



## Public Works / Finance Committee

### Regular Meeting

Laurie M. Hopkins

~Agenda~

City Clerk

[www.ci.moscow.id.us](http://www.ci.moscow.id.us)

208.883.7015

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**Monday**

**4:30 PM**

**Council Chambers**

**September 24, 2018**

**206 E. Third St.**

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### Action Items

**1. Public Meeting - Proposed Lot Division At 410 E. Veatch Street (ACTION ITEM) - Leah Carlson**

Brent Loney is requesting a lot division for a 20,985 square foot parcel of land located at 401 E. Veatch Street in the City of Moscow. The owner proposes to establish four parcels of approximately 4,082 sf, 4,985 sf, 6,684 sf, and 5,235 sf from the original parcel. There is no minimum or maximum lot size in the Motor Business (MB) Zoning District, therefore all proposed lots meet lot size requirements. There is one existing structure in the northwest corner of the existing subject property. Property owners within 600 feet of the property have been notified of the proposed division and the site was posted seven (7) days prior to the public meeting date.

**PROPOSED ACTIONS:** Take public comment if applicable and recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

Documents:

[PUBLIC MEETING - PROPOSED LOT DIVISION AT 410 E. VEATCH STREET.PDF](#)

### Reports

- 1. 2018 Public Works Construction Project Update - Scott Bontrager**
- 2. South Main Pedestrian Underpass Project Report - Bill Belknap**

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

**MOSCOW CITY COUNCIL AGENDA****Meeting Date:** 09/24/2018**Title:** Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM)**Responsible Staff:** Leah Carlson

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***Information***

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**DESCRIPTION:** Brent Loney is requesting a lot division for a 20,985 square foot parcel of land located at 401 E. Veatch Street in the City of Moscow. The owner proposes to establish four parcels of approximately 4,082 sf, 4,985 sf, 6,684 sf, and 5,235 sf from the original parcel. There is no minimum or maximum lot size in the Motor Business (MB) Zoning District, therefore all proposed lots meet lot size requirements. There is one existing structure in the northwest corner of the existing subject property. Property owners within 600 feet of the property have been notified of the proposed division and the site was posted seven (7) days prior to the public meeting date.

**STAFF RECOMMENDATION:** Take public comment if applicable and recommend approval of the lot division request with no conditions.

**PROPOSED ACTIONS:** Take public comment if applicable and recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

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***Necessary Resources/Impacts***

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N/A

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***Attachments***

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Application Letter  
 Parcel A - Legal Description  
 Parcel B - Legal Description  
 Parcel C - Legal Description  
 Parcel D - Legal Description  
 Proposed LD Site Plan

August 30, 2018

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

Re: Lot Division

Dear Mayor Lambert and City Council:

Brent Loney is requesting a lot division of the 401 E. Veatch Street property. The lot would be divided into four lots with a shared parking agreement and access easements to maximize the use of the property.

The existing lot is 20,985 square feet. The proposed lots are:

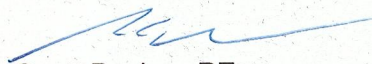
Lot A – 4,082 SF  
Lot B – 4,985 SF  
Lot C – 6,684 SF  
Lot D – 5,235 SF

Attached are the following:

1. Existing Lot Map
2. Proposed Record of Survey
3. Proposed legal descriptions

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: Brent Loney

Attachment: Application Letter (1802 : Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM))

8/30/2018

**Legal Description by Hodge & Associates  
For Brent Loney  
Parcel A**

A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 17, T39N, R5W, B.M., being a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

**Beginning** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow;

Thence along the south right-of-way of Veatch Street, S89°35'17"E, 49.98 feet to the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow;

Thence continuing along said south right-of-way and along the north line of said Lot 2, S89°35'17"E, 16.25 feet;

Thence leaving said south right-of-way and said north line, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet;

Thence, parallel to the south line of said Lot 2, N89°35'17"W, 16.54 feet to the east line of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow;

Thence, parallel to the south line of said Lot 1, N89°35'17"W, 49.97 feet to the west right-of-way of Adams Street and the west line of said Lot 1;

Thence N0°40'26"E, 61.50 feet to the **Point of Beginning**.

**Subject to:** an access and utility easement located in a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying northerly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow; Thence leaving said south right-of-way, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet to the **Beginning of this easement**:

Thence, parallel to the south line of Lots 1 and 2, N89°35'17"W, 66.51 feet to the west line of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, and the east right-of-way of Adams Street, and the **End of this Easement**.

**Together With:** an access and utility easement located in a portion of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying easterly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Beginning of this Easement**:

Attachment: Parcel A - Legal Description (1802 : Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM))

Thence, perpendicular to the south line of said Lot 2, S0°24'43"W, 140.00 feet to said south line and the **End of this Easement**.

Parcel contains 4,082 square feet, more or less.



8/30/2018

Legal Description by Hodge & Associates  
For Brent Loney  
Parcel B

A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 17, T39N, R5W, B.M., being a portion of Lots 2 & 3, Block 16 of Sunny-Side Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 86.23 feet to a point, S89°35'17"E, 36.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Point of Beginning**:

Thence continuing along said south right-of way, S89°35'17"E, 13.72 feet to the northwest corner of Lot 3, Block 16 of Sunny-Side Addition to the City of Moscow;  
Thence continuing along said south right-of way, S89°35'17"E, 49.98, feet to the northeast corner of said Lot 3;  
Thence leaving said south right-of-way, along the east line of said Lot 3, S0°41'54"W, 78.50 feet;  
Thence leaving said east line, parallel to the south line of said Lot 3, N89°35'17"W, 49.97 feet to the east line of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow;  
Thence, parallel to the south line of said Lot 2, N89°35'17"W, 13.34 feet;  
Thence at a right angle, N0°24'43"E, 78.50 feet to the **Point of Beginning**.

**Together With:** an access and utility easement located in a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying northerly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow; Thence leaving said south right-of-way, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet to the **Beginning of this easement**:

Thence, parallel to the south line of Lots 1 and 2, N89°35'17"W, 66.51 feet to the west line of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, and the east right-of-way of Adams Street, and the **End of this Easement**.

**Also Together With:** an access and utility easement located in a portion of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying easterly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of

Attachment: Parcel B - Legal Description (1802 : Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM))

Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Beginning of this Easement**:

Thence, perpendicular to the south line of said Lot 2, S0°24'43"W, 140.00 feet to said south line and the **End of this Easement**.

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Parcel contains 4,985 square feet, more or less.



8/30/2018

**Legal Description by Hodge & Associates  
For Brent Loney  
Parcel C**

A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 17, T39N, R5W, B.M., being a portion of Lots 2 & 3, Block 16 of Sunny-Side Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Point of Beginning**:

Thence continuing along said south right-of-way and along the north line of said Lot 2, S89°35'17"E, 20.00 feet;

Thence leaving said south right-of-way and said north line, perpendicular to the south line of said Lot 2, S0°24'43"W, 78.50 feet,

Thence, parallel to said south line, S89°35'17"E, 13.34 feet to the west line of Lot 3, Block 16 of Sunny-Side Addition to the City of Moscow

Thence, parallel to the south line of said Lot 3, S89°35'17"E, 49.97 to the east line of said Lot 3;

Thence along said east line, S0°41'54"W, 61.50 feet to the southeast corner of said Lot 3;

Thence N89°35'17"W, 49.96 feet to the southeast corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow;

Thence along the south line of said Lot 2, N89°35'17"W, 33.04 feet;

Thence leaving said south line at a right angle, N0°24'43"E, 140.00 feet to the **Point of Beginning**.

**Together With:** an access and utility easement located in a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying northerly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow; Thence leaving said south right-of-way, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet to the **Beginning of this easement**:

Thence, parallel to the south line of Lots 1 and 2, N89°35'17"W, 66.51 feet to the west line of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, and the east right-of-way of Adams Street, and the **End of this Easement**.

**Subject to:** an access and utility easement located in a portion of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying easterly and parallel with the following described line:

Attachment: Parcel C - Legal Description (1802 : Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM))

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Beginning of this Easement**:

Thence, perpendicular to the south line of said Lot 2, S0°24'43"W, 140.00 feet to said south line and the **End of this Easement**.

Parcel contains 6,684 square feet, more or less.



8/30/2018

Legal Description by Hodge & Associates  
For Brent Loney  
Parcel D

A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 17, T39N, R5W, B.M., being a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow; Thence leaving said south right-of-way, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet to the **Point of Beginning**:

Thence, continuing perpendicular to said south line, S0°24'43"W, 78.50 feet to said line;  
Thence N89°35'17"W, 16.91 feet to the southeast corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow;  
Thence N89°35'17"W, 49.96 feet to the east right-of-way of Adams Street and the southwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow;  
Thence along said east right-of-way and the west line of said lot 1, N0°40'26"E, 78.50 feet;  
Thence leaving said east right-of-way and said west line, parallel to the south line of said Lot 1, S89°35'17"E, 49.97 feet to the west line of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow;  
Thence, parallel to the south line of said Lot 2, S89°35'17"E, 16.54 feet to the **Point of Beginning**.

**Together With:** an access and utility easement located in a portion of Lots 1 & 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying northerly and parallel with the following described line:

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow; Thence leaving said south right-of-way, perpendicular to the south line of said Lot 2, S0°24'43"W, 61.50 feet to the **Beginning of this easement**:

Thence, parallel to the south line of Lots 1 and 2, N89°35'17"W, 66.51 feet to the west line of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow, and the east right-of-way of Adams Street, and the **End of this Easement**.

**Also Together With:** an access and utility easement located in a portion of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow, being a 20 foot wide strip of land lying easterly and parallel with the following described line:

Attachment: Parcel D - Legal Description (1802 : Public Meeting - Proposed Lot Division at 410 E. Veatch Street (ACTION ITEM))

**Commencing** at the northwest corner of Lot 1, Block 16 of Sunny-Side Addition to the City of Moscow; Thence along the south right-of-way of Veatch Street, S89°35'17"E, 66.23 feet to a point, S89°35'17"E, 16.25 feet from the northwest corner of Lot 2, Block 16 of Sunny-Side Addition to the City of Moscow and the **Beginning of this Easement**:

Thence, perpendicular to the south line of said Lot 2, S0°24'43"W, 140.00 feet to said south line and the **End of this Easement**.

Parcel contains 5,235 square feet, more or less.

