

PLANNING & ZONING COMMISSION



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

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

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

Wednesday
December 8, 2021

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of September 22, 2021 Minutes (ACTION ITEM)

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

2. Public Comment

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

3. Public Hearing: Proposal for Comprehensive Plan Land Use Designation and Zoning Designation for an 8,636 square foot Property Proposed to be Annexed into the City of Moscow and Located at 1825 N Polk Street Extension (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Suburban Residential (SR).
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Multiple Family Residential (R-4) Zone.

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

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

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

4. Election of Officers (ACTION ITEM):

PROPOSED ACTIONS: Nominate and elect a Chair, Vice Chair, and Second Vice Chair for 2022.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The regular meeting scheduled for December 22, 2021 has been cancelled. The next Planning & Zoning Commission meeting is set for January 12, 2022.

ADJOURN

PLANNING & ZONING COMMISSION



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

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

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

Wednesday
September 22, 2021

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Drew Davis, Scott Gropp, Joel Hamilton, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Mike Nelsen
OTHERS: Maureen Laflin
STAFF: Jennifer Fleischman (virtual), Mike Ray

REGULAR AGENDA

1. Approval of September 8, 2021 Minutes (ACTION ITEM)

Hamilton moved for approval of the minutes as modified, seconded by Wilson. Vote by Acclamation; Ayes: Beebe, Gropp, Hamilton, Parish, Reese, Seever, Wilson (7). Nays: None. Abstentions: Drew Davis (1). Motion carried.

2. Public Comment

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

None.

3. Proposed Final Subdivision Plat for Rolling Hills 9th Addition (ACTION ITEM)

Proposal Final Subdivision Plat for a 2.3-acre area of land generally located east of the intersection of Third Street and Sixth Street within the City of Moscow to create ten (10) single-family lots ranging from 7,310 sf to 8,461 sf in size, referred to as Rolling Hills 9th Addition.

Ray presented the final subdivision plat as described above, and recommended approval with no conditions. The previous conditions were satisfied before the current submission of the final plat. The extension of Third Street would continue on beyond the proposed final plat, directly to the north and continue past Moser Park to the northeast to connect with the future D Street extension. The developer divided the 9th Addition into two separate phases and is planning to submit the second phase at a later date.

Seever moved to recommend approval to City Council of the final plat with no conditions, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

4. 15-minute City Continuing Education Discussion

Parish began the discussion on the 15-minute City with comments about high-density neighborhoods and available consumer services. The Commission discussed neighborhood businesses, public transportation, and alternative transportation methods. Grocery stores are a concern because they are only currently located on the periphery of Moscow. There followed discussion regarding New Urbanism, such as the Woodbury

subdivision development, and senior living options. The authors of the article and their corresponding ideas were discussed as well as the difference between urban and rural areas. Continued discussion about retail and other stores, and automobile use versus common modes of transportation in larger urban neighborhoods. The Commissioners mentioned the Public's resistance to neighborhood businesses that were proposed in two of the newer subdivisions, as well as the need for better public transportation infrastructure. They conversed about the differences between affordable housing and suburban developments. There was a call for more topics to maintain future Continuing Education discussions. Agricultural land in the surrounding County, sprawling growth, and water conservation was also covered.

REPORTS

1. Transportation Commission meeting report.

Transportation Commission discussed the recent D Street and Mountain View Road traffic revision, and possible future grant projects. The next meeting is scheduled for October 14th, 2021.

ANNOUNCEMENTS

City Council Water Summit Workshop scheduled for October 22nd, 2021.

The Idaho Chapter of the American Planning Association has a conference scheduled for October 6-8th as a Continuing Education opportunity for Commission members.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for October 13, 2021.

The meeting adjourned at 7:43 PM

Robb Parish, Chair

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: December 8, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for an 8,636 square foot Property to be Annexed into the City of Moscow and Located at 1825 N Polk Street Extension: Permit Application LUP2021-0046.

Attachments:

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

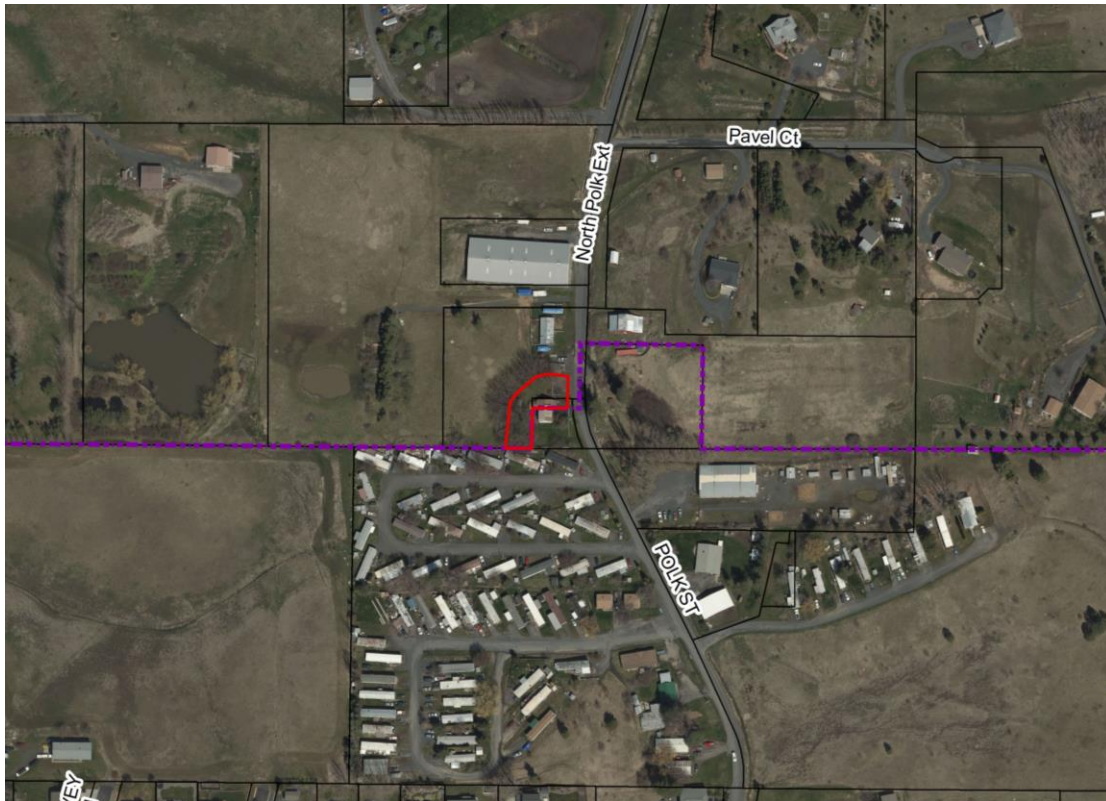
Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

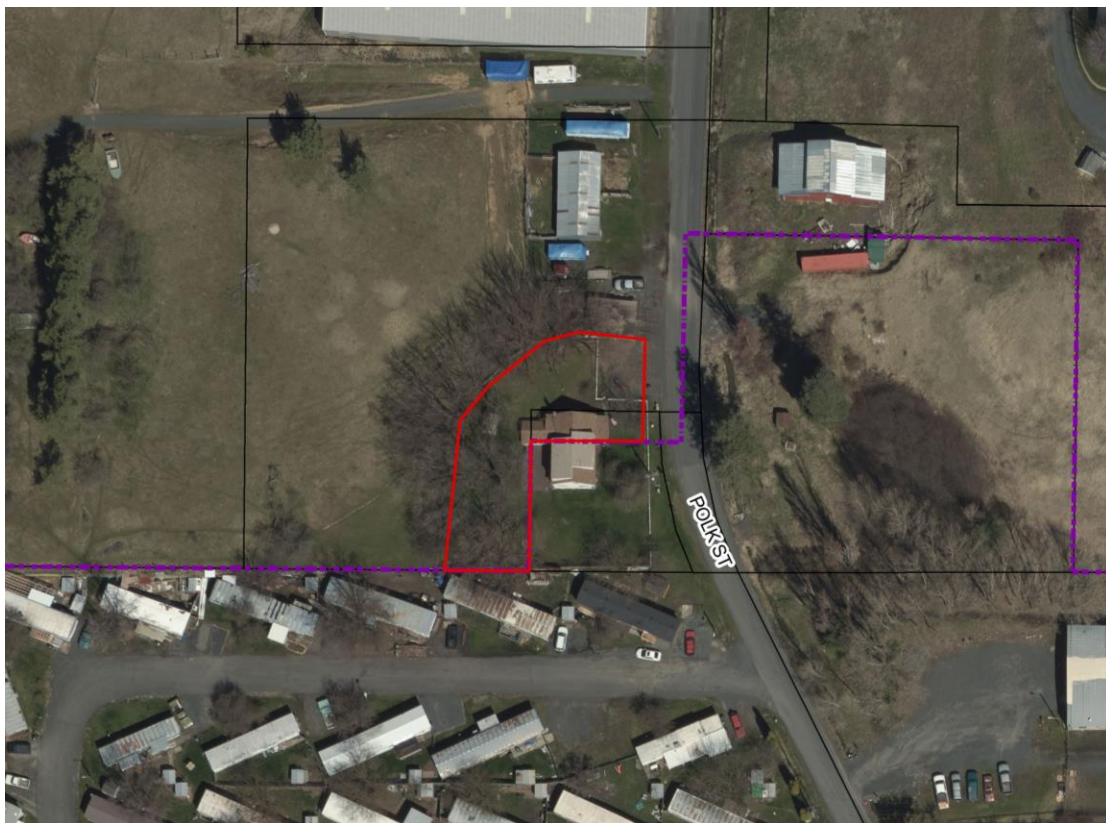
Proposal: The applicant, Gary Peterson, is proposing to rezone and retain the existing Comprehensive Plan land use designation for an 8,636 square foot property proposed to be annexed into the City of Moscow and located at 1825 N Polk Street Extension. The current Comprehensive Plan Land Use Designation is Suburban Residential (SR) and the applicant is proposing to retain that designation. The zoning on the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to the Multiple Family Residential (R-4) Zone. Prior to annexation, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designations to be applied to the subject property upon annexation.

Site and Area Land Use: The subject property is an 8,636 sf area of land that is currently adjacent to a 5,790 sf parcel that is within the City of Moscow and contains a single-family dwelling. The current City Limits boundary extends through a portion of the single-family dwelling, which is the reason why the applicant is requesting the annexation of a portion of the surrounding property. It appears that this issue was created in 1999 when the City annexed the North Polk Water and Sewer District, which established the current City Limits boundary. The applicant is proposing to establish the proposed property line along the existing fence that exists at the rear of the property.

The subject property is surrounded by primarily rural residential properties located within Latah County to the west and north, manufactured home parks to the south, and Moscow Hide and Fur to the east.



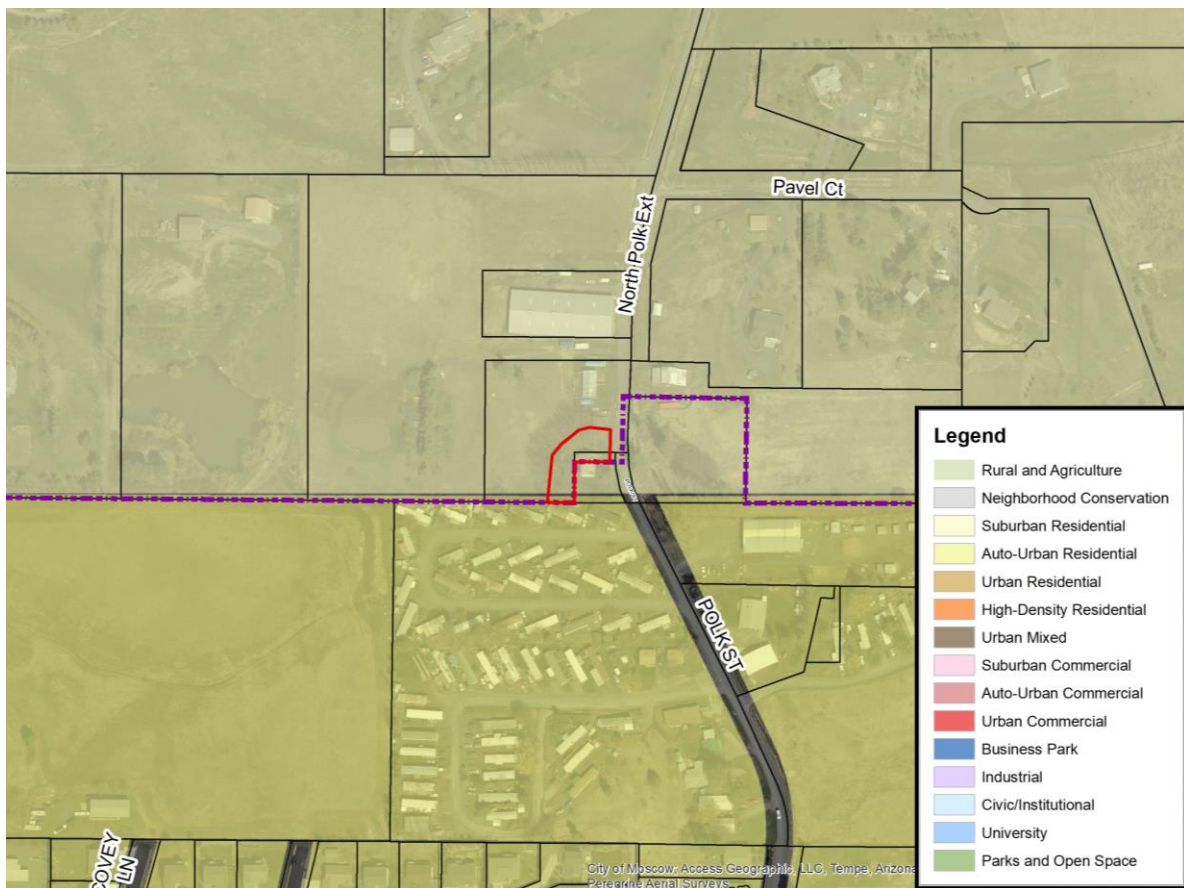
Vicinity Map



Aerial of Subject Property

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

“areas appropriate for larger lots and fringe area development at gross densities ranging from 0.85 to 1.55 dwelling units per acre. These areas are generally located within the northern reaches of the City along north Polk Road and Almon/Mix Road where public services are limited, topography is somewhat challenging, and streets are currently developed to a lesser standard. Clustered development with preservation of open spaces and sensitive areas or steep topography should be promoted within these areas. The use of this designation should be limited to areas that will not impede more intense development in the future where such more intense development can be accommodated. The appropriate current zoning to be applied to Suburban Residential designated areas is Suburban Residential (SR).”



Current Comprehensive Plan Land Use Designations

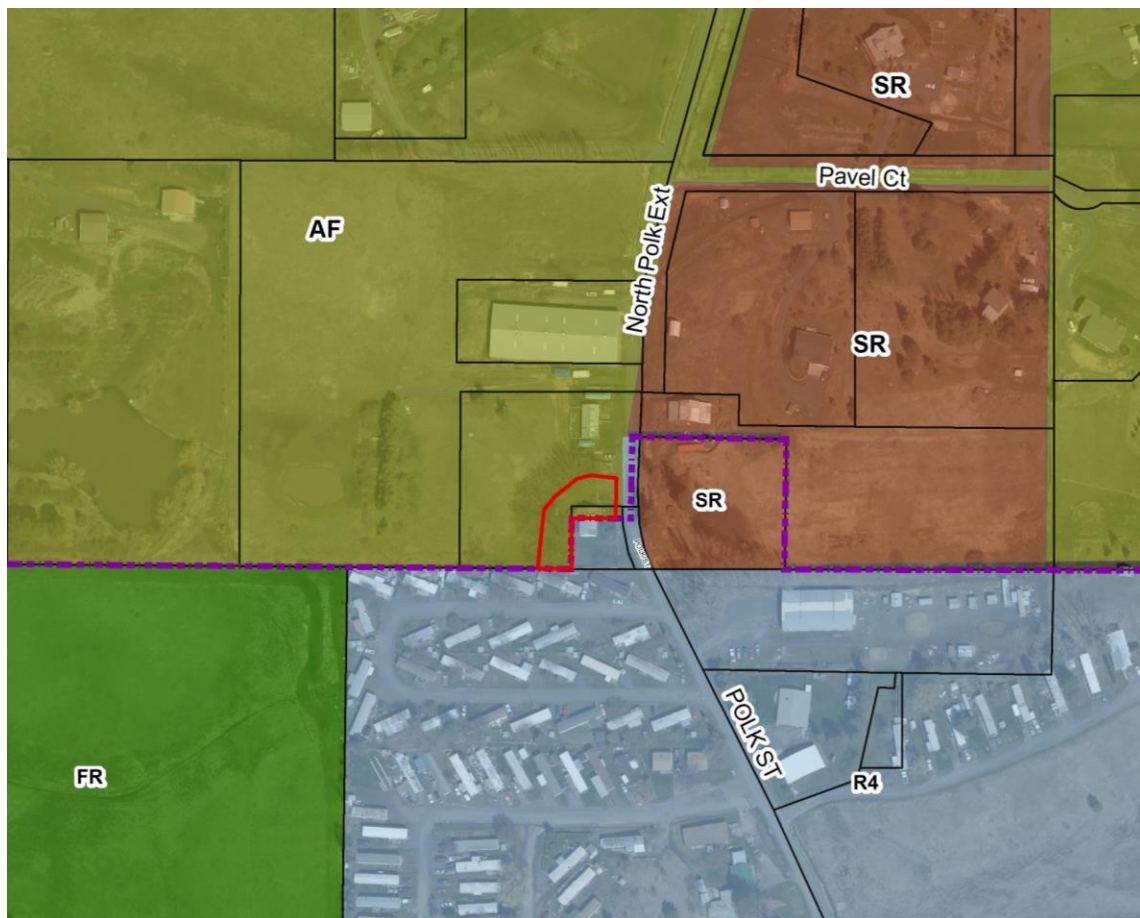
Zoning: The subject property and adjacent properties immediately to the north and west are located in Latah County and are currently zoned Agriculture/Forestry (AF). The properties to the east within the City Limits is designated as Suburban Residential (SR) and Multiple Family Residential (R-4). Properties to the south, also within the City Limits, are designated as Multiple Family Residential (R-4). The applicant is proposing to rezone the 8,636 sf area from the Agriculture/Forestry (AF) Zone to the Multiple Family

Residential (R-4) Zone to be consistent with the parcel that contains the majority of the single-family dwelling.

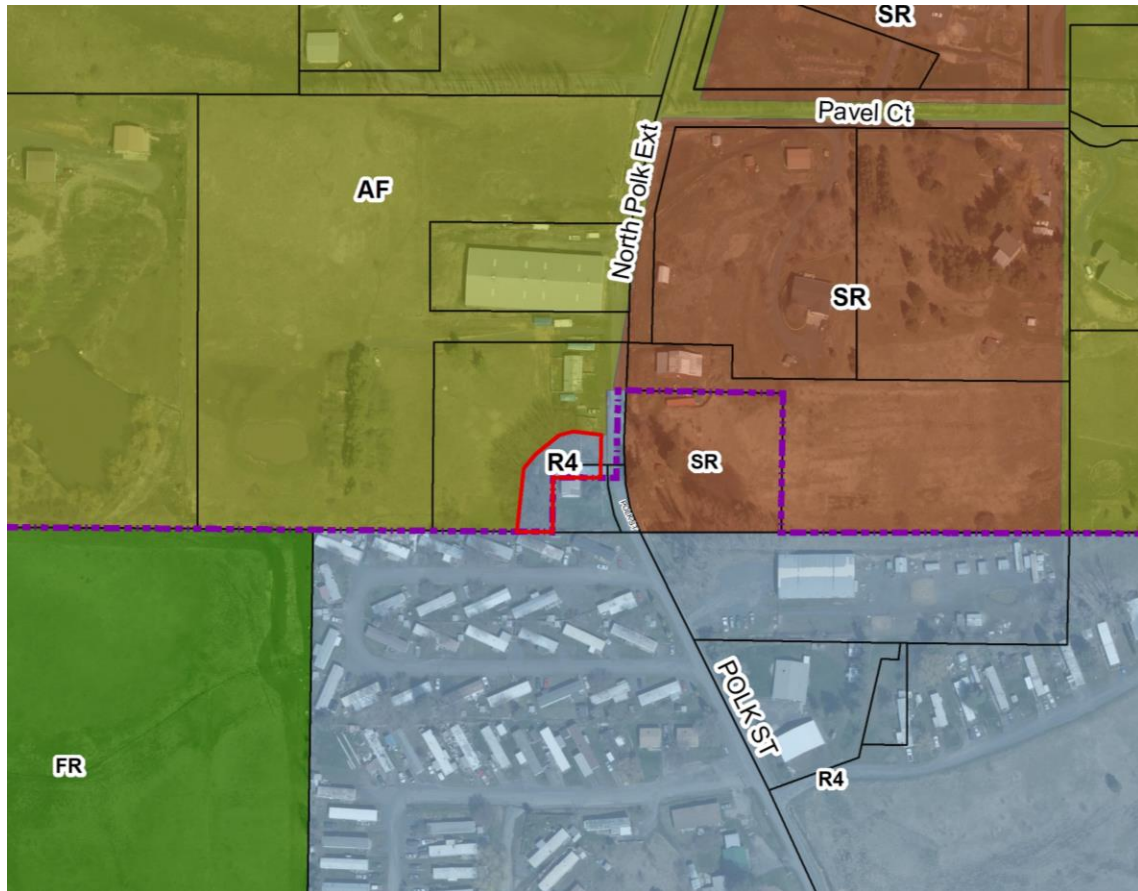
According to the City of Moscow Zoning Code, the R-4 Zone,

“provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts.”

Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.



Existing Zoning



Proposed Zoning

Access, Streets, Traffic: The subject property has property frontage North Polk Street Extension, which is designated as a collector street and is developed as a 20-foot-wide paved roadway with two travel lanes and minimal gravel shoulders on both sides.

Utilities: Water and sanitary sewer mains are extended to the current City Limits boundary. Storm sewer in this area of North Polk Extension is conveyed via open ditches on both sides of the street.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on November 3, 2021 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

RECOMMENDATIONS:

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

1. Recommend retaining the proposed Comprehensive Plan Land Use Designation of Suburban Residential; and
2. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the Multiple Family Residential (R-4) Zone with no conditions.

NOTICE OF PUBLIC HEARING

Proposal for Comprehensive Plan Land Use Designation and Zoning Designation for an 8,636 square foot Property Proposed to be Annexed into the City of Moscow and Located at 1825 N Polk Street Extension. Permit Application LUP2021-0046

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

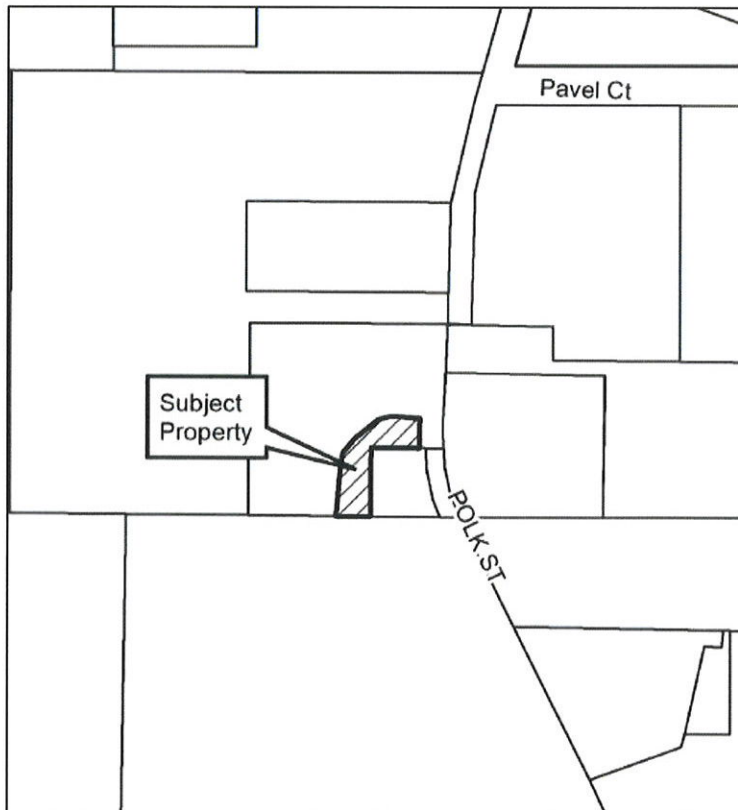
1. Retaining the current Comprehensive Plan Land Use Designation of Suburban Residential (SR).
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to the Multiple Family Residential (R-4) Zone.

MEETING DATE: Wednesday, December 8, 2021

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

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Haddock Building, 504 S. Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.



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

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: November 20, 2021

Radio Thrift LLC, Gary Peterson, Member
115 E D Street
Moscow, Idaho 83843

November 4, 2021

The Honorable Bill Lambert, Mayor, City of Moscow, and City Council
206 E Third Street
Moscow, Idaho 83843

Greetings Mr. Mayor and City Council;

I am applying to annex my house and third-acre lot at 1825 N Polk Ext. on the north boundary of the City, into the City of Moscow. I own this property through my sole-member Idaho company, Radio Thrift LLC. I propose no change to zoning, currently R4 —Multi-family.

The need and reason for the annexation is, as I understand it, that the north boundary of the sewer district divides the house and property, and since the City annexed the sewer district in 1999, the house and lot stand partly in the City, and partly in Latah County. This is important because a home-owner in the city has a right to rebuild a home lost to fire. The City has not extended this right for the house at 1825 N Polk. I have contracted to sell the house and lot to a young family, and I wish to resolve this issue before the sale.

On October 15, 2021, I invited nearby property owners to a neighbor meeting on the proposal (using City-provided names and addresses.) That meeting was held yesterday. (Invitation, sign-in sheet and Minutes attached.) Among the several neighbors attending, none opposed the annexation, and all agreed that the 1999 annexation dividing the house and lot seemed unusual. All either supported the annexation, or didn't care one way or another.

I ask that this proposal be added to the agenda for the next meeting of the Planning & Zoning Commission, and then placed on the agenda for the soonest meeting of the City Council thereafter. I need this annexation to resolve the uncertain status of the house and lot, and hope the Planning & Zoning Commission, the City Council, and you, Mr. Mayor will choose to approve this request.

Also attached are the completed Application for Zoning Amendment, the survey map and legal description, and the application fee.

Sincerely,



Gary Peterson, Member, Radio Thrift LLC



Received 11-10-2021



**CITY OF MOSCOW
COMMUNITY PLANNING
& DESIGN**

Ph.: 208-883-7035

Fax: 208-883-7033

jfleischman@ci.moscow.id.us

For City Use Only			
Date Received		Nov 10 2021	
Dept	Fee Type	Fees	Paid
CPD	Application Fee	\$1,000.00	
Receipt Number		LUP2021-0046	



APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: GARY PETERSON Telephone: 208-285-1258
115 E D STREET, MOSCOW, ID 83843
 (Home address)

Relationship to affected property (please check one):

Owner ☐ Purchaser ☐ Lessee ☐ Other ☒ (explain below)

MEMBER OF / AGENT FOR OWNER

2. Owner of Affected Property (if other than applicant)

Name: RADO THRIFT LLC Telephone: 208-285-1258
115 E D STREET, MOSCOW, ID 83843
 (Home address)

3. Location of Affected Property: 1825 N POLK EXT., MOSCOW, ID 83843

Legal Description: _____
 (Subdivision) (Block) (Lot)

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

INFORMATION ON REQUESTED REZONE

4. Proposal: The applicant requests a rezone on the above-described property as follows:

From: R4 to: R4
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): THE NORTH CITY LIMIT DIVIDES THE HOUSE AND LOT. A HOME-OWNER IN THE CITY HAS A RIGHT TO REBUILD A HOUSE LOST TO FIRE. THE ANNEXATION WOULD ENSURE THIS RIGHT.

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance with the following five Relevant Criteria and Standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each item:

A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

THIS HOUSE AND LOT IS ADJACENT TO THE NORTH CITY LIMIT AND IS IN FACT PARTLY IN THE CITY. THERE IS LITTLE OR NO IMPACT TO THE RELEVANT CRITERIA.

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

THE LAND USE WOULD NOT CHANGE AND CITY SERVICE ARE ALREADY PROVIDED AND/OR AVAILABLE.

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

NO CHANGE TO THE ALREADY COMPATIBLE USE.

D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

NO DEVELOPMENT IS EXPECTED OUTSIDE OF THAT ALREADY PERMITTED.

E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.

THE HOUSE AND LOT ARE ALREADY SERVED BY THE EXISTING TRANSPORTATION NETWORK, PUBLIC FACILITIES AND SERVICES.

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

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

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

The following materials must be included with this application:

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

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

GARY PETER
Applicant's Signature

NOVEMBER 5, 2021
Date

GARY PETER, MEMBER
Property Owner's Signature
RADIO THRIFT LLC

NOVEMBER 5, 2021
Date



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFDS
DUANE E. PRIEST, PLS / ID
MICHAEL E. DAHLIN, PLS / ID, WA

PROPERTY DESCRIPTION FOR GARY PETERSON BLA PARCEL

A parcel of land located in the south half of the northwest quarter of Section 5, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the southeast corner of the northwest quarter; Thence along the south line thereof, N 89°44'17" W, 1335.70 feet to the southwest corner of a parcel of land described in Warranty Deed, Inst. No. 618481, Latah County Records, and the POINT OF BEGINNING:

Thence continuing along said south line, N 89°44'17" W, 48.75 feet;

Thence N 06°05'15" E, 86.51 feet;

Thence N 38°18'17" E, 24.98 feet;

Thence N 50°01'38" E, 42.82 feet;

Thence N 77°45'57" E, 20.30 feet;

Thence S 83°51'55" E, 38.85 feet to a point on the westerly right of way line of North Polk Street Extension;

Thence along said right of way line, S 01°01'54" W, 58.25 feet to a point on the north line of said parcel;

Thence along said north line, S 89°46'00" W, 66.15 feet to the northwest corner of said parcel;

Thence along the west line thereof, S 00°00'00" E, 75.00 to the POINT OF BEGINNING.

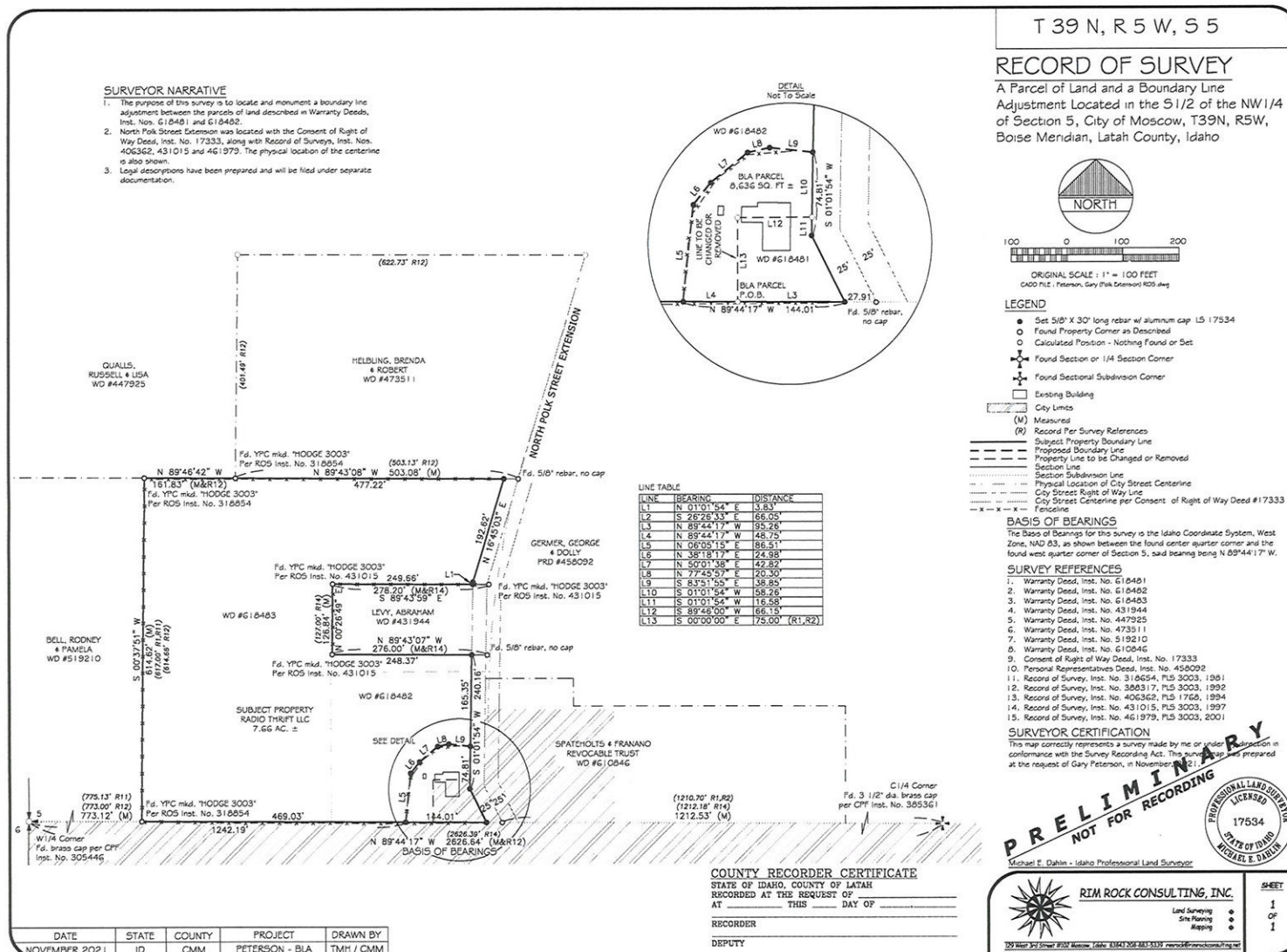
Containing 8,636 Square Feet, more or less.

This description was prepared by Michael E. Dahlin on November 10, 2021.



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





**1825 N Polk Ext. Annexation
Into the City of Moscow
Neighborhood Meeting
November 3, 2021, 2 PM**



Minutes

Preliminaries: Meeting invitations (attached) were sent on October 15, 2021 to all property owners within 600 feet of proposed annexation. (Address list supplied by City of Moscow, attached.)

Attendees signed a sign-in sheet (attached.) List of attendees:

Susan Peterson for Dolly Germer
Bob Spateholts
Barb Franano
Rod & Pam Bell
Morgan & Deb Stage
Sam Devoe, agent for seller

Also attending: Gary Peterson, sole member, Radio Thrift LLC, property owner, and Eric Burnett, agent for buyers.

Gary Peterson called the meeting to order at 2:02 PM.

Peterson explained the scope of the proposed annexation: to include the house at 1825 N Polk Ext., and it's one-third acre lot, and that current R4 zoning would remain the same.

He also explained the reason for the proposed annexation. As he understands it, the north boundary of the sewer district divides the house and property, and since the City annexed the sewer district in 1999, the house and lot stand partly in the City, and partly in Latah County. This is important because a home-owner in the city has a right to rebuild a home lost to fire. The City will not extend this right for the house and land at 1825 N Polk which is partly in the County.

Peterson asked attendees for questions and concerns. Rod and Pam Bell requested and received assurance that the annexation applied only to the house and third-acre lot. Several attendees wondered how the 1999 annexation could have divided the house and lot. The consensus was this was unfortunate. Peterson asked if anyone opposed the annexation, and no one said they did. The consensus was that those in attendance either supported the annexation, or didn't care one way or another.

Peterson adjourned the formal meeting at 2:10 PM. However, the neighbors talked and visited for another half-hour. Minutes prepared by Gary Peterson and Sam Devoe.

1825 N POLK NEIGHBORHOOD DATE
 ANNEXATION MEETING NOV. 3, 2021
 SIGN UP SHEET

PRINTED NAME	WANT TO SPEAK YES/NO
Susana Peterson for Dolly Germer	4?
Bob Spatewitz	NO
Barb Francis	NO
Rod & Pam Bell	NO
Sam Devor	No
Morgan & Deb Stage	NO

Also
 IN ATTENDANCE CARY PETERSON, OWNER
 SAM DEVOR - AGENT FOR OWNER (ABOVE)
 ERIC BURNETT - AGENT FOR BUYER



Gary Peterson
Radio Thrift LLC
115 E D ST.
Moscow, ID 83843



October 15, 2021

Residents near 1825 N Polk Extension

Greetings Neighbors;

I recently purchased 1825 N Polk and the adjacent land. It's the land that interests me, and I already live nearby, so I placed the home and it's third-acre lot back on the market.

In 1999, the City of Moscow annexed a sewer district with the north boundary running right through the lot and home—the home and lot are part in the City and part in the County.

I want to resolve this issue for the new buyer with a request to annex the rest of the home and lot into the City. Current zoning would stay the same. The first step is to have a meeting for neighbors to discuss the annexation, and express any concerns. The meeting is set for Wednesday, November 3rd, at 2 pm, outside the home at 1825 N Polk.

I'm a Pullman boy, but have lived in Idaho for the last 40 years. Radio Thrift is my company for managing property and my little antique store. You may have noticed me walking along North Polk every morning. I look forward to meeting you in person.

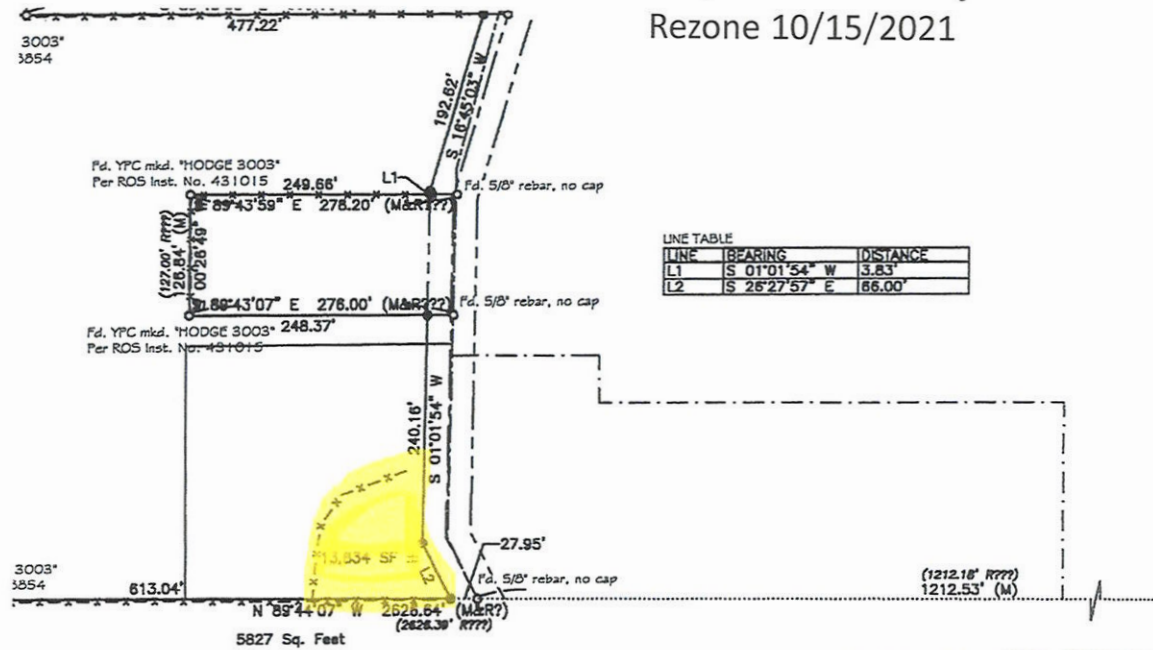
Sincerely,

Gary Peterson, Owner
Radio Thrift LLC

SD1



1825 Polk Ext, Moscow
Proposed lot line adjustment for
Rezone 10/15/2021



COUNTY RECORDER CERTIFICA

SD1



Location of Public Meeting –
1825 Polk Ext, Moscow

**Wednesday November 3, 2021
@ 2:00pm (Front Lawn/Driveway Area)

LUP2021-0046

SCHROEDER, GARY
1289 HIGHLAND DR
MOSCOW, ID 83843

ELDRIDGE, KAREN
1700 N POLK EXT, TRLR #8
MOSCOW, ID 83843

RISBEY, TIM
1740 N POLK EXT
MOSCOW, ID 83843

GERMER, GEORGE
1825 N POLK EXT
MOSCOW, ID 83843

GERMER, GEORGE
1990 N POLK EXT
MOSCOW, ID 83843

BELL, PAMELA
2000 HIGHWAY 95 N
MOSCOW, ID 83843

HELBLING, BRENDA
2015 N POLK EXT
MOSCOW, ID 83843

LEVY, ABRAHAM
3940 MOSCOW MOUNTAIN RD
MOSCOW, ID 83843

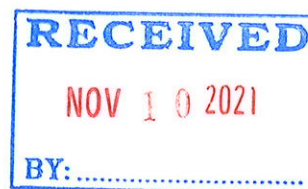
STAGE, MORGAN
562 PAVEL CT
MOSCOW, ID 83843

MC ISAAC, HUGH
585 PAVEL CT
MOSCOW, ID 83843

MC COY, JAY
626 S MAIN ST
MOSCOW, ID 83843

SPATEHOLTS & FRANANO REV LIV
PO BOX 1080
PRINEVILLE, OR 97602

LONG SHOT PROPERTIES, LLC
PO BOX 8405
COBURG, OR 97408



Received 11-10-2021