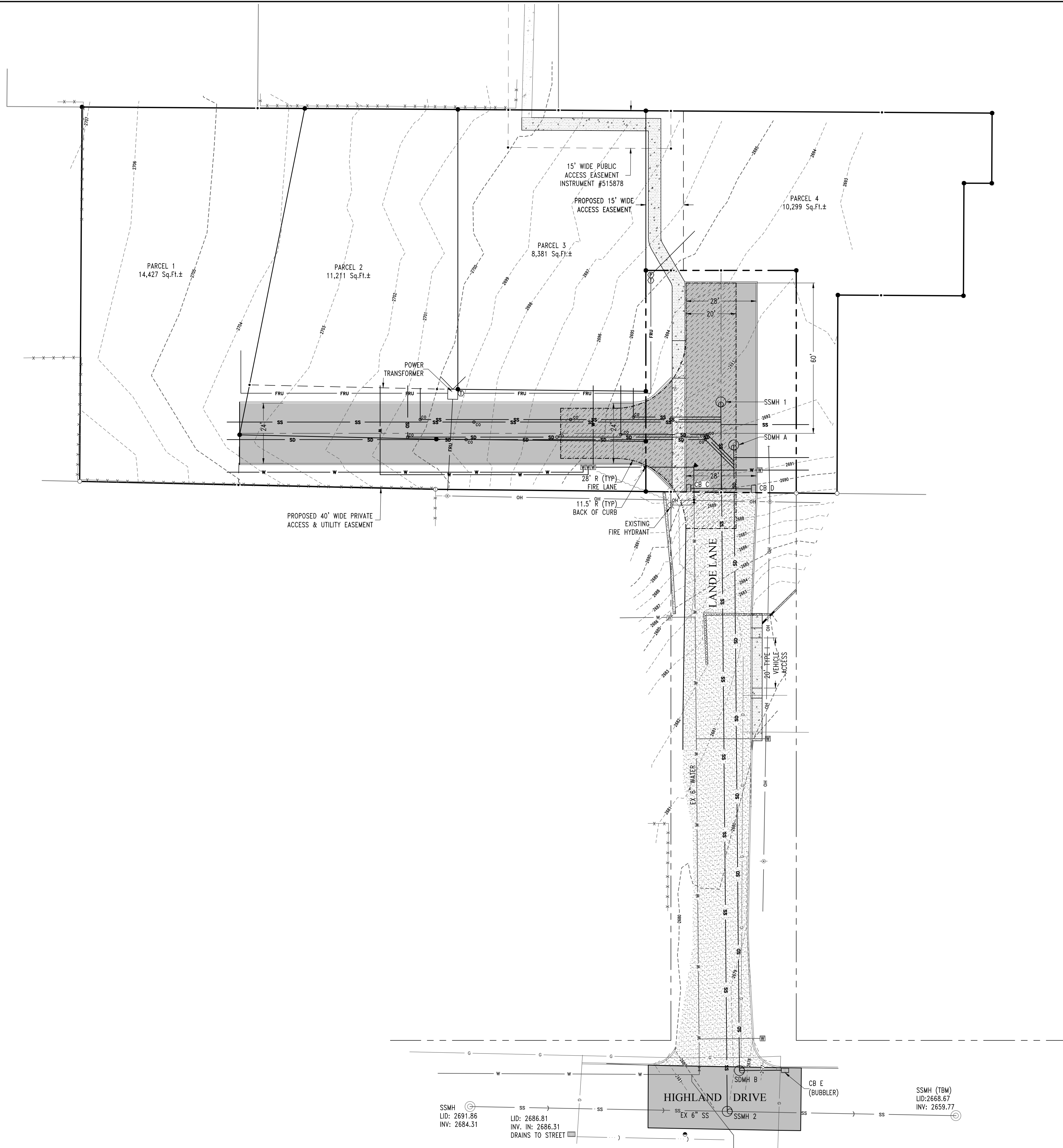
Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

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Drafted by:	SW
Checked by:	SB
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Layer Style:	TOPO
Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	12/20/17

3 OF 4

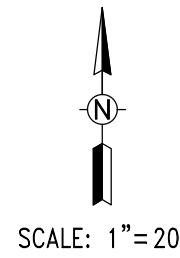
Packet Pg. 79

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LEGEND

	FRANCHISE UTILITY PEDESTAL (POWER, TELECOMMUNICATIONS)
	MAN HOLE
	CATCH BASIN
	CLEAN OUT
	UTILITY POLE
	SUBJECT PROPERTY BOUNDARY
	PROPOSED PARCEL BOUNDARY
	RIGHT-OF-WAY
	CENTER LINE
	EASEMENT
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	FRANCHISE UTILITY TRENCH (POWER, TELECOMMUNICATIONS)
	OVERHEAD UTILITY LINES
	ASPHALT PAVING
	CONCRETE PAVING
	GRAVEL
	FIRE TRUCK TURN-AROUND



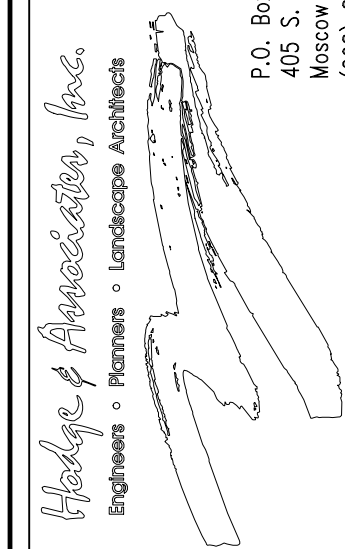
LANDE LANE DEVELOPMENT PRELIMINARY UTILITY AND LAYOUT PLAN

TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R5W, BM

Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 Design.dwg
Tab:	LAYOUT
Layer Style:	TOPO
Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	12/20/17

4 OF 4

PRELIMINARY
NOT FOR
CONSTRUCTION



1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Parcel 1**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Beginning at the northwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, being the **Point of Beginning**:

Thence along the north line of said Lot 2, S89°36'53"E, 76.92 feet;
Thence departing said line, South, 130.57 feet;
Thence S88°43'32"E, 64.40 feet;
Thence S89°23'49"E, 43.60 feet;
Thence South, 20.00 feet to a point on the south line of Lot 2 of Christopher's Crossing Subdivision;
Thence along said south line, N89°23'49"W, 43.92 feet;
Thence, continuing along said south line, N88°43'32"W, 141.97 feet to the southwest corner of said Lot 2;
Thence along the west line of said Lot 2, N0°22'00"E, 149.36 feet to the **Point of Beginning**.

Parcel contains 13,767 square feet, more or less.

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Parcel 2**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the northwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the north line of said Lot 2, S89°36'53"E, 76.92 feet to the **Point of Beginning**:

Thence, continuing along said north line, S89°36'53"E, 72.98 feet;
Thence departing said line, South 111.60 feet;
Thence S89°23'49"E, 35.00 feet;
Thence South, 20.00 feet;
Thence N89°23'49"W, 43.60 feet;
Thence N88°43'32"W, 64.40 feet;
Thence North, 130.57 feet to the **Point of Beginning**.

Parcel contains 10,271 square feet, more or less.

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Parcel 3**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the northwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the north line of said Lot 2, S89°36'53"E, 149.90 feet to the **Point of Beginning**:

Thence, continuing along said north line, S89°36'53"E, 40.14 feet to the northwest corner of Lot 1, Block B of Christopher's Crossing Subdivision;
Thence along the north line of said Lot 1, S89°36'53"E, 34.86 feet;
Thence departing said line, South 111.88 feet;
Thence N89°23'49"W, 75.00 feet;
Thence North, 111.60 feet to the **Point of Beginning**.

Parcel contains 8,381 square feet, more or less.

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Parcel 4**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the northwest corner of Lot 1, Block B of Christopher's Crossing Subdivision; Thence along the north line of said Lot 1, S89°36'53"E, 34.86 feet to the **Point of Beginning**:

Thence, continuing along said north line, S89°36'53"E, 134.14 feet to the northeast corner of said Lot 1;

Thence along the easterly boundary of Block B of Christopher's Crossing Subdivision the following courses;

Thence S0°16'06"W, 28.00 feet;

Thence S89°44'31"E, 11.10 feet;

Thence S0°16'50"W, 44.92 feet;

Thence N89°39'24"W, 50.08 feet;

Thence S0°14'51"W, 79.19 feet to the southeast corner of said Block B;

Thence along the south line of Christopher's Crossing Subdivision, N89°23'49"W, 16.27 feet to the intersection of said south line with the east right-of-way of Lande Lane;

Thence departing said south line, North, 88.84 feet;

Thence East, 60.00 feet;

Thence North, 63.67 feet to the **Point of Beginning**.

Parcel contains 10,299 square feet, more or less.

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Right-of-way Dedication**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

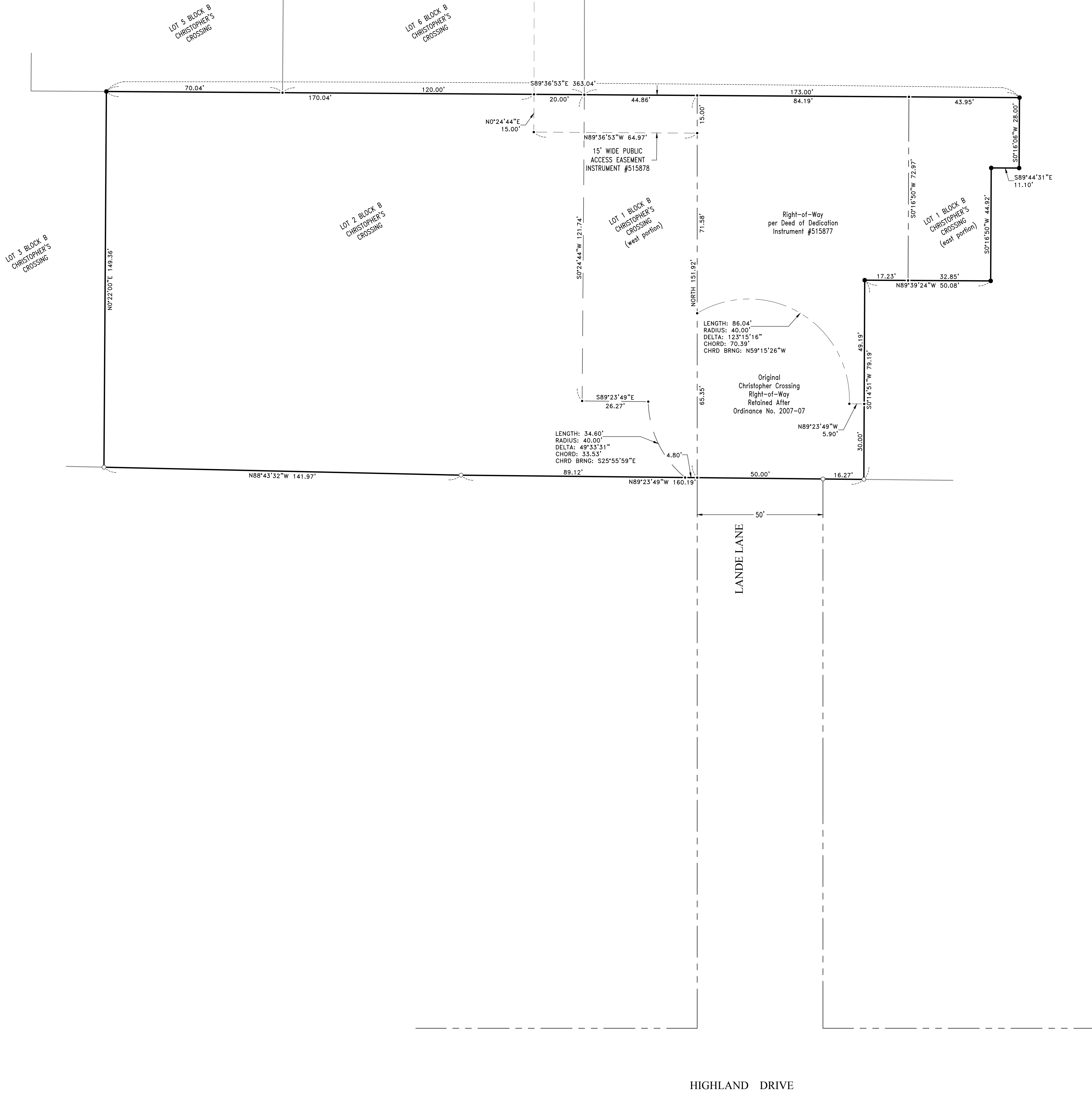
Commencing at the southwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet, thence, continuing along said south line, S89°23'49"E, 43.92 feet to the **Point of Beginning**:

Thence North, 40.00 feet;
Thence S89°23'49"E, 40.00 feet;
Thence North, 48.21 feet;
Thence East, 60.00 feet;
Thence south, 88.84 feet, to the intersection of the south line of Christopher's Crossing Subdivision with the east right-of-way of Lande Lane;
Thence along said south line, N89°23'49"W, 50.00 feet, to the intersection of said south line with the west right-of-way of Lande Lane
Thence, continuing along said south line, N89°23'49"W, 50.00 feet to the **Point of Beginning**.

Parcel contains 6,912 square feet, more or less.

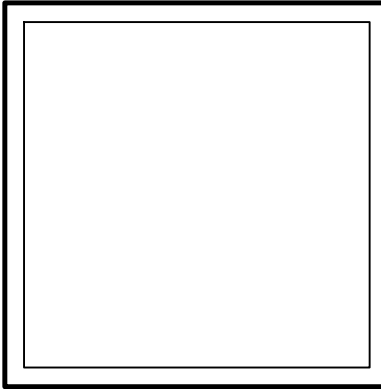
Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

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Designed by:	SB
Drafted by:	SW
Checked by:	SB
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Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	1/3/18

LANDE LANE DEVELOPMENT
EXISTING BOUNDARY, LOTS, RIGHT-OF-WAY & EASEMENTS
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R5W, BM

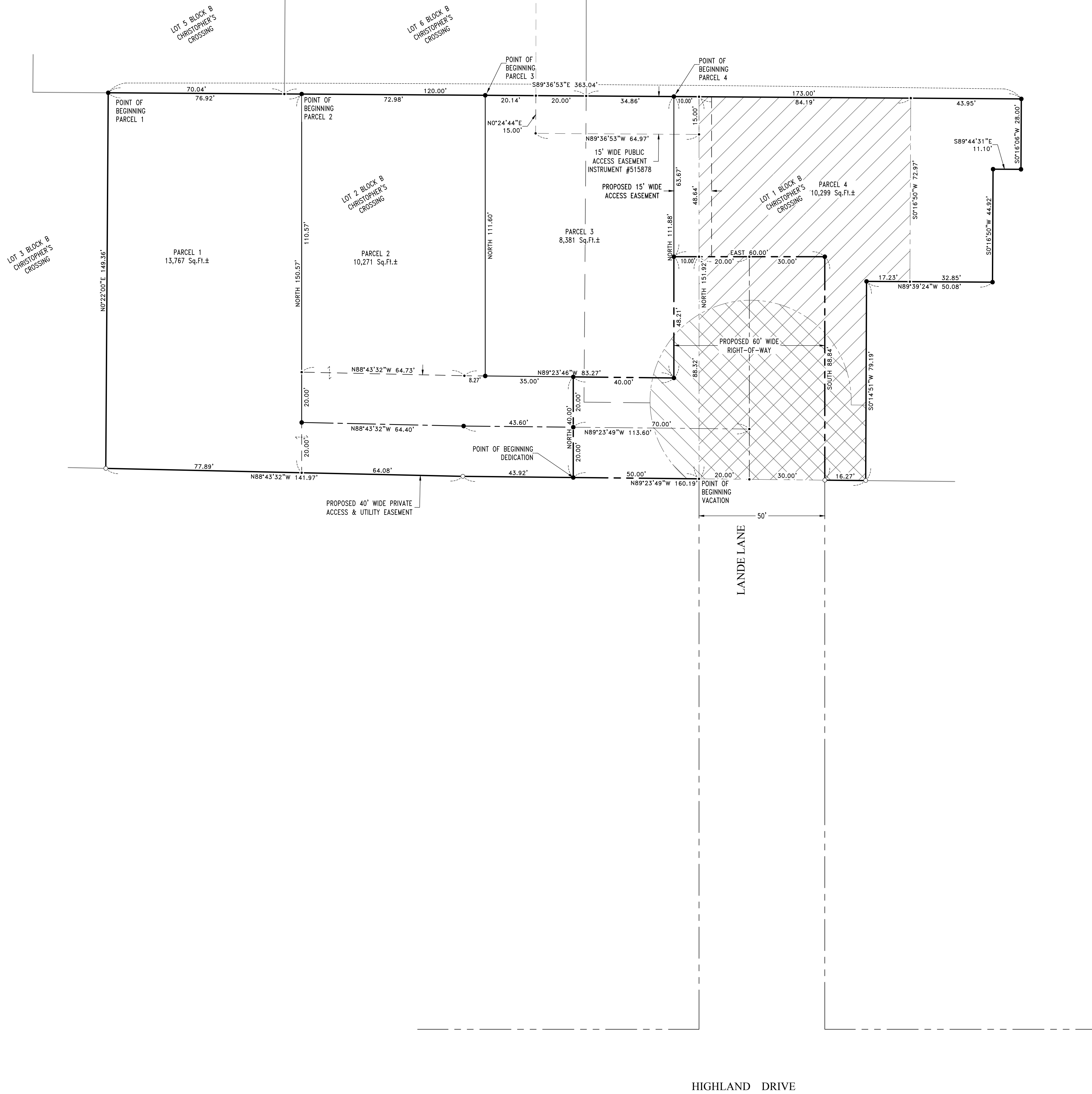


PRELIMINARY
NOT FOR
CONSTRUCTION

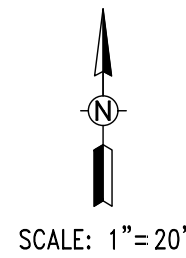
Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects

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

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- LEGEND**
- IRON PIN - TO BE SET
 - FOUND IRON PIN
 - CALCULATED LOCATION
 - SUBJECT PROPERTY BOUNDARY
 - PROPOSED PARCEL BOUNDARY
 - ORIGINAL CHRISTOPHER'S CROSSING LOT LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY - TO BE VACATED
 - RIGHT-OF-WAY - VACATED BY ORDINANCE #2007-07
 - RIGHT-OF-WAY - RETAINED BY ORDINANCE #2007-07
 - RIGHT-OF-WAY - DEDICATED BY DEED OF DEDICATION #515877
 - CENTER LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT



LANDE LANE DEVELOPMENT
PRELIMINARY LAND DIVISION
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 83843
SECTION 5, T39N, R5W, BM

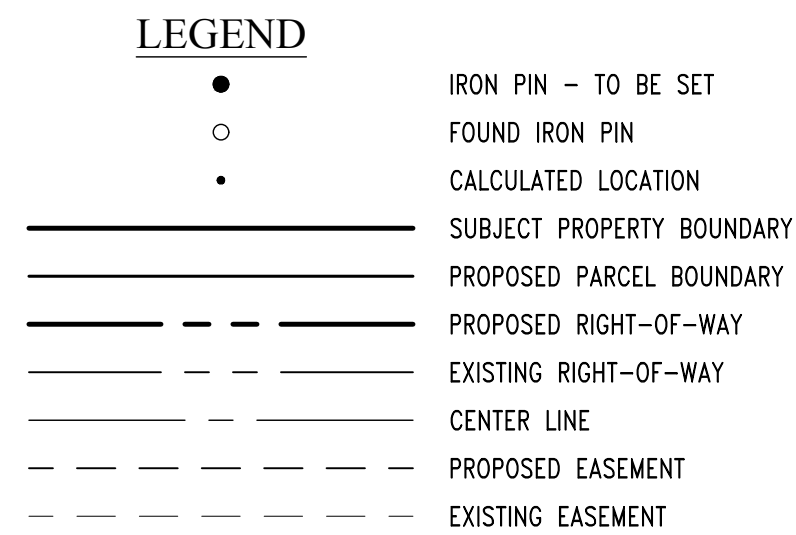
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Project: 3986-10-17
Date: 1/4/18

2 OF 4

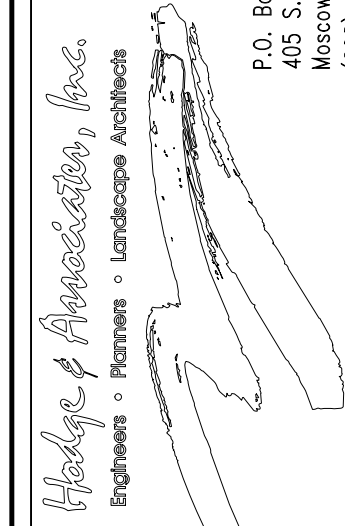
PRELIMINARY
NOT FOR
CONSTRUCTION

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
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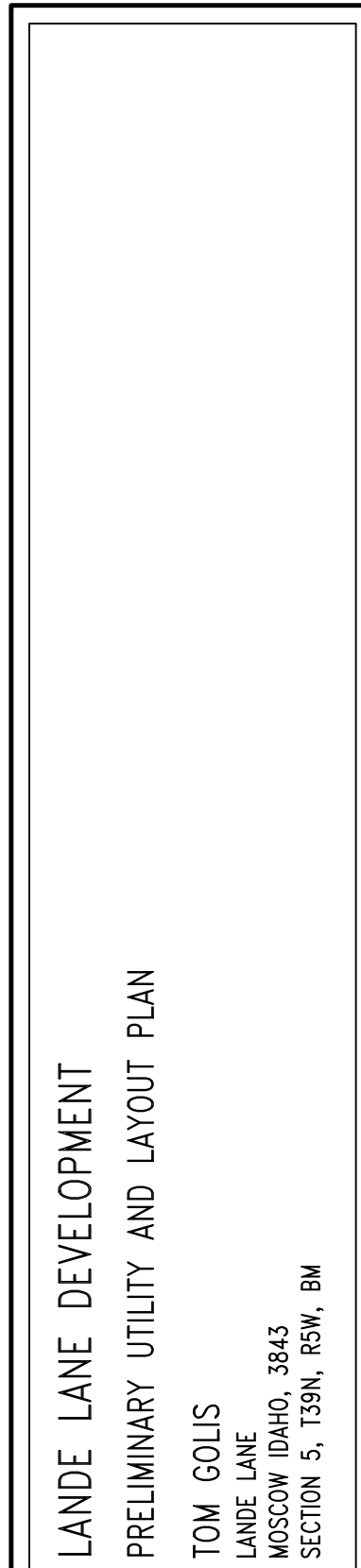
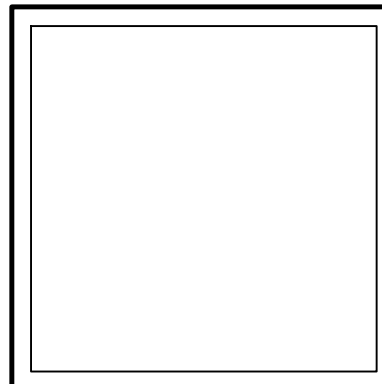
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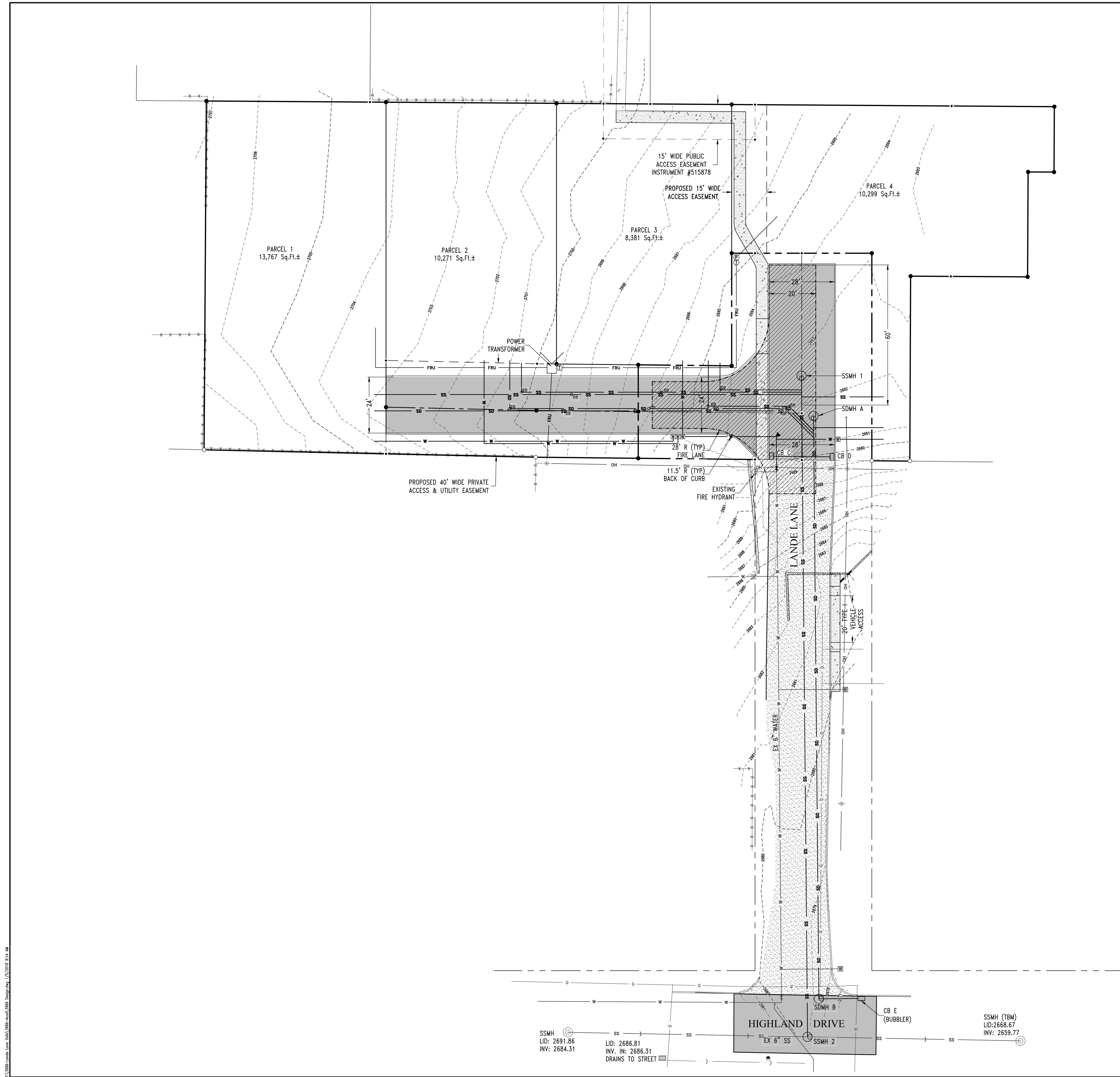
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Tab:	Final
Layer Style:	TOP0
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Project:	3986-10-17
Date:	1/4/18



PRELIMINARY
NOT FOR
CONSTRUCTION



Designed By:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 Design.dwg
Tab:	LAYOUT
Layer Style:	TOP0
Plot Style	OCE.ctb
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Date:	1/4/18



1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Right-of-way Vacation**

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Thence North, 151.92 feet, to a point on the north line of Lot 1 of Block B of Christopher's Crossing Subdivision;

Thence along said north line, S89°36'53"E, 84.19 feet;

Thence, departing said line, S0°16'50"W, 72.97 feet, to a point a point on the south line of said Lot 1;

Thence along said south line, N89°39'24"W, 17.23 feet, to an angle point on the east line of Christopher's Crossing Subdivision;

Thence along said east line, S0°14'51"W, 79.19, to the southeast corner of said subdivision;

Thence, along the south line of said subdivision N89°23'49"W, 16.27 feet to the intersection of said south line with the east right-of-way of Lande Lane;

Thence, continuing along said south line, N89°23'49"W, 50.00 feet, to the **Point of Beginning**.

Parcel contains 11,382 square feet, more or less.

Attachment: 2018 Owner Letter, Original and Proposed Plat Maps, Legal Descriptions (1644 : 1333 Lande Lane Lot Division)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** Lande Lane ROW Vacation**Responsible Staff:** Les MacDonald

Information

DESCRIPTION: The City has received an application requesting the vacation of a 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. George 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.

STAFF RECOMMENDATION: 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.

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.

Necessary Resources/Impacts

N/A

Attachments

Lande ROW Application_001_Final

Lande ROW Public Notice_001

LandeLaneROWVacation(2018)pm2

Hodge & Associates, Inc.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

December 20, 2017

Mayor Lambert and Moscow City Council
City Hall
Moscow, ID 83843

Re: **1333** Lande Lane
Lot Division

Dear Mayor Lambert and City Council:

Tom Golis is the owners of a lot located at 1415 Land Lane. He wishes vacate the existing Right of Way at the north end of Lande Lane and subsequently dedicate new right of way for a vehicle turn around. The owner is also requesting a lot division to create 4 newly configured lots.

The existing lots are is 12,889 square feet. The proposed lot sizes would be:

1. Lot 1 – 14,427 SF
2. Lot 2 – 11,211 SF
3. Lot 3 – 8,381 SF
4. Lot 4 – 10,299 SF

Two existing parcels (RPM012900B0020 and RPM012900B001A) are over 38,400 SF

Attached are the following:

1. Existing Record of Survey
2. Proposed Record of Survey
3. Existing overlaid with proposed survey lines
4. Proposed public improvements
5. Legal descriptions for existing and proposed Right of Way

Please do not hesitate to contact me if you have questions regarding the lot division request

Sincerely,



Scott Becker, PE
Principal
Hodge and Associates Inc.

Enc
Cc: Tom Golis

Attachment: Lande ROW Application_001_Final (1659 : Lande Lane ROW Vacation)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Right-of-way Dedication**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet, thence, continuing along said south line, S89°23'49"E, 43.92 feet to the **Point of Beginning**:

Thence North, 40.00 feet;
Thence S89°23'49"E, 40.00 feet;
Thence North, 48.21 feet;
Thence East, 60.00 feet;
Thence south, 88.84 feet, to the intersection of the south line of Christopher's Crossing Subdivision with the east right-of-way of Lande Lane;
Thence along said south line, N89°23'49"W, 50.00 feet, to the intersection of said south line with the west right-of-way of Lande Lane
Thence, continuing along said south line, N89°23'49"W, 50.00 feet to the **Point of Beginning**.

Parcel contains 6,912 square feet, more or less.

Attachment: Lande ROW Application_001_Final (1659 : Lande Lane ROW Vacation)

1/5/2018

**Legal Description by Hodge & Associates
For Tom Golis
Right-of-way Vacation**

A legal description for a parcel of land, located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision, in the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet, thence, continuing along said south line, S89°23'49"E, 93.92 feet to the intersection of said south line with the west right-of-way of Lande Lane and the **Point of Beginning**:

Thence North, 151.92 feet, to a point on the north line of Lot 1 of Block B of Christopher's Crossing Subdivision;

Thence along said north line, S89°36'53"E, 84.19 feet;

Thence, departing said line, S0°16'50"W, 72.97 feet, to a point a point on the south line of said Lot 1;

Thence along said south line, N89°39'24"W, 17.23 feet, to an angle point on the east line of Christopher's Crossing Subdivision;

Thence along said east line, S0°14'51"W, 79.19, to the southeast corner of said subdivision;

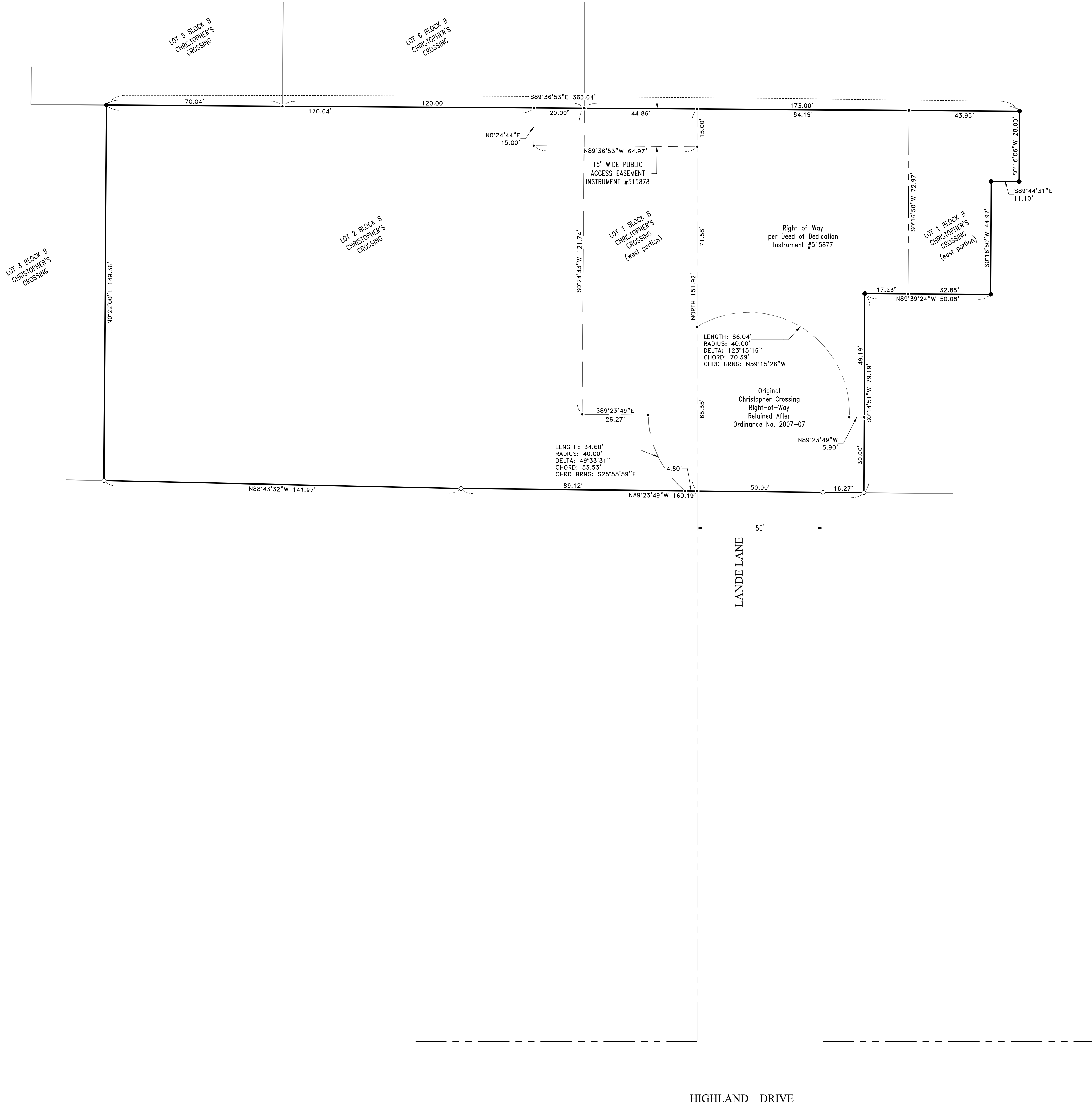
Thence, along the south line of said subdivision N89°23'49"W, 16.27 feet to the intersection of said south line with the east right-of-way of Lande Lane;

Thence, continuing along said south line, N89°23'49"W, 50.00 feet, to the **Point of Beginning**.

Parcel contains 11,382 square feet, more or less.

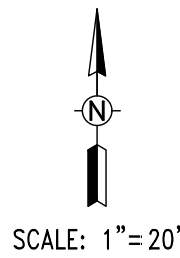
Attachment: Lande ROW Application_001_Final (1659 : Lande Lane ROW Vacation)

P:\3986-Lande Lane.dwg 3/9/18 AutoCAD 2018 existing.dwg 1/2/2018 8:15 AM



LEGEND

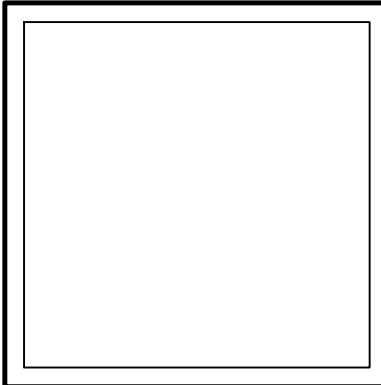
○	FOUND IRON PIN
•	CALCULATED LOCATION
—	SUBJECT PROPERTY BOUNDARY
---	ORIGINAL CHRISTOPHER'S CROSSING LOT LINE
---	RIGHT-OF-WAY
---	EASEMENT



LANDE LANE DEVELOPMENT
EXISTING BOUNDARY, LOTS, RIGHT-OF-WAY & EASEMENTS
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 83443
SECTION 5, T39N, R5W, BM

Designed by:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 existing.dwg
Tab:	LAND DIVISION
Layer Style:	TOPO
Plot Style	OCE.ctb
Project:	3986-10-17
Date:	1/3/18

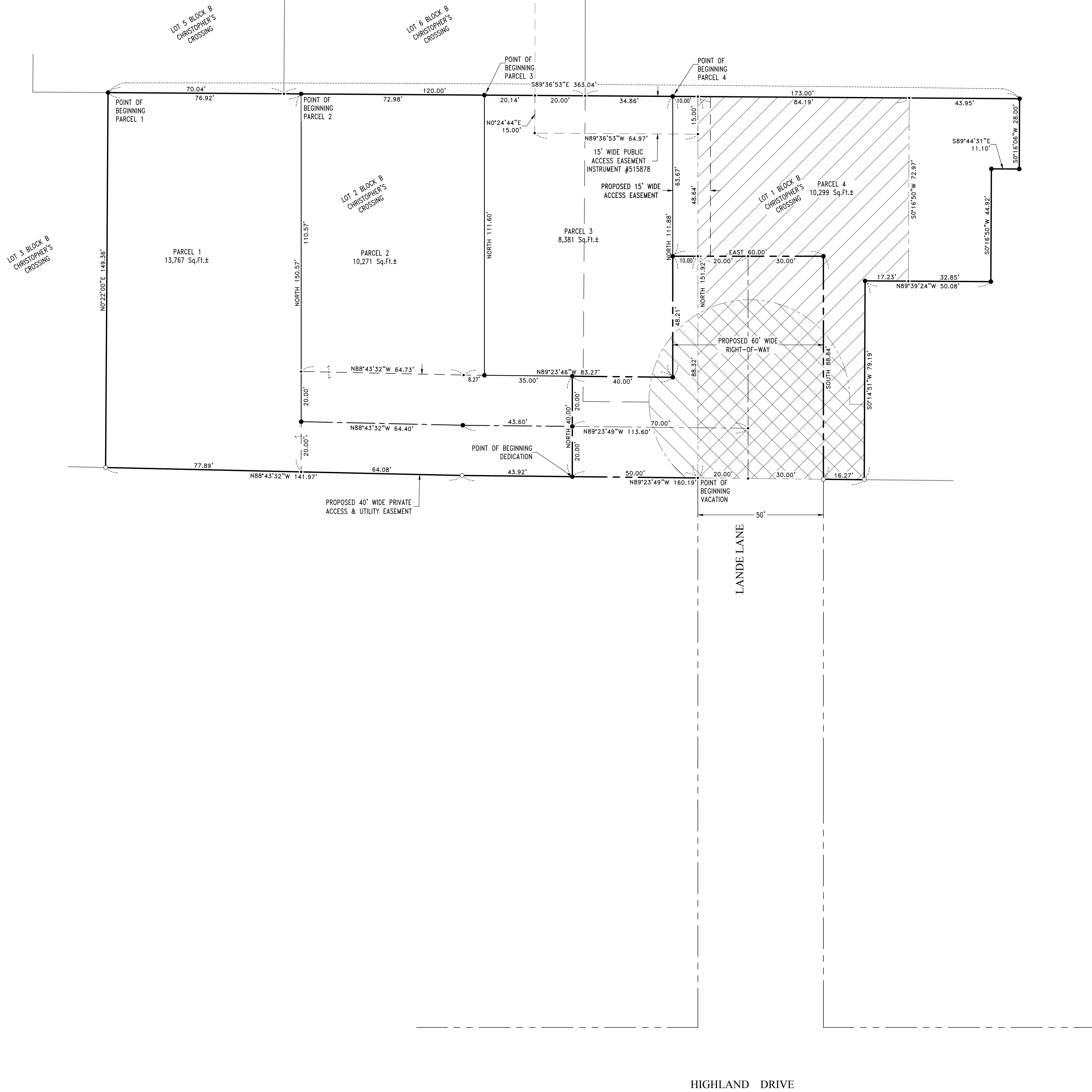
**PRELIMINARY
NOT FOR
CONSTRUCTION**



Attachment: Lande ROW Application_001_Final (1659 : Lande Lane ROW Vacation)

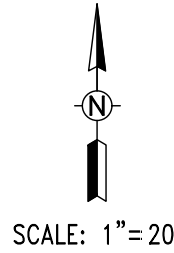
Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
(208) 882-3520

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LEGEND

- IRON PIN - TO BE SET
- FOUND IRON PIN
- CALCULATED LOCATION
- SUBJECT PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- ORIGINAL CHRISTOPHER'S CROSSING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY - TO BE VACATED
- RIGHT-OF-WAY - VACATED BY ORDINANCE #2007-07
- RIGHT-OF-WAY - RETAINED BY ORDINANCE #2007-07
- RIGHT-OF-WAY - DEDICATED BY DEED OF DEDICATION #515877
- CENTER LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT



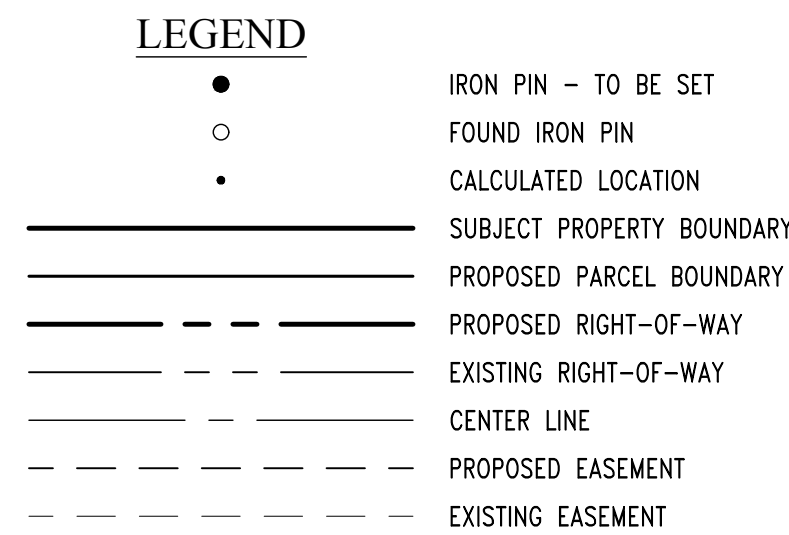
LANDE LANE DEVELOPMENT
PRELIMINARY LAND DIVISION
TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 83843
SECTION 5, T39N, R5W, BM

Designed by:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 Design.dwg
Tab:	LAND DIVISION
Layer Style:	TOPO
Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	1/4/18

2 OF 4

PRELIMINARY
NOT FOR
CONSTRUCTION

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



Handge & Associates, Inc.
Engineers • Planners • Landscape Architects



P.O. Box 8778
405 S. Washington Street
Moscow Idaho 83843
(208) 882-3520

**PRELIMINARY
NOT FOR
CONSTRUCTION**

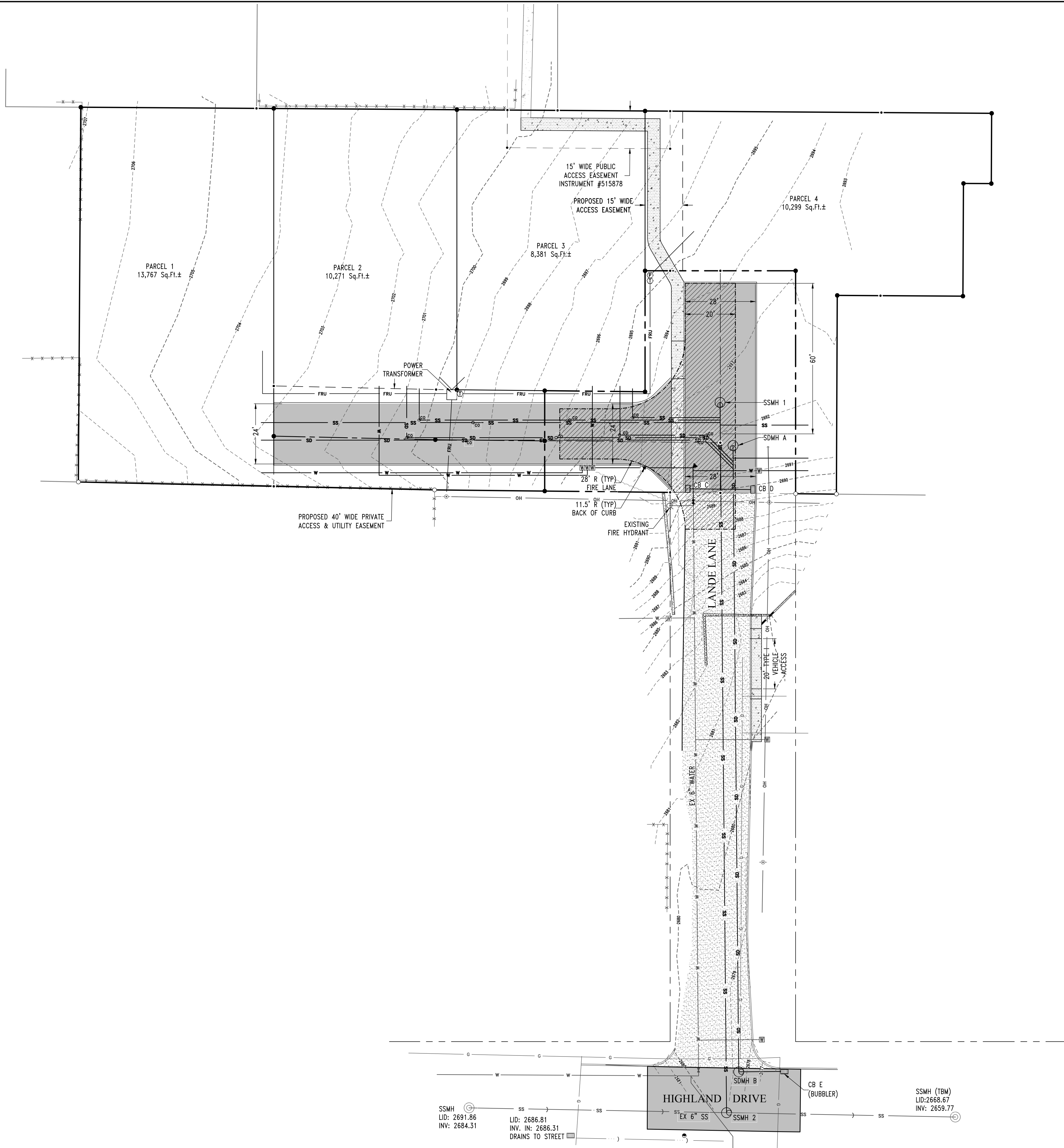


LANDE LANE DEVELOPMENT
PROPOSED FINAL BOUNDARY, LOTS, RIGHT-OF-WAY AND EASEMENTS

TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 3843
SECTION 5, T39N, R3W, BM

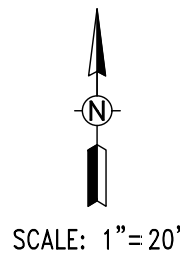
Designed By:	SB
Drafted by:	SW
Checked by:	SB
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Layer Style:	TOPO
Plot Style	OCE.ctb
Project:	3986-10-17
Date:	1/4/18

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LEGEND

- FRANCHISE UTILITY PEDESTAL (POWER, TELECOMMUNICATIONS)
- MAN HOLE
- CATCH BASIN
- CLEAN OUT
- UTILITY POLE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- RIGHT-OF-WAY
- CENTER LINE
- EASEMENT
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- FRANCHISE UTILITY TRENCH (POWER, TELECOMMUNICATIONS)
- OVERHEAD UTILITY LINES
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL
- FIRE TRUCK TURN-AROUND



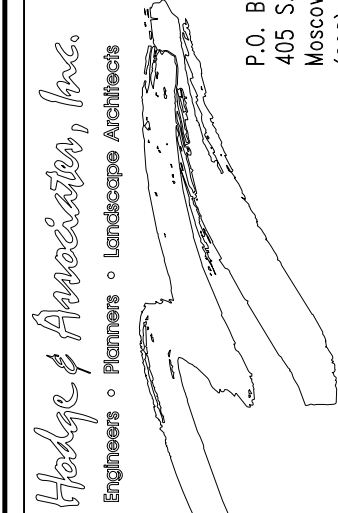
LANDE LANE DEVELOPMENT PRELIMINARY UTILITY AND LAYOUT PLAN

TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 83843
SECTION 5, T39N, R5W, BM

Designed by:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 Design.dwg
Tab:	LAYOUT
Layer Style:	TOPO
Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	1/4/18

4 OF 4

PRELIMINARY
NOT FOR
CONSTRUCTION



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



NOTICE OF PUBLIC HEARING

Proposed Vacation of a Portion of the Lande Lane Public Right-of-Way
Located at 1333 Lande Lane, Moscow, ID 83843

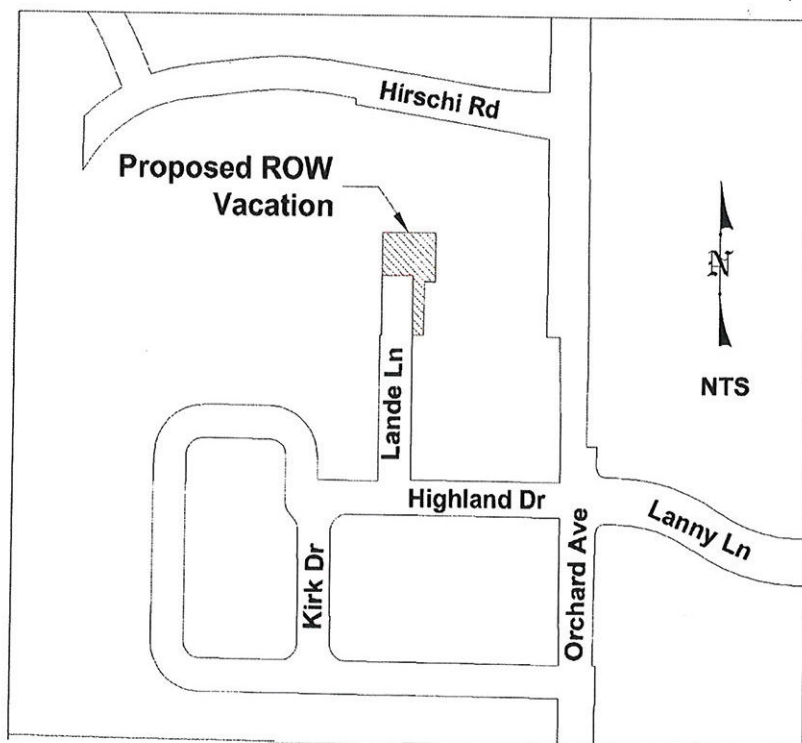
A public hearing at which you may be present and speak will be conducted before the Mayor and City Council of the City of Moscow at which time the following proposal will be considered for property shown on the vicinity map below:

Vacation of a portion of the Lande Lane Right-of-Way, located along 1333 Lande Lane, Moscow, ID 83843, as shown on the vicinity map below.

HEARING DATE AND TIME: Tuesday, February 20, 2018 @ 7:00 p.m.

HEARING LOCATION: Council Chambers, Second Floor, Moscow City Hall
206 East Third Street, Moscow, Idaho

The file containing information on this matter is available for public review (an appointment may be necessary) at the Public Works Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. You may also call 208-883-7034 to get further information about the application, the public hearing process, and/or to request a meeting with City Staff. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at:
<http://www.ci.moscow.id.us/505/Public-Hearing-Notices> (Or from main City Page go to Government>Records Center>Public Hearing Notices)



Laurie Hopkins,
Moscow City Clerk

Laurie Hopkins

Sandra Collins, Deputy City Clerk

Publish: 1/27/18 and 2/3/18

This is a vicinity map only. A legal description of the subject property is in the file at the Public Works Department.

Attachment: Lande ROW Public Notice_001 (1659 : Lande Lane ROW Vacation)

NOTICE OF PUBLIC HEARING

[Save](#)
[Share](#)

Details for NOTICE OF PUBLIC HEARING

Jan 26, 2018

NOTICE OF PUBLIC HEARING

Proposed Vacation of a Portion

of the Lande Lane Public Right-of-Way

Located at 1333 Lande Lane, Moscow, ID 83843

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Second Floor,

Moscow City Hall

206 East Third Street,

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Laurie Hopkins,

Moscow City Clerk

/s/Sandra Collins

Sandra Collins, Deputy City Clerk

Publish: 1/27/18 and 2/3/18

This is a vicinity map only. A legal description of the subject property is in the file at the Public Works Department.

Attachment: Lande ROW Public Notice_001 (1659 : Lande Lane ROW Vacation)

PM_MAIL_NM	PM_MAIL_A1	PM_MAIL_A2	PM_MAIL_CT	PM_MAIL_ST	PM_MAIL_ZP
ANDERSON, ELINOR J	1156 HIGHLAND DR		MOSCOW	ID	83843.000000
ARTHUR, MARLY L	1149 HIGHLAND DR		MOSCOW	ID	83843.000000
ATWOOD, ROY	1123 HIGHLAND		MOSCOW	ID	83843.000000
BAILEY, PAUL	1205 ORCHARD AVE		MOSCOW	ID	83843.000000
BALEMBBA, ONESMO B	1206 KIRK DR		MOSCOW	ID	83843.000000
BEHRE, WALTER L	1259 HIGHLAND DR		MOSCOW	ID	83843.000000
BEUTLER, ROBERT L	1217 KIRK DR		MOSCOW	ID	83843.000000
BLOUNT, GARY P JR	1148 HIGHLAND DR		MOSCOW	ID	83843.000000
BOYLAN, RYAN	1200 ORCHARD AVE		MOSCOW	ID	83843.000000
BRUTSMAN, BRYAN L	1311 LANDE LN		MOSCOW	ID	83843.000000
BULL, RICHARD C	1229 KIRK DR		MOSCOW	ID	83843.000000
CAMIS, CHERILYNNE R	1159 HIGHLAND DR		MOSCOW	ID	83843.000000
CAPAWANA, BRAD J	1614 CHRISTOPHER LANE		MOSCOW	ID	83843.000000
CAPAWANA, BRAD J	1614 CHRISTOPHER LANE		MOSCOW	ID	83843.000000
CARSCALLEN, WESLEY J	1317 ORCHARD AVE		MOSCOW	ID	83843.000000
CINKOVICH, KRIS ALLEN	1272 HIGHLAND DRIVE		MOSCOW	ID	83843.000000
CITY OF MOSCOW			MOSCOW	ID	83843.000000
CITY OF MOSCOW	206 E 3RD		MOSCOW	ID	83843.000000
CROYLE, JASON	1124 HIGHLAND DR		MOSCOW	ID	83843.000000
DAWKINS, HOLLY V	1297 HIGHLAND DR		MOSCOW	ID	83843.000000
DEMING, SARAH	1237 HIGHLAND DR		MOSCOW	ID	83843.000000
DESANTIS, MARK E	1221 HIGHLAND DR		MOSCOW	ID	83843.000000
EALY, NETHANIEL R	PO BOX 9746		MOSCOW	ID	83843.000000
EROSCHENKO, VICTOR P TRUSTEE	1590 N SUNDOWN WAY		EAGLE	ID	83843.000000
EWERS, JENNIFER A W/H	980 HIRSCHI RD		MOSCOW	ID	83843.000000
FENLEY, JAMES T	1249 HIGHLAND DR		MOSCOW	ID	83843.000000
FULLERTON, DENNIS R	1510 ORCHARD AVE		MOSCOW	ID	83843.000000
GOLIS CONSTRUCTION INC	320 NELSON AVE		MOSCOW	ID	83843.000000
GOLIS CONSTRUCTION INC	320 NELSON AVE		MOSCOW	ID	83843.000000
GORMLEY, GINA	1231 HIGHLAND DR		MOSCOW	ID	83843.000000
GORMLEY, GINA	1231 HIGHLAND DR		MOSCOW	ID	83843.000000
GRIEB, TERRANCE P	921 HIRSCHI RD		MOSCOW	ID	83843.000000
HOWARD, CHRISTOPHER G	21381 N THATCHER COURT		RATHDRUM	ID	83843.000000
KIMBLE, ROBERT D	1279 HIGHLAND DR		MOSCOW	ID	83843.000000
KINGSLAND, KELLY C	810 EMPIRE LN		MOSCOW	ID	83843.000000
KLEFFNER, MATTHEW B	1213 HIGHLAND DR		MOSCOW	ID	83843.000000
LUM, ARON CHEUNG-SUM	1546 CHRISTOPHER LANE		MOSCOW	ID	83843.000000
LUND, WILLIAM R	1220 HIGHLAND DR		MOSCOW	ID	83843.000000
MANSON, STEPHANIE L	1580 CHRISTOPHER LANE		MOSCOW	ID	83843.000000
MATTOON, MARY ELIZABETH	1601 ORCHARD AVE		MOSCOW	ID	83843.000000
MAURIN, JOHN D L	1326 ORCHARD AVE		MOSCOW	ID	83843.000000
MORTIMER, MICHAEL W	1507 ORCHARD AVE		MOSCOW	ID	83843.000000
NICKELS, LINDA	1312 LANDE LANE		MOSCOW	ID	83843.000000
NIELSON, STEVE D	1601 CHRISTOPHER LN		MOSCOW	ID	83843.000000
O'BRYAN, JOHN W	1412 ORCHARD AV		MOSCOW	ID	83843.000000
OWINGS, CAROL	1406 ORCHARD AVENUE		MOSCOW	ID	83843.000000
PALOUSE-CLEARWATER	PO BOX 8596		MOSCOW	ID	83843.000000
PICA, MARK	10393 N IDAHO ROAD		POST FALLS	ID	83843.000000
PICA, MARK	10393 N IDAHO ROAD		POST FALLS	ID	83843.000000
PICA, MARK	10393 N IDAHO ROAD		POST FALLS	ID	83843.000000
RAYNER, KRISTINE L	1141 HIGHLAND DR		MOSCOW	ID	83843.000000
REECE, JOANNE R	1400 ORCHARD AVENUE		MOSCOW	ID	83843.000000
RICE, MATTHEW L	1673 CHRISTOPHER LN		MOSCOW	ID	83843.000000
RINALDI, JILL K	943 HIRSCHI RD		MOSCOW	ID	83843.000000
ROSE, ALAN	1114 HIGHLAND DR		MOSCOW	ID	83843.000000
RUDD, JOHN W	1292 HIGHLAND DR		MOSCOW	ID	83843.000000
SCHROEDER, GARY J	1289 HIGHLAND DR		MOSCOW	ID	83843.000000
SMISEK, STACY W	PO BOX 10001		MOSCOW	ID	83843.000000
STANLEY, FORREST G	958 HIRSCHI ROAD		MOSCOW	ID	83843.000000
STEINHOFF, JEANNE J	1218 KIRK DR		MOSCOW	ID	83843.000000
STODICK, DAVID	936 HIRSCHI ROAD		MOSCOW	ID	83843.000000
STODICK, LEROY	875 HIRSCHI RD		MOSCOW	ID	83843.000000
SUSA, WAYNE E	1415 ORCHARD AVE		MOSCOW	ID	83843.000000
SWIFT, JAMES B	899 HIRSCHI ROAD		MOSCOW	ID	83843.000000
THOMPSON, WILLIAM W	1113 HIGHLAND DR		MOSCOW	ID	83843.000000
VIERLING, LEE ALEXANDER	1243 HIGHLAND DR		MOSCOW	ID	83843.000000
ZABRISKIE, BRIAN S	1227 HIGHLAND DRIVE		MOSCOW	ID	83843.000000
ZABRISKIE, BRIAN S	1227 HIGHLAND DR		MOSCOW	ID	83843.000000
					83843.000000
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					83843.000000
					83843.000000

ORDINANCE NO. 2018 - _____

AN ORDINANCE OF THE CITY OF MOSCOW, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF PUBLIC STREET RIGHT-OF-WAY LOCATED WITHIN THE CITY OF MOSCOW AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED PUBLIC RIGHT-OF-WAY SHALL VEST WITH THE OWNERS OF THE PROPERTY AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the public right-of-way described in Section 1 of this Ordinance currently exists as platted by the Christopher's Crossing Subdivision Addition and dedicated to the City of Moscow under Recorders Fee No. 452053, in the official records of Latah County, Idaho, and as dedicated to the City of Moscow by separate deed, under Recorders Fee No. 515877 with Latah County; and

WHEREAS, it is currently proposed that such public right-of-way be vacated; and

WHEREAS, the owner of the property located adjacent to the proposed area of vacation described in Section 1 of this Ordinance, Golis Construction, Inc. ("Petitioner"), has petitioned for vacation of said public right-of-way; and

WHEREAS, Idaho Code Section 50-311 provides that a vacated property will revert to the owners of adjacent real property, one half (1/2) to each, or as the Council deems to be in the best interest of the adjoining properties; and

WHEREAS, Petitioner is the only adjoining property owner to the proposed public right-of-way to be vacated; and

WHEREAS, the public right-of-way described in Section 1 of this Ordinance was originally received by the City from the adjoining properties; and

WHEREAS, on the 20th day of February, 2018, the Mayor and City Council conducted a public hearing on this matter and determined that vacating said public right-of-way is expedient for the public good, as required by Idaho Code Section 50-311; and

WHEREAS, the Council deems it to be in the best interests of the adjoining properties to have the vacated public right-of-way revert to the property owner of the properties from which the original dedication of public right-of-way was received by the City; and

Attachment: LandeLaneROWVacation(2018)pm2 (1659 : Lande Lane ROW Vacation)

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Moscow as follows:

SECTION 1: VACATION. The following described public right-of-way be, and the same hereby is, vacated as of the effective date of this Ordinance:

That portion of platted and otherwise dedicated public right-of-way known as Lande Lane located within the City of Moscow, Latah County, Idaho, described as follows:

A portion of Street Right-of-Way located in Section 5, T39N, R5W, B.M., in Block B of Christopher's Crossing Subdivision Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Commencing at the southwest corner of Lot 2, Block B of Christopher's Crossing Subdivision, thence along the south line of said subdivision, S88°43'32"E, 141.97 feet; thence, continuing along said south line, S88°43'32"E, 93.92 feet to the intersection of said south line with the west right-of-way of Lande Lane; thence, S88°43'32"E, 50.00 feet to the intersection of said south line with the east right-of-way of Lande lane and the Point of Beginning; Thence North, 88.84 feet; Thence East, 50.00 feet; Thence North, 63.64 feet to the north line of Lot 1, Block B of Christopher's Crossing Subdivision; Thence, along said north line S89°36'53"E, 84.19 feet, to the Point of Beginning; Thence S0°16'50"W, 72.97 feet to the south line of Lot 1, Block B of Christopher's Crossing Subdivision; Thence, along said south line N89°39'24"W, 17.23 feet to corner of Lot 1, Block B of Christopher's Crossing Subdivision; Thence, along said line S0°14'51"W, 79.19 feet to south line of Christopher's Crossing Subdivision; Thence, along said line N89°23'49"W, 16.27 feet, to the Point of Beginning.

Said portion contains 7,006 sq. ft., more or less.

SECTION 2: EXCEPTIONS FROM VACATION. Vacation of property described in Section 1 of this Ordinance and shown in Exhibit "A" attached hereto, shall not include existing franchise rights and utilities or existing public utilities as of the effective date of this Ordinance.

SECTION 3: RIGHT-OF-WAY VACATION. The Council finds it expedient for the public good and deems it to be in the public interest of the adjoining properties that Golis Construction, Inc., 320 Nelson Avenue, Moscow, Idaho, 83843, as the current owner of all property from which the vacated property originated which adjoins the property described in Section 1, receive the property described in Section 1 at the time of vacation, with said property assigned to the adjacent Lot 1 of Block B of Christopher's Crossing Subdivision Addition to the City of Moscow.

Attachment: LandeLaneROWVacation(2018)pm2 (1659 : Lande Lane ROW Vacation)

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the Mayor and City Council and APPROVED by the Mayor the _____ day of February, 2018.

Bill Lambert, Mayor

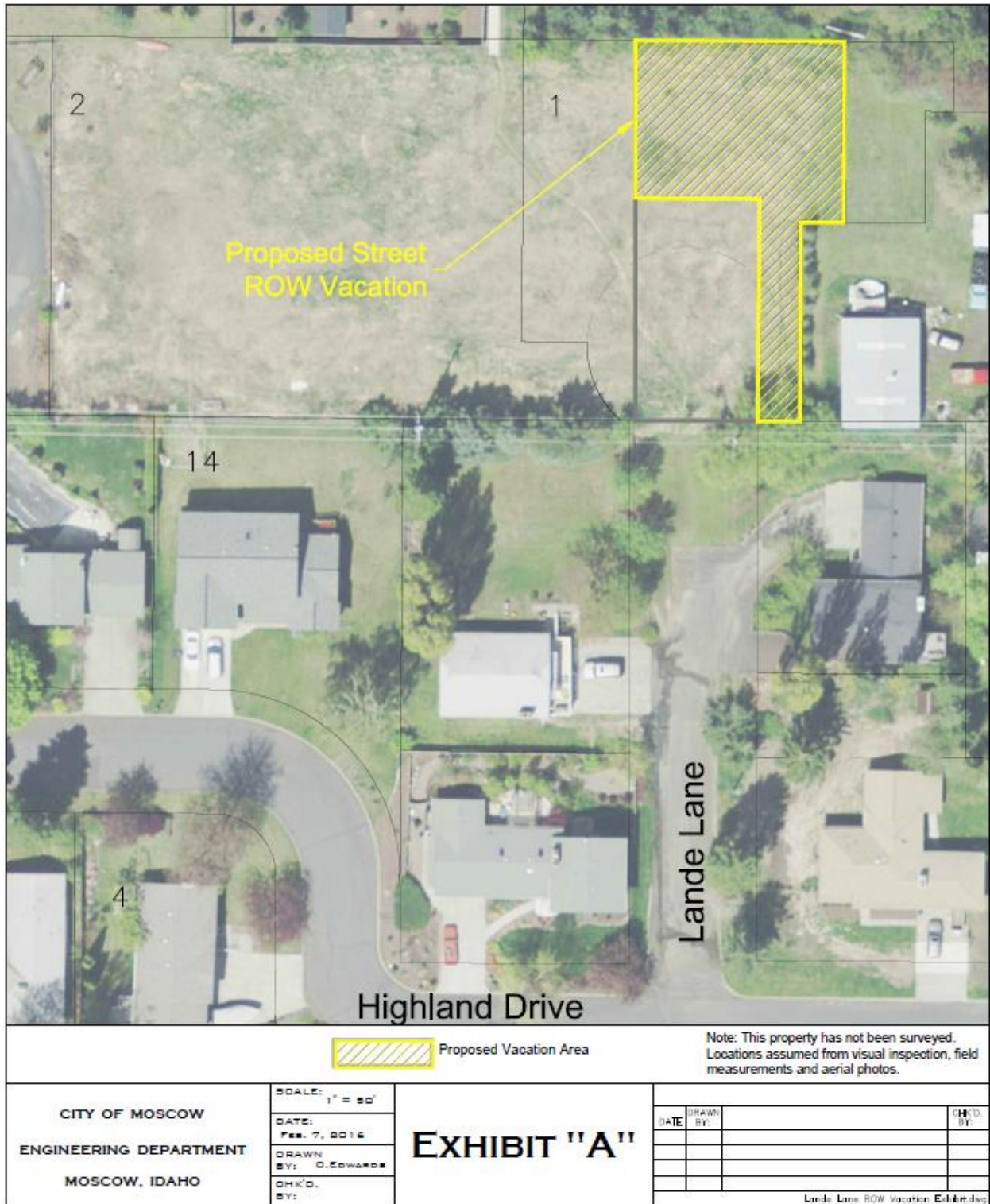
ATTEST

Laurie M. Hopkins, City Clerk

DRAFT

Attachment: LandeLaneROWVacation(2018)pm2 (1659 : Lande Lane ROW Vacation)

EXHIBIT "A"
LANDE LANE RIGHT OF WAY VACATION



Attachment: LandeLaneROWVacation(2018)pm2 (1659 : Lande Lane ROW Vacation)

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 02/12/2018**Title:** 1333 Lande Lane Cul-De-Sac Variance Request**Responsible Staff:** Bob Buvel

Information

DESCRIPTION: 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.

STAFF RECOMMENDATION: Recommend approval of the variance request to build a permanent Type III Turnaround per Standard Construction Drawing #5.

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.

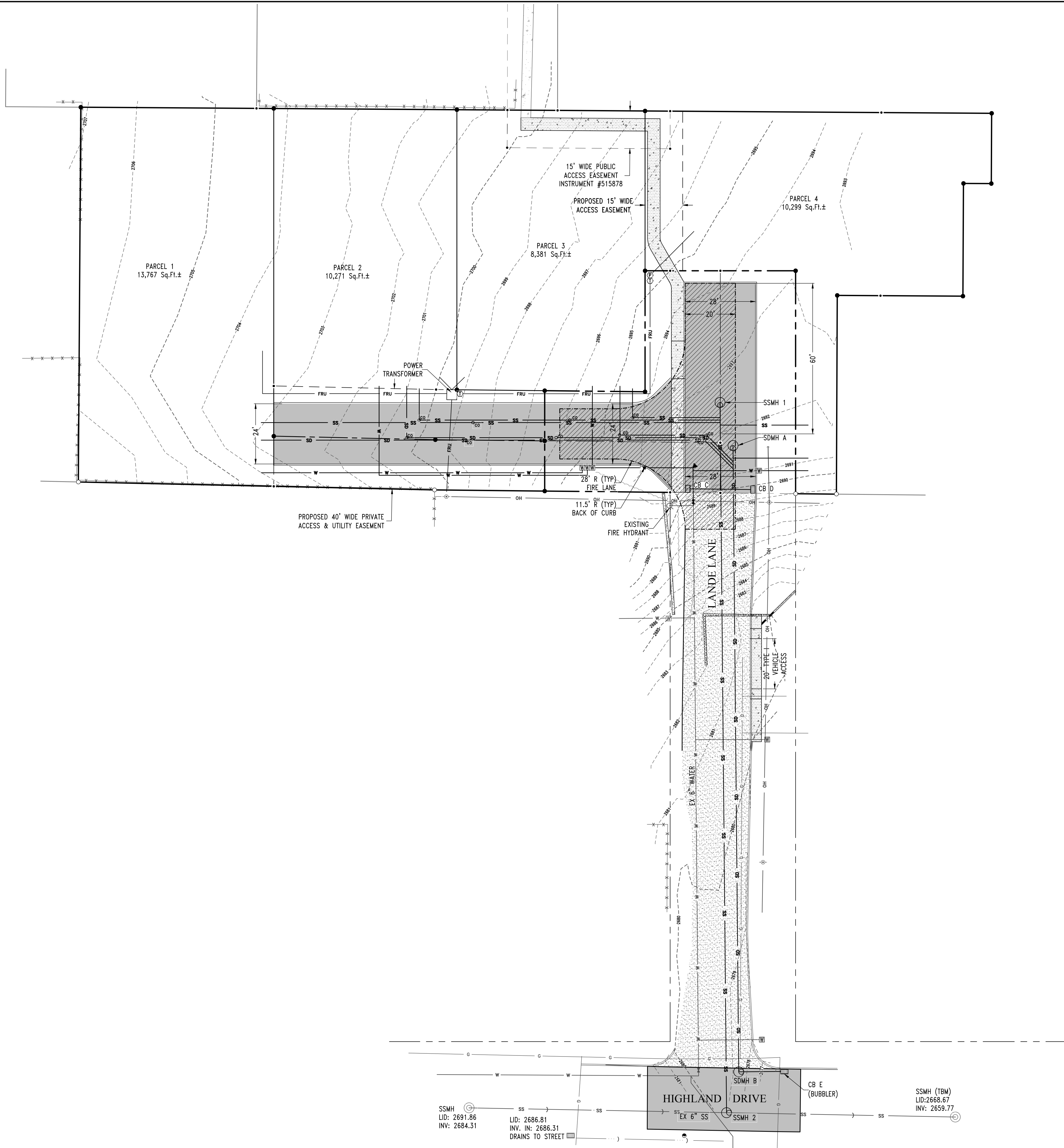
Necessary Resources/Impacts

N/A

Attachments

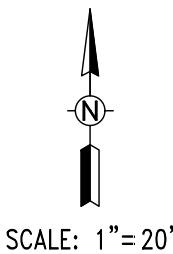
1333 Lande Prelim Utility and Layout
 1333 Lande Lot Division Request
 STD DWG 4
 STD DWG 5

P:\3986-Lande Lane Cul\3986-Lande Lane.dwg 12/2018 8:14 AM



LEGEND

- FRANCHISE UTILITY PEDESTAL (POWER, TELECOMMUNICATIONS)
- MAN HOLE
- CATCH BASIN
- CLEAN OUT
- UTILITY POLE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- RIGHT-OF-WAY
- CENTER LINE
- EASEMENT
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- FRANCHISE UTILITY TRENCH (POWER, TELECOMMUNICATIONS)
- OVERHEAD UTILITY LINES
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL
- FIRE TRUCK TURN-AROUND



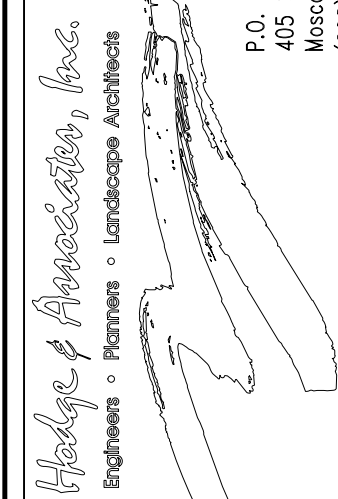
LANDE LANE DEVELOPMENT
PRELIMINARY UTILITY AND LAYOUT PLAN

TOM GOLIS
LANDE LANE
MOSCOW IDAHO, 83843
SECTION 5, T39N, R5W, BM

Designed by:	SB
Drafted by:	SW
Checked by:	SB
File Name:	3986 Design.dwg
Tab:	LAYOUT
Layer Style:	TOPO
Plot Style:	OCE.ctb
Project:	3986-10-17
Date:	1/4/18

4 OF 4

PRELIMINARY
NOT FOR
CONSTRUCTION



P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
(208) 882-5520

December 20, 2017

Mayor Lambert and Moscow City Council
City Hall
Moscow, ID 83843

Re: 1415 Lande Lane
Lot Division

Dear Mayor Lambert and City Council:

Tom Golis is the owners of a lot located at 1415 Land Lane. He wishes vacate the existing Right of Way at the north end of Lande Lane and subsequently dedicate new right of way for a vehicle turn around. The owner is also requesting a lot division to create 4 newly configured lots.

The existing lots are is 12,889 square feet. The proposed lot sizes would be:

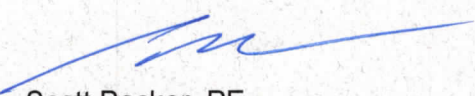
1. Lot 1 – 14,427 SF
2. Lot 2 – 11,211 SF
3. Lot 3 – 8,381 SF
4. Lot 4 – 10,299 SF

Attached are the following:

1. Existing Record of Survey
2. Proposed Record of Survey
3. Existing overlaid with proposed survey lines
4. Proposed public improvements
5. Legal descriptions for existing and proposed Right of Way

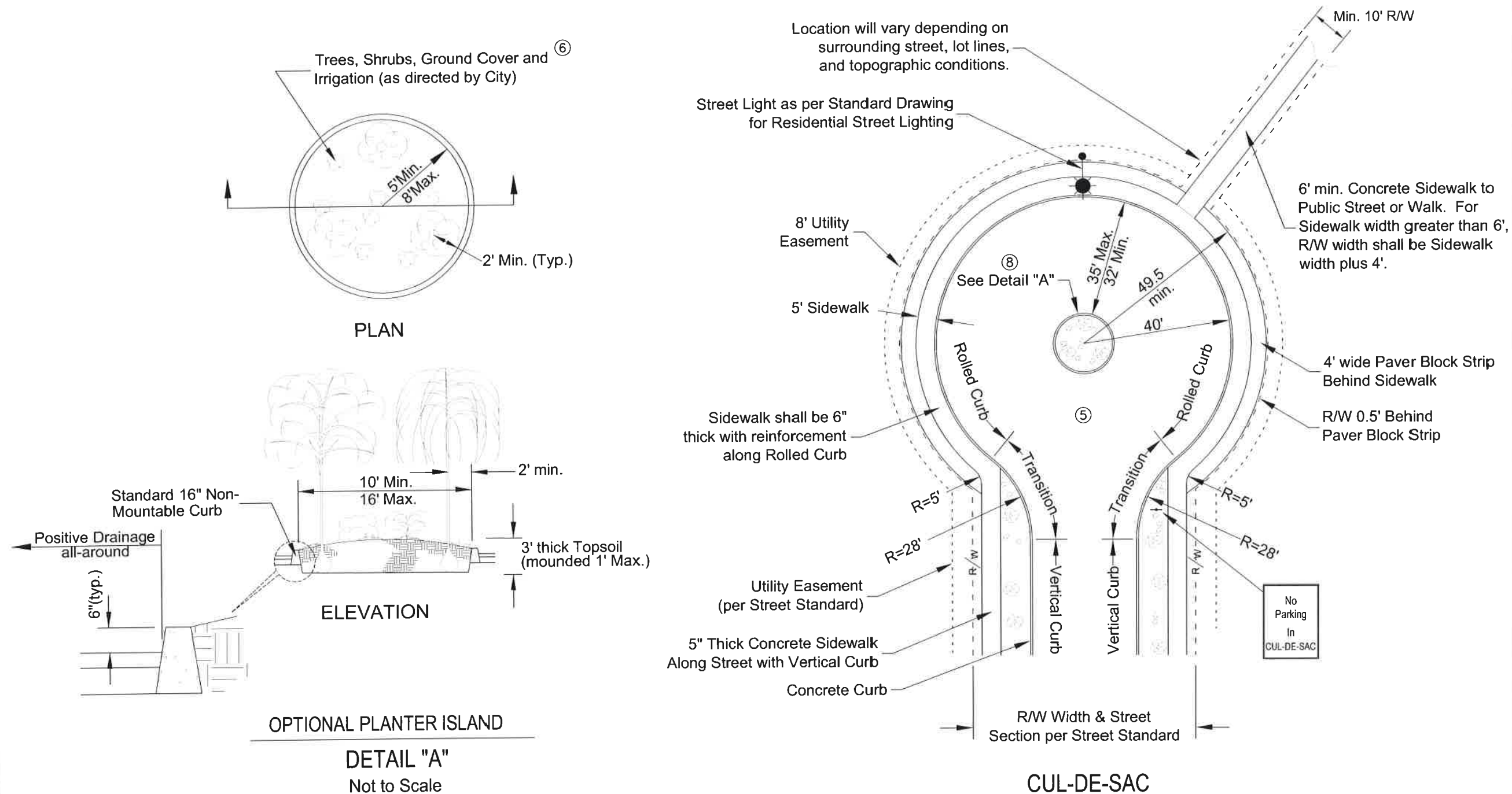
Please do not hesitate to contact me if you have questions regarding the lot division request

Sincerely,



Scott Becker, PE
Principal
Hodge and Associates Inc.

Enc
Cc: Tom Golis

**NOTES:**

1. Use of cul-de-sac and 'dead end' streets shall be limited to promote street connectivity and emergency vehicle access. Cul-de-sacs shall only be allowed when topographic conditions or other factors prohibit reasonable extension of the street.
2. Center cul-de-sacs and turnarounds in platted right-of-way unless otherwise approved by the City Engineer.
3. All signs to be furnished and installed by 'Developer'. Signs and installation to be in accordance with MUTCD and City Specifications.
4. Tree selection and planting shall comply with the City's Arboricultural Standards and Specification Guide.

5. All cul-de-sacs to be constructed with a minimum of 1.0% sloping surface to drain.
6. All curb radii dimensions are measured as per the Standard Drawing for Curbs.
7. Seed all cut/fill slopes and green strips per city specifications.
8. Installation of optional Planter Island as per approval by the City Engineer.
9. 'Not A Through Street' sign required at the entrance of cul-de-sac streets.
10. No utility poles, light standards, mailboxes, fire hydrants, or other vertical features allowed in sidewalk or paver block strip within cul-de-sac.
11. Geotechnical Engineering assessment of soil conditions may be required by City Engineer to determine if additional asphalt pavement and aggregate base depth will be required.

REVISIONS		DESCRIPTION	
DATE			

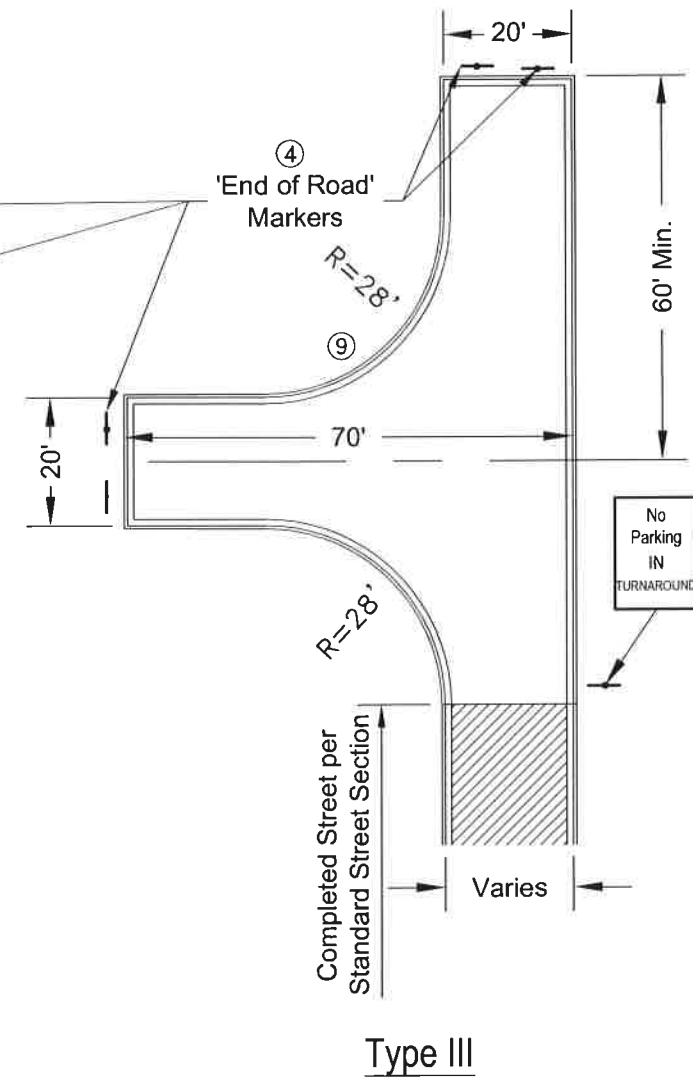
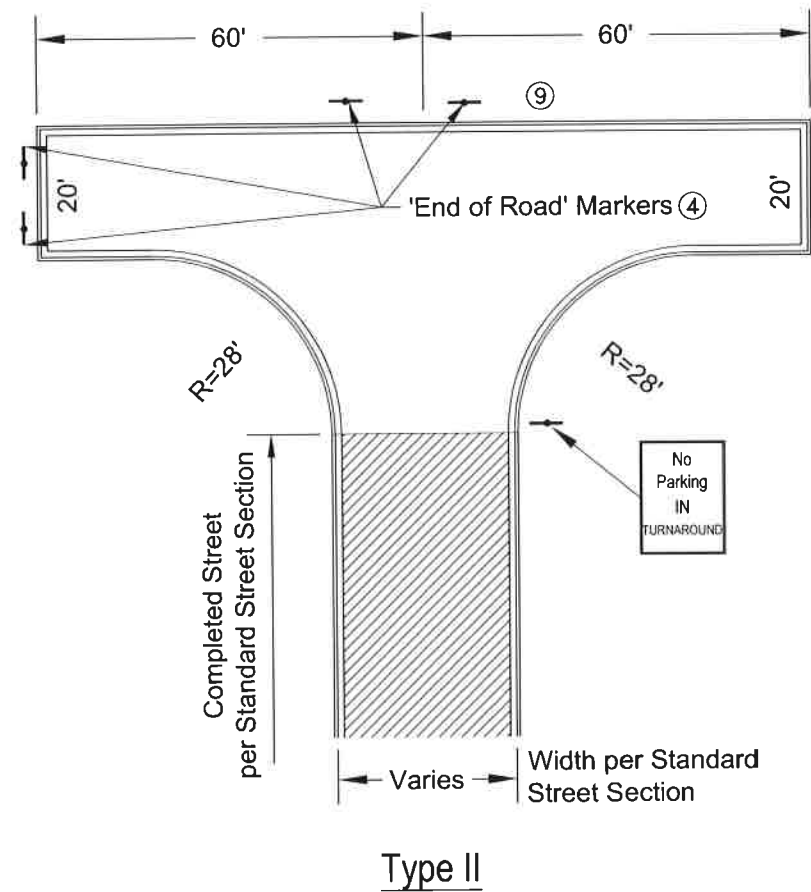
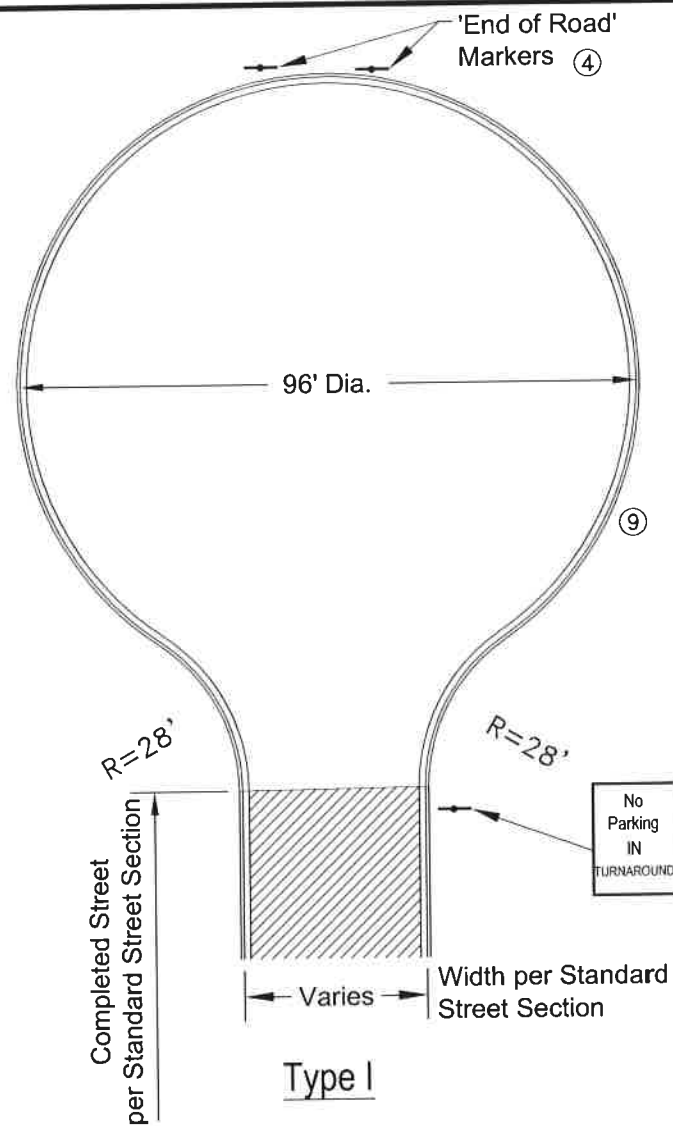
DRAFTED BY: K.Kipp / C.Edwards	CHECKED BY: K.Lilly	DRAWING SCALE: NTS	DATE: 2-26-2014
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CUL-DE-SAC DETAILS

CITY OF MOSCOW
 ENGINEERING DEPARTMENT

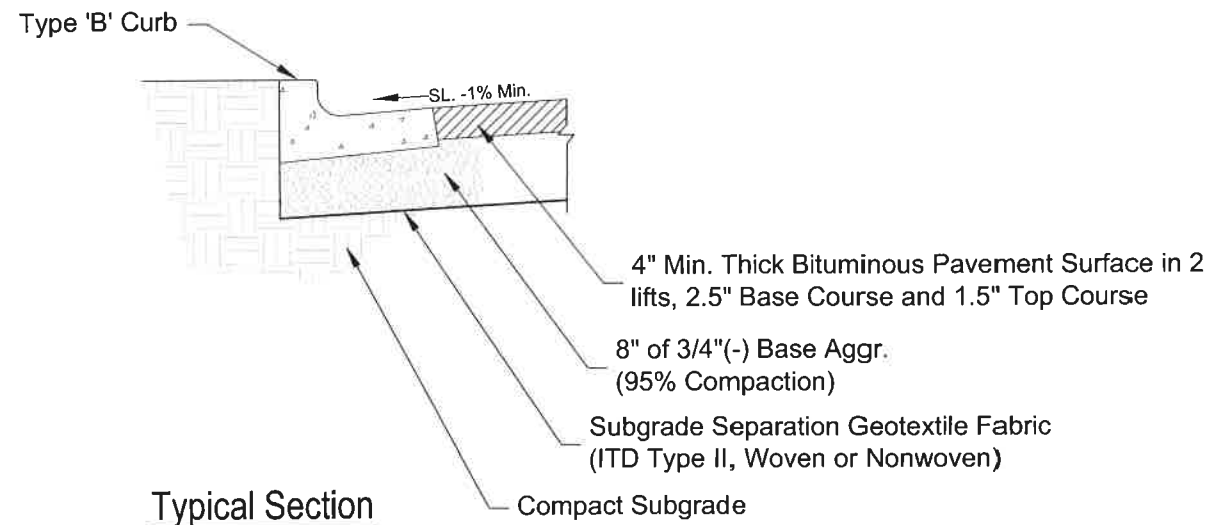
DRAWING NUMBER:
4

8.c



NOTES:

- Other configurations may be approved by the City Engineer and Fire Marshal; basic dimensional criterion shown herein must be satisfied.
- Temporary easements must be granted for those portions of temporary turnarounds outside of platted public utility easements and rights-of-way.
- Temporary turnarounds may be designed to include driveways; public easement required.
- 'End of Roadway' markers per Standard Drawing for End of Road Marker & Dead End Signs must be placed as shown.
- All signs to be furnished and installed by 'Developer.' Signs and installation to be in accordance with MUTCD and City Specifications.
- One street light required. Locate as per Standard Drawing for Residential Street Lighting.
- Temporary turnarounds with steep embankments exceeding three feet (3') in height must have guardrail or barrier protection; as required and/or approved by the City Engineer.
- Temporary turnarounds shall be designed to provide a minimum drainage slope of 1% to an approved public storm drainage system; including catch basins and piping, as required.
- Curb, Type 'B' required all-around or as approved by the City Engineer.



REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

DRAFTED BY: C. Edwards	CHECKED BY: K. Lilly	DRAWING SCALE: NTS	DATE: 3-5-2014
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TEMPORARY TURNAROUND

CITY OF MOSCOW

ENGINEERING DEPARTMENT

DRAWING NUMBER:
5