

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
July 27, 2022**

7:00 PM

**Council Chambers
206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of July 13, 2022 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 (3) minutes.

3. Public Hearing: Anderson 7th Addition Subdivision Request to Eliminate a Condition of Approval: LUP2022-0016 (ACTION ITEM)

Proposal to eliminate a condition of approval of the Anderson 7th Addition Subdivision that vehicular access to Block 2, Lot 7 shall be limited to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive.

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

1. Recommend the modification of the existing condition of approval; or recommend eliminating the existing condition of approval; or recommend retaining the existing condition of approval; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the subdivision plat condition, direct staff to prepare the Relevant Criteria and Standards document.

4. Proposed Final Subdivision Plat for Edington 1st Addition: LUP2022-0015 (ACTION ITEM)

Proposed final subdivision plat for a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington 1st Addition Subdivision.

PROPOSED ACTIONS: Review the Edington 1st Addition final plat and recommend approval to City Council; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for August 10, 2022.

ADJOURN

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.

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
July 13, 2022**

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: Cole Mize
OTHERS: Hailey Lewis, Nils Peterson
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of June 8, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Beebe. Vote by Acclamation; Ayes: Parish, Beebe, Gropp, Reese, Seever, Wilson (6). Nays: None. Abstentions: Davis, Hamilton (2). 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 (3) minutes.

None.

3. Update and Discussion on Moscow Affordable Housing Trust Projects (ACTION ITEM) – Nils Peterson

The Executive Director of the Moscow Affordable Housing Trust will give an update on their Palouse River Drive/Nursery Street project and also discuss potential strategies for making home ownership more affordable.

Nils Peterson, Executive Director of Moscow Affordable Housing Trust (MAHT), gave a presentation on the recent projects that have been worked on and some of the challenges the non-profit has faced. He covered the strategies that the MAHT uses to try and reduce costs to promote homeownership within the community.

MAHT acts as the steward for all the properties its purchases and develops. Habitat for Humanity uses a different model for affordable homeownership, both non-profits attempting to address the same issue but using different mechanisms. The Commission and Peterson discussed how property taxes affect affordable home-ownership and what MAHT does to relieve some of that burden from the owners. If the homeowner's income increases to no longer be eligible as 'low-income', they are not obligated to sell the house as MAHT is focused on creating starter homes for owners to move up from at their own pace. Only \$500 down payment needed to purchase a MAHT home, instead of 3% to 20% of the purchase price, and MAHT has come up with a way to prevent the usually required Private Mortgage Insurance (PMI).

Peterson has been Executive Director for MAHT for approximately 7 years. The University of Idaho Design-Build collaboration was originally created to be a 6-year project. MAHT does not want to maintain the adjoining spaces between the buildings, and will create a condo association for maintaining the public spaces and manage the liability. The fee structure for the HOA is currently being worked out, with the understanding that homeowners would pay the fee directly to the condo organization. The extra fees would ultimately make an impact on the affordability of the homes, as well as any costs associated with maintenance of the public infrastructure. MAHT is still figuring out the details of a HOA/Condo management program and how to mitigate that with affordable homeownership.

LEAP Housing, located in Boise, has developed a small community land trust similar to what MAHT is working on now, and have incorporated both single ownership and multi-family. There is also another land trust in Ketchum that MAHT is working with to get more details on how to proceed. The Commission recommended Park City, UT as another location for MAHT to contact regarding policies around creating affordable homes. Peterson talked about an article regarding changes in zoning code to make it easier to develop affordable houses. The current City Code regarding Accessory Dwelling Units (ADU) is similar to one of the zoning modifications proposed. Resident parking was not addressed in the article, which is one factor to be considered because Moscow is smaller than a lot of the cities used as examples. The proposed cluster housing concept did not address who owns or maintains the public spaces between houses. The Commissioners discussed the possibility of changing the Zoning Code and what other municipalities are doing to address affordable homeownership.

Ray explained how lot ties worked and the different ways they can accommodate building houses across lot lines within multiple parcel. Creating a condo association is one way, or the other is to plat a Planned Unit Development (PUD) to prevent the need for a street frontage for each individual house. The property that MAHT is developing could have gone through the PUD process to achieve fee simple ownership. The Commission discussed other ways to address homeownership needs, and also requested Peterson come back in about a year to give another update on MAHT projects. The University of Idaho is planning on hosting an Open House for the current Design-Build home.

4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 510 Empire Lane within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

Seever moved to approve the Relevant Criteria and Standards as written, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

5. Draft Self-Storage Facilities in Residential Zones Ordinance (ACTION ITEM)

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

Ray updated the Commission on the completed draft ordinance, and requested to set a date for the Public Hearing. Davis made a comment about requiring landscape maintenance to prevent properties becoming a blight in the communities. Current code only prohibits noxious weeds and requires landscape buffers to be maintained. The Commission suggested a sort of HOA fee that the properties could have, versus requiring or regulating maintenance on commercial properties. Commissioners continued to discuss the purpose of allowing self-storage units in residential areas. The draft ordinance as written was approved to be published for a Public Hearing.

6. Buffer Yard Requirements Update Introduction (ACTION ITEM)

Staff will introduce potential updates to the buffer yard requirements section of the Zoning Code. Similar to the parking lot landscaping section that the Commission worked on updating a few years ago, the buffer yard section is outdated and has presented some challenges.

Ray reviewed the current City Code regarding buffer yard requirements, as described above, and recommended an update. An optional three-foot tall berm as a buffer blocks noise, headlights, and other visuals from adjacent zones. Staff will work on potential code amendment language and bring it back before the Commission to discuss. Reese recommended that whatever code is proposed be reviewed by a professional landscaper to make sure wise-scaping would fit within the parameters. There was a section in the updated parking lot code that encouraged wise-scaping, and a form of that could be included in the buffer yard code.

REPORTS

1. *Transportation Commission meeting report.*
None.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for July 27, 2022.
There will be a Public Hearing at the next meeting, as well as a Final Plat review.

The meeting adjourned at 8:44 PM

Robb Parish, Chair

NOTICE OF PUBLIC HEARING

Proposal to eliminate a condition of approval of the Anderson 7th Addition Subdivision located at 2075 Sunnyside Ave and 706 W Palouse River Drive within the City of Moscow. Permit Application LUP2022-0016

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 proposal will be considered:

1. Proposal to eliminate a condition of approval of the Anderson 7th Addition Subdivision that vehicular access to Block 2, Lot 7 shall be limited to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive.

MEETING DATE: Wednesday, July 27, 2022

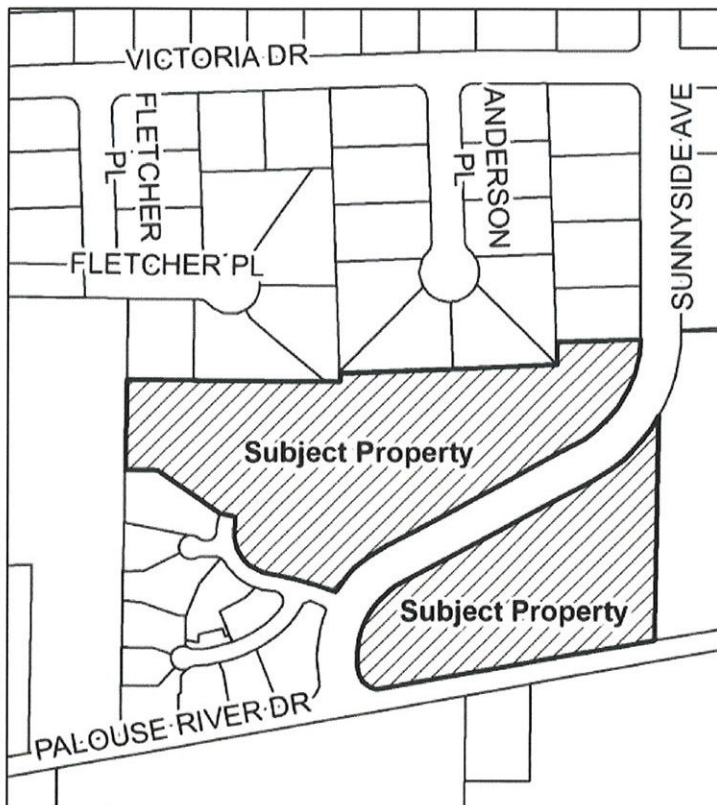
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of 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 Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for 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 Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, July 2, 2022

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: July 21, 2022
Re: Anderson 7th Addition Subdivision Condition Request

The Planning & Zoning Commission conducted a public hearing on May 26, 2021 to consider the request of Jim Swift for a preliminary subdivision plat for a 5.88-acre area of land located at 2075 Sunnyside Ave and 706 W Palouse River Drive, referred to as Anderson 7th Addition. The subdivision included 18 lots ranging from 9,644 sf to 23,672 sf in size, a stormwater detention pond on the northeast corner of Palouse River Drive and Sunnyside Avenue, and the connection of Sunnyside Avenue. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with the following three conditions recommended by staff:

1. Lot 7, Block 2 shall be converted to a flag lot with the flagpole portion providing direct access to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive;
2. Street frontage improvements shall be required on the north side of Palouse River Drive adjacent to the subject property to include installation of curbing, sidewalk and roadway widening to improve Palouse River Drive to thirty-four (34) feet in width; and
3. The pedestrian pathway connecting Cloudy Court with Anderson Frontier Park shall be increased to ten (10) feet in width.

City Council then conducted a public hearing on June 21, 2021 and approved the Anderson 7th Addition Subdivision with the same three conditions. On January 5, 2022 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. City Council ultimately approved the final plat on February 22, 2022.

On June 22, 2022, the developer of the subdivision submitted a request to eliminate one of the three conditions of approval of the plat. The condition that the developer is proposing to eliminate is condition #1 above, related to the access to Lot 7, Block 2 not being permitted from Palouse River Drive. Lot 7, Block 2 is the triangular-shaped lot that has approximately 418 feet of frontage along Palouse River Drive. The developer has stated that a commercial use is planned for the property, which would cause a disruption if accessed from Sunnyside Avenue as currently proposed. The developer has also indicated that the grading of the property will result in Lot 7, Block 2 being significantly lower than the lots adjacent to Sunnyside Avenue.

The portion of the subdivision where Lot 7, Block 2 is located is currently within the Multiple Family Residential (R-4) Zone, which allows a wide range of residential uses as well as limited commercial

uses. Professional office uses are limited to 2,000 square feet in size. When staff initially made the recommendation that all access come from Sunnyside Avenue, it was anticipated that the future use of the property would be residential. Staff was concerned with introducing a residential driveway approach onto Palouse River Drive which is designated as a minor arterial. Improvements to Palouse River Drive will be constructed as part of the Anderson 7th Addition Subdivision and also the Edington Subdivision to the west. Upon completion of the improvements to Palouse River Drive, there will be curb, gutter, and sidewalks on both sides of the street and the roadway will contain two vehicular travel lanes and bike lanes. With the higher volumes of traffic that are expected on Palouse River Drive in the future along with the bike lanes, staff was concerned with the safety conflicts of a residential driveway approach where there may be instances when vehicles will choose to reverse back out on to the street.

A commercial use that would be developed on the property would need to develop a parking lot that would meet City parking lot standards, which would allow for the proper maneuvering of vehicles. The City Engineering Department has reviewed the potential driveway location and sight distances and does not have a concern with the proposal. Therefore, staff would recommend that the condition of the plat be modified to the following:

1. Vehicular access to Lot 7, Block 2 shall only be permitted from Palouse River Drive for a commercial use upon the property.

June 22, 2022

Mayor Bettge and Moscow City Council
Moscow City Hall
206 East 3rd Street
Moscow, ID 83843

Re: Anderson 7th Addition Block 2, Lot 7 Access onto Palouse River Drive

Dear Mayor Bettge and City Council:

Jim Swift the owner of Anderson 7th Addition Block 2, Lot 7 would like to be permitted an access onto Palouse River Drive at the southeast corner of the lot. If this access were granted Jim would like to construct a small commercial office building on this lot.

During the platting process, access to Palouse River Drive was denied. This request is to reverse that decision. Sight distances are over 500' to the east and over 2000' to the west so safety concerns are reduced.

The best use of this irregular along Palouse River Drive would be for a commercial office space which would create a buffer between the arterial and the subdivision. With the office space use, access to Palouse River Drive will be less disruptive to the neighborhood than the City's proposed access between lots 4 and 5.

An additional consideration is that with an access onto Palouse River Drive, the lot would be graded significantly lower than the other lots creating a natural buffer between Palouse River Dr and the residential neighborhood without restricting views.

Enclosed are:

1. Application for subdivision to revise the existing subdivision requirements
2. Propose lot layout and access with proposed structure
3. Anderson 7th Addition plat

Please consider this request for an access onto Palouse River Drive and if possible review the proposed access on site prior to the meeting.

Thank you for considering this request.
Sincerely,



Scott Becker, PE
Enc.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
504 S. Washington Street
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$920.00	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Jim Swift Telephone: 208-301-0447

Complete Address: _____

E-Mail: marcisswift@gmail.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker, PE Telephone: _____

Complete Address: PO Box 8728

E-Mail: scottbecker@mocow.com Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor X

PROPERTY:

1. Proposed Subdivision Name: Anderson 7th Addition

2. Address(as) or Parcel Number(s): Block 2, Lot 7

3. Legal Description: *Please attach copy of full description.*

4. Gross area of all land involved: _____ acres, and/or 26567 sq. ft.

5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:
_____ acres, and/or 26567 square feet.

6. Total number of lots: 1 Average lot size: 26567

7. Existing Zoning of subject property: R-4

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

See Attached Letter

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

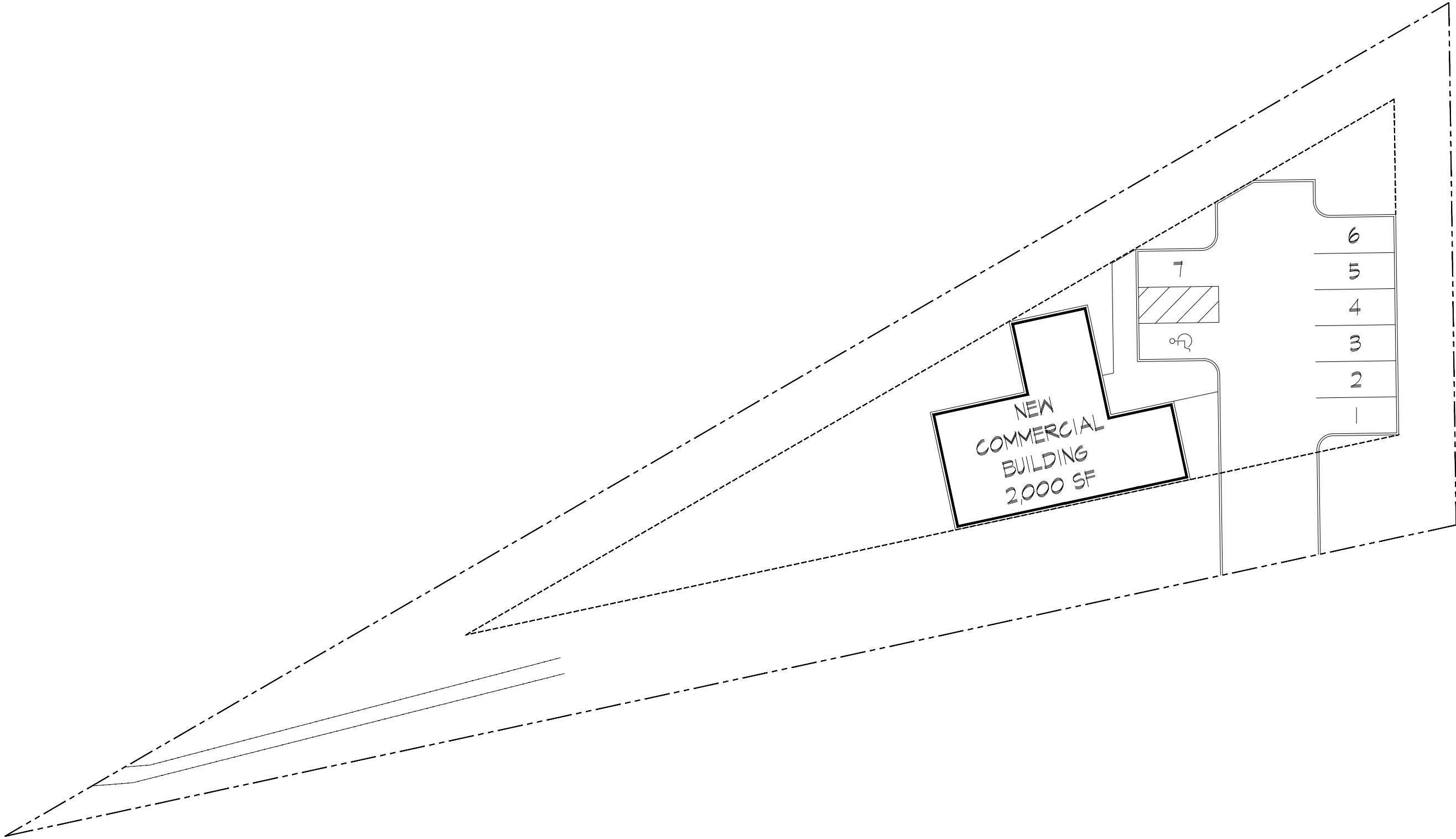
I understand this information is a public record and may be posted to a public website.


Applicant's Signature

5-25-22
Date

Property Owner's Signature (if different)

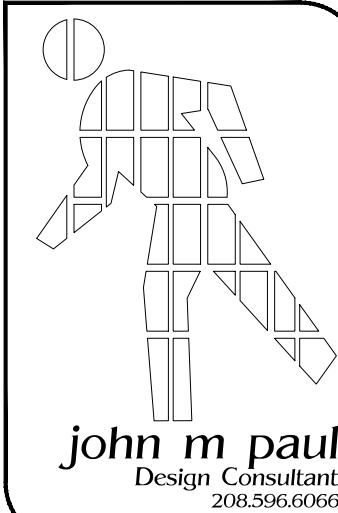
Date



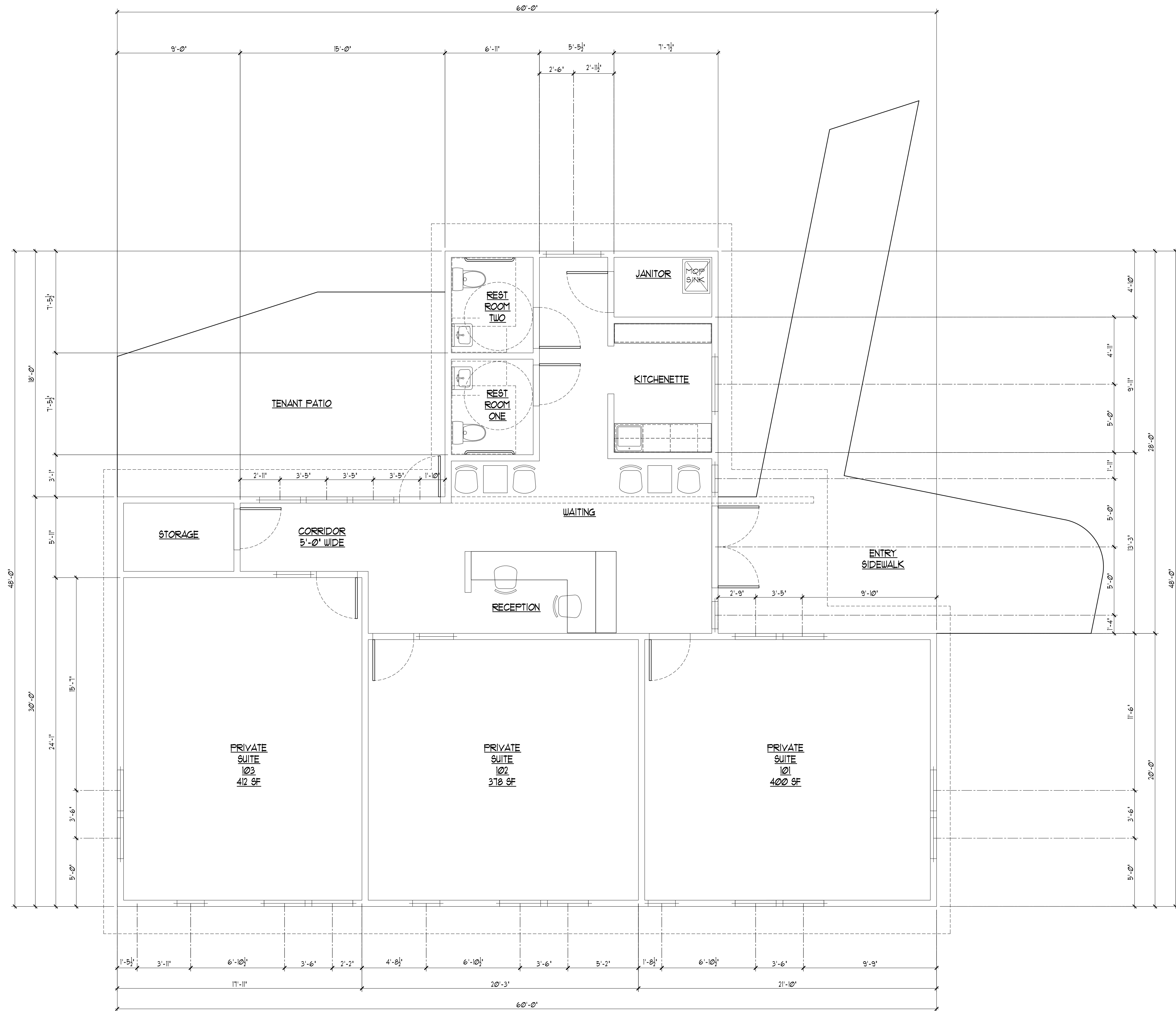
THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL.

W Palouse River Dr
Moscow, Idaho

Sunnyside Professional Building
for Jim Swift



Job Number: 00-133022
Date: 05/05/25
Sheet Contents:
Site Plan



Sunnyside Professional Preliminary Floor Plan Dated 05-25-22

SCALE: 1/4" = 1'-0"

Sections 18 & 19, T39N, R5W, BM

Survey References:

1. Anderson 1st Addition to the City of Moscow, Instrument #404026, by G. Stone, PLS #4346.
2. Prospect Place Addition to the City of Moscow, Instrument #580048, by M. Roubesh, PLS #16744.
3. Permanent Public Utility Easement, Instrument #545162.
4. Warranty Deed, Instrument #617776, L.L.F. Inc to James B. Swift.

Basis of Bearings

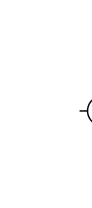
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found southeast corner of Section 18 and the found southwest corner of the Southeast Quarter of Section 18, said bearing being S88°09'54"W.

Surveyor Narrative

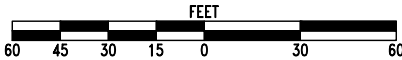
1. The purpose of this survey was to locate, monument and map the boundaries of the parcel of land described in Warranty Deed, Instrument #617776, being a portion of Lot 25 of Block 4 and the entirety of Block 5 of Anderson 1st Addition to the City of Moscow, and to replat said parcel, as shown hereon.
2. The south line of the Southeast Quarter of Section 18 was located to establish the Basis of Bearings and primary boundary control. The parcel of land described in Warranty Deed, Instrument #617776 was rotated to project basis and located accordingly.

Legend

- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
 - Set City of Moscow Standard Centerline Monument Stamped "PLS 17534"
 - Found 5/8" Diameter Rebar Stamped "Hodge 3003"
- Found Centerline Monument
- Found Scribe in Concrete
- Calculated Position
- Replat Block Number
- Replat Lot Number
- Anderson 1st Addition Block Number
- Other Subdivision Lot Number
- Record Data - See Survey References
- Replat Boundary Line
- Replat Lot line
- Other Lot line
- Section Line
- Centerline
- Right-of-Way
- Easement - This Replatting
- Existing Easement



SCALE: 1"=60'



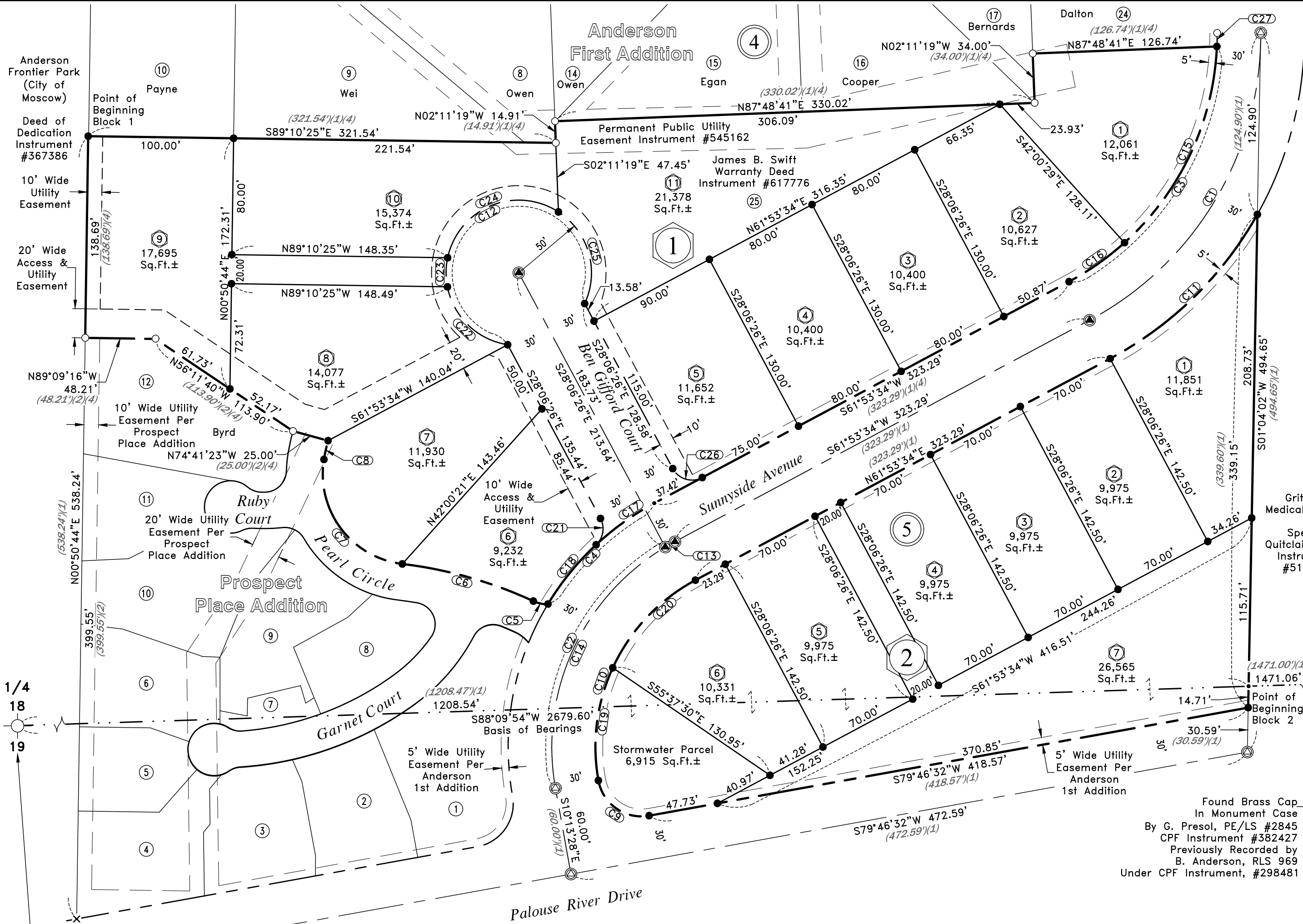
Curve Table

Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	241.66'	62°12'44"	222.56'	229.96'	S30°47'12"W
C2	201.39'	72°07'02"	160.00'	188.36'	S25°50'03"W
C3	199.85'	59°27'52"	192.56'	191.00'	N32°09'37"E
C4	102.32'	30°51'19"	190.00'	101.09'	S46°27'54"W
C5	10.22'	23°25'00"	25.00'	10.15'	N76°53'24"W
C6	94.02'	17°56'33"	300.22'	93.63'	N74°09'18"W
C7	100.37'	92°30'16"	62.17'	89.82'	N36°52'27"W
C8	13.19'	5°56'04"	127.32'	13.18'	N12°20'35"E
C9	47.12'	90°00'00"	30.00'	42.43'	N55°13'28"W
C10	163.63'	72°07'02"	130.00'	153.04'	N25°50'03"E
C11	143.63'	32°35'01"	252.56'	141.70'	N45°36'03"E
C12	249.81'	286°15'37"	50.00'	60.00'	N61°53'34"E
C13	7.58'	2°42'50"	160.00'	7.58'	S60°32'09"W
C14	193.81'	69°24'12"	160.00'	182.18'	S24°28'38"W

Measurements shown here for curves 1 through 11 match the measurements of these same curves as shown on the documents of record.

Curve Table

Curve	Length	Delta	Radius	Chord	Chrd Brng
C15	153.13'	45°33'49"	192.56'	149.13'	S25°12'36"W
C16	46.72'	13°54'03"	192.56'	46.60'	S54°56'32"W
C17	49.28'	14°51'44"	190.00'	49.15'	S54°27'42"W
C18	53.04'	15°59'36"	190.00'	52.86'	S39°02'02"W
C19	79.36'	34°58'42"	130.00'	78.14'	N07°15'52"E
C20	84.27'	37°08'20"	130.00'	82.80'	N43°19'23"E
C21	19.67'	75°08'16"	15.00'	18.29'	N09°27'42"E
C22	61.22'	70°09'24"	50.00'	57.47'	N46°09'33"W
C23	20.14'	23°04'28"	50.00'	20.00'	N00°27'23"E
C24	96.91'	111°03'06"	50.00'	82.44'	N67°31'10"E
C25	71.54'	81°58'39"	50.00'	65.59'	S15°57'58"E
C26	23.56'	90°00'00"	15.00'	21.21'	S73°06'26"E
C27	9.24'	2°45'01"	192.56'	9.24'	N01°03'11"E



Found Aluminum Cap
Set by L. Hodge PE/LS #3003
Recorded by M. Dahlin, PLS #17534
CPF Instrument, #618563
Previously Recorded by
C. Smith PE/LS #2058
CPF, Instrument #288896

Professional Land Surveyor
P.O. Box 8728
405 S. Washington Street
Moscow, ID 83843
(208) 882-3526

Land Surveying
Site Mapping

RIM ROCK CONSULTING, INC.

PRELIMINARY
NOT FOR
RECORDING

Anderson 7th Addition
A Replat of Portions of Lot 25, Block 4; & Block 5
of Anderson 1st Addition to the City of Moscow
Latah County, Idaho

Drafted by: SW

Checked by: MED

File Name: 4393 Plat.dwg

Tab: Layout

Plot Style Primary.ctb

Project: 4393-02-21

Date: 2/2/22

LEGAL DESCRIPTION

A parcel of land, being a portion of Lot 25 of Block 4 of Anderson 1st Addition to the City of Moscow, located in the Southwest Quarter of the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northwest corner of Lot 25, Block 4 of Anderson 1st Addition to the City of Moscow, Instrument #404026, Latah County Records;
Thence along the north boundary of said Lot 25, the following five courses:
S89°10'25"E, 321.54 feet;
Thence N02°11'19"W, 14.91 feet;
Thence N87°48'41"E, 330.02 feet;
Thence N02°11'19"W, 34.00 feet;
Thence N87°48'41"E, 126.74 feet, to a point on the northwest right-of-way line of Sunnyside Avenue;
Thence along said northwest right-of-way line the following three courses;
199.85 feet along a non-tangent curve to the right, said curve having a Delta = 59°27'52", Radius = 192.56 feet, Chord = 191.00 feet and a Chord Bearing = S32°09'37"W;
Thence S61°53'34"W, 323.29 feet;
Thence 102.32 feet along a curve to the left, said curve having a Delta = 30°51'19", Radius = 190.00 feet, Chord = 101.09 feet and a Chord Bearing = S46°27'54"W to the northeast corner of Prospect Place Addition to the City of Moscow, Instrument #580048, Latah County Records;
Thence leaving said northwest right-of-way line, along the north boundary of said Prospect Place Addition the following seven courses:
10.22 feet along a non-tangent curve to the right, said curve having a Delta = 23°25'00", Radius = 25.00 feet, Chord = 10.15 feet and a Chord Bearing = N76°53'24"W;
Thence 94.02 feet along a non-tangent curve to the left, said curve having a Delta = 17°56'33", Radius = 300.22 feet, Chord = 93.63 feet and a Chord Bearing = N74°09'18"W;
Thence 100.37 feet along a curve to the right, said curve having a Delta = 92°30'16", Radius = 62.17 feet, Chord = 89.82 feet and a Chord Bearing = N36°52'27"W;
Thence 13.19 feet along a non-tangent curve to the right, said curve having a Delta = 5°56'04", Radius = 127.32 feet, Chord = 13.18 feet and a Chord Bearing = N12°20'35"E;
Thence N74°41'23"W, 25.00 feet;
Thence N56°11'40"W, 113.90 feet;
Thence N89°09'16"W, 48.21 feet to the northwest corner of said Prospect Place Addition to the City of Moscow and the west line of Lot 25, Block 4 of Anderson 1st Addition to the City of Moscow;
Thence N00°50'44"E, 138.69 feet to the **Point of Beginning**.

Parcel contains 3.70 acres, more or less.

Together With:

A parcel of land, being Block 5 of Anderson 1st Addition to the City of Moscow, located in the Southwest Quarter of the Southeast Quarter of Section 18, and the Northwest Quarter of the Northeast Quarter of Section 19, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the southeast corner of Block 5 of Anderson 1st Addition to the City of Moscow on the north right-of-way line of Palouse River Drive;
Thence along said north right-of-way line, S79°46'32"W, 418.57 feet to a point on the southeast right-of-way line of Sunnyside Avenue;
Thence along said southeast right-of-way line the following four courses:
47.12 feet along a curve to the right, said curve having a Delta = 90°00'00", Radius = 30.00 feet, Chord = 42.43 feet and Chord Bearing = N55°13'28"W;
Thence 163.63 feet along a curve to the right, said curve having a Delta = 72°07'02", Radius = 130.00 feet, Chord = 153.04 feet and Chord Bearing = N25°50'03"E;
Thence N61°53'34"E, 323.29 feet;
Thence 143.63 feet along a curve to the left, said curve having a Delta = 32°35'01", Radius = 252.56 feet, Chord = 141.70 feet and Chord Bearing = N45°36'03"E to the northeast corner of Block 5 of Anderson 1st Addition to the City of Moscow;
Thence leaving said southeast right-of-way line, S01°04'02"W, 339.15 feet to the **Point of Beginning**.

Parcel contains 2.19 acres, more or less.

Overall replatted area contains 5.89 acres, more or less.

DEDICATION

Know all persons by these presents, that I, James B. Swift, owner of the land and premises described above, have caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as Anderson 7th Addition: A Replat of Portions of Lot 25, Block 4; & Block 5 of Anderson 1st Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public access and utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street right-of-ways and the Stormwater Parcel for stormwater detention.
In witness thereof, the undersigned has set his hand and seal.

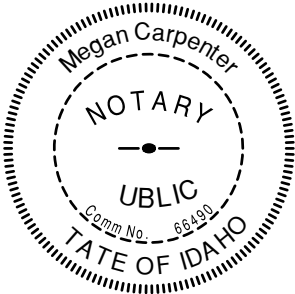
James B. Swift _____ Date _____

State of _____
County of _____

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared James B. Swift, known or identified to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, _____
Residing in _____
My Commission Expires _____



APPROVALS

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2022.

Chairman, Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2022.
Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Clerk _____ Mayor, City of Moscow

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2022.

City Engineer, City of Moscow

Latah County Surveyor

Examined and approved by the Latah County Surveyor this _____ day of _____, 2022.

Latah County Surveyor

Latah County Treasurer

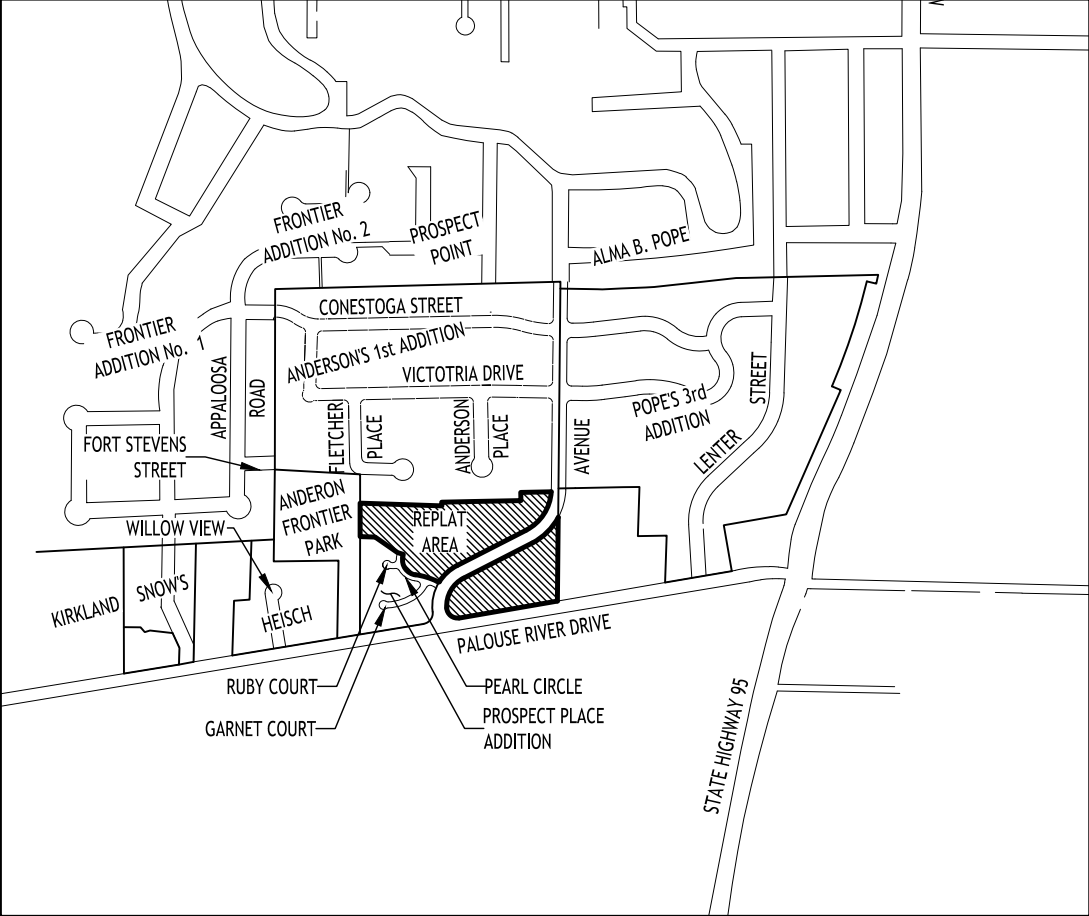
I hereby certify that taxes and assessments on property shown hereon have been paid for 2021 and preceding years as of this _____ day of _____, 2022.

Latah County Treasurer

Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

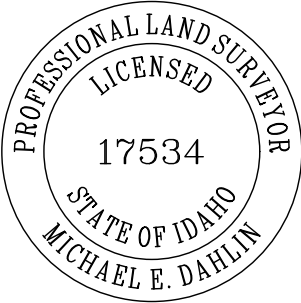
Public Health - Idaho North Central District, _____ Date _____
Senior Environmental Health Specialist



Vicinity Map

SURVEYOR'S CERTIFICATE

I, Michael E. Dahlin, P.L.S. #17534, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon.
The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 12-01-2022, as referenced on the plat and approved by the City of Moscow.
Witness my hand and seal this _____ day of _____, 2022.



Michael E. Dahlin, PLS #17534 _____

PRELIMINARY
NOT FOR
RECORDING

Anderson 7th Addition
A Replat of Portions of Lot 25, Block 4; & Block 5
of Anderson 1st Addition to the City of Moscow
Latah County, Idaho

Drafted by:	SW
Checked by:	MED
File Name:	4393 Plat.dwg
Tab:	Sign
Plot Style	Primary.ctb
Project:	4393-02-21
Date:	2/2/22

Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Anderson 7th Addition Block 2 Lot 7 Proposed Access to Palouse River Dr

WHEN: Tuesday, June 21, 2022 @ 4:00 pm

WHERE: On site at the intersection of Sunnyside Ave/Palouse River Dr.

WHAT: You are invited to a neighborhood meeting regarding a proposed access from Palouse River Drive into Lot 7. One of the conditions of the Anderson 7th Addition plat was that there be no additional access to Palouse River Drive. This meeting is to address the request to remove that condition for Lot 7. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout. I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through June 21, 2022. All questions and comments will be recorded and submitted to the city as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future City public hearing.



Sincerely,

Scott Becker, PE
Project Manager
Hodge and Associates, Inc.

ABIEL MOBILE HOME COMMUNITY 2468 BLAINE RD MOSCOWID83843	ALLISON, DONALD 1933 FLETCHER PL MOSCOWID83843	ARTHAUD, DAVID 415 VICTORIA DR MOSCOWID83843
BAILEY, BENJAMIN 1914 ANDERSON PL MOSCOWID83843	BERNARDS, MATTHEW 1939 ANDERSON PL MOSCOWID83843	BT-ALTIUS, LLC 103 S VAN BUREN ST MOSCOWID83843
BYRD, BRUCE PO BOX 189 FRASERCO80442	COOPER, BRITTANY 1971 ANDERSON PL MOSCOWID83843	CORTRIGHT, CATHRYN 427 VICTORIA DR MOSCOWID83843
CRANDALL, DANIEL 673 VICTORIA DR MOSCOWID83843	CREACO INVESTMENTS LLC PO BOX 52 HARRISONID83833	CREE, BETH 2075 SUNNYSIDE AVE UNIT #8 MOSCOWID83843
DALTON, JENNIFER 1956 SUNNYSIDE AVE MOSCOWID83843	DEACON, ROGER 12962 SR 194 PULLMANWA99163	DEAN, JENNIFER 1623 SUNNYSIDE AVE MOSCOWID83843
DROLLETTE, DAVID PO BOX 9731 MOSCOWID83843	EGAN, JEFFREY 1978 ANDERSON PL MOSCOWID83843	FICCA 615 W PALOUSE RIVER 3422 FOOTHILL RD MOSCOWID83843
FLICKNER, JOSHUA 424 VICTORIA DR MOSCOWID83843	FOISY, BRIAN 1916 SUNNYSIDE AVE MOSCOWID83843	FULLER, SANDRA 2075 SUNNYSIDE AVE UNIT #5 MOSCOWID83843
GLENN B OWEN JR FAMILY TRUST PO BOX 9780 MOSCOWID83843	GRITMAN MEDICAL CENTER 700 S MAIN ST MOSCOWID83843	HENSON, GERALD 2075 SUNNYSIDE AVE UNIT #10 MOSCOWID83843
HOBBS, MICHELE 421 VICTORIA DR MOSCOWID83843	HOOGSTEN, SAM 1927 FLETCHER PL MOSCOWID83843	HOPPER, AMANDA 521 VICTORIA DR MOSCOWID83843
HOWE, RICHARD 2075 SUNNYSIDE AVE UNIT #9 MOSCOWID83843	KEITHLEY, SCOTT PO BOX 3087 MCCALLID83638	KINYOUN-WESTON, JANE 2075 SUNNYSIDE AVE UNIT #3 MOSCOWID83843

L.L.F. INC 5308 LENVILLE RD MOSCOWID83843	LAZZARINI, CAROLYN 1907 ANDERSON PL MOSCOWID83843	MEI, JOHN 1890 RIVERWOOD RD TWIN FALLSID83301
NIGHTINGALE/FRIEDBERG REV TRST 639 VICTORIA DR MOSCOWID83843	OWEN, DEAN 1946 ANDERSON PL MOSCOWID83843	OWEN, KEVIN PO BOX 9587 MOSCOWID83843
PAYNE, JOHNNY 1924 FLETCHER PL MOSCOWID83843	PETERSEN, ANNA 1909 FLETCHER PL MOSCOWID83843	PRATT, DENNIS 2075 SUNNYSIDE AVE UNIT #11 MOSCOWID83843
ROTARY VETERANS MEMORIAL PO BOX 8023 MOSCOWID83843	SCHADE, ADAM PO BOX 1164 HOODSPORTWA98548	SNELL, TIMOTHY 2075 SUNNYSIDE AVE UNIT #2 MOSCOWID83843
STEIGER, CONNIE 1875 ANDERSON PL MOSCOWID83843	THE RV PARTS ACADEMY, LLC 1413 W SOLDOTNA DR KUNAID83634	TIMS, NATHAN 2082 WILLOW VIEW PL MOSCOWID83843
TOMASSI FAMILY TRUST 9731 JANICE CIRCLE VILLA PARKCA92861	WHITLING, JEDIDIAH 1017 N ALMON ST MOSCOWID83843	WICHMAN, HOLLY 2201 E SIXTH ST MOSCOWID83843
WILLIAMS, KATHLEEN 2075 SUNNYSIDE AVE UNIT #4 MOSCOWID83843	WILLOW HEMISPHERE LLC 2520 SE CLAY ST PORTLANDOR97214	YTREBERG, FREDERICK 1882 SUNNYSIDE AVE MOSCOWID83843

scottbecker@moscow.com

From: Jeff and Lisa Egan <jlegan82@gmail.com>
Sent: Tuesday, June 7, 2022 5:17 PM
To: scottbecker@moscow.com; Michael Ray
Subject: Anderson 7th Addition Block 2 Lot 7 Proposed Access to Palouse River Drive

Scott Becker and the City of Moscow,

The proposed access from Palouse River Drive into the Anderson Addition is a direct violation of one of the conditions of the Anderson 7th Addition plat - a condition that states that there will be no additional access to Palouse River Drive. The purchase of our neighboring property was partially based upon this pre-existing agreement.

As City of Moscow residents, we are **extremely** opposed to this proposed access and ask that you abide by the agreement previously in place.

Additionally, the map provided to neighborhood residents does not show public access to Anderson Park via Ben Gifford Court, as promised in previous meetings.

Jeff and Lisa Egan
1978 Anderson Place

Thank you

Meeting Attendance Sheet

Project Name: Anderson Addition Lot 7 Palouse River Drive access

Project Number: 4393

Meeting Type: Neighborhood Meeting

Meeting Location: On site at Sunnyside and Palouse River Drive

Meeting Time: June 21, 2022, 4:00 PM

Name	Contact Information
Mike Chorch	mike@kestrelrealtygroup.com 208 596 2194
Jed Whitling	jedwhitling@gmail.com
Dean Owen	deanowen@pullman.com
Kathy Henson	hensonkg@gmail.com
BRUCE BYRD	brucebyrd@gmail.com
Jane Kinyoun-Weston	rjkweston@hotmail.com
Tim & Dawn Snell	timsnell0652@gmail.com

Anderson Sunnyside 6th Addition

Neighborhood Meeting Minutes

Tuesday, June 21, 2022; 4:00pm

Presenter: Scott Becker, PE; Hodge & Associates, Inc

Developer: Jim Swift

Meeting Location: on site at the intersection of Sunnyside and Palouse River Drive

Meeting Purpose

The presentation and discussion of a proposed access into Block 2 Lot 7 Sunnyside 7th

Meeting

The meeting was called to order at 4:00 pm and was open to the neighbors. Scott Becker opened the meeting by explaining the existing access to lot 7 and showing everyone the proposed access.

Discussion ensued. The only question people had was why the city would be opposed to the proposed access. Sight distance was discussed and how that access would have better sight distance each way than anywhere else in that corridor. Everyone who attended the meeting supported the proposed access and preferred it to the access off of Sunnyside Ave.

At 4:30 the meeting was ended

Respectfully,



Scott Becker, PE

Hodge & Associates, Inc







**BEFORE THE CITY COUNCIL
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A FIVE POINT EIGHT EIGHT (5.88) ACRE AREA OF LAND LOCATED AT 2075 SUNNYSIDE AVENUE AND 706 W PALOUSE RIVER DRIVE, KNOWN AS ANDERSON ADDITION PHASE VI TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on April 23, 2021; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on May 26, 2021; and

WHEREAS, this matter came before the Moscow City Council during a duly noticed public hearing on June 21, 2021; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

THE CITY COUNCIL OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The City Council considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 5.88-acre area of land located at 2075 Sunnyside Ave and 706 W Palouse River Drive.
3. The subject property is currently undeveloped and was previously platted as Lot 25, Block 4 and Lot 1, Block 5 of Anderson 1st Addition. To the west of the subject property is Anderson/Frontier Park, to the southwest is the Prospect Place Addition, to the east is Gritman's Martin Wellness Center, and to the north is single family residential development also within the Anderson 1st Subdivision. Properties to the south of Palouse River Drive include two manufactured home parks and ITD's service facility.
4. The subject property contains areas of moderate sloping topography at an average slope of 10% as the land continues to gain elevation to the north. There are no drainage ways or natural features that have been identified upon the subject property.
5. The northern portion of the subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may

require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate."

6. The southern portion of the subject property is currently designated as High-Density Residential. According to the Comprehensive Plan, High-Density Residential designated areas,

"allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO)."

7. The subdivisions to the north are currently designated as Auto-Urban Residential. Martin Wellness Center to the east is currently designated as Suburban Commercial and properties to the south of Palouse River Drive are designated as High-Density Residential. Anderson/Frontier Park to the west is currently designated as Parks and Open Space.
8. The subject property is currently designated as a combination of Medium Density Residential (R-3) and Multiple Family Residential (R-4). The north portion of the property is encompassed by the R-3 Zone and the southern portion contains the R-4 Zone.
9. The properties to the south and east of subject property are currently zoned R-4 and the properties to the west and north are zoned R-1. Properties to the south of Palouse River Drive are currently designated as Motor Business (MB).

10. According to the zoning code, the R-3 Zone,

"provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan. Uses permitted within the R-3 Zone include single family, two family, twinhome, and townhouse dwellings."

11. The minimum lot size for parcels within the R-3 Zone is 6,000 sf for single family dwellings, 7,000 sf for two family dwellings, 3,250 sf for twinhome dwellings, and 2,000 sf for townhouse dwellings. Townhouse lots within the R-3 Zone are allowed to be a minimum of 2,000 sf, but the total density of a townhouse development must not exceed 14.5 dwelling units per acre.
12. The minimum lot width for parcels within the R-3 Zone is 60 feet for single- and two-family dwellings, 30 feet for twinhome dwellings, and 20 feet for townhouse dwellings.
13. 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."

14. The minimum lot size for parcels within the R-4 Zone is 5,000 sf or 800 sf per dwelling, whichever is greater. Twinhome dwellings are required to have a minimum lot size of 2,250 sf and townhouse dwellings are required to be at least 1,800 sf in size.
15. The minimum lot width for parcels within the R-4 Zone is 50 feet for single family, two family, and multi-family dwellings. Twinhome dwellings are required to be at least 25 feet and townhouse dwellings are required to be 18 feet in width.
16. In 1993, the subject property was rezoned to the current configuration of the R-3 and R-4 Zones which still exists today. The Council imposed three conditions of approval on the rezone, which are as follows:
 1. The density shall be limited to a minimum lot area of 2,000 sf per dwelling unit;
 2. The buildings shall be limited to one-story in height exclusive of basements; and
 3. There shall be dedicated a pedestrian pathway, minimum of ten feet in width extending from Latah Care Center to the Anderson/Frontier Park.
17. The proposed preliminary plat is subject to the conditions above and any future buildings will be required to comply with the single-story height restriction.
18. The applicant is proposing to subdivide the 5.88-acre area of land into 18 lots ranging from 9,644 sf to 23,672 sf in size.
19. The plat includes a stormwater detention pond on the northeast corner of Palouse River Drive and Sunnyside Avenue. Sunnyside Avenue was previously platted as part of the Anderson 1st Subdivision, and will be constructed as part of the proposed subdivision.
20. A cul-de-sac street named Cloudy Court will be extended to the northwest from Sunnyside Avenue to provide access to the northwest portion of the property. The applicant has included a 10-foot-wide public pedestrian easement with a 5-foot-wide pathway which connects Cloudy Court with Anderson/Frontier Park. Per the conditions of approval of the 1993 rezone on this property, the pathway will need to be increased to 10 feet in width.
21. Water services are proposed to be extended along the Sunnyside Avenue alignment to connect existing mains at the southern and northern terminuses of Sunnyside Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
22. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 1.69 million gallons of water per year ($18 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 1.12 \text{ M gallons/year}$).
23. Sanitary sewer is proposed to be extended through the subdivision along the Sunnyside Avenue alignment. A sanitary main will be installed on the north end of Sunnyside Avenue and extended to connect to the existing main in Sunnyside Avenue near its intersection with Pearl Circle. Once the required improvements are constructed by the developer, Engineering has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.

24. The storm sewer for the subdivision is proposed to be extended in a similar fashion to the sanitary sewer system by following the Sunnyside Avenue alignment. A storm sewer main will be installed on the north end of Sunnyside Avenue and extended to connect to the existing main in Sunnyside Avenue near its intersection with Pearl Circle. A stormwater detention pond is proposed to be constructed on Tract A at the northeast corner of Palouse River Drive and Sunnyside Avenue.
25. The subject property is located adjacent to Sunnyside Avenue which was platted as part of the Anderson 1st Subdivision and is currently designated as a local neighborhood street. A prior development agreement that was recorded as part of the Anderson 1st Subdivision requires that Sunnyside Avenue be constructed prior to any building permits being issued upon the subject property. Sunnyside Avenue will be constructed to match the standard that was approved at the time the Anderson 1st Subdivision was approved. That neighborhood street standard that was previously approved included curb, gutter, tree lawn, and sidewalk on the north side of the street and curb and gutter on the south side of the street.
26. The subject property is also located adjacent to Palouse River Drive which is designated as a minor arterial. The section of Palouse River Drive adjacent to the subject property currently does not have curb, gutters, or sidewalks on either side of the street. As part of the subdivision code the applicant is responsible for street frontage improvements for portions of the property adjacent to public streets. Therefore, the Council is requiring frontage improvements to be made to the north side of Palouse River Drive as part of the proposed subdivision.
27. The parkland dedication requirements for the proposed subdivision were previously met with Anderson/Frontier Park to the west, so no further dedication is required.
28. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 25, 2021 to discuss the proposed preliminary plat.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE CITY COUNCIL OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Medium Density Residential (R-3) and Multiple Family Residential (R-4) Zoning Districts, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Sunnyside Avenue is consistent with the general alignment within the Thoroughfare Plan. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential and High-Density Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Palouse

River Drive which is designated as a minor arterial street. Water and sewer services are proposed to be extended along the Sunnyside Avenue alignment to connect with existing mains at the current norther and southern terminuses of Sunnyside Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.

4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Moscow approves the preliminary subdivision plat request for the five point eight eight (5.88) acre area of land located at 2075 Sunnyside Ave and 706 W Palouse River Drive with three conditions:

1. Lot 7, Block 5 shall be converted to a flag lot with the flagpole portion providing direct access to Sunnyside Avenue and no vehicular access shall be permitted from Palouse River Drive;
2. Street frontage improvements shall be required on the north side of Palouse River Drive adjacent to the subject property to include installation of curbing, sidewalk and roadway widening to improve Palouse River Drive to thirty-four (34) feet in width; and
3. The pedestrian pathway connecting Cloudy Court with Anderson Frontier Park shall be increased to ten (10) feet in width.

PASSED BY THE CITY COUNCIL OF THE CITY OF MOSCOW this 21st day of June, 2021.



Bill Lambert, Mayor

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: July 19, 2022
Re: Edington 1st Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on May 12, 2021 to consider the request of BBC, LLC, for a Comprehensive Plan Land Use Designation and Zoning Designation of a 235-acre property proposed to be annexed into the City of Moscow and generally located south of the west Palouse River Drive Ball Fields Property and west of the Schweitzer Engineering Laboratories Property. The proposal also included a proposed Preliminary Plat of a 27-acre area to create 105 lots ranging from 2,328 to 63,105 square feet in size, referred to as Edington 1st Addition Subdivision. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the Comprehensive Plan Land Use Designation and Zoning Designation with no conditions, and recommended approval of the preliminary subdivision plat with the following condition:

1. Water and sanitary sewer mains shall be extended to the western edge of the subject property boundary to allow the future extension of services to adjacent properties.

City Council then conducted a public hearing on June 7, 2021 and approved the Annexation Ordinance, Comprehensive Plan Resolution, Zoning Ordinance, and Edington 1st Addition preliminary plat with the same condition as recommended by the Planning and Zoning Commission.

On June 16, 2022, the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements, as well as the condition of approval and found it to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat for Edington 1st Addition to City Council with no conditions.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**

Ph.: 208-883-7035
Fax: 208-883-7033
504 S. Washington Street
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received		6-16-2022	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$445.00 plus \$27.00/lot	
Receipt Number		LUP2022-0015	

APPLICATION FOR FINAL SUBDIVISION PLAT

APPLICANT:

Name: Scott Sumner Telephone: 208.596.7912
Complete Address: 405 SE Brelsford Drive, Ste C
E-Mail: Scott@syntierengr.com Fax: _____

OWNER: (if other than applicant)

Name: BBC, LLC Telephone: 509.330.0623
Complete Address: PO Box 8608 Moscow, ID 83843
E-Mail: r33beebe@gmail.com Fax: _____

ENGINEER/SURVEYOR:

Name: SynTier Engineering Telephone: 509.339.6187
Complete Address: 405 SE Brelsford Drive, Ste C
E-Mail: Scott@syntierengr.com Fax: _____

Primary point of contact (select one): Applicant x Owner _____ Engineer/Surveyor _____

PROPERTY:

- Proposed Subdivision Name: Edington Subdivision Phase 1
- Address(as) or Parcel Number(s): RPM00000193600
- Gross area of all land involved: 27.13 acres, and/or 1,181,925 sq.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
9.12 acres, and/or 397,267 square feet.
- Total number of lots: 105 Average lot size: 8,877 square feet

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

FINAL PLAT CHECKLIST:

All Final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the city engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- _____ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- _____ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- _____ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- _____ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- _____ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- _____ 8. Basis of bearing used to determine bearings shown on plat.
- _____ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- _____ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow standard specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- _____ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owners' signatures upon the certificate shall be notarized upon the plat by an officer duly authorized to take acknowledgements. If the property being mortgaged, the signature of the mortgagee's representative is also required.

- ____ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by him/her or under his/her direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- ____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- ____ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- ____ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, Idaho Code, and with the requirements of this chapter.
- ____ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- ____ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13, Idaho Code.
- ____ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- ____ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- ____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

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


Applicant's Signature

6/8/2022
Date


Property Owner's Signature (if different)

6/16/22
Date



DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 616561, RECORDS OF LATAH COUNTY, SITUATE IN GOVERNMENT LOTS 1 AND 2, AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., LATAH COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, SAID POINT BEING SOUTH 87°09'26" WEST A DISTANCE OF 2700.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, THENCE SOUTH 00°04'50" EAST A DISTANCE OF 405.30 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO A POINT ON THE CENTERLINE OF SAND ROAD, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 610270, AND THE POINT OF BEGINNING;

THENCE ALONG THE SAID NORTH LINE THE FOLLOWING TEN (10) COURSES:

- 1) ALONG SAID CENTERLINE SOUTH 85°50'16" EAST A DISTANCE OF 46.20 FEET;
- 2) DEPARTING SAID CENTERLINE SOUTH 03°51'00" WEST A DISTANCE OF 19.40 FEET;
- 3) SOUTH 38°25'29" EAST A DISTANCE OF 160.48 FEET;
- 4) SOUTH 80°57'11" EAST A DISTANCE OF 287.68 FEET;
- 5) SOUTH 75°52'29" EAST A DISTANCE OF 261.59 FEET;
- 6) NORTH 87°12'26" EAST A DISTANCE OF 441.17 FEET;
- 7) SOUTH 09°19'41" EAST A DISTANCE OF 515.84 FEET;
- 8) SOUTH 61°52'11" EAST A DISTANCE OF 321.34 FEET;
- 9) SOUTH 84°42'05" EAST A DISTANCE OF 451.15 FEET;
- 10) SOUTH 80°34'48" EAST A DISTANCE OF 767.45 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 19;

THENCE ALONG SAID EAST LINE SOUTH 00°01'45" WEST A DISTANCE OF 425.32 FEET

THENCE DEPARTING SAID EAST LINE NORTH 89°58'15" WEST A DISTANCE OF 22.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 00°01'45" WEST A DISTANCE OF 20.00 FEET, A CENTRAL ANGLE OF 77°23'20", THE CHORD OF WHICH BEARS SOUTH 51°20'06" WEST A DISTANCE OF 25.01 FEET, AND AN ARC DISTANCE OF 27.01 FEET;

THENCE SOUTH 12°38'26" WEST A DISTANCE OF 131.61 FEET; THENCE NORTH 80°57'09" WEST A DISTANCE OF 70.14 FEET; THENCE NORTH 52°13'31" WEST A DISTANCE OF 146.54 FEET; THENCE NORTH 64°26'54" WEST A DISTANCE OF 59.43 FEET; THENCE NORTH 33°32'57" WEST A DISTANCE OF 144.84 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

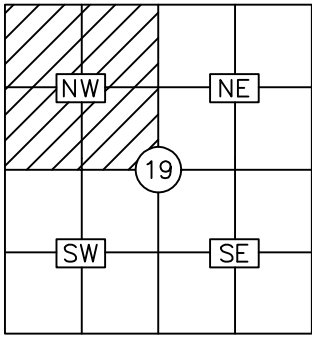
THENCE ALONG SAID TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 56°27'03" WEST A DISTANCE OF 100.00 FEET, A CENTRAL ANGLE OF 47°04'33", THE CHORD OF WHICH BEARS NORTH 57°05'14" WEST FOR A DISTANCE OF 79.87 FEET, AN ARC DISTANCE OF 82.16 FEET;

THENCE NORTH 80°37'30" WEST A DISTANCE OF 137.76 FEET; THENCE NORTH 75°30'12" WEST A DISTANCE OF 44.81 FEET; THENCE NORTH 80°37'30" WEST A DISTANCE OF 101.01 FEET; THENCE NORTH 83°38'48" WEST A DISTANCE OF 60.02 FEET; THENCE NORTH 84°33'47" WEST A DISTANCE OF 259.61 FEET; THENCE NORTH 79°22'20" WEST A DISTANCE OF 44.21 FEET; THENCE NORTH 84°33'47" WEST A DISTANCE OF 104.98 FEET; THENCE SOUTH 05°21'58" WEST A DISTANCE OF 26.86 FEET; THENCE NORTH 84°38'02" WEST A DISTANCE OF 112.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 05°25'48" EAST A DISTANCE OF 282.00 FEET, A CENTRAL ANGLE OF 26°51'15", THE CHORD OF WHICH BEARS NORTH 71°08'34" WEST FOR A DISTANCE OF 130.97 FEET, AN ARC DISTANCE OF 132.17 FEET;

THENCE NORTH 57°42'57" WEST A DISTANCE OF 306.37 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, WITH A RADIUS THAT BEARS NORTH 32°17'03" EAST A DISTANCE OF 282.00 FEET, A CENTRAL ANGLE OF 43°18'55", THE CHORD OF WHICH BEARS NORTH 36°03'29" WEST FOR A DISTANCE OF 208.15 FEET, AN ARC DISTANCE OF 213.19 FEET;



DESCRIPTION (CONTINUED)

THENCE NORTH 14°24'02" WEST A DISTANCE OF 12.51 FEET; THENCE SOUTH 75°35'58" WEST A DISTANCE OF 61.65 FEET; THENCE NORTH 42°19'15" WEST A DISTANCE OF 321.05 FEET;

THENCE NORTH 52°22'33" WEST A DISTANCE OF 117.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS THAT BEARS SOUTH 42°25'39" EAST A DISTANCE OF 65.00 FEET, A CENTRAL ANGLE OF 7°44'58", THE CHORD OF WHICH BEARS SOUTH 43°41'52" WEST FOR A DISTANCE OF 8.78 FEET, AN ARC DISTANCE OF 8.79 FEET;

THENCE SOUTH 39°49'22" WEST A DISTANCE OF 61.71 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 580937, RECORDS OF LATAH COUNTY;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 42°59'48" WEST A DISTANCE OF 536.43 FEET;
- 2) NORTH 38°33'29" WEST A DISTANCE OF 145.44 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'50" WEST A DISTANCE OF 127.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,181,925 SQUARE FEET OR 27.13 ACRES OF LAND, MORE OR LESS.

ACKNOWLEDGMENTS:

STATE OF IDAHO)
COUNTY OF LATAH) S.S.

ON THIS _____ DAY OF _____, 2022, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME ANDREW CRAPUCHETTES, GOVERNOR OF BBC, LLC, AN IDAHO LIMITED LIABILITY PARTNERSHIP, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE COMPANY SEAL OF SAID COMPANY.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____

EDINGTON SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BBC, LLC., A IDAHO LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE LAND HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED AS EDINGTON SUBDIVISION NO. 1 AND DO HEREBY ADOPT THE SURVEY OF SYNTIER ENGINEERING AS THE OFFICIAL SURVEY OF EDINGTON SUBDIVISION NO. 1; AND THEY DO HEREBY DEDICATE TO THE CITY OF MOSCOW AND THE PUBLIC USE FOREVER THE ROADS AND ALLEYS AS PLATTED AND SHOWN HEREON; AND DO HEREBY CERTIFY THAT THEY ARE THE OWNER OF AND THE ONLY PARTY HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; AND THAT THEY ARE AUTHORIZED TO SIGN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS ____ DAY OF _____, 2022.

BY: _____
ANDREW CRAPUCHETTES, GOVERNOR OF BBC, LLC

COUNTY RECORDER CERTIFICATE:

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____M. THIS ____ DAY OF _____

RECORDER TONYA DODGE
DEPUTY _____

APPROVALS

1. APPROVAL OF THIS PLAT BY THE CITY OF MOSCOW CERTIFIES AGREEMENT TO ALLOW CONNECTION OF THE ABOVE DESCRIBED PROPERTY TO THE MUNICIPAL WATER SYSTEM AND SATISFIES SECTION 50-1334, IDAHO CODE.

EXAMINED AND APPROVED BY ACTION OF THE MOSCOW PLANNING AND ZONING COMMISSION AT A REGULAR MEETING WITH A QUORUM PRESENT THE ____ DAY OF _____, 2022.

CHAIRMAN, PLANNING AND ZONING COMMISSION

EXAMINED AND APPROVED BY ACTION OF THE MOSCOW CITY COUNCIL AT A REGULAR MEETING WITH A QUARUM PRESENT THE ____ DAY OF _____, 2022. DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND PARKLAND DESCRIBED ON THIS PLAT IS HEREBY ACCEPTED IN ACCORDANCE WITH SECTION 50-1313, IDAHO CODE.

CLERK MAYOR, CITY OF MOSCOW

EXAMINED AND APPROVED BY THE CITY ENGINEER THIS ____ DAY OF _____, 2022.

CITY ENGINEER, CITY OF MOSCOW

EXAMINED AND APPROVED BY THE LATAH COUNTY SURVEYOR THIS ____ DAY OF _____, 2022.

LATAH COUNTY SURVEYOR

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY SHOWN HEREON HAVE BEEN PAID FOR ____ AND PRECEDING YEARS AS OF THIS ____ DAY OF _____, 2022.

LATAH COUNTY TREASURER

SANITARY RESTRICTION SATISFIED, TITLE 50, CHAPTER 13, IDAHO CODE.

NORTH CENTRAL HEALTH DISTRICT DATE

OWNER'S CONTACT INFORMATION

NAME: ANDREW CRAPUCHETTES
ADDRESS: 4930 LENVILLE RD.
MOSCOW, ID 83843

SURVEYOR'S CONTACT INFORMATION

NAME: JASON VONLINDERN, PLS
ADDRESS: 405 SE BRELSFORD DRIVE, SUITE C
PULLMAN, WA 99163
EMAIL: WWW.SYNTIERENGR.COM
PHONE: 509.339.6187

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF IDAHO STATUTE 55-1904 AT THE REQUEST OF BBC, LLC. IN MARCH OF 2022.

JASON MICHAEL VONLINDERN, PLS 19293 DATE



Preliminary

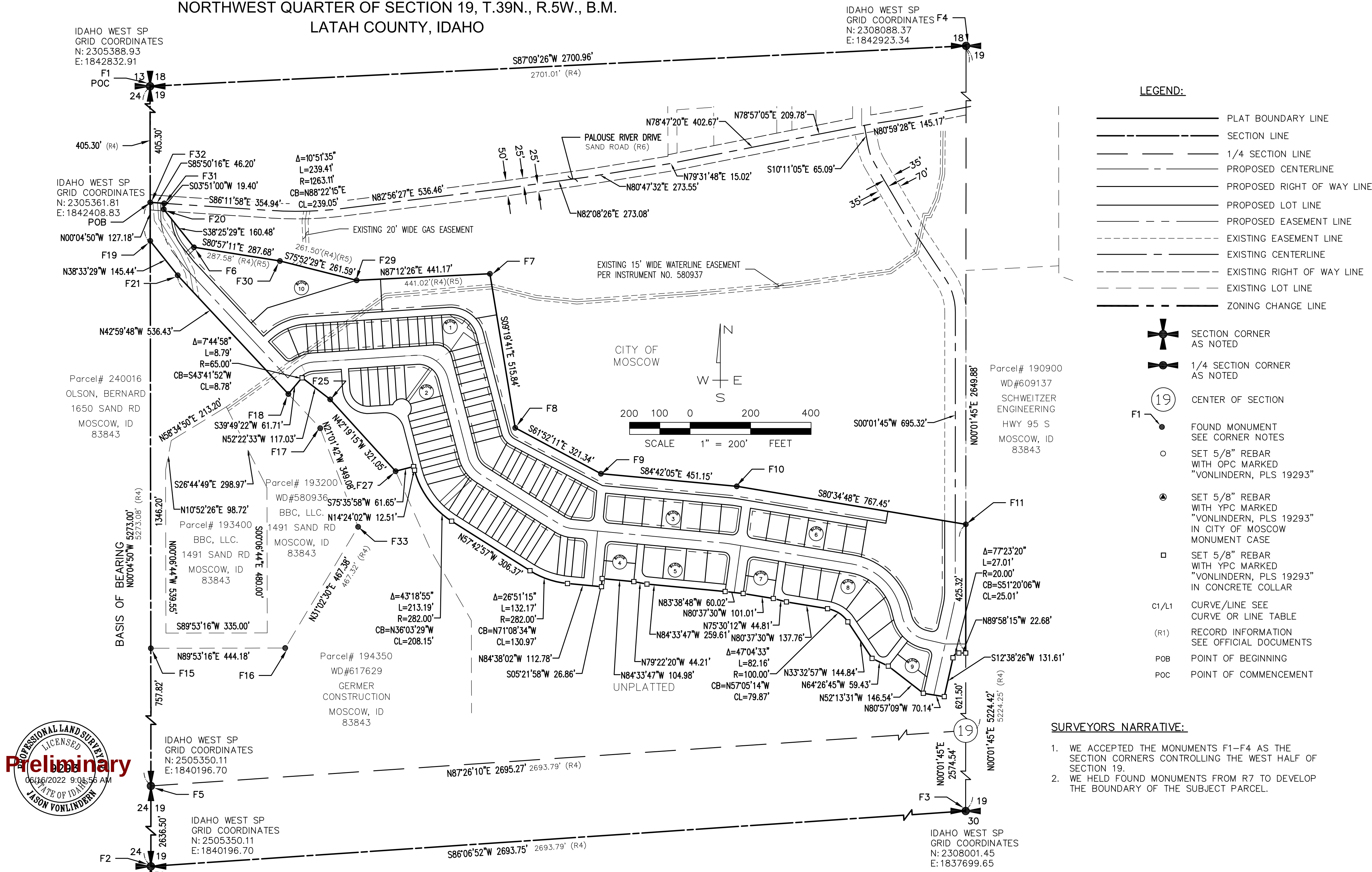
SYNTIER
Engineering, Inc.
405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

For:
BBC LLC

EDINGTON SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

EDINGTON SUBDIVISION NO.1

NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO



BASIS OF BEARING:

THE BEARING OF NORTH 00°04'50" WEST 5273.00 FEET WAS ASSUMED ALONG THE WEST LINE OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BETWEEN CORNERS F2 AND F1, PER GNSS OBSERVATIONS USING IDAHO STATE PLANE WEST ZONE, SCALED TO GROUND.

	By	Date	Scale: 1:200
Surveyed	TLO	03/2022	Date: 6-14-22
Drawn	JMV	03/2022	Drawing Name
Checked	JMV	06/2022	BBC02-PLAT.dwg
Approved			
Accepted			Sheet 2 of 8

SYNTIER
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405 SE Brelsford Drive, Suite C
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For:
BBC LLC

EDINGTON SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

LEGEND:

- PLAT BOUNDARY LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING CENTERLINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - ZONING CHANGE LINE
- SECTION CORNER AS NOTED
 - 1/4 SECTION CORNER AS NOTED
 - CENTER OF SECTION
 - FOUND MONUMENT SEE CORNER NOTES
 - SET 5/8" REBAR WITH OPC MARKED "VONLINDERN, PLS 19293"
 - SET 5/8" REBAR WITH YPC MARKED "VONLINDERN, PLS 19293" IN CITY OF MOSCOW MONUMENT CASE
 - SET 5/8" REBAR WITH YPC MARKED "VONLINDERN, PLS 19293" IN CONCRETE COLLAR
 - C1/L1 CURVE/LINE SEE CURVE OR LINE TABLE
 - (R1) RECORD INFORMATION SEE OFFICIAL DOCUMENTS
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT

SURVEYORS NARRATIVE:

- WE ACCEPTED THE MONUMENTS F1-F4 AS THE SECTION CORNERS CONTROLLING THE WEST HALF OF SECTION 19.
- WE HELD FOUND MONUMENTS FROM R7 TO DEVELOP THE BOUNDARY OF THE SUBJECT PARCEL.

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____M. THIS _____ DAY OF _____

RECORDER TONYA DODGE
DEPUTY _____

R1 WARRANTY DEED INSTRUMENT NUMBER 616561, GRANTOR: A&E, LLC.,
GRANTEE: BBC, LLC., 07/14/2021

R2 UNITED STATE GOVERNMENT LAND OFFICE PLAT OF TOWNSHIP 39
NORTH, RANGE 5 WEST, B.M., ACCEPTED:12/14/1871, SURVEYOR:
MELDRUM

R3A CPFR INSTRUMENT NO. 288896 QUARTER CORNER, SECTIONS 18/19,
AUG 1977, SURVEYOR: SMITH

R3B CPFR INSTRUMENT NO. 396329 COMMON CORNER, SECTIONS 13, 19, 18,
24, MAY 1993, SURVEYOR: TAGGART

R3C CPFR INSTRUMENT NO. 401996 QUARTER CORNER, SECTIONS 25/30,
JAN 1994, SURVEYOR: HODGE

R3D CPFR INSTRUMENT NO. 428387 COMMON CORNER, SECTIONS 24, 19,
25, 30, JUL 1997, SURVEYOR: HODGE

R3E CPFR INSTRUMENT NO. 617935 QUARTER CORNER, SECTIONS 24, 19,
AUG 2021, SURVEYOR: VONLINDERN

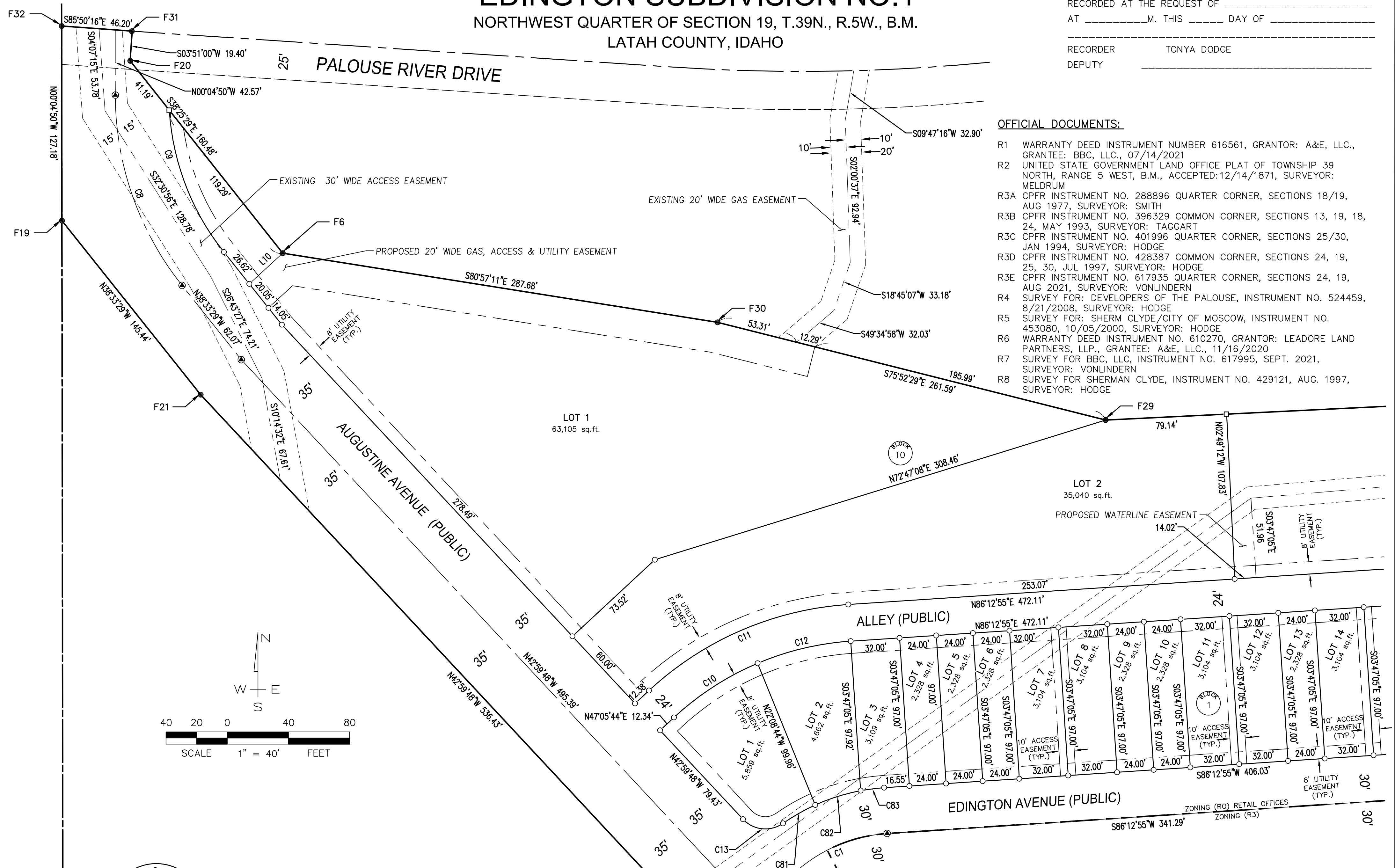
R4 SURVEY FOR: DEVELOPERS OF THE PALOUSE, INSTRUMENT NO. 524459,
8/21/2008, SURVEYOR: HODGE

R5 SURVEY FOR: SHERM CLYDE/CITY OF MOSCOW, INSTRUMENT NO.
453080, 10/05/2000, SURVEYOR: HODGE

R6 WARRANTY DEED INSTRUMENT NO. 610270, GRANTOR: LEADORE LAND
PARTNERS, LLP., GRANTEE: A&E, LLC., 11/16/2020

R7 SURVEY FOR BBC, LLC, INSTRUMENT NO. 617995, SEPT. 2021,
SURVEYOR: VONLINDERN

R8 SURVEY FOR SHERMAN CLYDE, INSTRUMENT NO. 429121, AUG. 1997,
SURVEYOR: HODGE



	By	Date	Scale: 1:40
Surveyed	TLO	03/2022	Date: 6-14-22
Drawn	JMV	03/2022	Drawing Name
Checked	JMV	06/2022	BBC02-PLAT.dwg
Approved			
Accepted			Sheet 3 of 8

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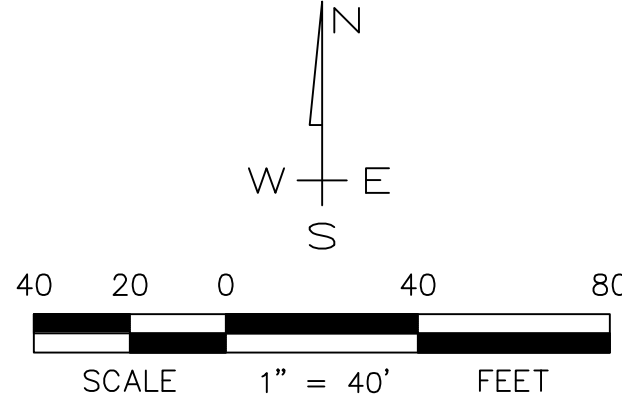
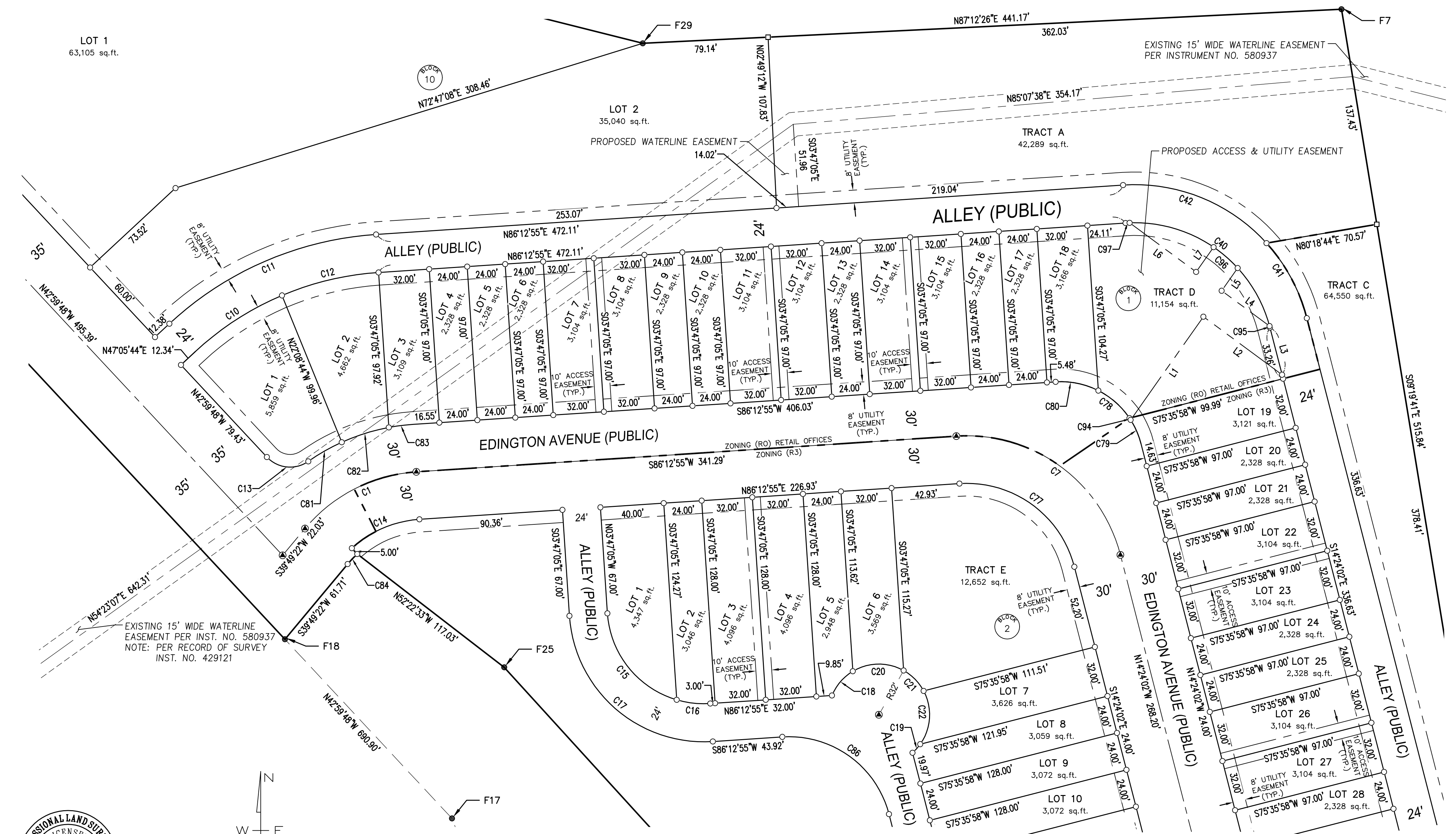
For:
BBC LLC

EDINGTON SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

EDINGTON SUBDIVISION NO.1

NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

COUNTY RECORDER CERTIFICATE:
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ M. THIS _____ DAY OF _____
RECORDER TONYA DODGE
DEPUTY _____



	By	Date	Scale: 1:40
Surveyed	TLO	03/2022	Date: 6-14-22
Drawn	JMV	03/2022	Drawing Name
Checked	JMV	06/2022	BBC02-PLAT.dwg
Approved			
Accepted			Sheet 4 of 8

405 SE Brelsford Drive, Suite C
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www.SynTierEngr.com 509.339.6187

For:

BBC LLC

EDINGTON SUBDIVISION NO.1
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LATAH COUNTY, IDAHO

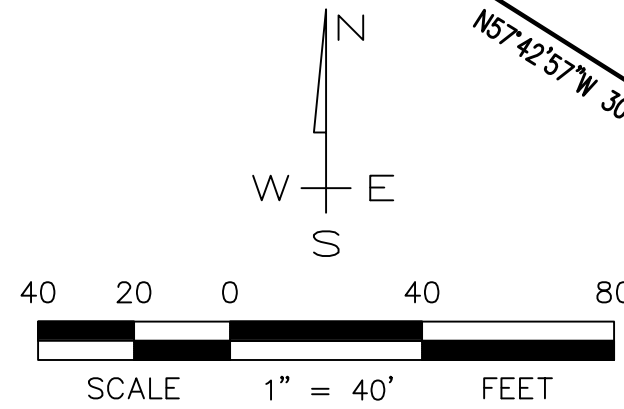
NORTHWEST QUARTER OF SECTION 19,
T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____M. THIS _____ DAY OF _____

RECORDER TONYA DODGE
DEPUTY _____

PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT

F1 FOUND 3" ALUMINUM CAP IN CONCRETE COLLAR MARKED "13, 24,
18, 19", ±1.5' BELOW GRADE, PER R3B
F2 FOUND QUARTZ STONE AND REFERENCES PER R3D, PROTRUDING
±0.2' ABOVE GRADE
F3 FOUND 3-1/2" BRASS CAP MARKED "T39N R5W BM 1/4 19|30
1994 PE/LS 3003", PER R3C
F4 FOUND 3-1/2" ALUMINUM CAP MARKED "T39N R5W 18|19 LS
2058" IN A MONUMENT CASE PER R3A
F5 FOUND 3" ALUMINUM CAP MARKED "T39N R5W BM 1/4 19|24 2021
LS 19293, PER R3E
F6 FOUND 5/8" REBAR, NO CAP, BENT WESTERLY, TIED POINT OF
ENTRY
F7 FOUND 5/8" REBAR, NO CAP
F8 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F9 FOUND 5/8" REBAR, NO CAP, BENT OVER
F10 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F11 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F12 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003", 0.33' NORTH OF THE SOUTH LINE OF SECTION 19, HELD
FOR E-W POSITION
F13 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003", S00°31'22"E 0.15' FROM CALCULATED POSITION
F14 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003", 0.20' EAST OF THE WEST LINE OF SECTION 30
F15 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F16 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F17 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F18 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F19 FOUND 5/8" REBAR, NO CAP
F20 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F21 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"
F22-32 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED
"VONLINDERN PLS 19293"
F33 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HODGE
3003"



	By	Date	Scale: 1:40
Surveyed	TLO	03/2022	Date: 6-14-22
Drawn	JMV	03/2022	Drawing Name
Checked	JMV	06/2022	BBC02-PLAT.dwg
Approved			
Accepted			Sheet 5 of 8

SYNTIER
Engineering, Inc.
405 SE Brelsford Drive, Suite C
Pullman, WA 99163
www.SynTierEngr.com 509.339.6187

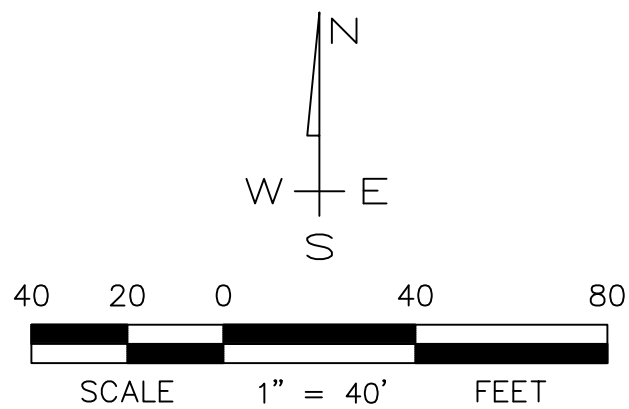
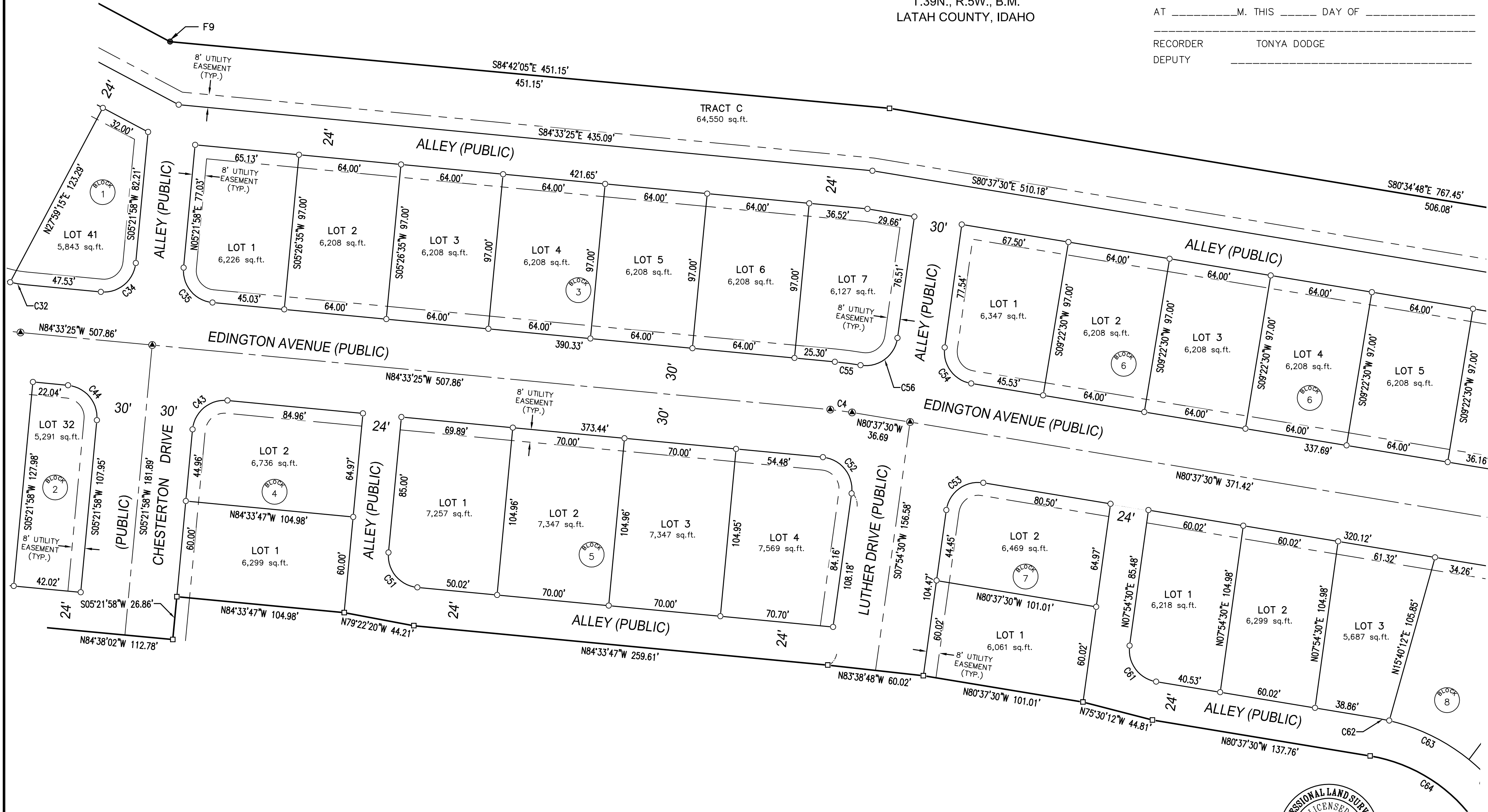
For:
BBC LLC

EDINGTON SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19, T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO



EDINGTON
SUBDIVISION NO.1
NORTHWEST QUARTER OF SECTION 19,
T.39N., R.5W., B.M.
LATAH COUNTY, IDAHO

COUNTY RECORDER CERTIFICATE:
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____M. THIS _____ DAY OF _____
RECORDER TONYA DODGE
DEPUTY _____

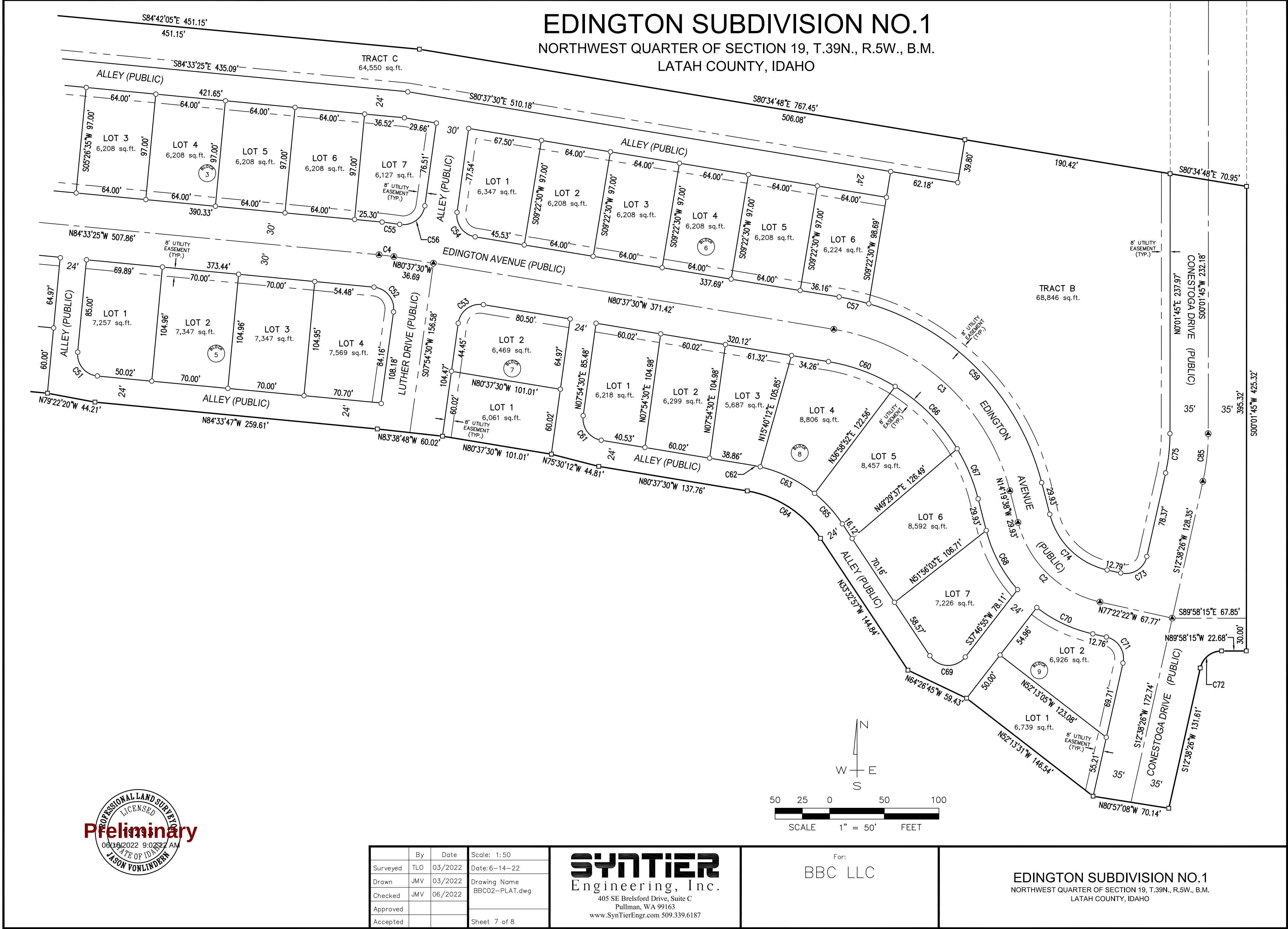


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LATAH COUNTY, IDAHO

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	80.97	100.00	046°23'32"	S63°01'09"W	78.78
C2	110.04	100.00	063°02'44"	N45°51'00"W	104.57
C3	231.42	200.00	066°17'52"	N47°28'34"W	218.73
C4	13.73	200.00	003°55'55"	N82°35'28"W	13.72
C5	46.85	100.00	026°50'28"	N71°08'11"W	46.42
C6	75.60	100.00	043°18'55"	N36°03'29"W	73.81
C7	138.55	100.00	079°23'04"	N54°05'34"W	127.73
C8	134.31	200.00	038°28'39"	N19°19'09"W	131.80
C9	100.89	165.00	035°02'05"	S21°02'26"E	99.33
C10	65.48	188.00	019°57'22"	N57°04'25"E	65.15
C11	144.75	212.00	039°07'10"	S66°39'19"W	141.95
C12	62.88	188.00	019°09'48"	N76°38'00"E	62.59
C13	28.65	20.00	082°05'20"	N84°02'28"W	26.27
C14	47.26	70.00	038°41'00"	N66°52'25"E	46.37
C15	74.38	61.00	069°51'48"	N38°42'59"W	69.86
C16	21.44	61.00	020°08'12"	N83°42'59"W	21.33
C17	133.52	85.00	090°00'00"	S48°47'05"E	120.21
C18	20.52	32.00	036°44'13"	S40°45'08"W	20.17
C19	7.29	32.00	013°02'57"	N41°55'11"E	7.27
C20	33.56	32.00	060°05'16"	S89°09'52"W	32.04
C21	18.28	32.00	032°43'32"	N44°25'44"W	18.03
C22	35.44	32.00	063°27'40"	N03°39'52"E	33.66
C23	32.41	258.00	007°11'55"	N23°20'14"W	32.39
C24	24.03	258.00	005°20'15"	N17°04'09"W	24.03
C25	28.74	130.00	012°39'58"	S31°22'20"E	28.68
C26	24.14	130.00	010°38'19"	S19°43'11"E	24.10
C27	17.81	130.00	007°51'03"	S41°37'51"E	17.80
C28	27.59	130.00	012°09'34"	S51°38'10"E	27.54
C29	111.16	258.00	024°41'12"	N39°16'48"W	110.31
C30	24.52	130.00	010°48'22"	S73°14'52"E	24.48
C31	13.40	130.00	005°54'23"	S81°36'14"E	13.40
C32	9.43	70.00	007°43'11"	N80°41'50"W	9.42
C33	23.36	70.00	019°07'18"	N67°16'36"W	23.25
C34	31.44	20.00	090°04'37"	S50°24'16"W	28.30
C35	31.39	20.00	089°55'23"	N39°35'44"W	28.27
C36	14.81	62.00	013°41'07"	S55°10'11"E	14.77
C37	31.58	38.00	047°36'43"	N38°12'23"W	30.68
C38	28.06	62.00	025°55'44"	S35°21'46"E	27.82
C40	121.93	88.00	079°23'04"	S54°05'34"E	112.40
C41	54.22	112.00	027°44'15"	N28°16'09"W	53.69

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C42	100.96	112.00	051°38'48"	N67°57'41"W	97.57
C44	31.39	20.00	089°55'23"	S39°35'44"E	28.27
C45	20.74	130.00	009°08'25"	S63°16'28"E	20.72
C46	2.24	130.00	000°59'19"	S58°12'36"E	2.24
C47	24.13	256.74	005°23'03"	N78°59'06"W	24.12
C48	81.30	256.74	018°08'32"	N67°13'18"W	80.96
C49	2.25	256.74	000°30'06"	N57°53'59"W	2.25
C50	13.25	256.74	002°57'25"	N83°09'20"W	13.25
C51	31.39	20.00	089°55'45"	N39°35'55"W	28.27
C53	31.93	20.00	091°27'59"	S53°38'30"W	28.64
C54	30.90	20.00	088°32'01"	S36°21'30"E	27.92
C55	15.78	230.00	003°55'55"	N82°35'28"W	15.78
C56	31.93	20.00	091°27'59"	S53°38'30"W	28.64
C57	27.91	230.00	006°57'09"	S77°08'56"E	27.89
C59	238.23	230.00	059°20'43"	S44°00'00"E	227.72
C60	65.57	170.00	022°06'00"	N69°34'30"W	65.17
C61	30.90	20.00	088°32'01"	N36°21'30"W	27.92
C62	8.17	124.00	003°46'33"	N78°44'14"W	8.17
C63	55.83	124.00	025°47'51"	N63°57'02"W	55.36
C64	82.16	100.00	047°04'33"	N57°05'14"W	79.87
C65	37.88	124.00	017°30'10"	N42°18'02"W	37.73
C66	81.27	170.00	027°23'22"	N44°49'49"W	80.49
C67	49.87	170.00	016°48'30"	N22°43'53"W	49.69
C68	61.79	130.00	027°13'56"	N27°56'36"W	61.21
C69	37.93	20.00	108°40'08"	N87°53'01"W	32.50
C70	57.12	130.00	025°10'27"	N64°47'09"W	56.66
C71	31.42	20.00	090°00'48"	N32°21'58"W	28.29
C72	27.01	20.00	077°23'20"	S51°20'06"W	25.01
C73	31.41	20.00	089°59'12"	N57°38'02"E	28.28
C74	77.02	70.00	063°02'44"	S45°51'00"E	73.20
C75	36.32	165.00	012°36'40"	N06°20'06"E	36.24
C76	27.43	258.00	006°05'33"	N54°40'10"W	27.42
C77	96.99	70.00	079°23'04"	S54°05'34"E	89.41
C78	26.51	52.00	029°12'32"	N48°31'15"W	26.22
C79	17.71	52.00	019°30'57"	N24°09'30"W	17.63
C80	27.83	52.00	030°39'35"	N78°27'18"W	27.49
C81	24.34	130.00	010°43'46"	S60°16'45"W	24.31
C82	31.19	130.00	013°44'41"	S72°30'59"W	31.11
C83	15.49	130.00	006°49'35"	S82°48'07"W	15.48
C84	8.79	65.00	007°44'58"	S43°41'52"W	8.78

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C85	44.02	200.00	012°36'40"	S06°20'06"W	43.93
C86	90.06	65.00	079°23'04"	S54°05'34"E	83.03
C87	8.65	62.00	007°59'52"	S18°23'58"E	8.65
C88	52.92	70.00	043°18'55"	N36°03'29"W	51.67
C94	1.31	52.00	001°26'53"	N33°11'32"W	1.31
C95	0.98	87.85	000°38'20"	N14°43'11"W	0.98
C96	20.15	88.00	013°06'59"	N49°03'37"W	20.10
C97	2.54	87.99	001°39'08"	S87°02'28"W	2.54
C98	9.12	130.00	004°01'07"	S43°32'49"E	9.12
C99	10.92	130.00	004°48'45"	S47°57'45"E	10.92
C100	20.88	258.00	004°38'10"	S49°18'19"E	20.87
C101	20.01	258.00	004°26'37"	S44°45'55"E	20.00
C102	70.28	258.00	015°36'25"	S34°44'24"E	70.06
C103	8.70	130.00	003°49'57"	S39°37'18"E	8.69

LINE TABLE		
Line #	Direction	Length
L1	S35°10'57"W	79.61
L2	N53°35'08"W	61.66
L3	S14°24'02"E	30.68
L4	S53°35'08"E	37.54
L5	S35°10'57"W	17.54
L6	N53°35'08"W	52.13
L7	S35°10'57"W	19.12
L8	N46°26'07"E	128.46
L9	S46°26'07"W	128.04
L10	S47°28'46"W	29.70



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