

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
August 10, 2022

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of July 27, 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: Proposed Rezone of a 10-acre Property Located Directly North of the Current Terminus of War Bonnet Drive: LUP2022-0021 (ACTION ITEM)**

Proposed rezoning of the subject property from the Motor Business (MB) Zone to the Multiple Family Residential (R-4) Zone.

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

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

4. **Public Hearing: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum: LUP2022-0017, LUP2022-0018 and LUP2022-0019 (ACTION ITEM)**

1. Comprehensive Plan Land Use Designation amendment from the Auto-Urban Residential designation to the High-Density Residential and Auto-Urban Residential designations.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.

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.

3. Proposed Preliminary Plat and Planned Unit Development (PUD) of a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates.

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

1. Recommend approval of the proposed Comprehensive Plan Land Use Designations with no conditions; or recommend approval of the proposed Comprehensive Plan Land Use Designations with conditions; or recommend denial of the proposed Comprehensive Plan Land Use Designations; or take such other action deemed appropriate.
 2. Recommend approval of the proposed Rezone with no conditions; or recommend approval of the proposed Rezone with conditions; or recommend denial of the proposed Rezone; or take such other action deemed appropriate.
 3. Recommend approval of the proposed Planned Unit Development with no conditions; or recommend approval of the proposed Planned Unit Development with conditions; or recommend denial of the proposed Planned Unit Development; or take such other action deemed appropriate.
 4. Recommend approval of the proposed Preliminary Plat with no conditions; or recommend approval of the proposed Preliminary Plat with conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
5. **Approval of Reasoned Statement of Relevant Criteria and Standards (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: Review the draft Relevant Criteria and Standards document and approve the document; or approve the document with modifications; 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 24, 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 27, 2022

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Robb Parish, Chair; Drew Davis, Joel Hamilton, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Rich Beebe, Scott Gropp, Cole Mize
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of July 13, 2022 Minutes (ACTION ITEM)

Hamilton moved for approval of the minutes as amended, seconded by Davis. Vote by Acclamation; Ayes: Unanimous (6). Nays: None. Abstentions: None. 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. 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.

Parish had recused himself from the previous meetings regarding this subdivision plat, and will continue to abstain from the discussion and vote for the request to eliminate a condition of approval.

Ray presented the amendment request for the subdivision plat as described above, and recommended the Commission conditionally approve of an approach from Palouse River Drive if the property is developed commercially, but require it to remain a flagpole lot from Sunnyside Avenue if it is used for residential. The flagpole driveway would remain on the plat unless they re-platted the subdivision or submitted for a lot line adjustment after the property was developed. The remaining portion of Sunnyside Avenue is currently being constructed, but has not been completed yet. There are several other commercial properties that have direct access to Palouse River Drive to the east of the subject property. A property that used to be residential and was converted to a chiropractic office recently. The majority of the south side of West Palouse River Drive is zoned Motor Business, but this portion of the Anderson subdivision is zoned Multi-Family Residential.

The Commissioners talked about the busyness of Palouse River Drive and the benefit of having cars approaching front ways as opposed to backing into oncoming traffic, as is typical with a residential driveway.

All the other properties on that stretch of Palouse River Drive have made accommodations to ensure they do not back onto the road, but approach it facing forward.

Public Hearing opened at 7:17 PM

Scott Becker (applicant), Moscow, pointed out that ITD also has a shop on the south side of Palouse River Drive, and results in significant truck traffic. There is a building height restriction for the lot which prevented the development of an apartment complex, and the property owners decided to build a small commercial office instead.

Public Hearing closed at 7:19 PM

Davis moved to recommend approval of the proposed amendment to the Subdivision Plat to City Council, with one condition as recommended by Staff. The motion was seconded by Seever. Vote by Acclamation; Ayes: Davis, Hamilton, Reese, Seever, Wilson (5). Nays: None. Abstentions: Parish (1). Motion carried.

Hamilton moved to direct Staff to prepare the Relevant Criteria and Standards, seconded by Seever. Vote by Acclamation; Ayes: Davis, Hamilton, Reese, Seever, Wilson (5). Nays: None. Abstentions: Parish (1). Motion carried.

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.

Ray presented the proposed Final Subdivision Plat as described above, and recommended approval of the final plat to be forwarded to City Council. There were no changes made to the plat from the Preliminary stage. An alley in the furthest northeast corner does not appear on the plat, but the developers were not required to show it, as the construction drawings show the alley connecting to the road. Schweitzer Engineering Laboratories (SEL) has not given any indication that they want a road through their property, to connect with Highway 95 to the east. The Commission continued discussing other connections from Edington to the highway.

Seever moved to recommend approval of the proposed Final Subdivision Plat, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

Next regular meeting is scheduled for August 11th, 2022.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

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

Two Public Hearings scheduled for the next meeting, one of which is a Rezone and the other is a combination PUD and Preliminary Plat.

The meeting adjourned at 7:34 PM

Robb Parish, Chair

CITY OF MOSCOW COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

Hearing Date: August 10, 2022

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

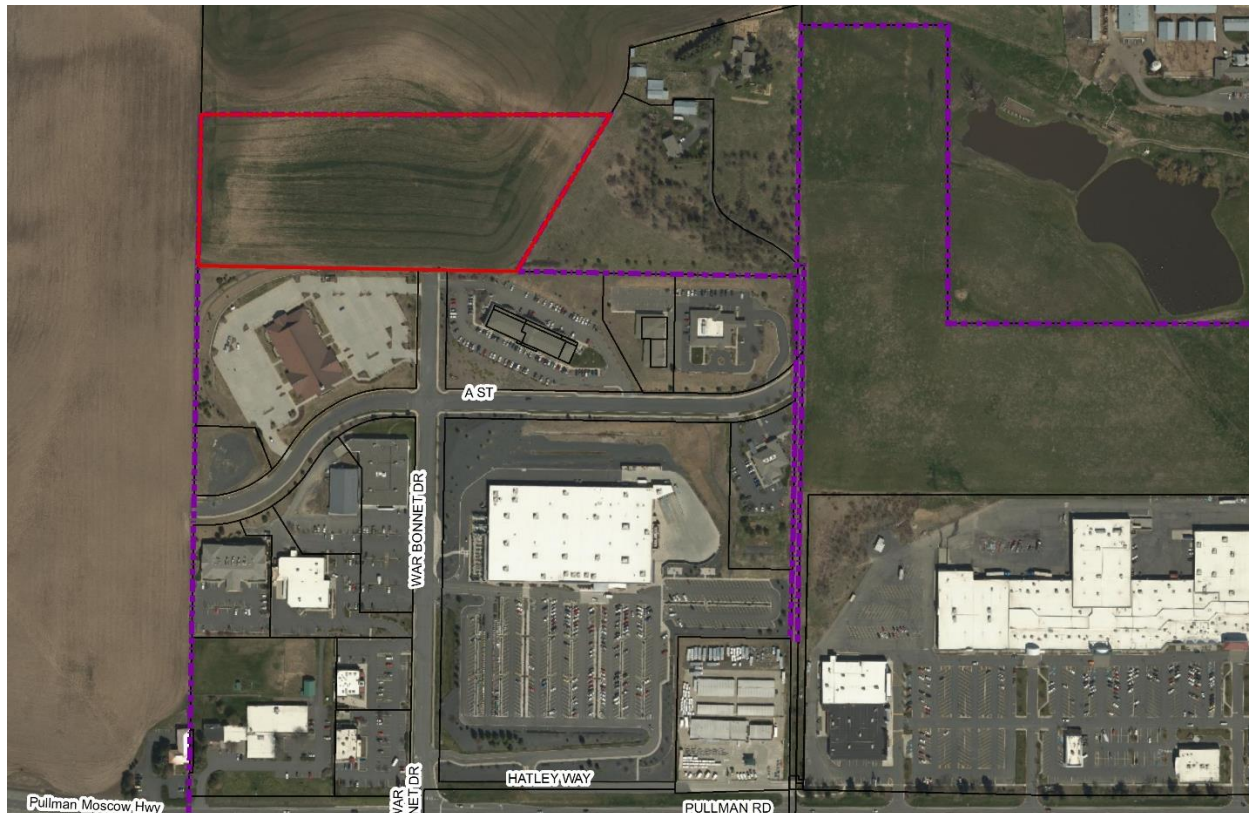
Subject: Proposal for Rezone of a 10-acre property located at directly north of the current terminus of War Bonnet Drive from the Motor Business (MB) Zone to the Multiple Family Residential (R-4) Zone - LUP2022-0021

Attachments:

1. Public Hearing Notice
2. Rezone Application
3. Neighborhood Meeting Materials

STAFF REVIEW

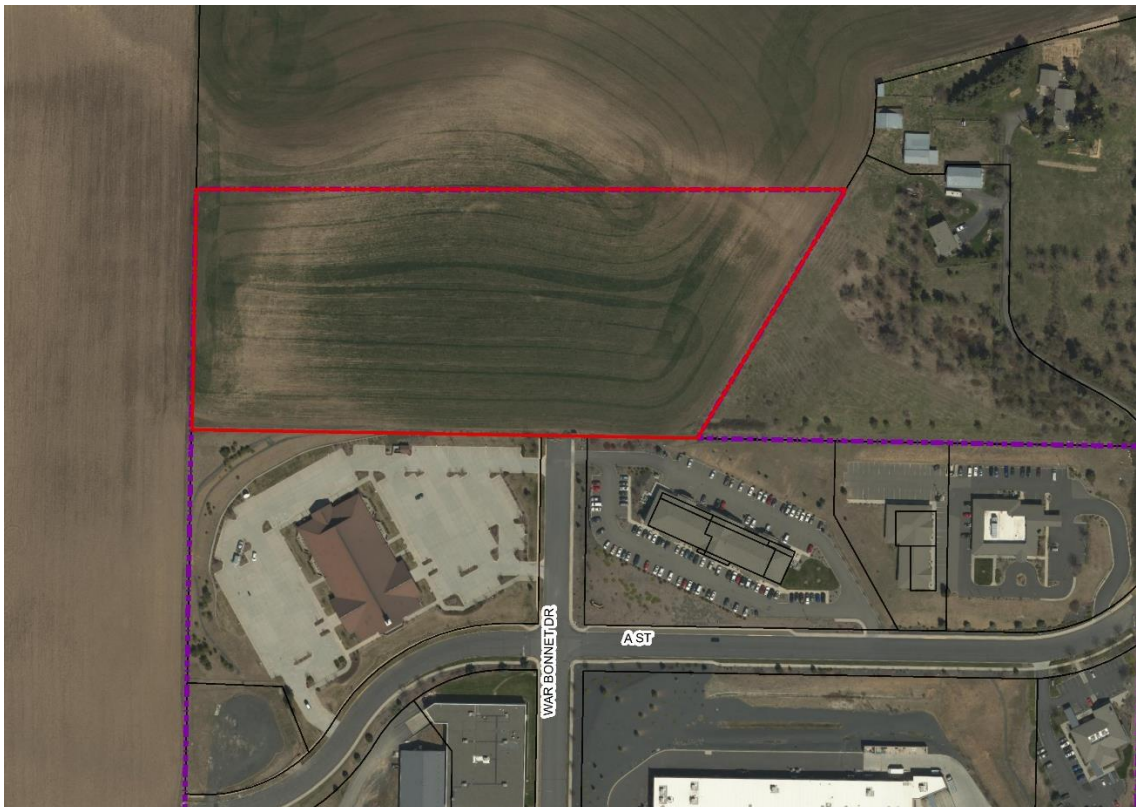
Proposal: The applicant, the Estate of Kathleen J. Montgomery, is requesting to rezone of a 10-acre property located at directly north of the current terminus of War Bonnet Drive. The parcel is currently zoned Motor Business (MB) which the applicant is proposing to rezone to the Multiple Family Residential (R-4) Zone.



Aerial of Subject Property



Aerial of Subject Property



Close-up Aerial of Subject Property

Background: The subject property was first annexed into the City of Moscow in 2017 and was formerly part of an approximately 60-acre parcel that now includes two parcels of 4.96 and 4.31 acres in size that each contain dwellings. There was also a 40.30-acre agricultural parcel located directly to the north of the subject property that has a conservation easement upon it and was part of the original 60-acre parcel.

Site and Area Land Use: The subject property is currently 10 acres in size and is currently used for agricultural purposes. The surrounding properties to the north and east are all within the Area of City Impact. Properties to the south include an LDS church, City well #10 site, Gritman Medical Office Buildings along 'A' Street, and various commercial businesses located along War Bonnet Drive. The commercial uses include Walmart, Goodwill, La Quinta, Shari's, and Applebee's.

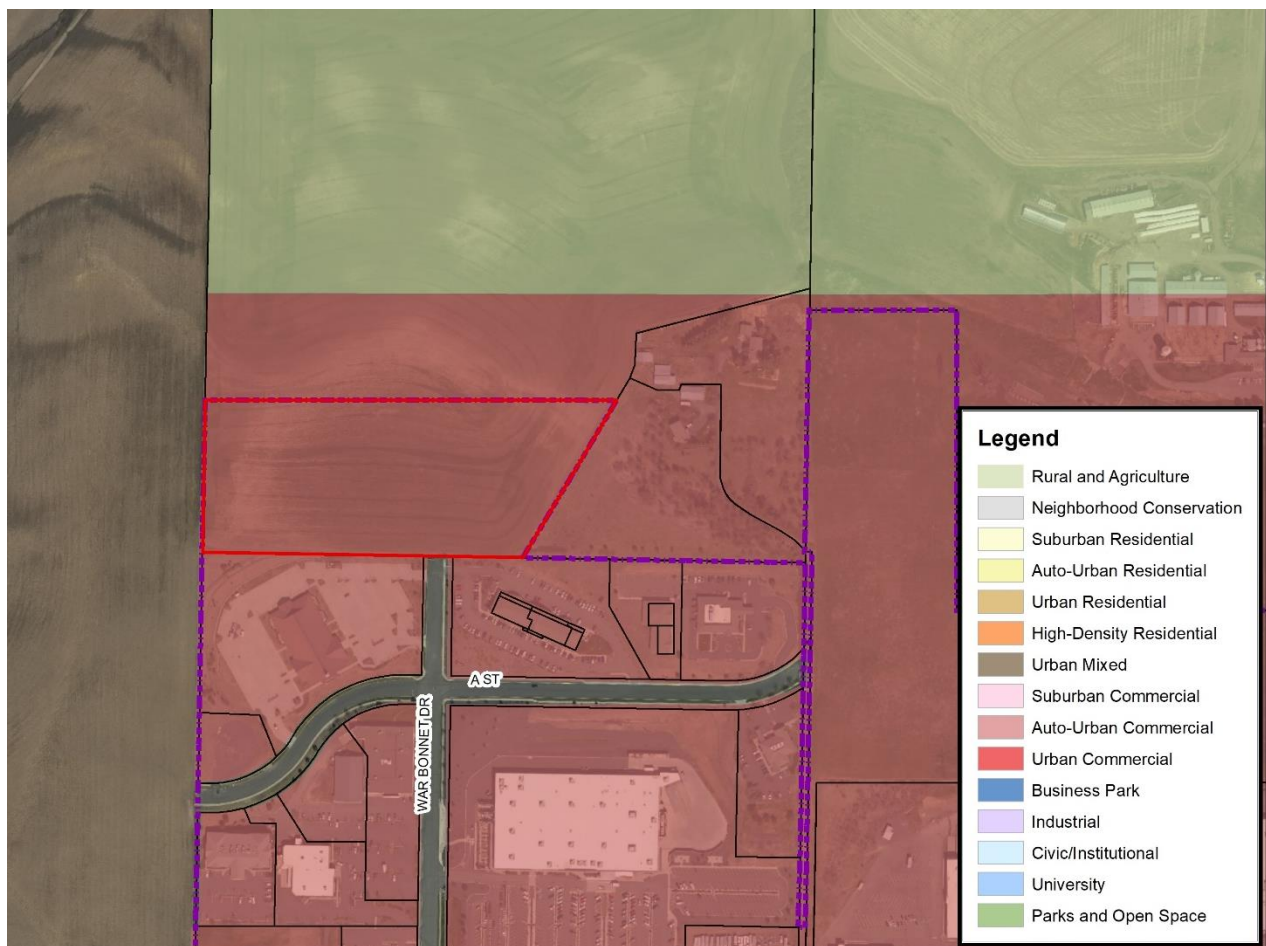
Comprehensive Plan Land Use Designation:

The entirety of the subject property is currently designated as Auto-Urban Commercial (AU-C). According to the Comprehensive Plan, AU-C designated areas,

“are intended to provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”

The surrounding properties to the north, east, and south are also designated as Auto-Urban Commercial (AU-C).

The subject property has property frontage on War Bonnet Drive which is designated as a minor arterial in the Thoroughfare Plan. The Plan shows War Bonnet Drive extending through the subject property in the northeasterly direction.



Current Comprehensive Plan Land Use Designation

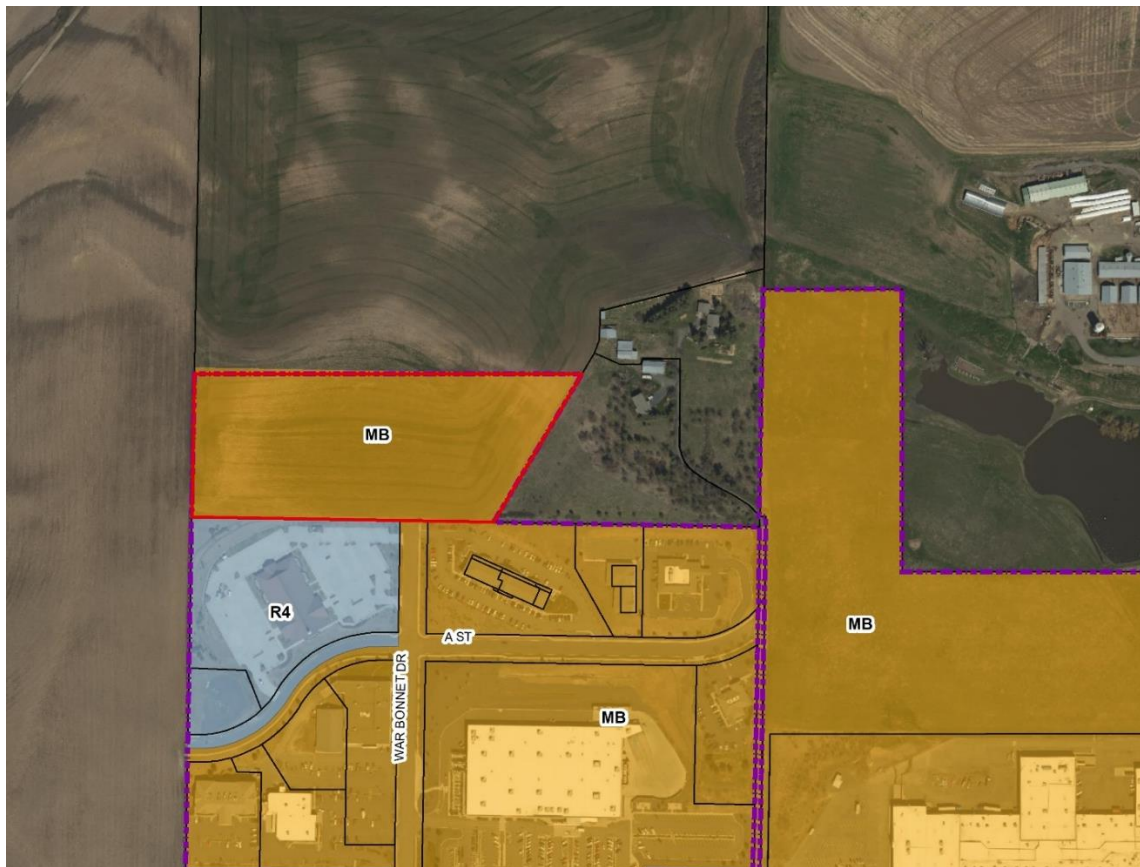
Zoning: The proposal is to rezone the subject property from its current designation of Motor Business (MB) to the Multiple Family Residential (R-4) Zone. Surrounding properties to the north and east located within the Area of City Impact are currently zoned Agriculture/Forestry (AF). The LDS church property and City Well #10 are within the Multiple Family Residential (R-4) Zone, and the remaining properties to the south are within the Motor Business (MB) Zone.

According to the Zoning Code the R-4 Zoning District,

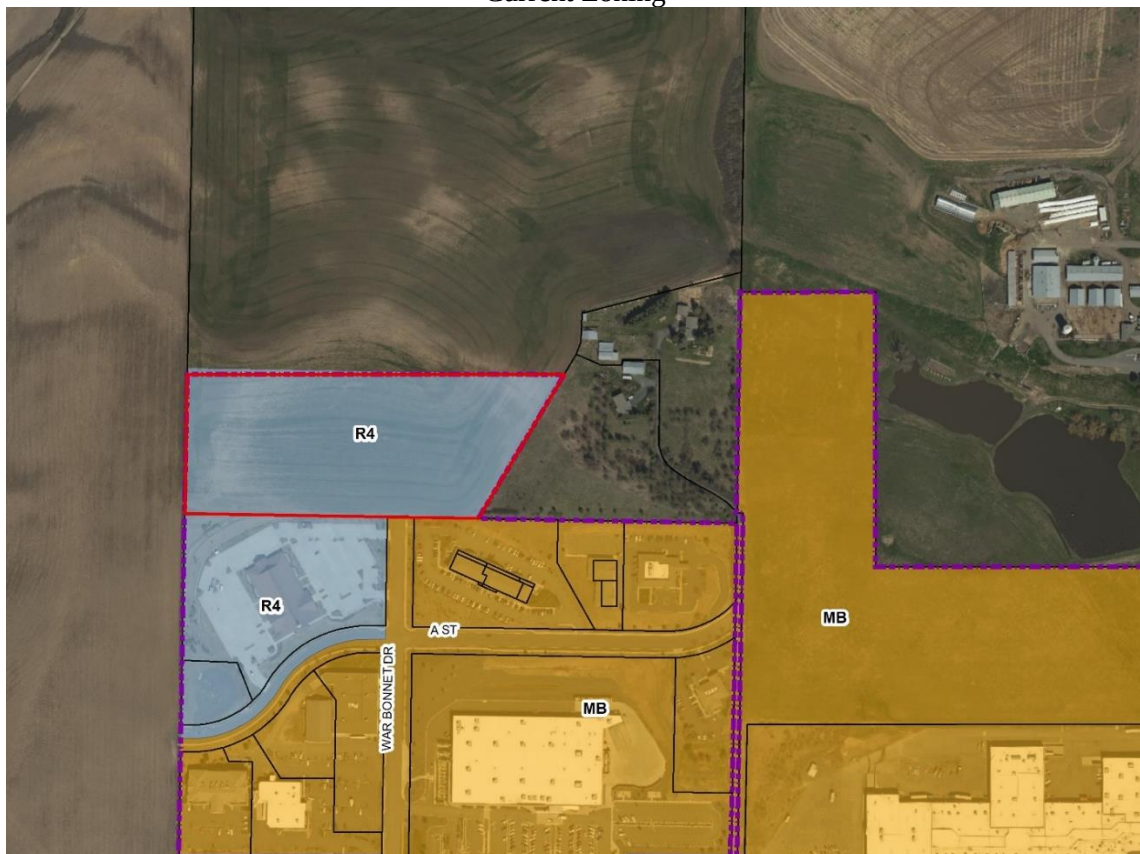
“Provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access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

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

The minimum lot size for parcels within the R-4 Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater, for single-family, two-family, and multi-family dwellings; 2,250 sf for twinhome dwellings; and 1,800 sf for townhouse dwellings.



Current Zoning



Proposed Zoning

Water and Sewer: There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property. The future developer of the property will need to work with the City's Engineering Department to conduct a model analysis to determine proper infrastructure sizing for the future proposed use.

Access, Streets, Traffic: Per the 2019 Thoroughfare Plan within the Comprehensive Plan, War Bonnet is shown extending northward through the subject property and then heading to the northeast. War Bonnet is currently designated as a minor arterial and is shown extending to the north as a minor arterial as well. The Engineering Department has indicated that the development of the subject property is not expected to generate enough trips to significantly impact the traffic patterns in the area. The development of this parcel was anticipated when the road system in this vicinity was built.

When this property was annexed in 2017 there was a condition of approval on the zoning ordinance that stated that War Bonnet Drive and public utilities shall be extended to the northern boundary of the subject property in accordance with the alignment of the Thoroughfare Plan within the City of Moscow Comprehensive Plan, as development occurs upon the subject property. The Engineering Department is recommending that this condition be carried over on this proposed rezone. To do so, the property owner and the City will need to enter into a recorded development agreement.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 16, 2022 to discuss the proposed rezone. All neighborhood meeting materials are attached.

Input from Other Agencies: None received.

RELEVANT CRITERIA & STANDARDS:

Rezone:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.
4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.

RECOMMENDATIONS:

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

1. Recommend approval of the proposed rezone from the combination of Motor Business (MB) to the Multiple Family Residential (R-4) Zone with the following conditions:
 1. That the property owner enters into a recorded development agreement to include the following:
 - i. War Bonnet Drive and public utilities shall be extended to the northern boundary of the subject property in accordance with the alignment of the Thoroughfare Plan within the City of Moscow Comprehensive Plan, as development occurs upon the subject property.
2. In accordance with the Commission's decision on the rezone request, direct staff to prepare the Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for Rezone of a 10-acre Property Located Directly North of the Current Terminus of War Bonnet Drive. Permit Application LUP2022-0021

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. Rezoning of the subject property from the Motor Business (MB) Zone to the Multiple Family Residential (R-4) Zone.

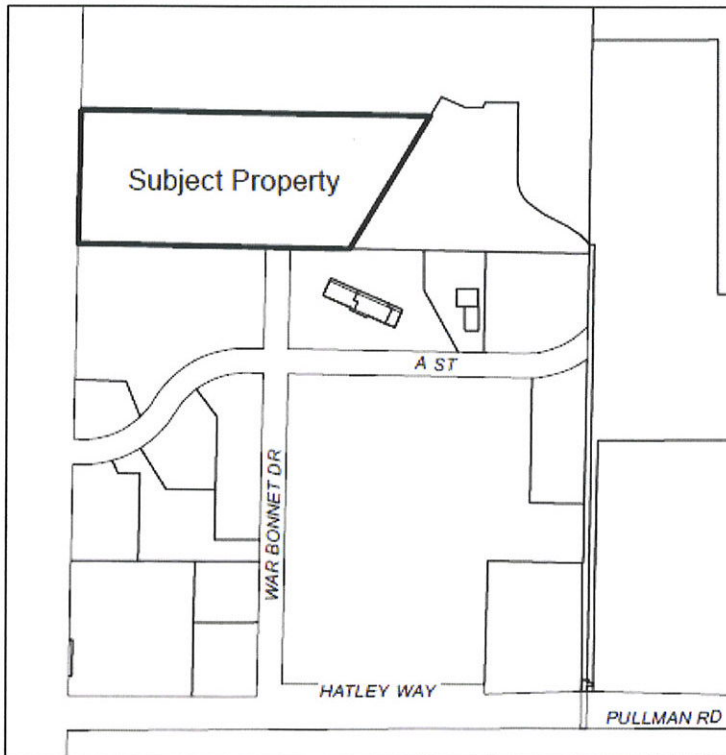
MEETING DATE: Wednesday, August 10, 2022

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

MEETING TIME: 7:00 p.m.

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

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



Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: July 23, 2022

W + R + M

Westberg Roepke Moore

An Idaho Professional Limited Liability Company

Attorneys and Counselors at Law
Admitted in Idaho and Washington
530 South Asbury St., #2
Moscow, ID 83843
Phone: (208) 883-1520
Fax: (208) 883-1521

Aaron D. Roepke: aroepke@wrp-law.com
Cody R. Moore: cmoore@wrp-law.com

July 13, 2022

City of Moscow
Community Development
504 S. Washington St.
Moscow, ID 83843

RE: Application for Zoning Amendment

Jennifer,

Enclosed, please find an Application for Zoning Amendment and the application fee for \$1,000.00.

I appreciate your assistance in this matter. If you have any questions, please contact us.

Sincerely,

WESTBERG ROEPKE MOORE, PLLC


Cody R. Moore

CRM/lw
Enclosures



Received 07-19-22



**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		7-19-22	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$1,000.00	7/19
Receipt Number		LUP2022-0021	

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Estate of Kathleen J. Montgomery Telephone: (208) 883-1520
c/o Cody Moore, Westberg Roepke Moore, PLLC, 530 S. Asbury St., Suite 2, Moscow, ID 83843
 (Home address)

Relationship to affected property (please check one):

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

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

Name: _____ Telephone: _____
 (Home address)

3. Location of Affected Property: Parcel No. RPM00000123900 (see attached legal description)

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

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

INFORMATION ON REQUESTED REZONE

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

From: Motor Business (MB) to: Multiple Family Residential (R-4)
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): _____ So that an apartment complex can be built upon it.

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

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

Yes, because a) the proposed zoning change is for a lower intensity than indicated by the current Comprehensive Plan (see, 2.6.2 of Plan); b) the rezoned property will allow for high density residences and will be near an arterial/collector street in Warbonnet Drive and Pullman Road (see, 2.6.2 of Plan); c) there are already two R-4 zoned properties adjacent to the subject property and so this is consistent with development pattern of surrounding areas (see, 2.6.2; d) it allows for needed increased housing in an area that can be efficiently and economically served with public services and utilities (see, Ch. 1 of Plan, P. 1.7). This list is non-exhaustive.

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

The proposed rezone would provide needed housing options to Moscow in a location that nears an arterial / collector street system (Warbonnet and Pullman Road). This allows for efficient access and minimal impact on surrounding areas and land owners, which are largely commercial in nature.

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

Yes. There are already two adjacent parcels zoned as R-4.

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

It is not expected that a rezone and development that follows will impact any public delivery of services given it's location and proximity to arterial and collector streets. In addition under City Ordinance 2017-04 March 9, 2017, enclosed herewith, the property owner is obligated to allow for extension of War Bonnet Drive and utilities to its northern boundary to service areas of expected growth.

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

Yes. The location is such that there are not expected difficulties with the provision of public services to the property.

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

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

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

The following materials must be included with this application:

1. Application fee.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

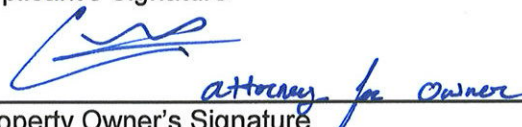
I understand this information is a public record and may be posted to a public website.



Applicant's Signature

7-12-2022

Date



Property Owner's Signature

7-12-2022

Date



EXHIBIT

“A”

Subject Property
Legal Description

PROPERTY DESCRIPTION FOR KAY MONTGOMERY - PARCEL 3

A parcel of land located in the northwest quarter of Section 12, Township 39 North, Range 6 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the west quarter corner of Section 12;
Thence along the south line of the northwest quarter of Section 12,
S 89°02'03" E, 878.43 feet;
Thence leaving said south line, N 30°49'55" E, 500.70 feet;
Thence N 89°01'11" W, 1127.75 feet to the west line of Section 12;
Thence along said west line, S 00°58'04" W, 434.48 feet to the POINT OF
BEGINNING.

Containing 10.00 acres, more or less.



EXHIBIT “B”

Invitation Letter to
Neighborhood Meeting

W + R + M**Westberg Roepke Moore**

An Idaho Professional Limited Liability Company

Attorneys and Counselors at Law
 Admitted in Idaho and Washington
 530 South Asbury St., #2
 Moscow, ID 83843
 Phone: (208) 883-1520
 Fax: (208) 883-1521

Aaron D. Roepke: aroepke@wrm-law.com
 Cody R. Moore: cmoore@wrm-law.com

June 16, 2022

Notice Neighborhood Meeting For Application for Zoning Amendment

Dear Neighbors and Interested Community Members:

This firm represents the Estate of Kathleen J. Montgomery ("Estate"). You are receiving this Notice of Neighborhood Meeting because the Estate desires to amend zoning (re-zone) for real property located at the end of Warbonnet Drive in Moscow, Idaho (Tax Parcel No. RPM00000123900; approximately 10 acres) from Motor Business to Multiple Family Residential (R-4), so that an apartment complex can be built upon it. The subject property is described further on the map below.

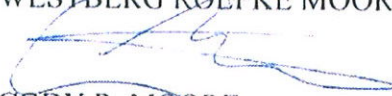
You are hereby invited to a neighborhood meeting related to the Estate's re-zoning application, which will be held on **June 30, 2022 at 12:00 P.M.** at the Kenworthy Performing Arts Centre located at 508 S. Main St, Moscow, ID 83843. Public comment will be accepted and personnel will be available for questions. All comments and questions will be recorded and submitted to the City as part of the re-zone application process.

I will also respond to emails and phone calls ahead of time at 208-883-1520 or cmoore@wrm-law.com.



Sincerely,

WESTBERG ROEPKE MOORE, PLLC


 CODY R. MOORE


CRM/lw

Received 07-19-22

EXHIBIT “C”

List of Addressees
&
Declaration of Mailing

NAME	ADDRESS	ADDRESS 2	CITY	STATE	ZIPCODE
FREEMAN & HEASLEY PROP LLC	1901 19TH AVE		LEWISTON	ID	83501
WAL-MART REAL ESTATE	2001 SE 10TH ST		BENTONVILLE	AR	72716
WETZEL LIVING TRUST	2254 W A ST		MOSCOW	ID	83843
VIETMEIER, KATHLEEN	2256 W A ST		MOSCOW	ID	83843
PALOUSE HEALTH PROPRTIE LLC	2300 W A ST		MOSCOW	ID	83843
ORTHOPEDIC PROPERTIES OF THE	2500 W A ST, STE #201		MOSCOW	ID	83843
PALOMAR HOLDINGS LLC	2500 W A ST, STE #202		MOSCOW	ID	83843
SAND ROAD MONTGOMERY LLC	2653 SAND RD		PULLMAN	WA	99163
CHURCH, LDS	50 E NORTH TEMPLE ST		SALT LAKE CITY	UT	84150
GRITMAN MEDICAL PARK LLC	700 S MAIN STREET		MOSCOW	ID	83843
CITY OF MOSCOW	COMMUNITY DEVELOPMENT	504 S WASHINGTON ST	MOSCOW	ID	83843
UNIVERSITY OF IDAHO	GERARD BILLINGTON	875 PERIMETER DR, MS 3162	MOSCOW	ID	83844
MONTGOMERY, KATHLEEN	PO BOX 104		ELLISTON	MT	59728
PASSENGER SEAT LLC	PO BOX 52865		BELLEVUE	WA	98015



DECLARATION OF SERVICE

I, Lacen Workman, being first and duly sworn upon oath, deposes and states as follows:

On June 16, 2022, I sent the Neighborhood Meeting Letter to:

FREEMAN & HEASLEY PROP LLC
1901 19TH AVE
LEWISTON, ID 83501

WAL-MART REAL ESTATE
2001 SE 10TH ST
BENTONVILLE, AR 72716

WETZEL LIVING TRUST
2254 W A ST
MOSCOW, ID 83843

KATHLEEN VIETMEIER
2256 W A ST
MOSCOW, ID 83843

PALOUSE HEALTH PROPERTIES, LLC
2300 W A ST
MOSCOW, ID 83843

ORTHOPEDIC PROPERTIES
2500 W A ST, STE #201
MOSCOW, ID 83843

PALOMAR HOLDINGS, LLC
2500 W A ST, STE #202
MOSCOW, ID 83843

SAND ROAD MONTGOMERY, LLC
2653 SAND RD
PULLMAN, WA 99163

LDS CHURCH
50 E NORTH TEMPLE ST
SALT LAKE CITY, UT 84150

GRITMAN MEDICAL PARK LLC
700 S MAIN STREET
MOSCOW, ID 83843

CITY OF MOSCOW
COMMUNITY DEVELOPMENT
504 S WASHINGTON ST
MOSCOW, ID 83843

UNIVERSITY OF IDAHO
GERARD BILLINGTON
875 PERIMETER DR, MS 3162
MOSCOW, ID 83844

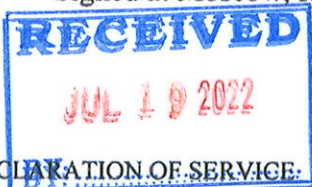
KATHLEEN MONTGOMERY
PO BOX 104
ELLISTON, MT 59728

PASSENGER SEAT, LLC
PO BOX 52865
BELLEVUE, WA 98015

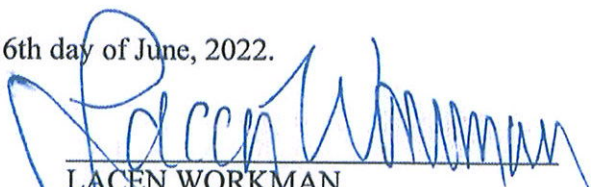
The aforementioned document was placed in a sealed envelope, mailed with first class postage affixed thereto, and deposited in the United States Mail at Moscow, Idaho.

I declare under penalty of perjury under the laws of the State of Idaho that the foregoing is true and correct.

Signed at Moscow, Idaho, this 16th day of June, 2022.



DECLARATION OF SERVICE


LACEN WORKMAN
Page 1 of 1

Westberg Roepke Moore PLLC
530 S. Asbury Street, Suite 2
Moscow, Idaho 83843
(208) 883-1520

Received 07-19-22

EXHIBIT

“D”

Neighborhood Meeting
Handout Packet

FAQs

1. What Property is involved?

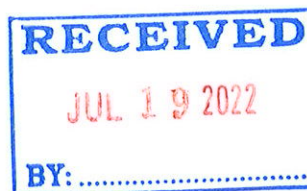
ANSWER: Approximately 10 acres currently owned by the Estate of Kathleen J. Montgomery at the north end of Warbonnet Drive in Moscow Idaho; Latah County Tax Parcel No. RPM00000123900

2. What are you requesting?

ANSWER: The owner of the property is requesting to amend the zoning designation from Motor Business ("MB") to Multiple Family Residential (R-4) for the purpose of developing the property for an apartment complex.

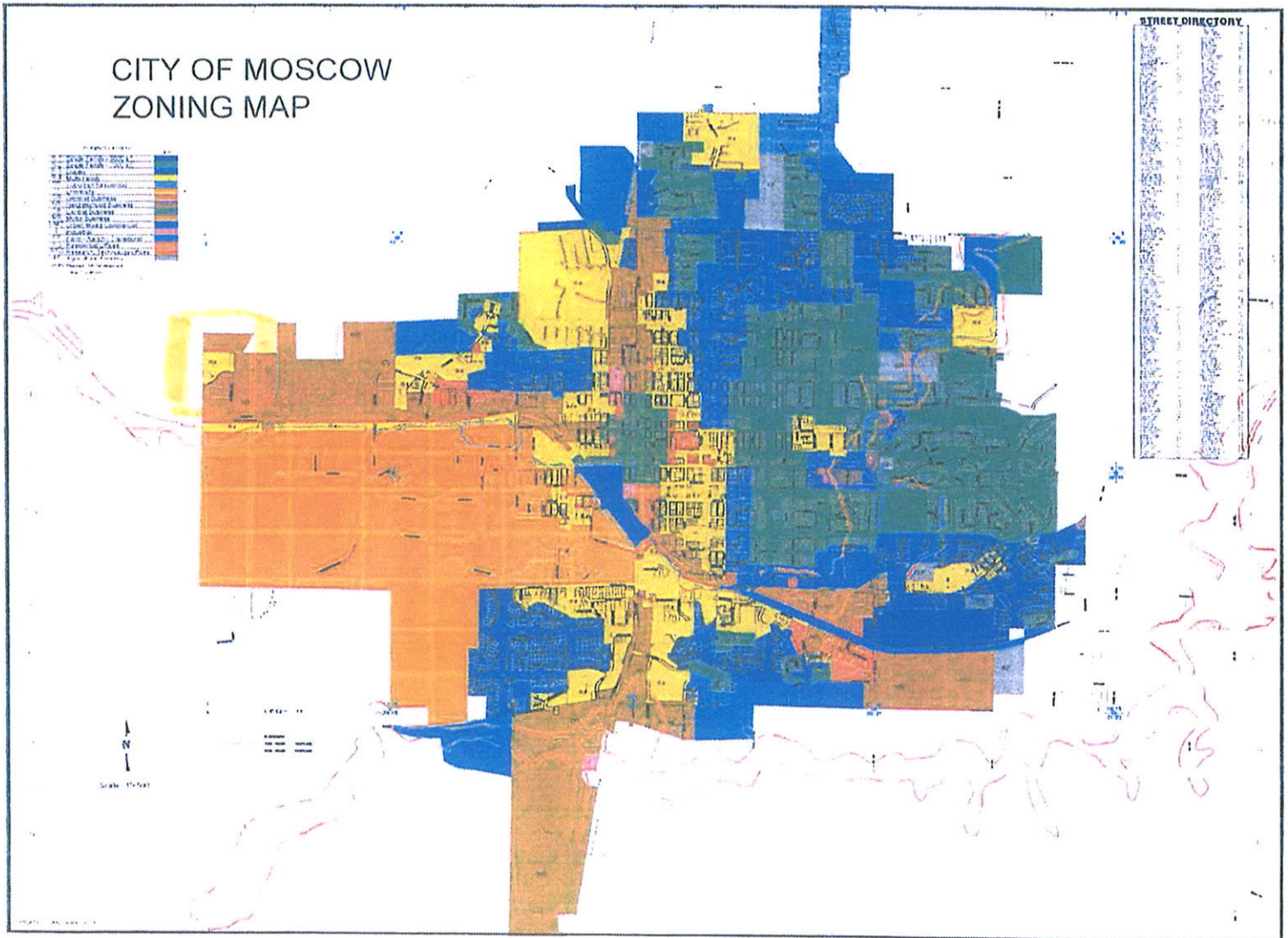
3. Are there other R-4 zoned properties nearby?

ANSWER: There are two adjacent parcels that are zoned R-4. The parcel immediately to the south of the subject property owned by the LDS Church (Latah County Tax Parcel No. RPM0385003001A) and the parcel south of that owned by the City of Moscow (Latah County Tax Parcel No. RPM0385003001B) are both zoned R-4.



MAP OF SUBJECT PROPERTY





RECEIVED
JUL 19 2022
BY:

W + R + M**Westberg Roepke Moore**

An Idaho Professional Limited Liability Company

Attorneys and Counselors at Law
 Admitted in Idaho and Washington
 530 South Asbury St., #2
 Moscow, ID 83843
 Phone: (208) 883-1520
 Fax: (208) 883-1521

Aaron D. Roepke: aroepke@wrp-law.com
 Cody R. Moore: cmoore@wrp-law.com

June 16, 2022

Notice Neighborhood Meeting For Application for Zoning Amendment

Dear Neighbors and Interested Community Members:

This firm represents the Estate of Kathleen J. Montgomery ("Estate"). You are receiving this Notice of Neighborhood Meeting because the Estate desires to amend zoning (re-zone) for real property located at the end of Warbonnet Drive in Moscow, Idaho (Tax Parcel No. RPM00000123900; approximately 10 acres) from Motor Business to Multiple Family Residential (R-4), so that an apartment complex can be built upon it. The subject property is described further on the map below.

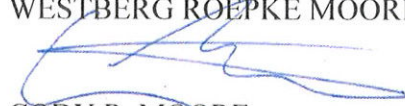
You are hereby invited to a neighborhood meeting related to the Estate's re-zoning application, which will be held on June 30, 2022 at 12:00 P.M. at the Kenworthy Performing Arts Centre located at 508 S. Main St, Moscow, ID 83843. Public comment will be accepted and personnel will be available for questions. All comments and questions will be recorded and submitted to the City as part of the re-zone application process.

I will also respond to emails and phone calls ahead of time at 208-883-1520 or cmoore@wrp-law.com.



Sincerely,

WESTBERG ROEPKE MOORE, PLLC


 CODY R. MOORE

CRM/lw

Received 07-19-22

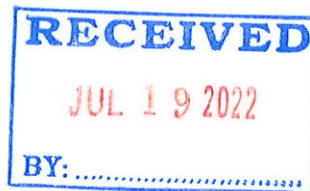
EXHIBIT

“E”

Sign-In Sheet

Neighborhood Meeting Attendance Sheet

Date: Thursday June 30, 2022
Time: 12:00 PM
Subject: Neighborhood Meeting re: rezone from MB to R4
Meeting Location: Kenworthy Performing Arts Centre
 508 S. Main Street
 Moscow, Idaho 83843
Presenter: Cody Moore



Name	Address	Email / Phone
SCOTT BECKER	405 - S WASH.	scottbecker@moscow.idaho.gov (208) 882-3520
Shelley L Bennett	2279 Moser St.	sbennett@moscow.idaho.gov (208) 301-1623

EXHIBIT

“F”

Neighborhood
Meeting Minutes

W + R + M**Westberg Roepke Moore**

An Idaho Professional Limited Liability Company

Attorneys and Counselors at Law
Admitted in Idaho and Washington
530 South Asbury St., #2
Moscow, ID 83843
Phone: (208) 883-1520
Fax: (208) 883-1521

Aaron D. Roepke: aroepke@wrm-law.com
Cody R. Moore: cmoore@wrm-law.com

Neighborhood Meeting Minutes
June 30, 2022

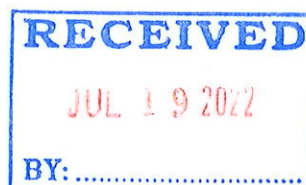
MEETING LOCATION: Kenworthy Performing Arts Centre
508 S. Main St.
Moscow, ID 83843

PRESENTER: Cody R. Moore

RE: Neighborhood Meeting re: Rezone from MB to R4
Property located at the end of Warbonnet Drive
Parcel No. RPM00000123900

PRESENT: *Scott Becker; Shelley Bennett*

1. Meeting called to order at 12:05 PM
2. Cody Moore gave introduction and summary of proposal.
3. The floor was opened to public comments in support of application.
 - a. Shelley Bennett stated this rezone is "highest and best use" and that it is "too far away from the highway to be good business property."
4. The floor was opened to public comments in opposition of application.
 - a. No comments in opposition were made.
5. The floor was open for other questions or public testimony.
 - a. No other questions or comments were provided.
6. Meeting was adjourned at 12:07 PM





AUGUST 2ND, 2022

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: PARCEL NO. RPM00000123900 REZONE REQUEST REVIEW

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the Application for Zoning Amendment for the 10-acre parcel at the end of Warbonnet Drive (Parcel No. RPM00000123900), the Engineering Division has the following comments and recommended conditions of approval:

Comments

1. Development of this parcel is not expected to generate enough trips to significantly impact the traffic patterns in this area. Development of this parcel was anticipated when the road system in this vicinity was built.

Recommendations

1. The City's Application for Zoning Amendment application requires under section 6.E that the applicant evaluate if the development can be adequately served by existing transportation network, public facilities and services. In order to ensure the City will be able to provide those services we recommend the applicant work with the City to analyze the current water and sewer infrastructure and any potential additional infrastructure required to provide these services. To do so, we recommend the following step be pursued.
 - a. A proposed development will be tapping into an un-looped branch of the City's water infrastructure and there appears to be a significant elevation difference from the watermain tie in point in Warbonnet Drive to the northern extent of the property. As a result, we recommend that the applicant request a model analysis of the City's current water infrastructures ability to serve domestic and fire flow at the subdivision. The City retains HDR Engineering to maintain and operate its water model. For a model analysis, the applicant would work with the City to set up a Task Order specific to the development and infrastructure that they would like to proposed. This analysis will be at the expense of the applicant and will be required for the City to issue a "Will Serve" letter to the Idaho Department of Environmental Quality (IDEQ).
 - b. This property was not included in the future growth scenario model analysis in the City's sanitary sewer comprehensive plan. To ensure this property can be serviced by the City's sewer system we

Community Development – Engineering Division

504 S. Washington Street
Moscow ID 83843

recommend when designing a development, the developer's engineer work with the City to analyze the current sewer system's capacity from the property to the City's Mall Lift Station, and then from the Mall Lift Station to the City's Waste Water Treatment Facility. This analysis will be required for the City to issue a "Will Serve" letter to the Idaho Department of Environmental Quality (IDEQ).

2. When this property was annexed in 2017 there was a condition of approval on the zoning that stated the following:

War Bonnet Drive and public utilities shall be extended to the northern boundary of the subject property in accordance with the alignment of the Thoroughfare Plan within the City of Moscow Comprehensive Plan, as development occurs upon the subject property.

We recommend that this condition be carried over on this proposed rezone. To do so, we recommend that the property owner enter into a recorded development agreement to include this language

**BEFORE THE PLANNING AND ZONING COMMISSION
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 THE REZONE OF A TEN (10) ACRE PROPERTY LOCATED DIRECTLY NORTH OF THE CURRENT TERMINUS OF WAR BONNET DRIVE WITHIN THE CITY OF MOSCOW FROM THE MOTOR BUSINESS (MB) ZONE TO THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONE.

WHEREAS, the applicant filed an application for Rezone on July 19, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on August 10, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission 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 consists of a 10-acre property located at directly north of the current terminus of War Bonnet Drive.
3. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Commercial.
4. According to the 2019 Comprehensive Plan, Auto-Urban Commercial designated areas are intended to,

“provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses. Such areas are most appropriately zoned Motor Business (MB).”
5. The surrounding properties to the north, east, and south are also designated as Auto-Urban Commercial (AU-C).

6. The subject property is currently zoned Motor Business (MB) and the applicant is proposing to rezone the property to the Multiple Family Residential (R-4) Zone.
7. According to the City of Moscow Zoning Code, the R-4 Zoning District,
“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.”
12. Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.
13. There are existing water and sewer mains within the surrounding streets which are of sufficient capacity to accommodate any future use that the R-4 Zone would allow on the subject property.
14. The subject property has property frontage on War Bonnet Drive which is designated as a minor arterial in the Thoroughfare Plan. The Plan shows War Bonnet Drive extending through the subject property in the northeasterly direction. The Engineering Department has indicated that the development of the subject property is not expected to generate enough trips to significantly impact the traffic patterns in the area. The development of this parcel was anticipated when the road system in this vicinity was built.
15. When this property was annexed in 2017 there was a condition of approval on the zoning ordinance that stated that War Bonnet Drive and public utilities shall be extended to the northern boundary of the subject property in accordance with the alignment of the Thoroughfare Plan within the City of Moscow Comprehensive Plan, as development occurs upon the subject property. The Engineering Department is recommending that this condition be carried over on this proposed rezone. To do so, the property owner and the City will need to enter into a recorded development agreement.
16. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on June 16, 2022 to discuss the proposed rezone. All neighborhood meeting materials are attached.

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

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.** The proposed rezone is generally consistent with the existing 2019 Comprehensive Plan. Although the Comprehensive Plan Land Use Designation of Auto-Urban Commercial does not correspond with the Multiple Family Residential (R-4) Zone, the zone is less intensive than the Motor Business (MB) Zone and is generally viewed as permissible.
2. **The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.** The proposed R-4 Zone provides a continuation of the existing

R-4 Zone to the southwest of the subject property. The proposed zoning and uses are consistent with the surrounding area and will not unduly burden the neighborhood of public infrastructure.

3. **The uses expected to occur as a result of the rezone will be compatible with the surrounding area.** The proposed zoning is consistent with adjacent zoning districts and will create a logical and orderly zoning configuration for the subject area. The subject property is not conducive to commercial frontage and will provide a logical transition from the more intensive commercial properties to the south.
4. **The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.** The proposed zoning and uses are suitable for the area and will not unduly burden the area of public infrastructure.
5. **The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.** The subject property has street access via War Bonnet Drive which is a minor arterial street which can adequately serve any proposed development allowed in the R-4 Zone. City water, sanitary sewer, and storm sewer mains are currently extended to the subject property.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the rezone request for the ten (10) acre property from the Motor Business (MB) Zone to the Multiple Family Residential (R-4) Zone with one condition:

1. War Bonnet Drive and public utilities shall be extended to the northern boundary of the subject property in accordance with the alignment of the Thoroughfare Plan within the City of Moscow Comprehensive Plan, as development occurs upon the subject property.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW this
____ day of _____, 2022.

Robb Parish, Chair
Planning and Zoning Commission

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: August 10, 2022

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum within the City of Moscow.

Attachments:

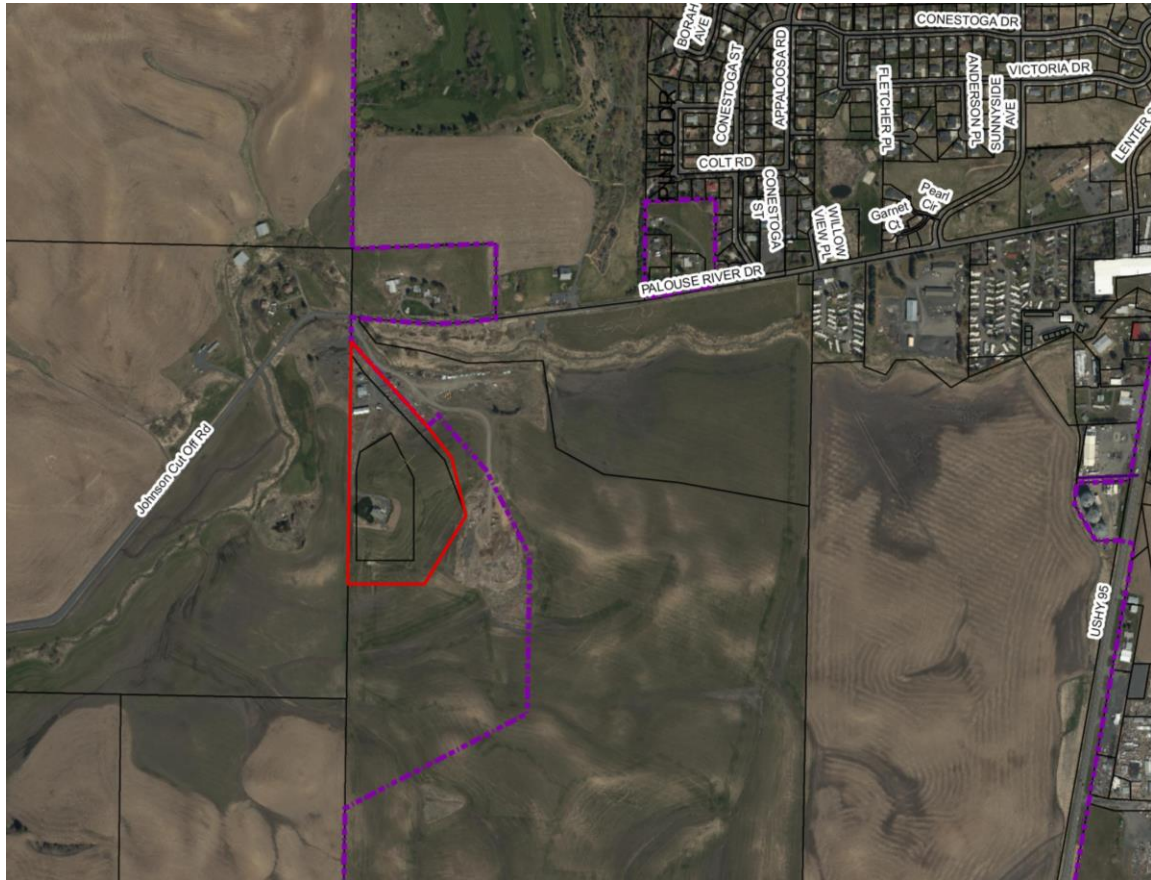
1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Preliminary Plat Application
5. Preliminary Plat
6. Planned Unit Development Application
7. Planned Unit Development Site Plan
8. Legal Descriptions
9. Neighborhood Meeting Materials

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, BBC, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, preliminary subdivision plat and Planned Unit Development (PUD) for a 13.75-acre property proposed to be annexed into the City of Moscow and generally located southwest of the west Palouse River Drive Ball Fields property and southwest of the University of Idaho Arboretum within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone. The proposed preliminary plat and Planned Unit Development (PUD) is a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates. Prior to annexation, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designations to be applied to the subject property upon annexation.

Site and Area Land Use: The subject property is a 13.7-acre parcel that currently contains a single-family dwelling and various outbuildings. The subject property is surrounded by primarily agricultural land to the west and south, and Edington 1st Addition Subdivision and the West Palouse River Drive ball fields property to the northeast. The South Fork of the Palouse River currently flows through the ball fields property to the north.



Vicinity Map



Aerial of Subject Property

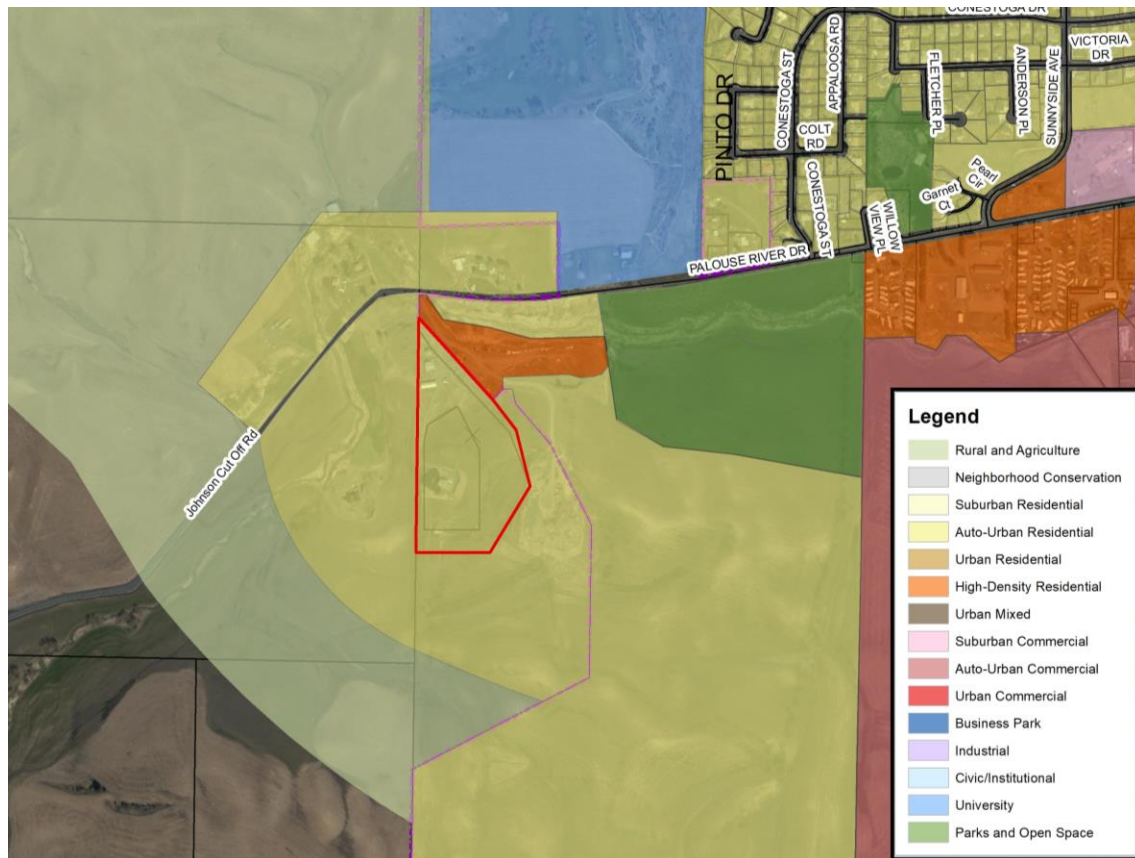
Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is a combination of the High-Density Residential and Auto-Urban Residential designations. According to the 2019 Comprehensive Plan, High-Density Residential designated areas are intended to,

“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).”

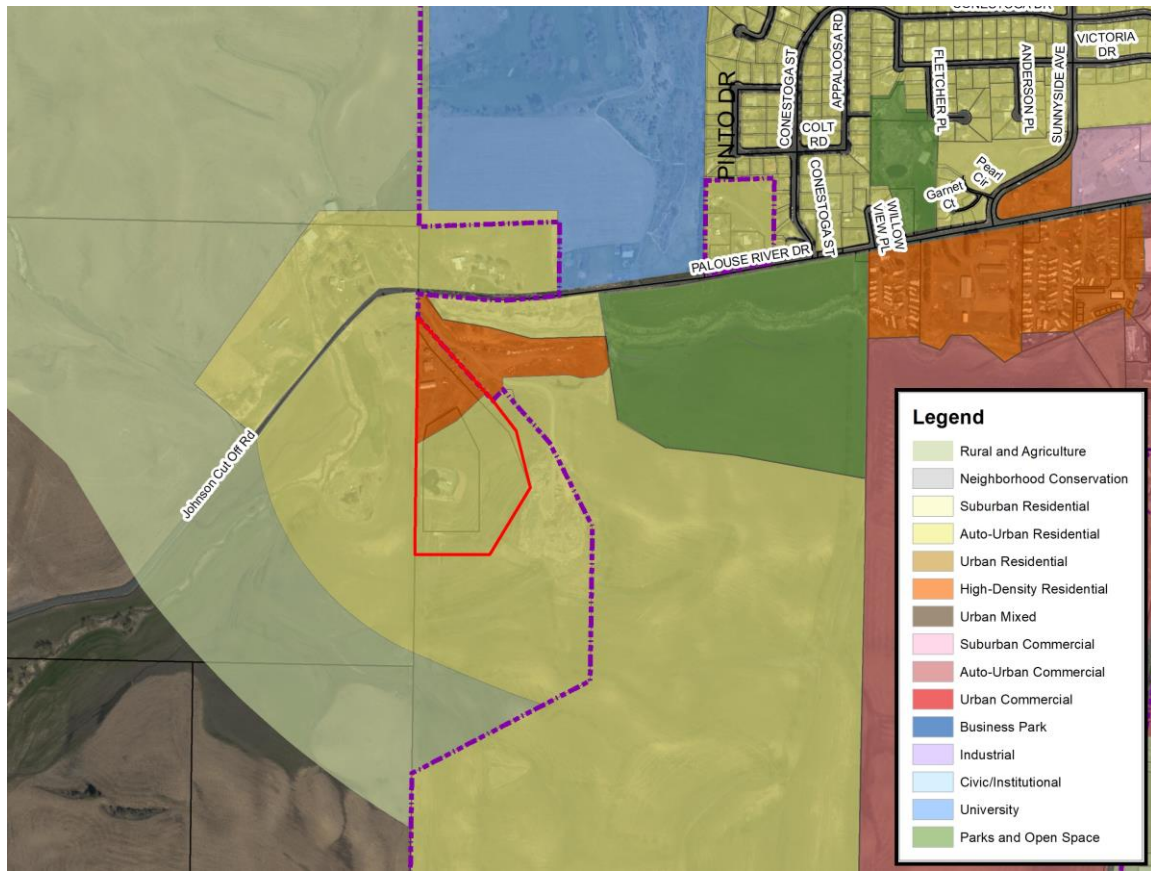
Auto-Urban Residential designated areas are intended to,

“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.”



Current Comprehensive Plan Land Use Designations



Proposed Comprehensive Plan Land Use Designation

Zoning: The subject property and adjacent properties immediately to the west and south within Latah County are currently designated as Agriculture/Forestry (AF). Edington 1st Addition to the northeast is currently designated a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zones. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property to the east is designated as Motor Business (MB). Manufactured home parks and Idaho Transportation Department's service yard on the south side of Palouse River Drive are zoned MB. The applicant is proposing to rezone the 13.7-acre parcel from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.

According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.

The RO Zoning District is appropriately applied in the following circumstances:

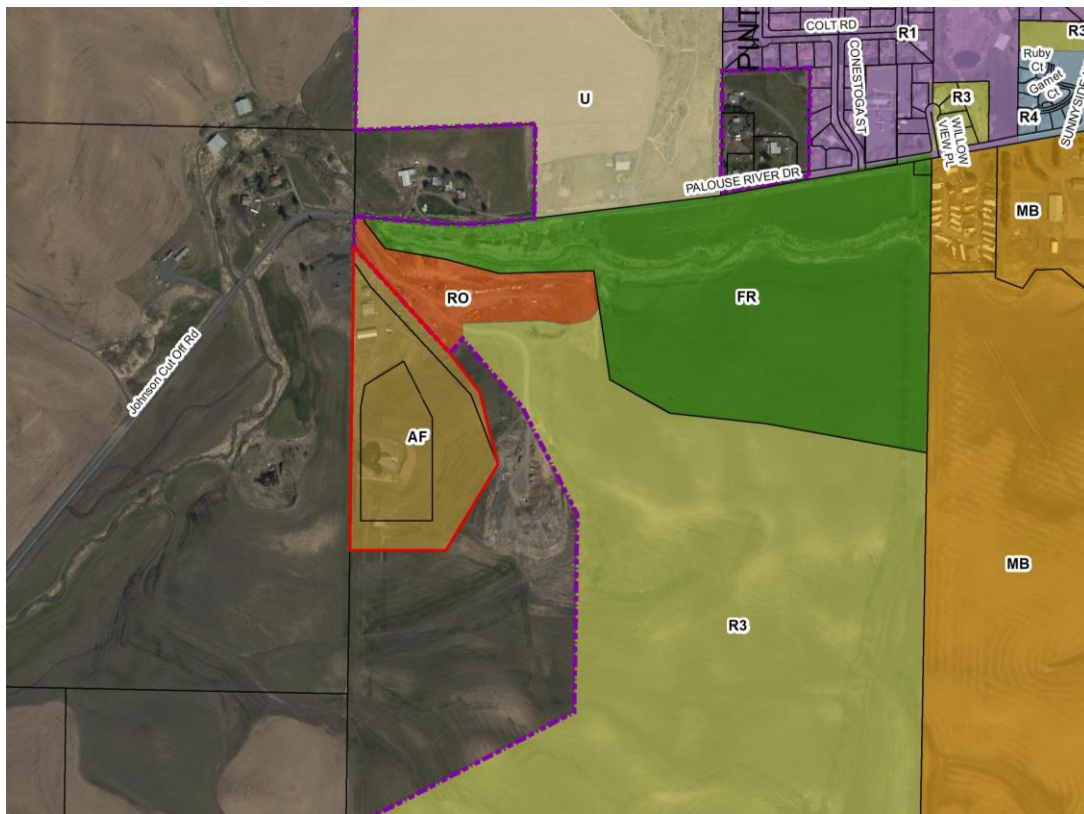
1. On the perimeter of commercial or industrial districts where they abut residential land uses;
2. Where transportation network use is greater than desirable for lower density residential uses;

3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.

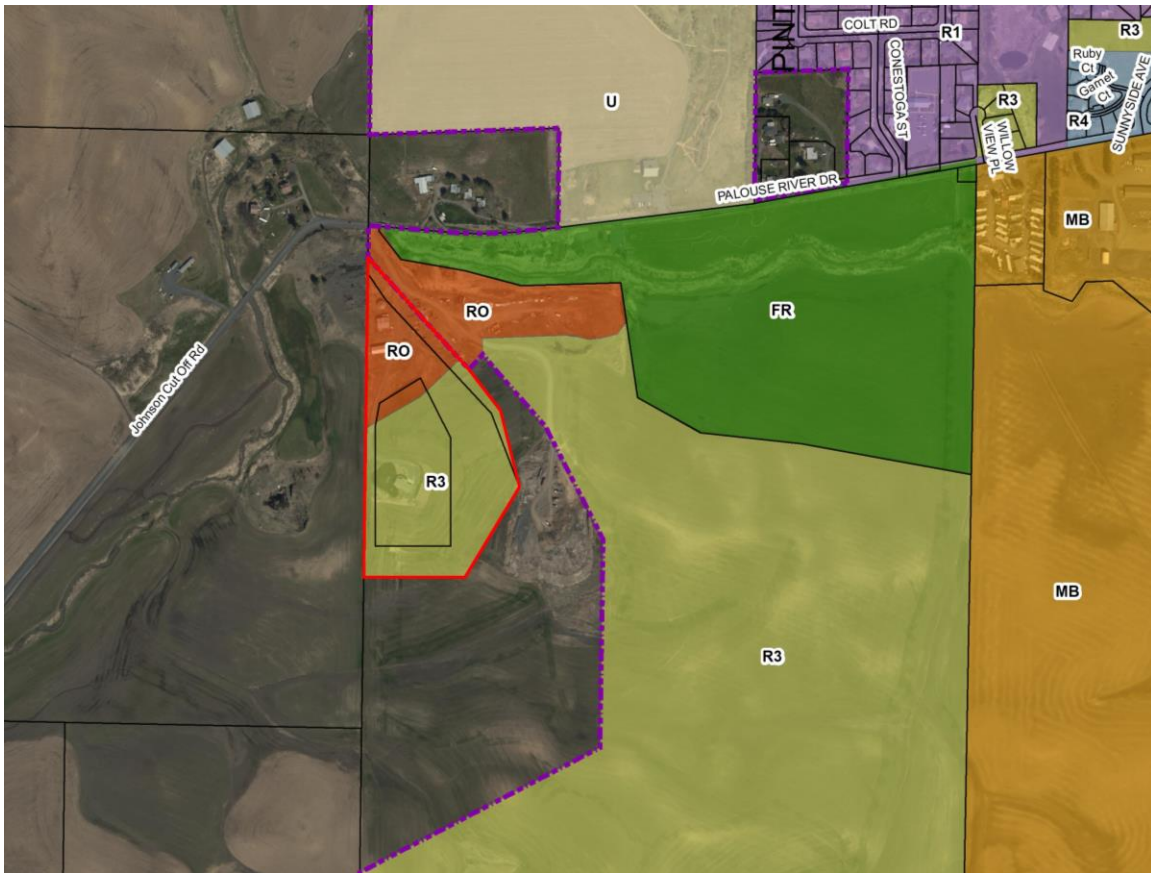
Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, twinhomes, townhouses, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.

The Medium Density Residential (R-3) Zoning District 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 dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.



Existing Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the 10.5-acre area into 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates Subdivision. All of the proposed lots are within the Medium Density Residential (R-3) Zone and meet the minimum lot size and width requirements.

The minimum lot size for detached single family lots within the R-3 Zone is 6,000 sf and townhouse lots require 2,000 square feet. The minimum lot width for detached single family lots within the R-3 Zone is 60 feet (50 feet for lots with alley access). The minimum townhouse lot width is 20 feet for the R-3 Zone.

A stormwater detention facility is located on Lot 1, near the entrance to the subdivision.

PUD: The applicant is proposing to constructing a total of nine single family dwellings that will be on separately platted lots and will be accessed via a private street. One of the dwellings already exists upon the property. The primary reason for the PUD request is to allow a private street which serves the proposed lots.

The proposed single-family lots range between 0.73 acres to 1.57 acres in size, and are of similar design to homes that are constructed in the residential neighborhoods to the north. There are three example building plans that the applicant has submitted, which serve as

examples of the type of houses that will be constructed on the lots. The houses range between one and two stories with the square footages ranging between 2,100 to 3,800 square feet.

The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The proposed building footprints meet all of the setback requirements for the R-3 Zone.

The base density requirement of the R-3 Zone is 9.5 dwelling units per acre. With 9 dwelling units being proposed on 9.78 acres, the proposed density is 0.92 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.

Access, Streets, Traffic: The subject property has access via Augustine Avenue which is designated as a collector street and will be constructed as part of Edington 1st Addition. Augustine will be constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks will also be constructed on both sides of the street.

A private street is proposed to connect to Augustine Avenue and serve the nine lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

Utilities: Water mains will be extended throughout the subdivision from the mains within the intersection of Augustine Avenue and Edington Avenue. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.

Sanitary sewer is proposed to be extended throughout the subdivision along the private street alignment and eventually connect to a main within Edington Avenue.

Storm sewer will be piped and directed to a stormwater detention pond located near the intersection of Augustine Avenue and Edington Avenue. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.

Parkland Dedication: Per the attached memo from David Schott, Assistant Parks and Recreation Director, the proposed subdivision falls under the requirements of the parkland dedication codes of the City. There is 9.79 acres of net developable area of platted R-3 Zoned property, which requires a 7% dedication. The total parkland dedication for the

proposed subdivision is 0.69 acres. The applicant has submitted a letter proposing to defer the parkland dedication to a later phase, which was reviewed by the Parks and Recreation Commission. The Commission recommended approval of deferring the parkland dedication during their July 28, 2022 regular meeting.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on May 19, 2022 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

Input from other Departments/Commissions:

Engineering Department

The Engineering Department has provided parkland dedication requirements within an attached July 22, 2022 memo from Todd Drage, Engineering Technician.

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached August 1, 2022 memo from David Schott, Assistant Parks and Recreation Director.

RECOMMENDATIONS:

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

1. Recommend approval of the proposed Comprehensive Plan Land Use Designation change from Auto-Urban Residential to the combination of the High-Density Residential and Auto-Urban Residential; and
2. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone with no conditions; and
3. Recommend approval of the proposed Planned Unit Development (PUD) with no conditions; and
4. Recommend approval of the proposed preliminary plat of the 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates Subdivision with no conditions; and
5. In accordance with the Commission's decision on the Comprehensive Plan land use amendment, rezone, PUD, and preliminary plat, direct staff to prepare the Relevant Criteria and Standards documents.

NOTICE OF PUBLIC HEARING

Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, Preliminary Subdivision Plat, and Planned Unit Development (PUD) for a 13.75-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located Southwest of the West Palouse River Drive Ball Fields Property and Southwest of the University of Idaho Arboretum within the City of Moscow as Shown on the Vicinity Map Below. Permit Applications LUP2022-0017, LUP2022-0018 and LUP2022-0019

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

1. Comprehensive Plan Land Use Designation amendment from the Auto-Urban Residential designation to the High-Density Residential and Auto-Urban Residential designations.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Residential Office (RO) Zone and the Medium Density Residential (R-3) Zone.
3. Proposed Preliminary Plat and Planned Unit Development (PUD) of a 10.5-acre area to create 9 lots ranging from 0.73 acres to 1.57 acres in size, referred to as Edington Estates.

MEETING DATE: Wednesday, August 10, 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

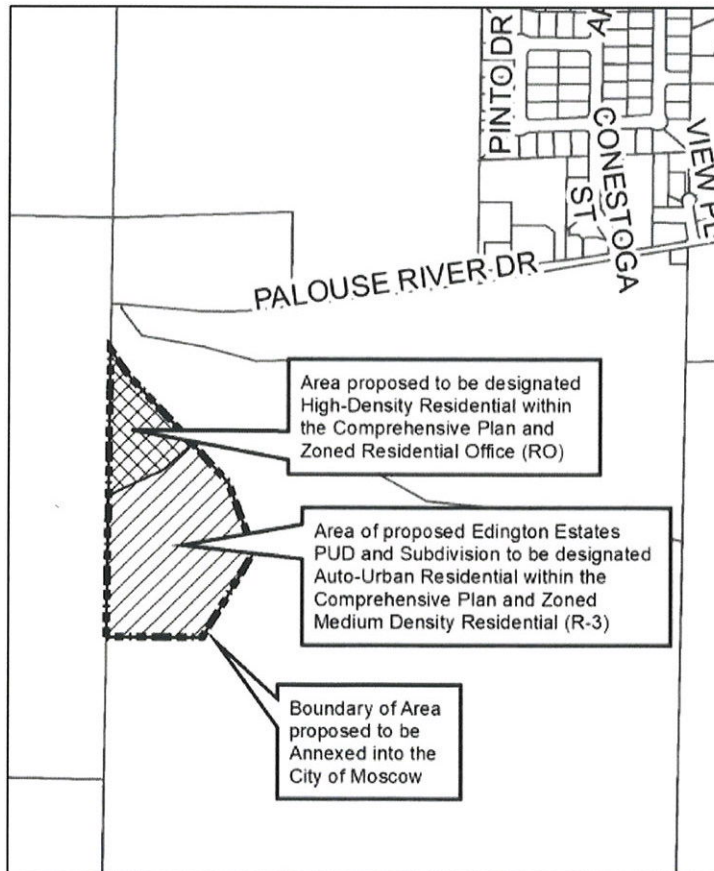
the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

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



Published: Saturday, July 23, 2022



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

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION**1. Applicant**

Name: Syntier Engineering, Inc. Telephone: 509.339.6187
405 SE Brelsford Drive, Suite C Pullman, WA 99163
 (Home address)

Relationship to affected property (please check one):

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

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

Name: BBC LLC Telephone: 509.330.0623
PO Box 8608, Moscow, ID
 (Home address)

3. Location of Affected Property: RP39N05W193400

Legal Description: See attached (Subdivision) (Block) (Lot)

*If described by Metes and Bounds, please attach deed on a separate sheet.***INFORMATION ON REQUESTED REZONE****4. Proposal:** The applicant requests a rezone on the above-described property as follows:

From: Agriculture/ Forestry to: R3/RO
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s):
The property will be annexed into the city and will be developed for medium density residential homes as well as a area for Retail Office.

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

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

The current proposal will direct land to meet the current and future community needs by providing homes. It will also encourage a variety of housing to meet residents of different economic abilities.

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

The proposed rezone would be consistent with the subdivision to the East, which is also zoned R3 as well as match the RO zone that is adjacent to it.

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

The surround area is residential and agricultural farming. The medium density residential is compatible with the surrounding area. Medium density residential allows for the flexibility to transition between medium-high density and medium-low density to fit the surrounding area and terrain.

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

The development of rezone encompasses 13.75 acres will include improvements and has to potential to allow for fire stations, schools, and other public amenities such that an undue burden would not occur.

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

The development of rezone encompasses 13.75 acres that will provide improvements to to the public infrastructure such that there will not be undue burden based on the development.

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

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

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

The following materials must be included with this application:

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

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



Applicant's Signature

6/21/2022

Date



Property Owner's Signature

6/21/2022

Date

June 21, 2022

Mike Ray, Assistant Director/Planning Manager
City of Moscow
206 E Third Street
Moscow, ID 83843

RE: Request of Annexation and Rezoning – Parcels & RP39N05W193400 & RP39N05W193200, 13.25 Acres

Dear Mike:

BBC LLC is requesting Parcel RP39N05W193400 & RP39N05W193200 (approximately 13.75 acres) off Augustine Avenue to be considered for Annexation into the City of Moscow and rezone from Agricultural/Forestry to R3 (10.5 acres) and RO (3.25 acres).

Enclosed in this submittal are:

- Neighborhood Meeting notification, sign-in sheet, Preliminary Site map, and Neighborhood Meeting Minutes.
- Rezone Application with Payment.
- Legal Description of the Property.
- Preliminary Plat documents.

Please contact us if there are any questions or clarifications.

Thank you for your consideration on this project.

Sincerely,



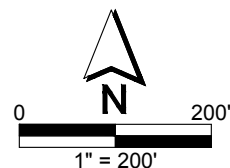
Property Owner:
Rich Beebe
BBC LLC



Developer:
Rich Beebe
BBC LLC

ANNEXATION EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
ANNEXATION AND ZONING
MOSCOW, IDAHO



PARCEL: RP39N06W240016
OWNER: BERNARD OLSON

N00°04'48"W 1346.19'

PARCEL: RP39N05W193200
OWNER: BBC LLC

R0

EDINGTON
SUBDIVISION

R3

ANNEX PARCEL
599,273 SQ.FT. ±
13.75 AC.±

PARCEL: RP39N05W193400
OWNER: BBC LLC

SUBJECT
PROPERTY

PARCEL: RP39N05W194350
OWNER: GERMER
CONSTRUCTION, INC.

S89°53'16"W 444.18'



SUBJECT PROPERTY

THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

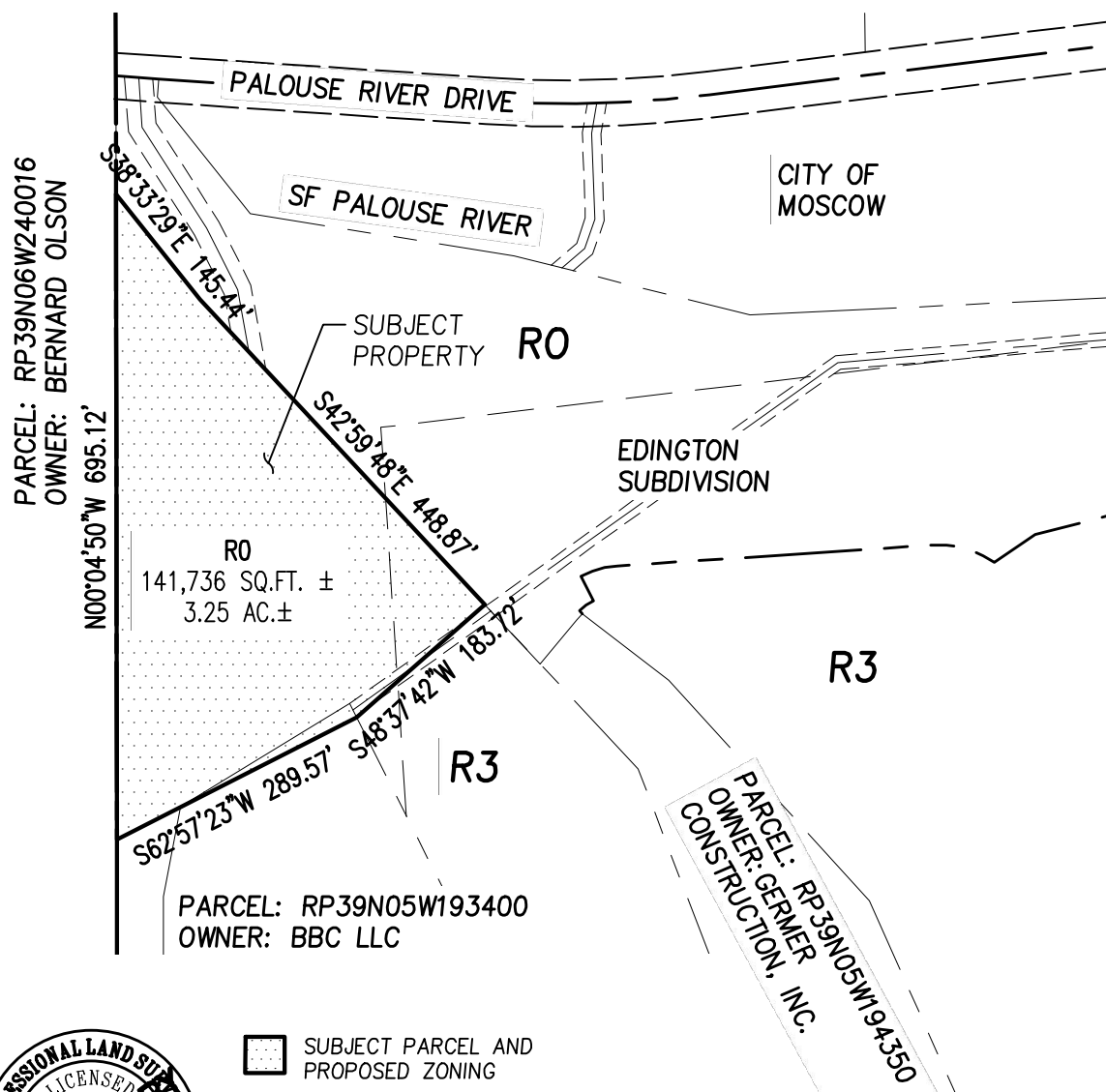
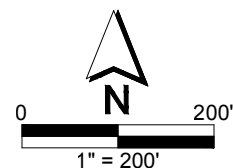
SHEET 1 OF 1

SYNTIER
Engineering, Inc.

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

REZONE EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
PROPOSED ZONING
MOSCOW, IDAHO



 SUBJECT PARCEL AND
PROPOSED ZONING

THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

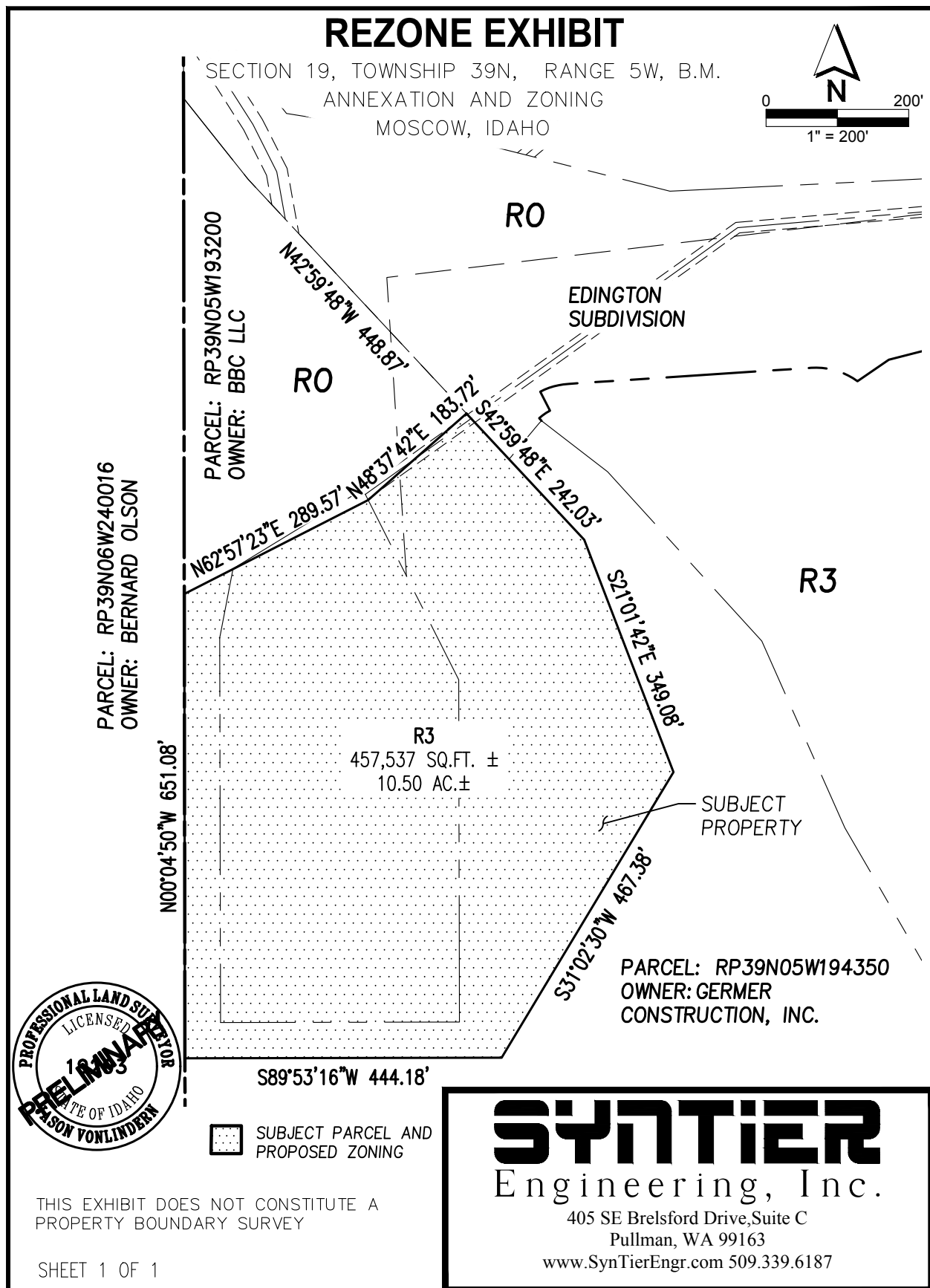
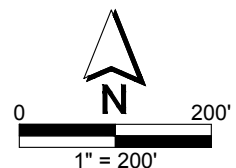
SHEET 1 OF 1

SYNTIER
Engineering, Inc.

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

REZONE EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
ANNEXATION AND ZONING
MOSCOW, IDAHO



ANNEX PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 690.90 FEET;

THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;

THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 1346.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 599,273 SQUARE FEET OR 13.75 ACRES, MORE OR LESS.

ZONE R0 PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 532.49 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE SOUTH 38°33'29" EAST A DISTANCE OF 145.42 FEET

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 448.87 FEET;

THENCE SOUTH 48°37'42" WEST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 62°57'23" WEST A DISTANCE OF 289.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 695.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 141,736 SQUARE FEET OR 3.25 ACRES, MORE OR LESS.

ZONE R3 PARCEL

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE **POINT OF BEGINNING**:

THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET;

THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET;

THENCE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET;

THENCE SOUTH 21°01'42" EAST A DISTANCE OF 349.08 FEET;

THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°53'16" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.



**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	Preliminary or Major Amendment	\$675.00	
CDV	Minor Amendment or Design Review	\$285.00	
Receipt Number			

APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT OR PUD AMENDMENT

APPLICANT:

Name: Syntier Engineering, Inc. Telephone: 509.339.6187

Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163

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

E-Mail: _____ Fax: _____

PROPERTY:

1. Proposed PUD Name: Edington Subdivision 1.5

2. Address or Parcel Number: Parcel: RP39N05W193400

3. Legal Description: See Attached
(Subdivision) (Block) (Lot)

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

PROJECT DESCRIPTION: Please describe the new (or revised) use, design and construction for the above-described property.

10.5-acre single family home subdivision to include 9 lots, along a private road. One lot will be
utilized for an existing house.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

FOR MINOR AMENDMENTS/DESIGN REVIEW ONLY: SKIP TO SIGNATURE LINES ON PAGE 3

AUTHORIZATION:

1. Section 7-2 (A) of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.

2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

The development is within the projected growth areas shown in the Comprehensive Plan
and is consistent with the residential growth that is in the immediate surrounding area.

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

The area surrounding this development is zoned R-3. and will have smaller lot sizes than
those that will be included as a part of this PUD.

C. The proposed development is compatible with the character and uses in the surrounding area.

The area surrounding this development is zoned R-3 and this residential development is
compatible.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

The public utilities will be serviced through Phase 1 of the Edington Subdivision and have
been sized to accommodate this area.

E. The proposed development will not endanger the public health or safety.

The development consists of single family residences and will not cause detriment to the
public health and safety.

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

The proposed land use and residential density are consistent with the surrounding area.

The design is consistent with the immediate surroundings and coordinates with the
developments being proposed in the area.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)

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

Applicant's Signature

Date

Property Owner's Signature

Date

EDINGTON ESTATES PLANNED UNIT DEVELOPMENT

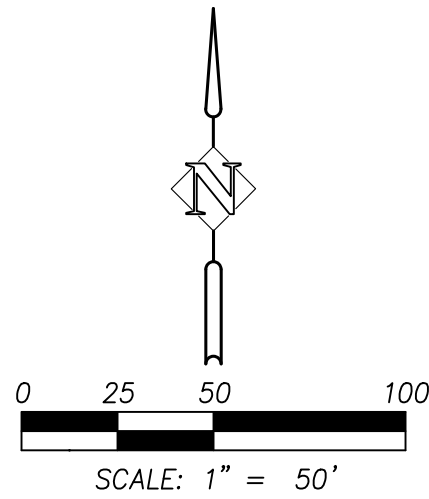
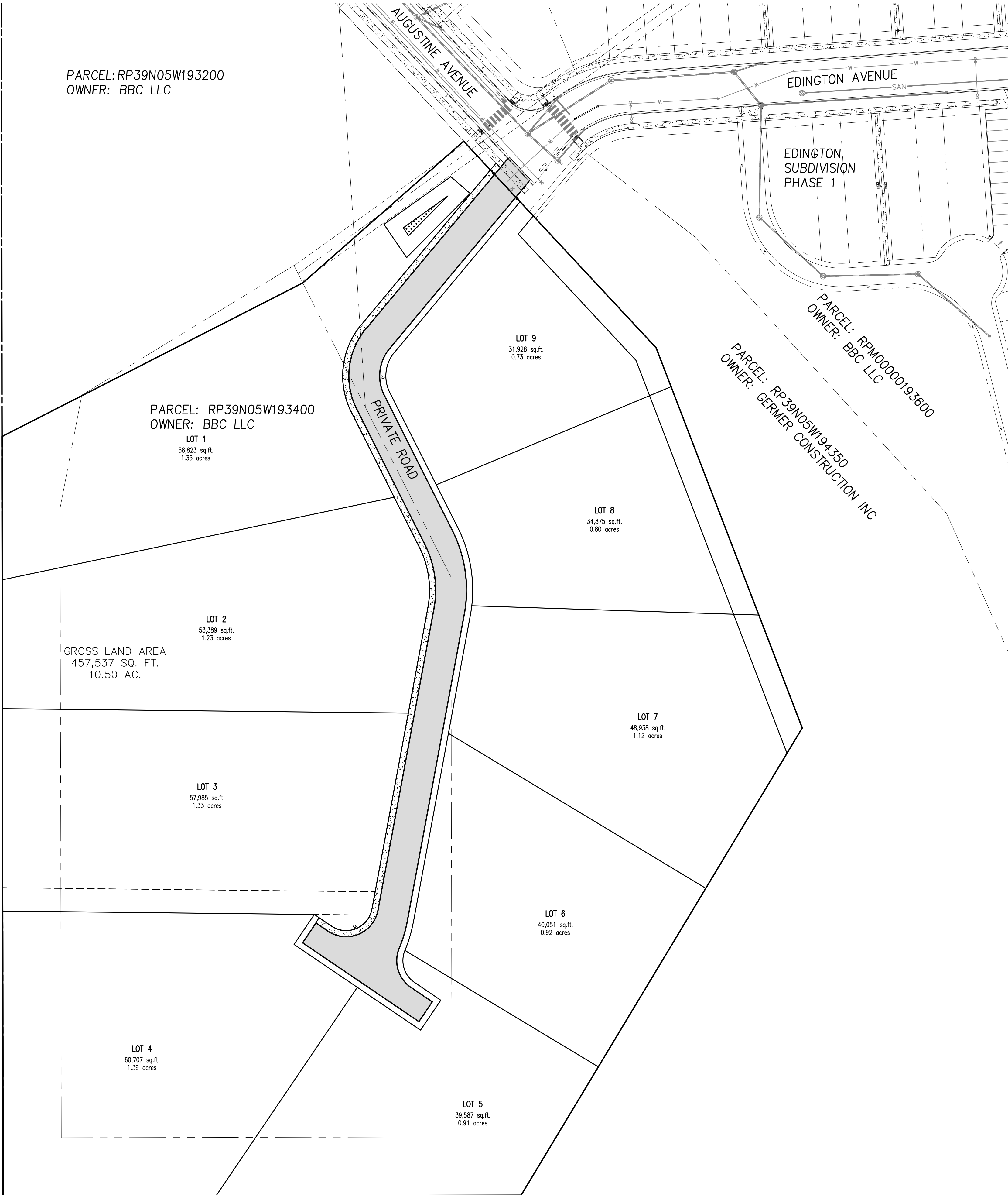
MOSCOW, ID

PARCEL: RP39N05W193200
OWNER: BBC LLC

PARCEL: RP39N05W193400
OWNER: BBC LLC

PARCEL: RP39N06W240016
OWNER: BENARD OLSON

P:\BBC-03_MB Regene & Shortland\BBC03-DIVGS\Sheets\CLYDE PROJECT\PRELIMINARY PLAT\BBC03-C1.0-COVER SHEET.dwg



SHEET INDEX	
1	C1.0 COVER SHEET
2	C2.0 GRADING PLAN
3	C3.0 UTILITY PLAN
4	C4.0 PRELIMINARY PLAT
5	C5.0 SITE PLAN

OWNER BBC LLC ATTN: RICH BEEBE 4930 LENNVILLE RD. MOSCOW, ID 83843	SITE ADDRESS EDINGTON AVENUE MOSCOW, ID 83843	ENGINEER SYNTIER ENGINEERING, INC. ATTN: SCOTT SUMNER, P.E. 405 SE BRELSFORD DRIVE, STE C PULLMAN, WA 99163 TEL: 509.339.6187 CELL: 208.596.7912 EMAIL: SCOTT@SYNTIERENGR.COM	FLOOD PLAIN DESIGNATION AREA WITHIN LATAH COUNTY FEMA BOUNDARY FLOOD ZONE C PANEL NUMBER 160086 0330 D PANEL 330 OF 475
LAND AREAS GROSS LAND: 10.50 ACRES NET LOTS: 10.50 ACRES	LAND USE AG FORESTRY	LAND SURVEYOR SYNTIER ENGINEERING, INC JASON VON LINDERN, PLS	

LEGAL DESCRIPTION

AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 620198, LATAH COUNTY RECORDS, A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 & 2 (THE WEST HALF OF THE NORTHWEST QUARTER) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, LATAH COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 00°04'52" EAST A DISTANCE OF 1227.60 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE NORTH 62°57'23" EAST A DISTANCE OF 289.57 FEET;

THENCE NORTH 48°37'42" EAST A DISTANCE OF 183.72 FEET TO A POINT ON THE WESTERLY LINE OF EDINGTON SUBDIVISION NO. 1;

THENCE ALONG SAID WESTERLY LINE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET;

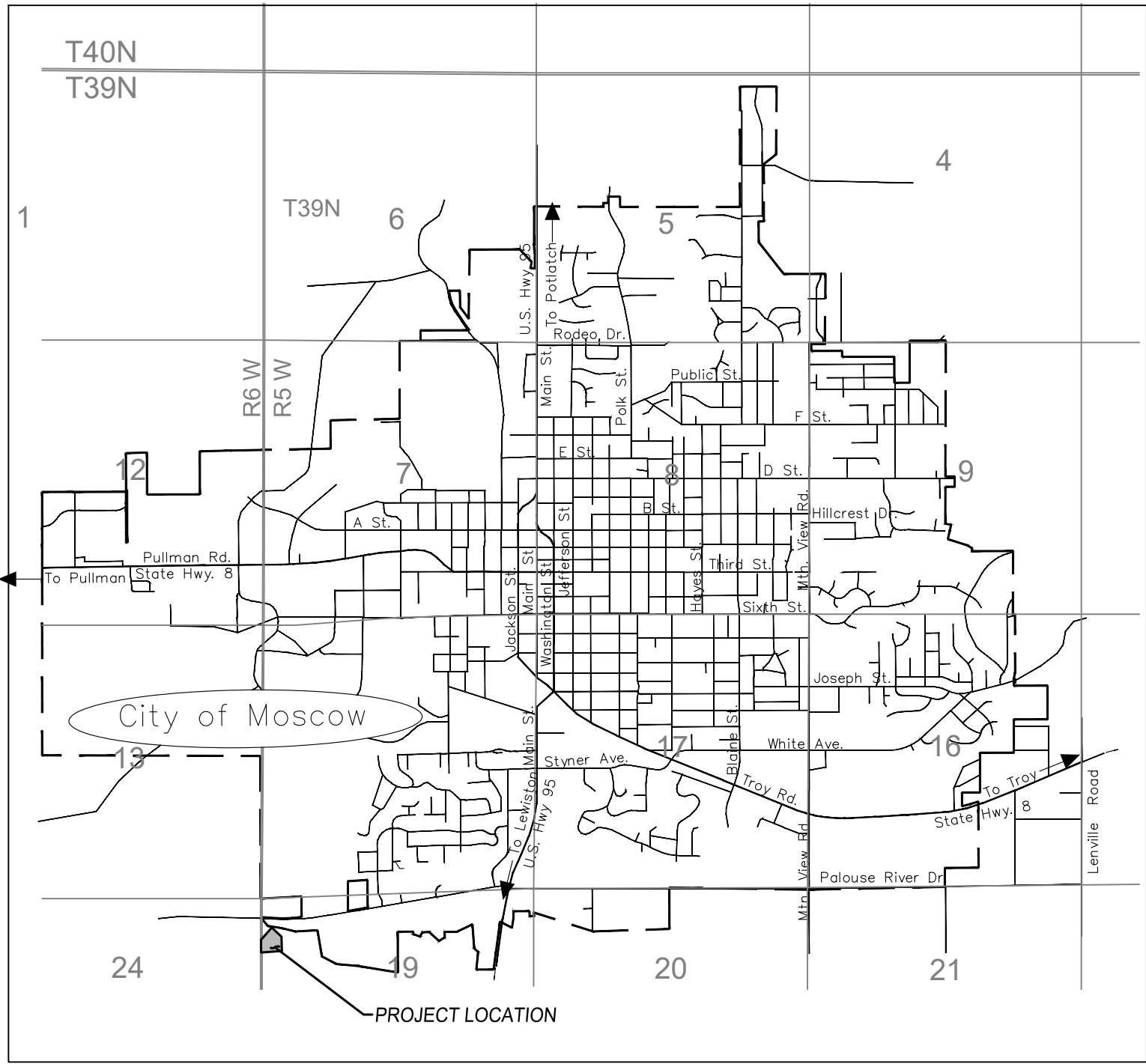
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THENCE SOUTH 31°02'30" WEST A DISTANCE OF 467.38 FEET;

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CONTAINING: 457,537 SQUARE FEET OR 10.50 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.

UTILITY STATEMENT

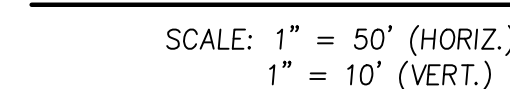
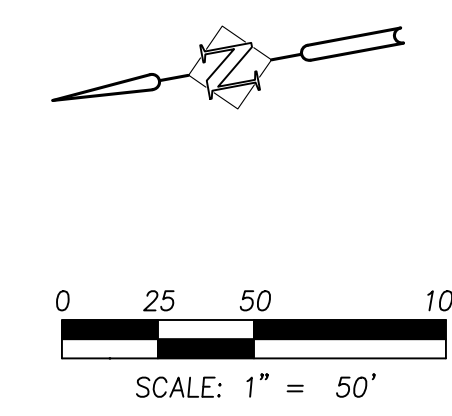
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SYNTIER ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



COVER SHEET
EDINGTON ESTATES PUD
MOSCOW, IDAHO

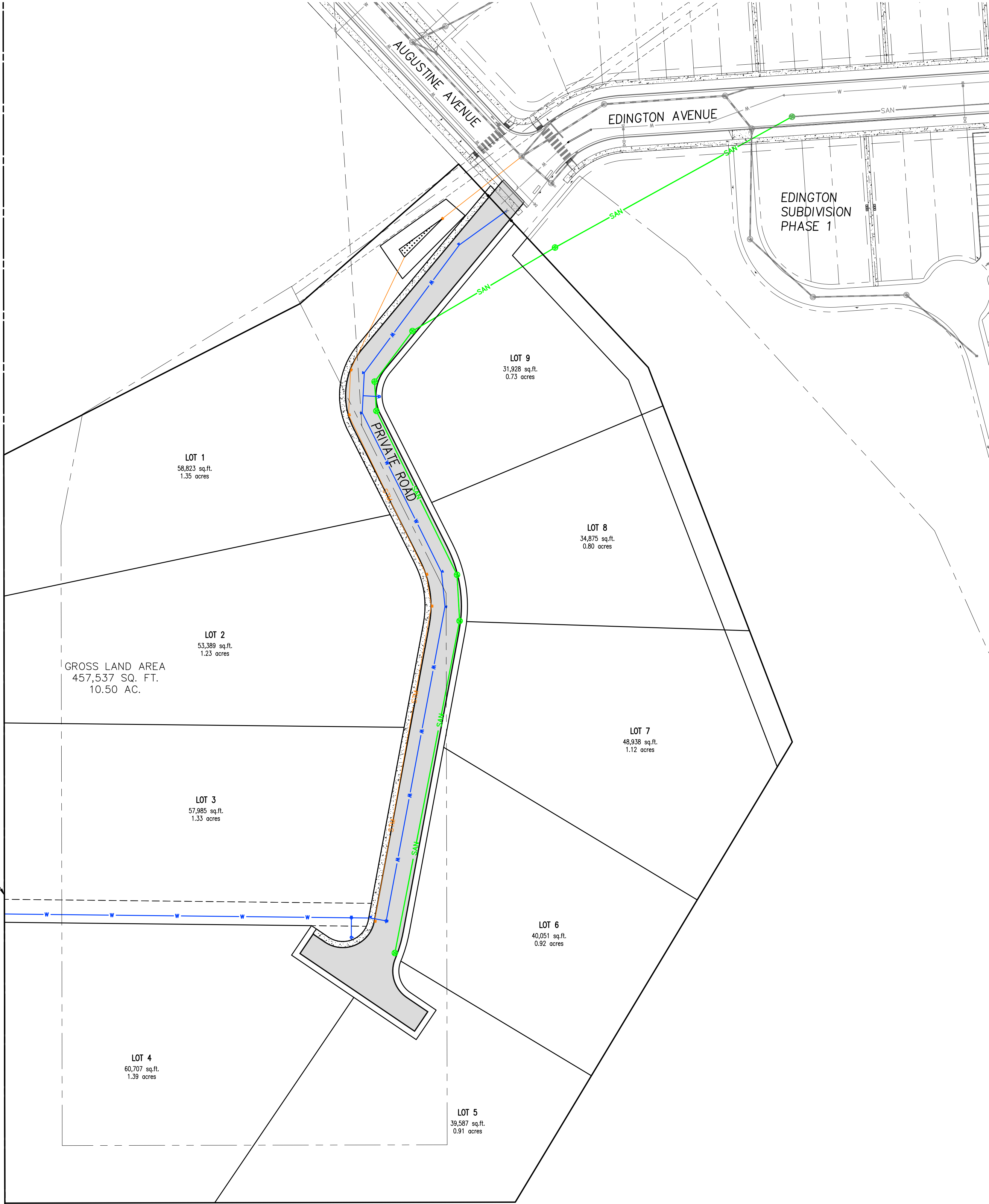
SYNTIER
Engineering, Inc.
405 SE Breilsford Drive, Suite C Pullman, WA 99163
www.SyntierEng.com 509.339.6187

DESIGNED: SASIATS	DATE: AUGUST 2, 2022
DRAWN: ATS	
CHECKED: SAS	
R E V I S I O N S	
NO.	DESCRIPTION
DATE	
SHEET NO.	
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OF 5	
JOB NO.	



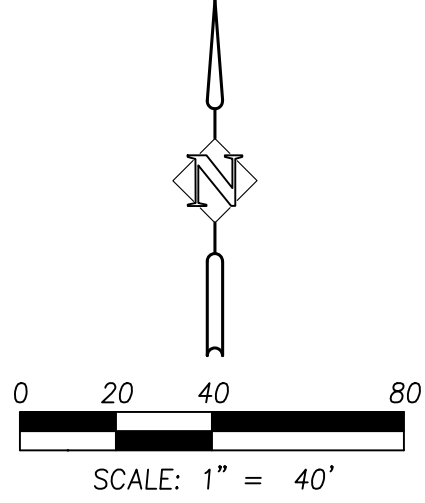
P:\BBC-03 (MB Fegorie & Shortt)\BBC03-DVGS\Sheets\CLYDE PROJECT\PRELIMINARY PLAT\BBC03-C3.0-UTILITY PLAN.dwg

STUB NEW WATERMAIN
TO WEST TO FUTURE
CONNECTION



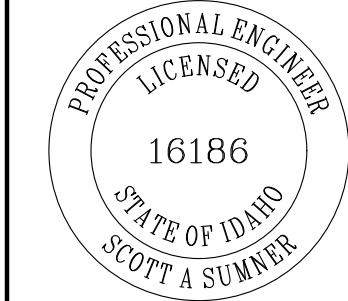
LEGEND

STM	STORM LINE
SAN	SANITARY LINE
WATER LINE	WATER LINE



UTILITY PLAN
EDINGTON ESTATES PUD
MOSCOW, IDAHO

SYNTIER
Engineering, Inc.
405 SE Desford Drive, Suite C, Moscow, WA 99163
www.SyntierEng.com 509.339.6187



DESIGNED:	SASIATS	DATE:	AUGUST 2, 2022
DRAWN:	ATS	CHECKED:	
		DATE:	
		NO.	
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SHEET NO.	C3.0		
	3 OF 5		
JOB NO.			



SHEET NO.

C5.0

5 OF 5

JOB NO.

JOB NO.

MOSCOW, IDAHO

Brelsford Drive, Suite C Pullman, WA
www.SynTierEngr.com 509.339.6187

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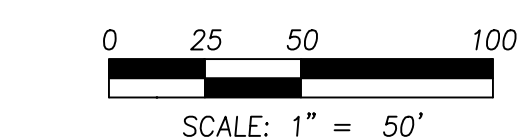
SIGNED:	AWN:	CHECKED:	E: AUGUST
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NO.	DESCRIPTION
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C5.0

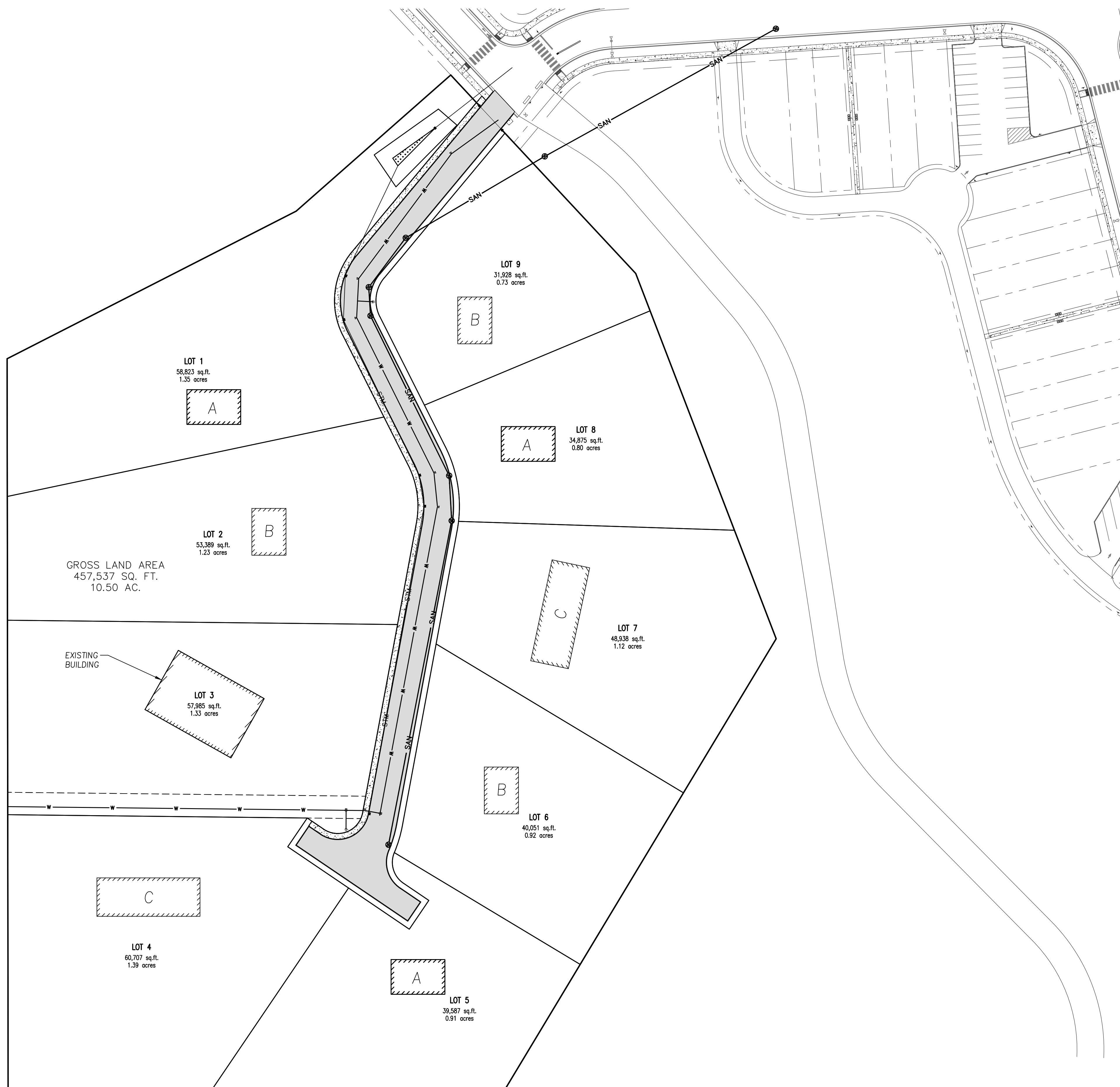
5 OF 5

JOB NO.



BUILDING LEGEND

A = ACADIAN HILLHOUSE II
B = PALOUSE FARMHOUSE XVIII
C = NORTHWEST FARMVIEW I



P:\BBC-03 (MB Rezone & Shortplat)\BBC03-DWGS\Sheets\CLYDE PROJECT\PRELIMINARY PLAT\BBC03-C4.1-SITE PLAN.dwg

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow, ID 83843

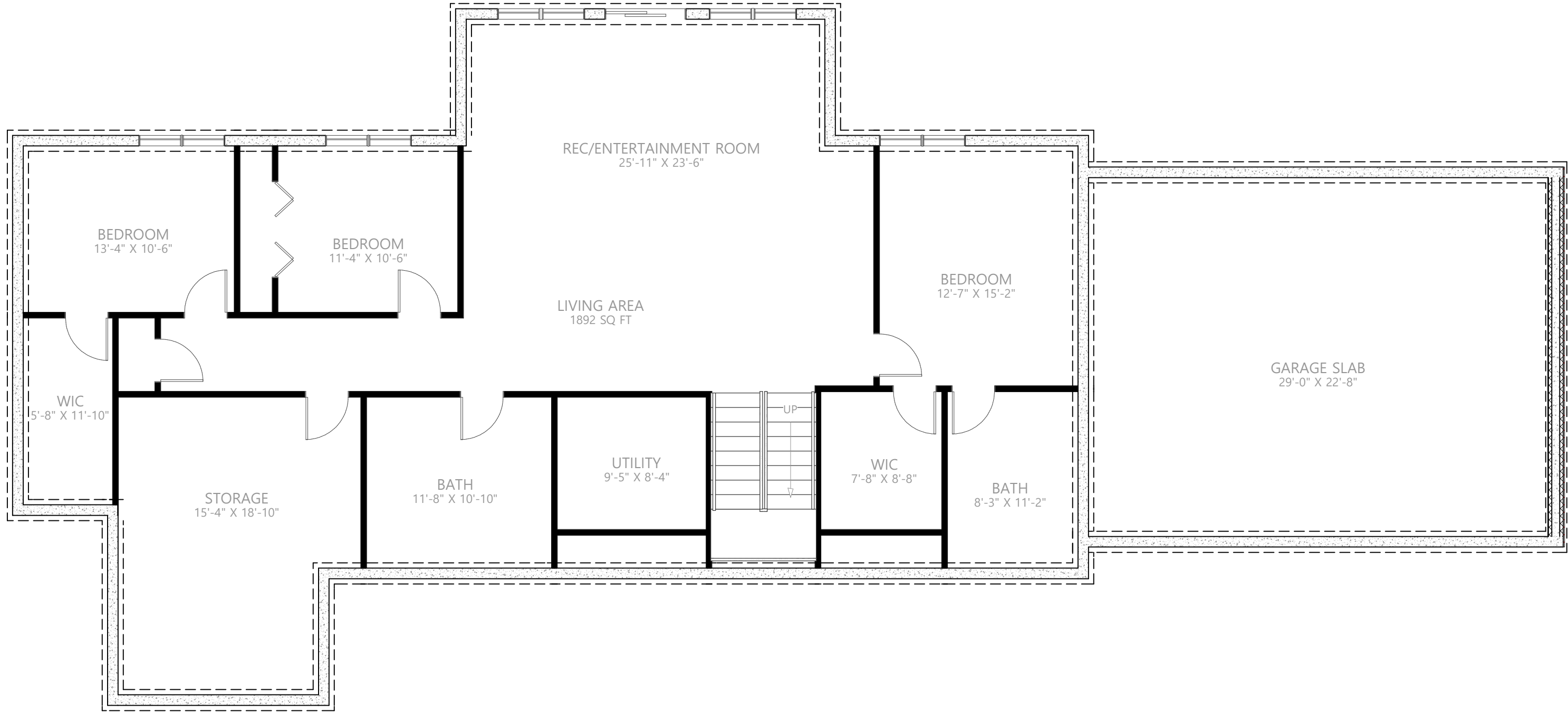
Owner:
Owner
Moscow ID 83843

Project:
NORTHWEST FARMVIEW I
PROJECT ADDRESS
MOSCOW, ID 83843

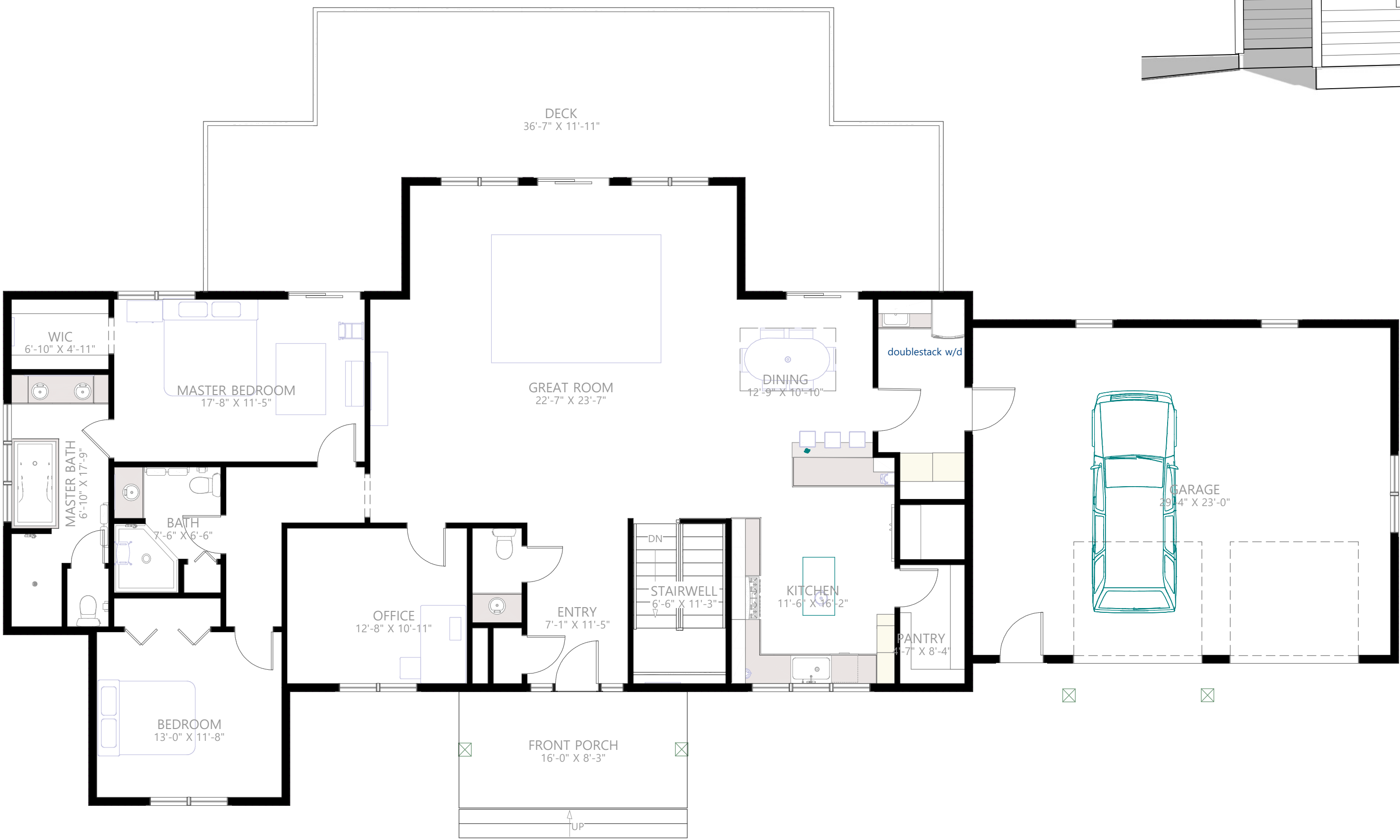
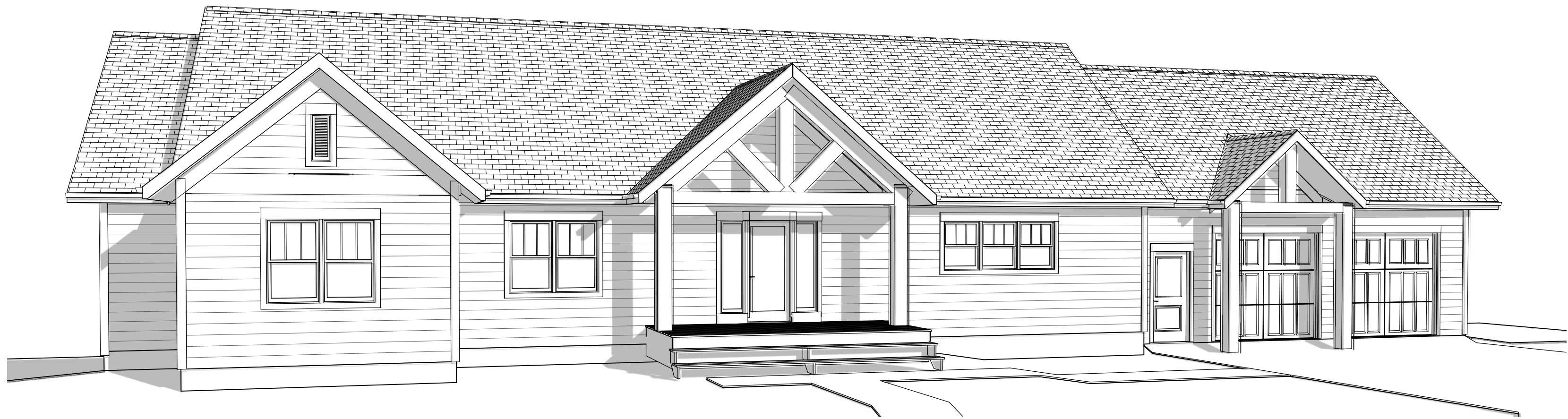
SAMPLE

Date: 6/23/2022
Project No: 021-038

A-1



A1.0 Walk Out Basement



A1.1 Main Floor Plan

SINGLE FAMILY HOME

Main floor at grade with walk out basement
3800 sq ft living space on floors and walkout basement with additional basement storage space
5 bedroom 4 bath with office on main level

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by
Luke Ryan

Revisions	Date

Builder:
Builder:
000 N Main St
Moscow, ID 83843

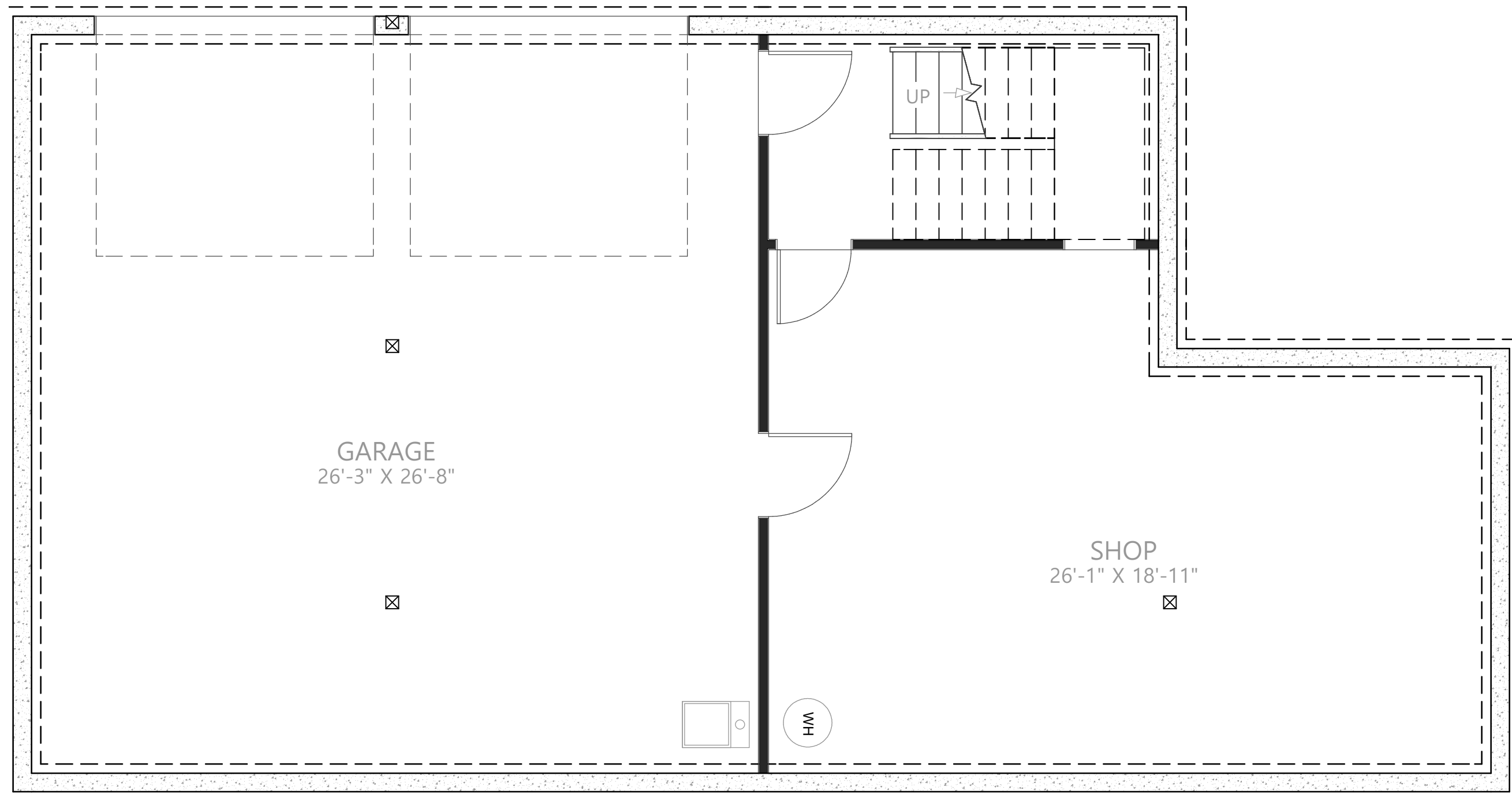
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Owner
Moscow ID 83843

Project:
ACADIAN HILLHOUSE II
PROJECT ADDRESS
MOSCOW, ID 83843

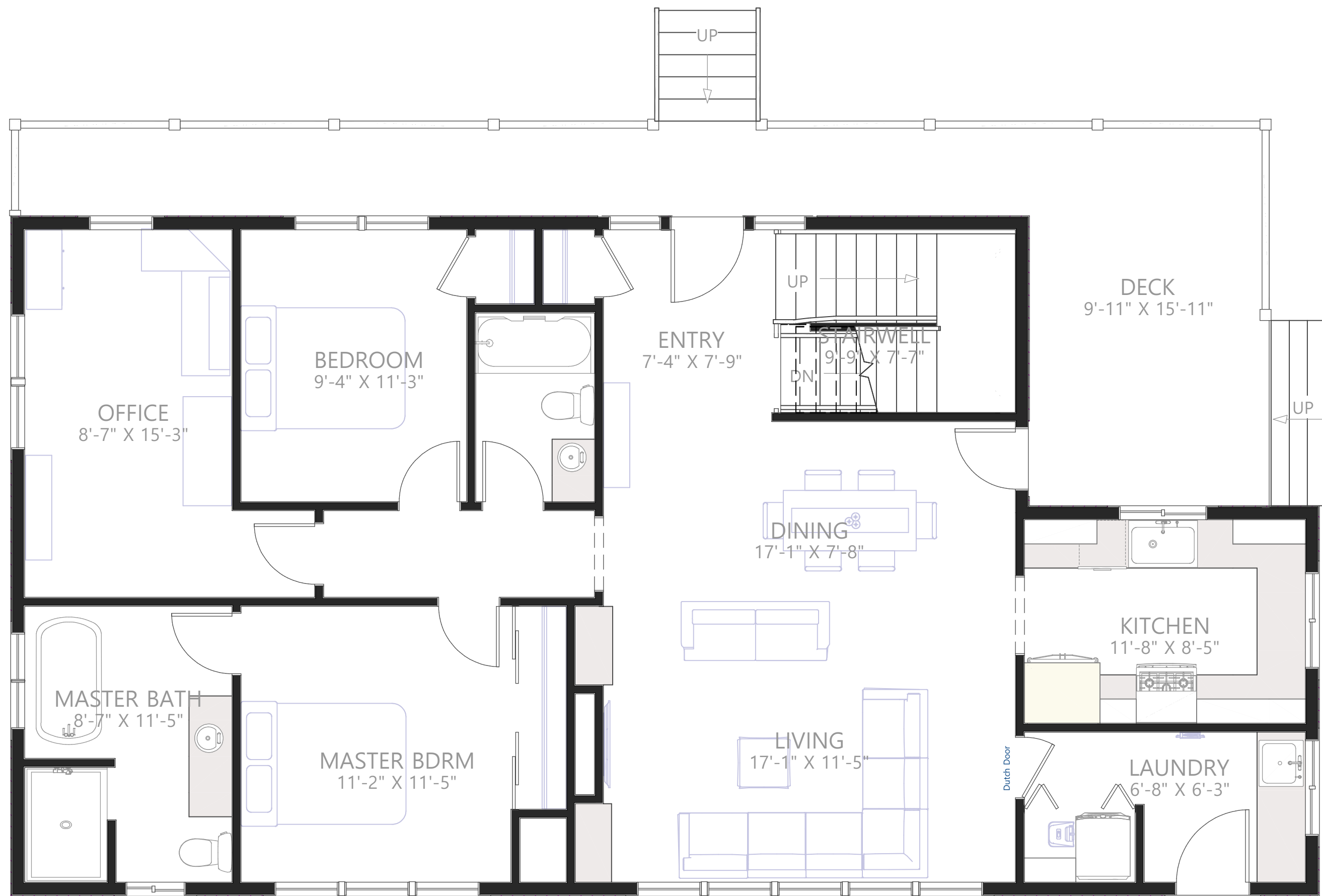
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Date: 6/23/2022
Project No: 021-038

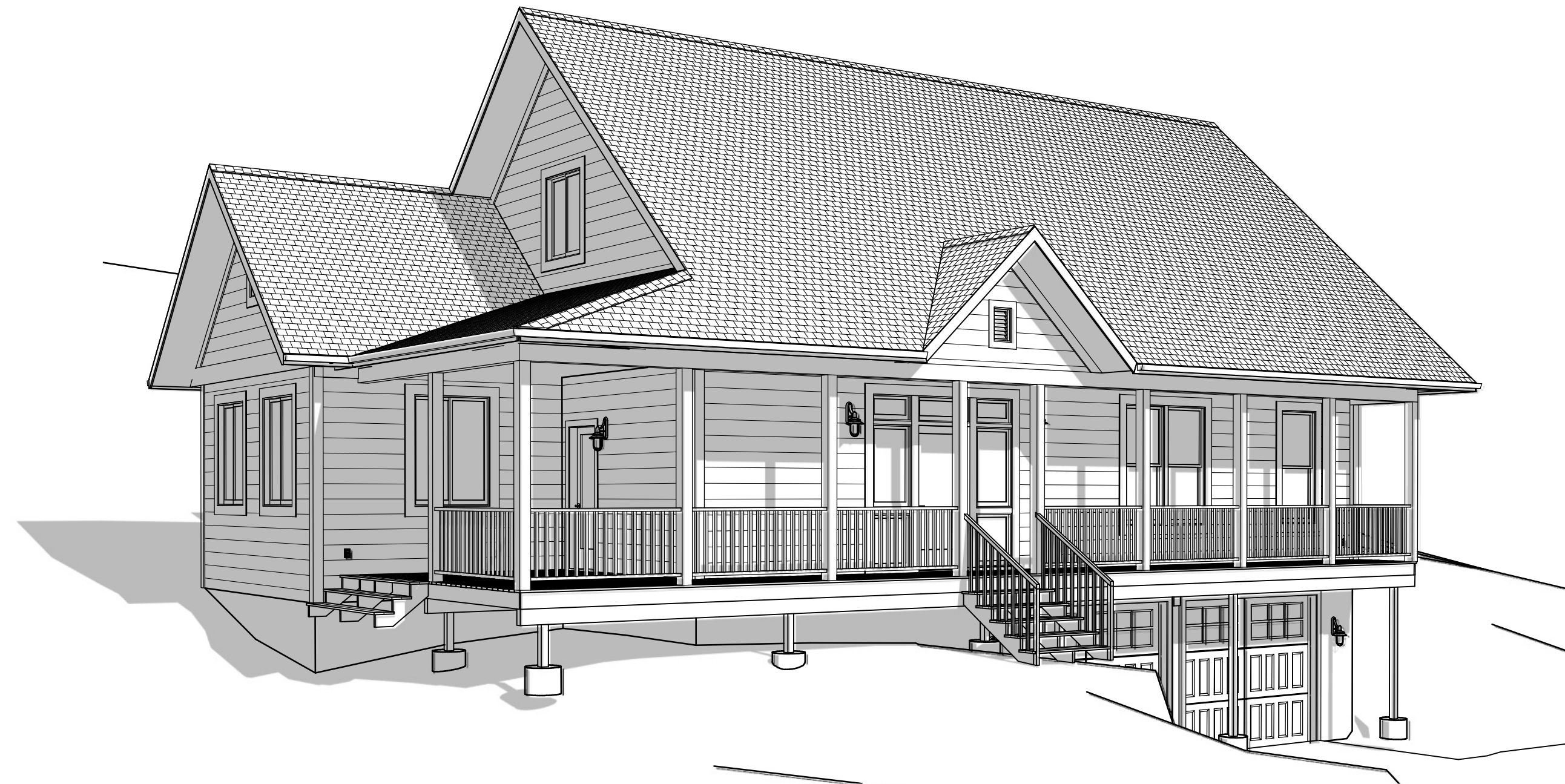
A-1



A1.0 Foundation Plan

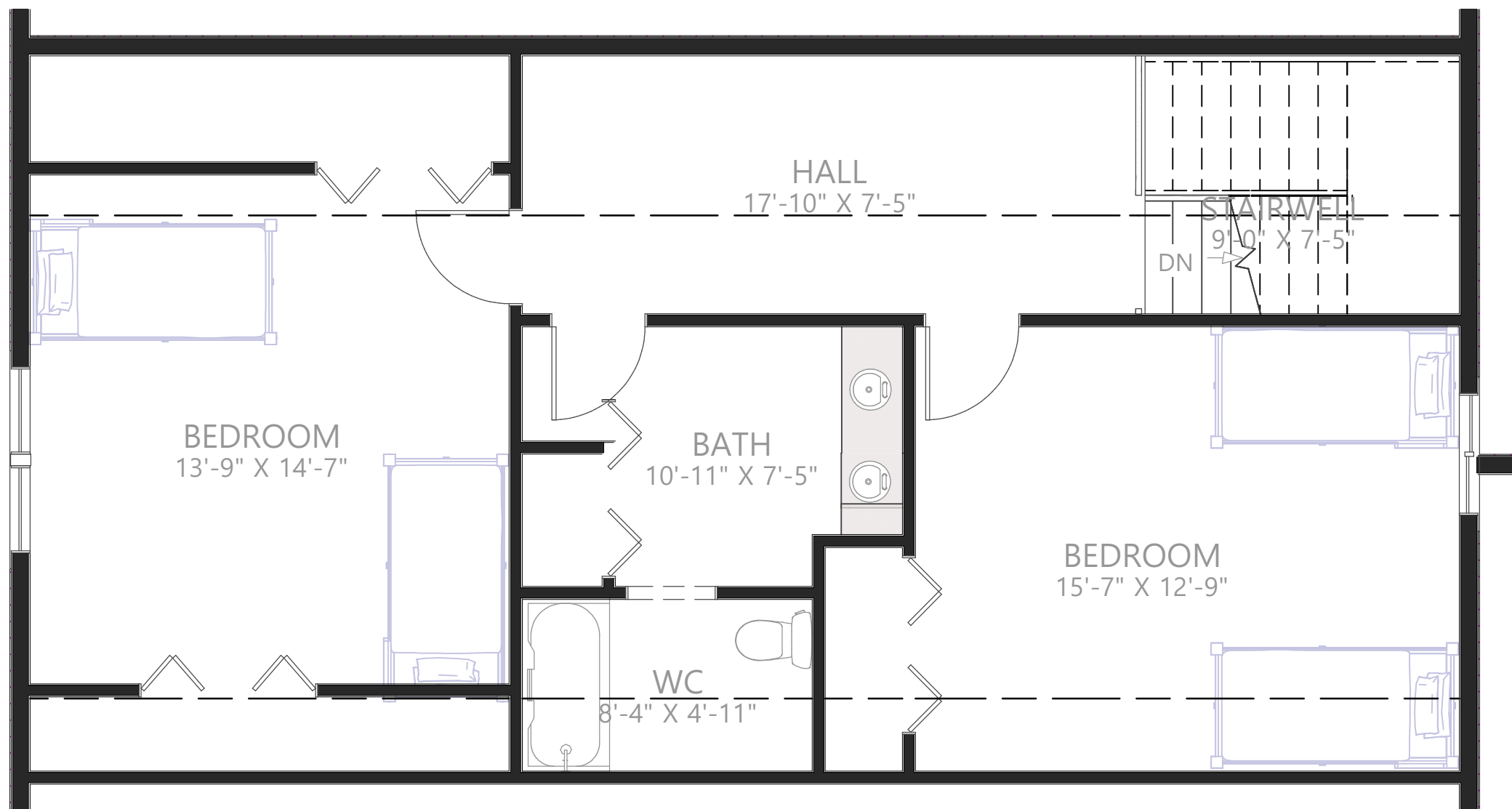


A1.1 Main Floor Plan



SINGLE FAMILY HOME

1.5 story with garage in basement
2100 sq ft living space on primary floors, potential extra finished space in basement
4 bedroom 3 bath with office/guest room on ground floor



A1.2 Second Floor Plan

NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
Moscow ID 83843
PO BOX 8052
208-596-8052

Drawn by
Luke Ryan

Revisions	Date

Builder:
Builder
000 N Main St
Moscow ID 83843

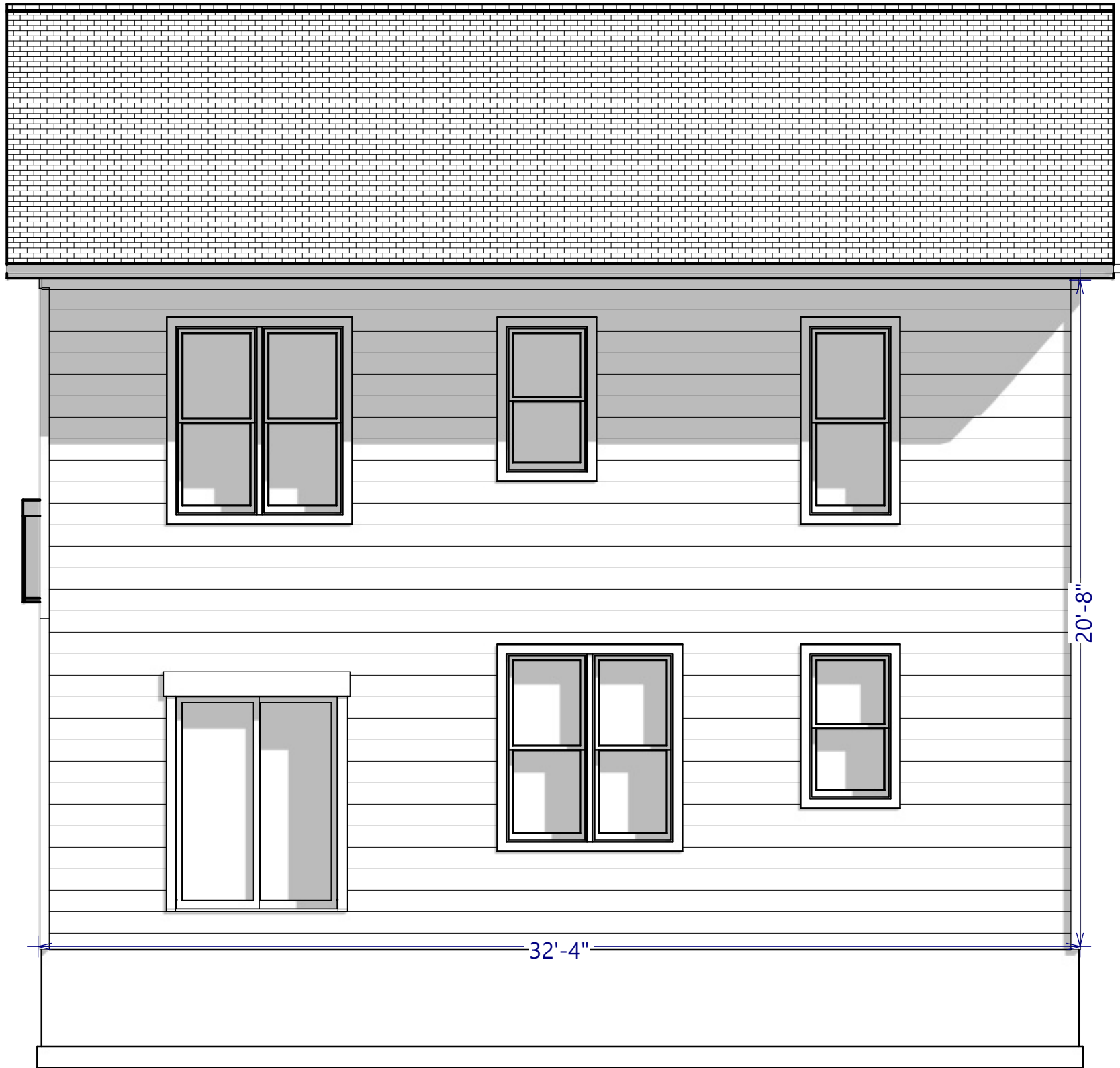
Owner:
Owner
Moscow ID 83843

Project:
PALOUSE FARMHOUSE XVIII
PROJECT ADDRESS
MOSCOW ID 83843

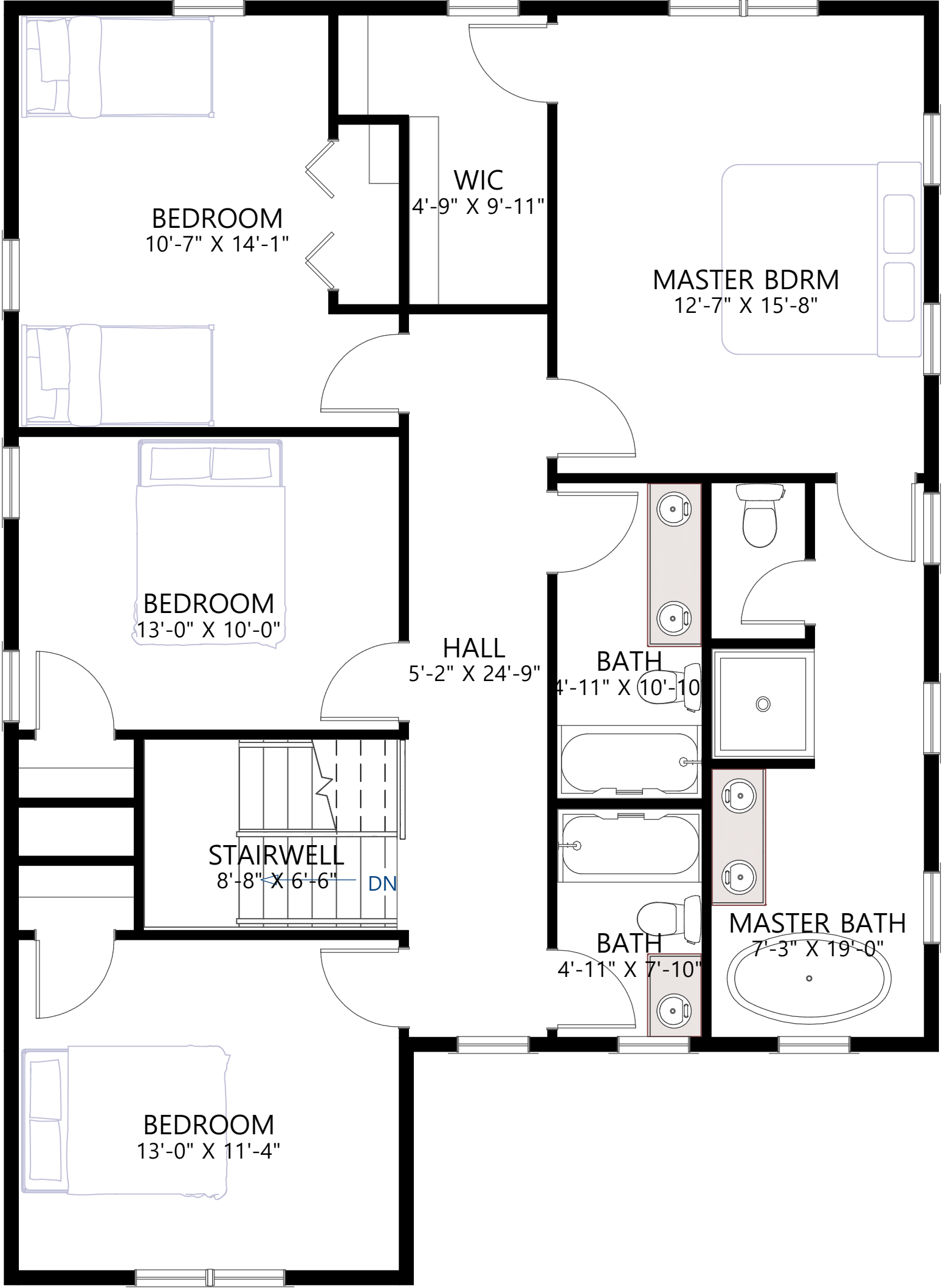
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Date: 6/23/2022
Project No: 021-038

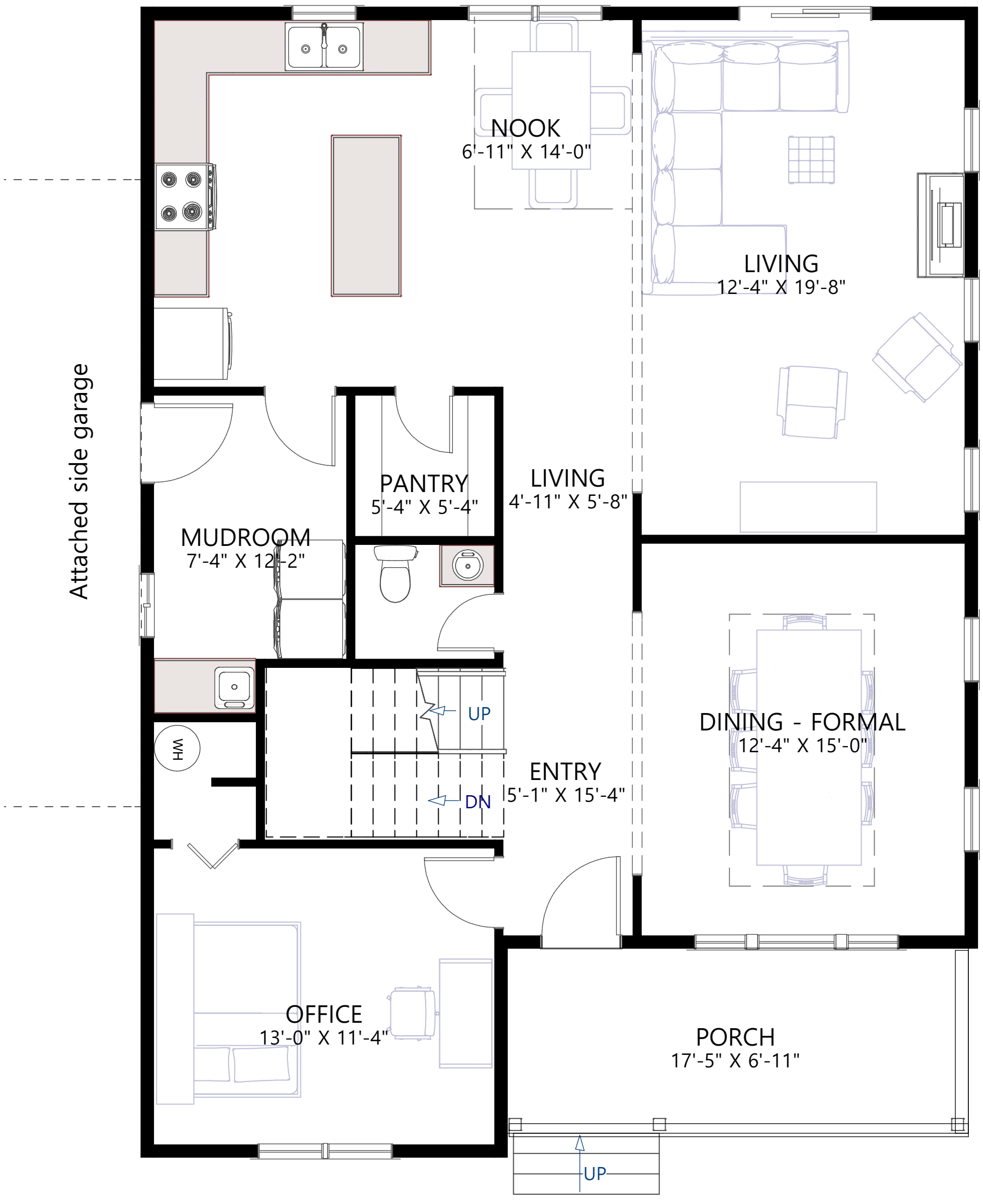
A-1



A1.3 Rear Elevation



A1.2 Second Floor Plan



A1.1 Main Floor Plan

SINGLE FAMILY HOME

2 story with garage in basement or attached to the side depending on topography
2470 sq ft living space on primary floors, potential extra finished space in basement
4 bedroom 2.5 bath with office/guest room on ground floor



**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: Scott Sumner, SynTier Engineering Telephone: 509.339.6187

Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163

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: Scott Sumner, Syntier Engineering Telephone: 509.339.6187

Complete Address: 405 SE Brelsford Drive, Suite C Pullman, WA 99163

E-Mail: Scott@syntierengr.com Fax: _____

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

PROPERTY:

1. Proposed Subdivision Name: Edington Estates

2. Address(as) or Parcel Number(s): RP39N05W193400 & RP39N05W193200

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

4. Gross area of all land involved: 10.50 acres, and/or _____ sq. ft.

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

6. Total number of lots: 10 Average lot size: 1.05 acres

7. Existing Zoning of subject property: R3

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:

The subdivision is intended to be a residential PUD with a private road and 9 developable lots.

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.

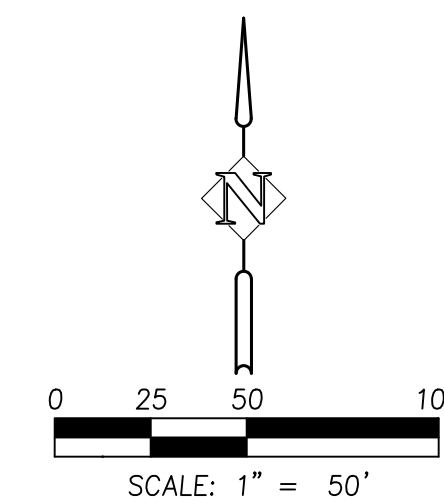
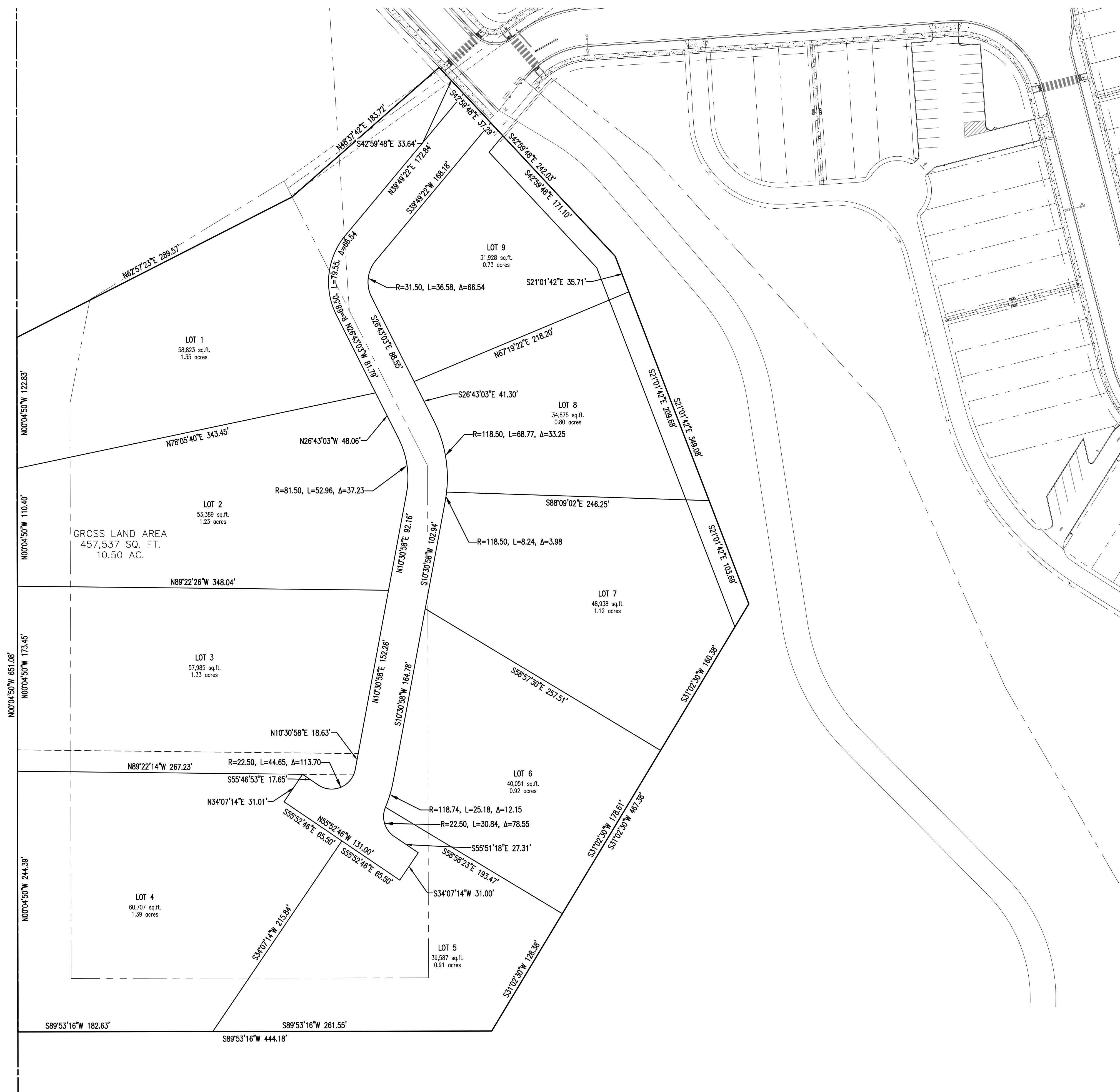


Applicant's Signature

Date

Property Owner's Signature (if different)

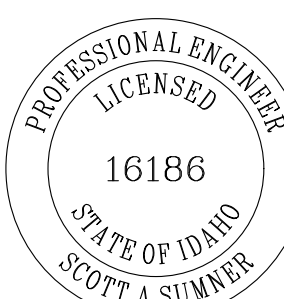
Date



PRELIMINARY PLAT
EDINGTON ESTATES PUD
MOSCOW, IDAHO

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

Brelford Drive, Suite C Pullman, WA
www.SvnTierEngr.com 509.339.6187



DESIGNED:	SAS/ATS
DRAWN:	ATS
CHECKED:	SAS
DATE:	AUGUST 2, 2022

SHEET NO.

C4.0

4 OF 5

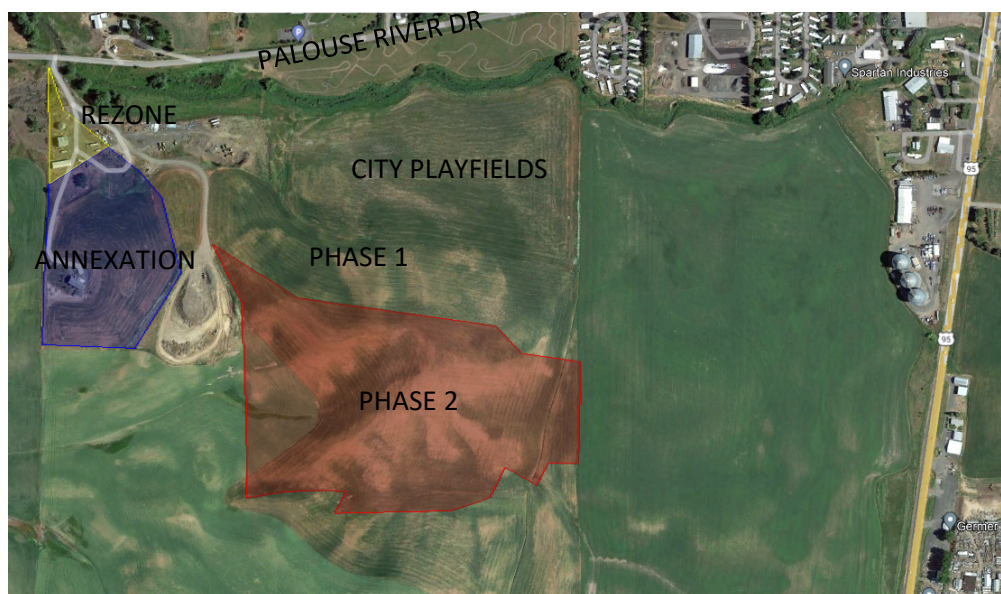
JOB NO.	
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405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

Neighborhood Meeting

To: Neighbors and Interested Community Members
RE: Edington Subdivision Phase 2, Edington 1.5 Annexation, and Rezone of Augustine Lots
When: Thursday, May 19, 4:00 pm
Where: 1912 Center
What: A neighborhood meeting to introduce the 3 projects and discuss the proposed developments SW of the intersection of Palouse River Drive and Highway 95. There are three lots west of what will be Augustine Avenue that will be rezoned from AF Agricultural Forestry to RO Residential Office. There will be a 10.5-acre future development that will be annexed into the City of Moscow and will be rezoned from AF Agricultural Forestry to R3 Medium Density Residential. The third project is the second phase of the Edington Subdivision and will consist of preliminary platting 34.5 acres into 123 lots.



See enclosed exhibits for Annexation, Comprehensive Zone changes, and Preliminary Plat information.

Sincerely,

A handwritten signature in blue ink, appearing to be "Scott Sumner".

Scott Sumner, PE
Principal
SynTier Engineering

ARDEESER, JOE

2005 WILLOW VIEW PL
MOSCOW ID 83843

BENSEN, ROBERT C

PO BOX 1851
SANDPOINT ID 83864

BLICK, JEFFREY TODD

471 ROSEWOOD DR E
TWIN FALLS ID 83301

BRANNON, ANNA MARIE

975 COLT ROAD
MOSCOW ID 83843

BRIDGE BIBLE FELLOWSHIP INC

960 W PALOUSE RIVER DR
MOSCOW ID 83843

CAMIN, MICHAEL R

2041 WILLOW VIEW PL
MOSCOW ID 83843

CAMP, REID JASON

985 COLT ROAD
MOSCOW ID 83843

CLYDE, TIMOTHY W

1491 SAND ROAD
MOSCOW ID 83843

CRAWFORD, DONALD L

1988 APPALOOSA RD
MOSCOW ID 83843

CRAWFORD, ERIC

1037 COLT RD
MOSCOW ID 83843

DAIL, REBECCA T

1995 PINTO DRIVE
MOSCOW ID 83843

DE ANGELIS, JOSEPH T

721 E 1ST ST
MOSCOW ID 83843

FAZIO, JAMES R

1049 COLT ROAD
MOSCOW ID 83843

FLETCHER REV LIVING TRUST

1003 COLT RD
MOSCOW ID 83843

FULLER, SANDRA L

2075 SUNNYSIDE AVE UNIT 5
MOSCOW ID 83843

GADWA, DOUG

1400 SAND ROAD
MOSCOW ID 83843

GARRISON, MARLENE G

3514 11TH ST
LEWISTON ID 83501

GLENN B OWEN JR FAMILY TRUST

PO BOX 9780
MOSCOW ID 83843

GRIEBLING, MICHAEL JAMES

2061 CONESTOGA ST
MOSCOW ID 83843

GRUSS, DANIEL LEE

14246 SW 133RD AVENUE
TIGARD OR 97254

HEISCH, JOAN M

910 W PALOUSE RIVER DR
MOSCOW ID 83843

HENSON, GERALD

2075 SUNNYSIDE AVE UNIT 10
MOSCOW ID 83843

HOLT, GARY R

2104 CONESTOGA
MOSCOW ID 83843

HOWE, RICHARD K

2075 SUNNYSIDE AVE #9
MOSCOW ID 83843

JONES REVOCABLE LIVING TRUST

2028 CONESTOGA STREET
MOSCOW ID 83843

KINYOUN-WESTON, MIKEL JANE

2075 SUNNYSIDE AVE UNIT 3
MOSCOW ID 83843

KIRKLAND, KATHY SUE

1062 W PALOUSE RIVER DR
MOSCOW ID 83843

KIRKLAND, KIM B

1066 W PALOUSE RIVER DRIVE
MOSCOW ID 83843

LEADORE LAND PARTNERS LIMITED

3219 N RESERVE ST
MISSOULA MT 59808

LEVINE LIVING TRUST

650 SE BRIDGEWAY AVE
CORVALLIS OR 97333

MATSON, RAYMOND L
2101 CONESTOGA STREET
MOSCOW ID 83843

PRATT, DENNIS J
2075 SUNNYSIDE AVE UNIT 11
MOSCOW ID 83843

SCHWEITZER ENGINEERING
ATTN: SUE HILLARD
2350 NE HOPKINS CT
PULLMAN WA 99163
TIMS, NATHAN E
2082 WILLOW VIEW PLACE
MOSCOW ID 83843

WICHMAN, HOLLY A
2075 SUNNYSIDE AVE UNIT 6
MOSCOW ID 83843

ZIMMER, RICHARD W
943 COLT ROAD
MOSCOW ID 83843

MOORE, KATHLEEN ANN
1029 COLT ROAD
MOSCOW ID 83843

PROSPECT PLACE ADD PUD
2075 SUNNYSIDE AVE UNIT 8
MOSCOW ID 83843

SMITH, MARION
2025 CONESTOGA ST
MOSCOW ID 83843

UNIVERSITY OF IDAHO
875 PERIMETER DR
MOSCOW ID 83844

WILLIAMS, KATHLEEN M
2075 SUNNYSIDE AVE UNIT 4
MOSCOW ID 83843

OLSON, BERNARD
1650 SAND ROAD
MOSCOW ID 83843

RENFREW, PEARL TRUST
2845 HIGHWAY 95 S
MOSCOW ID 83843

NORTH CENTRAL IDAHO
DISTRICT 2
2600 FRONTAGE RD
LEWSTON ID 83501
UTHOFF, HERBERT O
1012 W PALOUSE RIVER DRIVE
MOSCOW ID 83843

WILLOW HEMISPHERE LLC
2520 SE CLAY ST
PORTLAND OR 97214



Neighborhood Meeting
19 March, 2021
Presented
By





Table of Contents

- **About SynTier**
- **Project Introduction & Location**
- **Annex Map**
- **Preliminary Plat Map**
- **SynTier contact**



SynTier Engineering, Inc. was formed in late 2018. Our staff of 15 has experience providing efficient, cost-effective civil engineering services for our clients in the Palouse, Clearwater Valley, Spokane Valley and Idaho panhandle. We provide licensed civil services in ID, OR and WA; as well as a survey team that is licensed in both ID and WA to create an all-in-one development solutions team for our clients. A major factor for opening a small firm in Pullman was to remove ourselves from corporate red tape, and provide a high level of local knowledge with professional expertise. SynTier focuses on personal, one-on-one relationships with each of our highly-valued customers. We pledge to be accessible at all times throughout your project and ensure to be an integral part of your team.



SynTier Engineering provides general civil engineering services and surveying to municipal public agencies and institutional entities. We also serve private, commercial and residential developers. We offer pre-development consulting, design PS&E's and construction administration for all potential clients.

Our Mission: To meet the needs of our communities through a client-centric approach to infrastructure and design improvements.

Your Development Solutions Team

405 SE Bishop Blvd, Ste 2
Pullman, WA 99163
509.339.6187 (office)



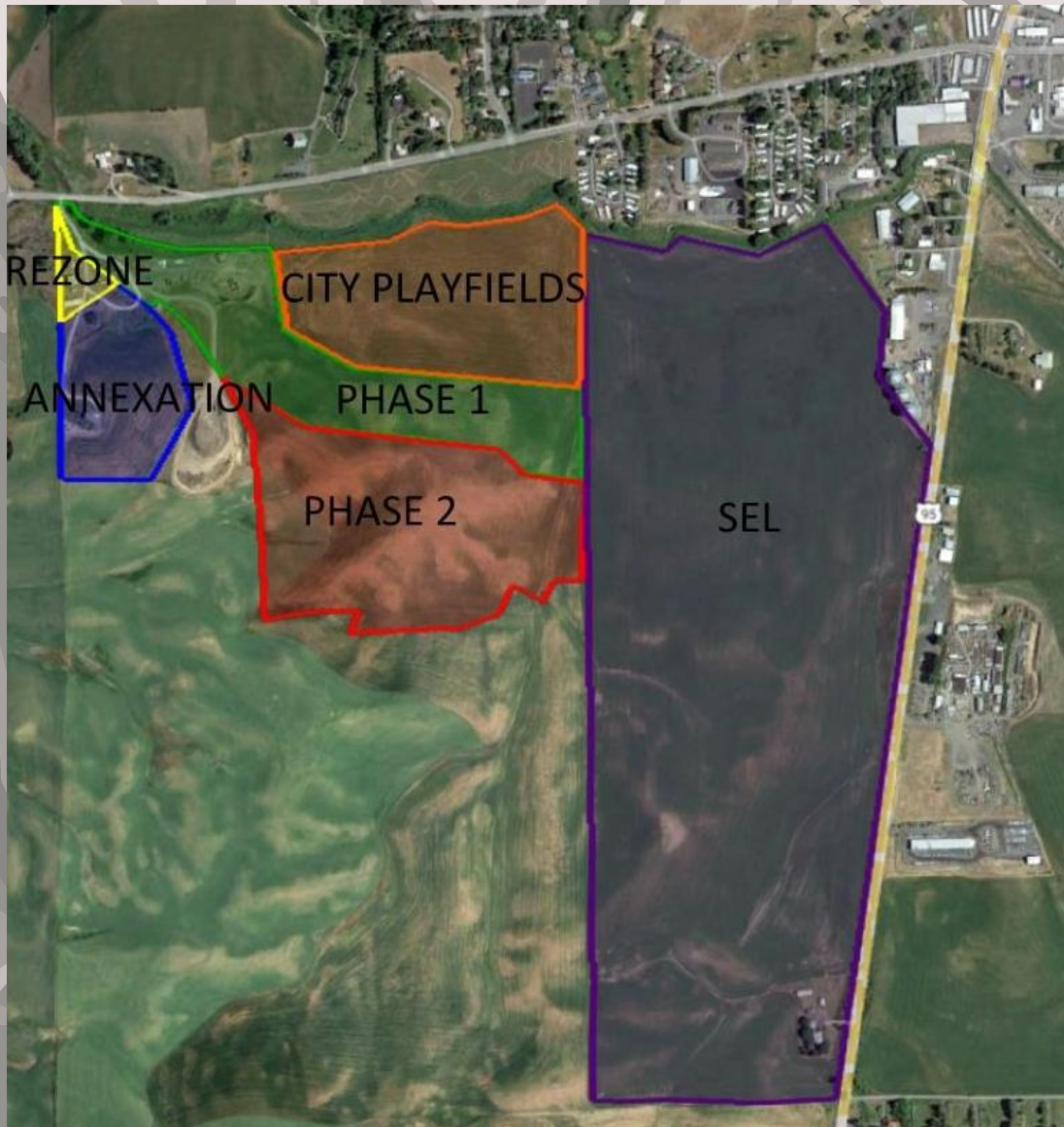
55 E Lincoln Road
Spokane, WA 99208
509.467.1550 (office)

Go to
www.syntierengr.com
or scan below



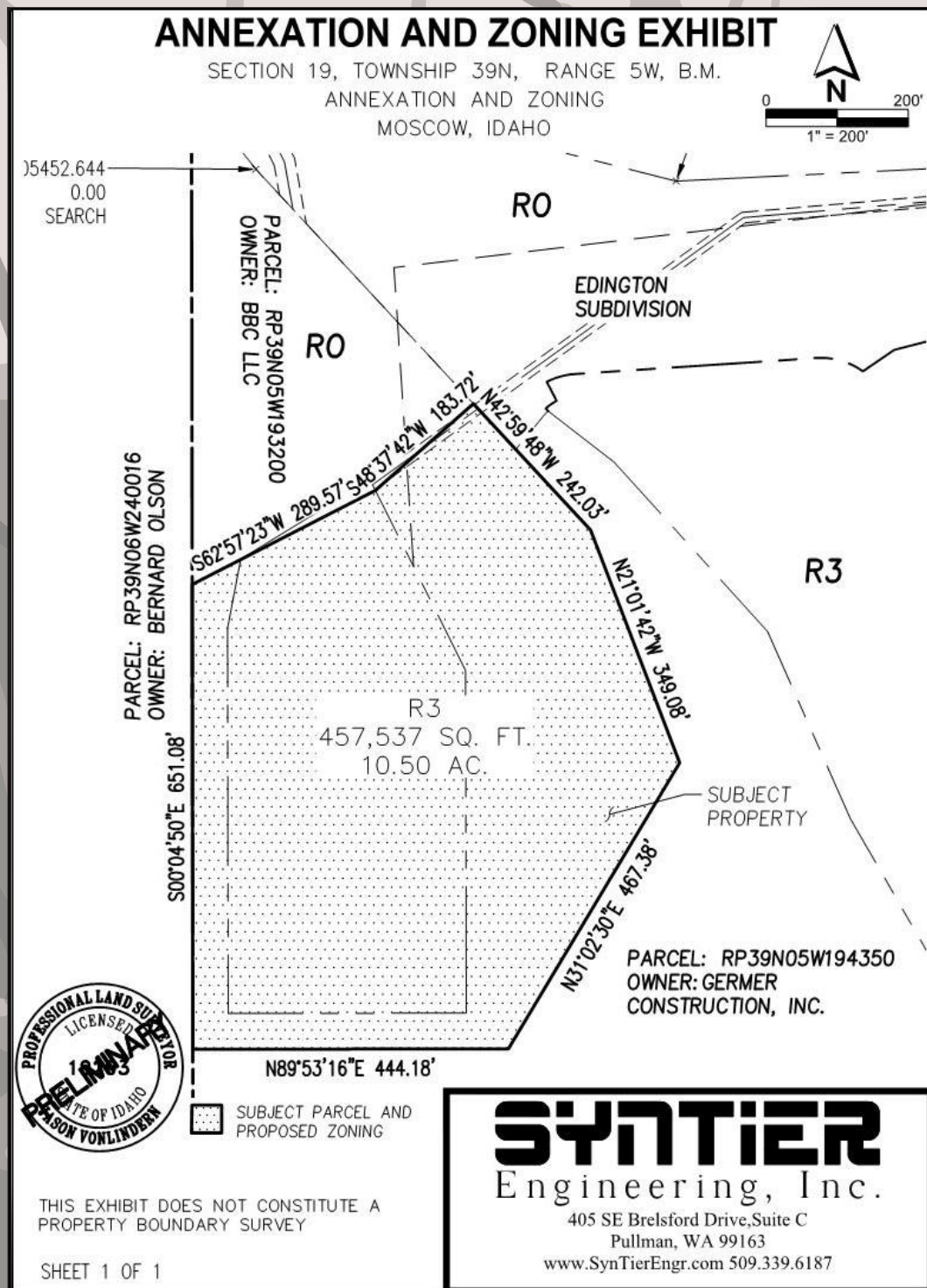
Project Introduction & Location

A neighborhood meeting to introduce and discuss the proposed development SW of the intersection of Palouse River Drive and Highway 95. The proposed project involves annexation of approximately 270 acres, amending the comprehensive plan for the subject parcel from AF Agriculture Forestry to R3 -Medium Density Residential Zoning and RO Residential Office, and preliminary platting of 27.2 acres into 130 lots.



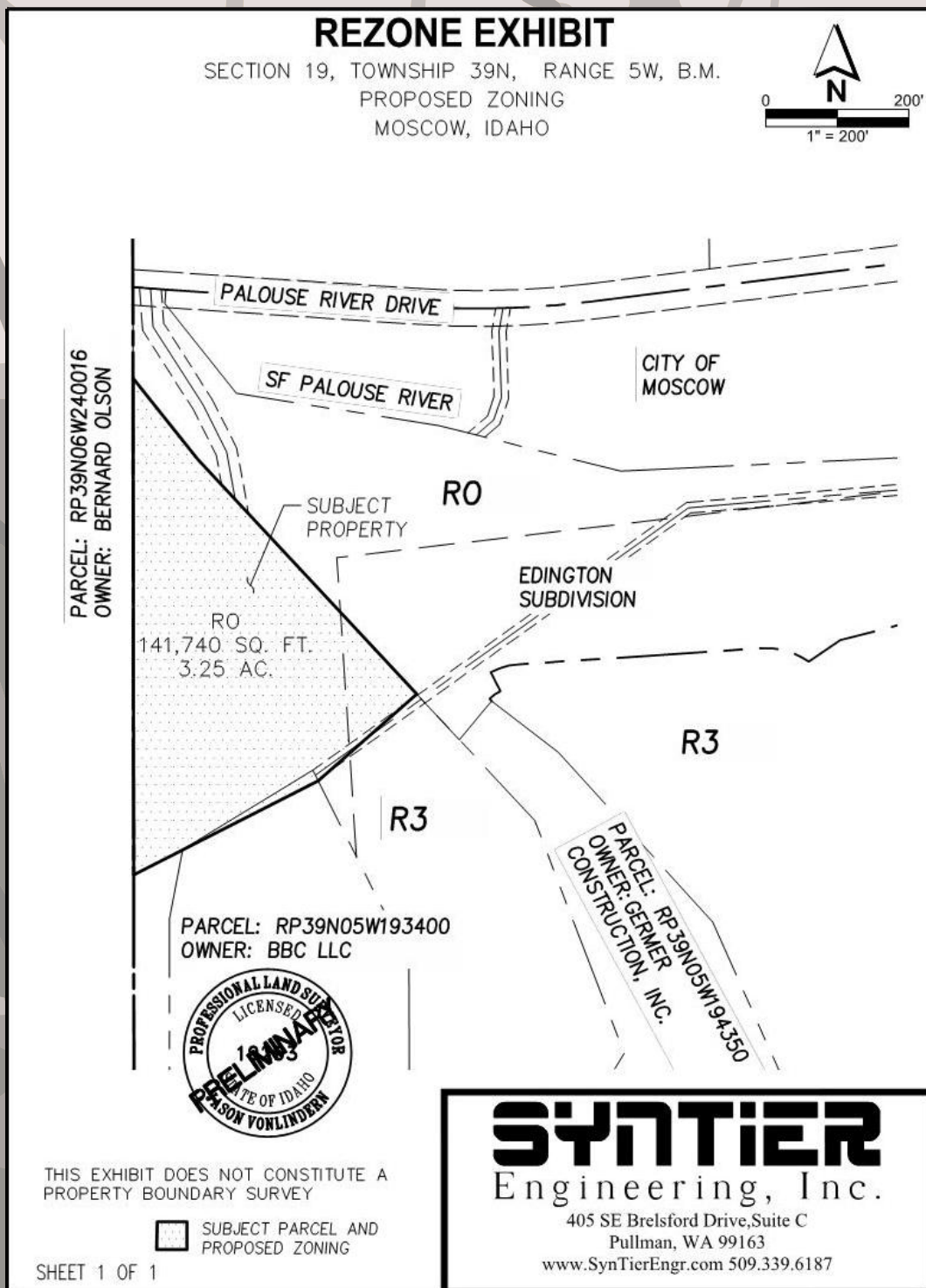


Annex Mapping





Annex Mapping

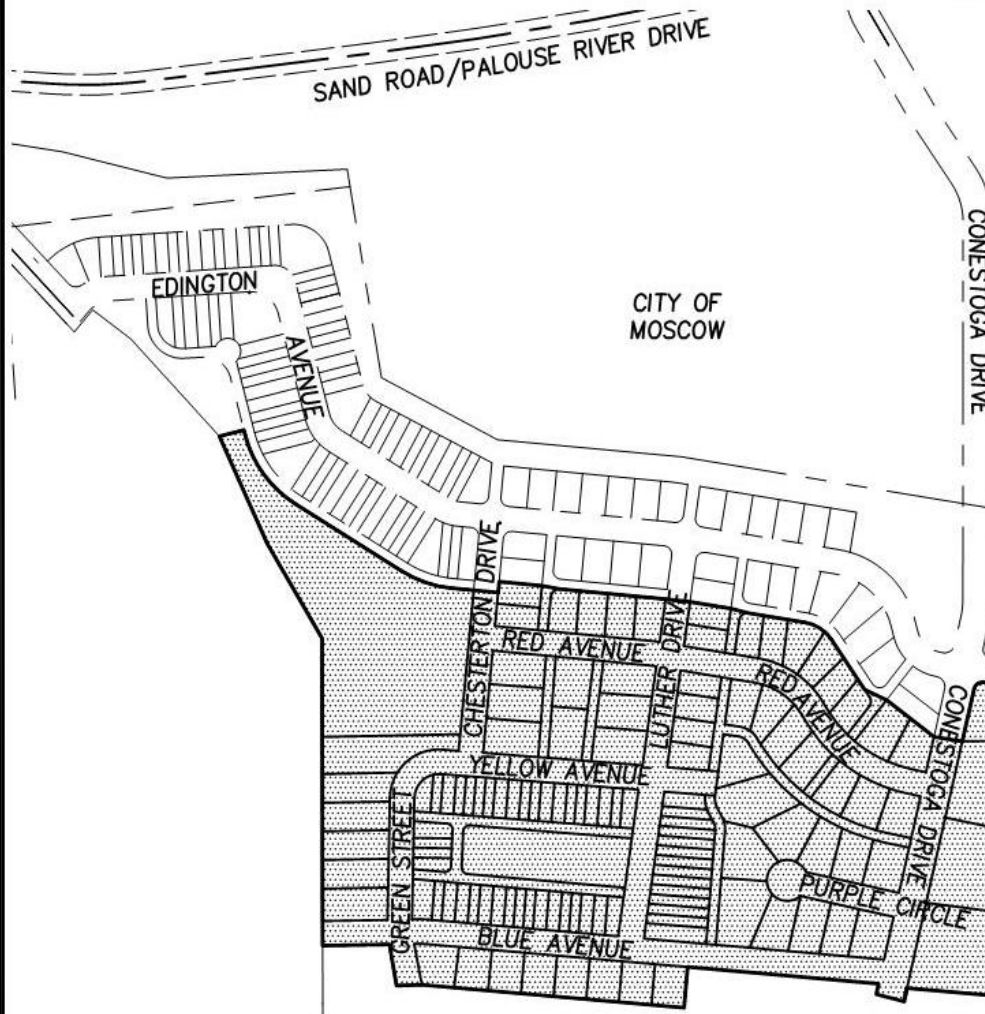
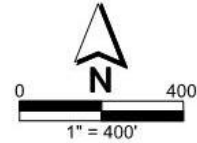




Preliminary Plat

PRELIMINARY PLAT EXHIBIT

SECTION 19, TOWNSHIP 39N, RANGE 5W, B.M.
EDINGTON SUBDIVISION PHASE 2
LATAH COUNTY, IDAHO



THIS EXHIBIT DOES NOT CONSTITUTE A
PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

SYNTIER
Engineering, Inc.

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



Project Contact

SCOTT SUMNER, PE



**Role: Principal-in-Charge,
Point-of-Contact**

- 14 years experience
- BSCE, University of Idaho
- CESCL
- Professional Civil Engineer

ID#16186

WA#48109

OR#89052

scott@syntierengr.com

208-596-7912

Edington Subdivision Phase 2, 1.5 Annexation PUD, Commercial Lots

Moscow, ID

Neighborhood Meeting

May 19th, 2022

Minutes

Development property site phase 2, PUD, Rezone

Meeting started: 4:00 PM

>>>Scott Sumner from Syntier Engineering, Inc. starts the meeting:

I think we're going to just get started if that's all right. People come in late we can, there's not too many people that we can fill them in. When it comes through yourself.

My name's Scott Sumner, I'm with Syntier Engineering. This is Lexi Smith and Grant they're both from my office.

Grant was recent graduate last year from Idaho and Lexis from WSU.

A lot of us met before on phase one, if you haven't, we can go over that as well.

But this meeting is for Edington phase two. There's also a plan unit development and a rezone of some property along the entrance of phase one. Okay. If you are not familiar with the project.

Here's the highway Palouse River Drive. So, this is city property in the city play fields that are not developed yet, this is Schweitzer Engineering, and this is phase one. We met about last year and it's under construction right now. We have some properties along this road is Augustine Avenue.

Currently the there's some sheds and equipment stored out there. And we're going to be annexing in the piece of property that the clients owned previously. And this annexation area is going to be planning to development for, I think, nine homes in a private road that feeds them with public utilities. Phase two will be on the south end. It's about 30 to 35 acres of our 3 zone, which is a lot of, most of us mostly is going to be single family housing with some of the row housing, similar to phase one. In phase one, we had a lot denser of a project because of the initial costs. It made sense, you know, with the topography to have more houses, as we're working back, we're kind of going west dense and more single-family housing. And as it goes back, we'll kind of adjust to how the market is right now. Housing is one of the biggest challenges in the area in terms of employment and actually building homes and getting people in home. So a lot of this project is trying to find a way to get more homes on the market and allow people to one, bring the prices down and to have people in homes that were relocate to the area. So.

Yeah, the reason one of the three logs will go from ag farming to retail office.

Currently we'll, we're looking at three lots and that's what was shown on your guys' exhibits.

Are you guys able to sign in just before you leave, make sure you sign in and it won't have to be, we get dinged if it's not. There'll be the rezone portion that we talked about, the 10-acre plan, new development, as well as the second phase.

That has 123 lots. And I think we had 101 in the first phase of Edington. So, this is just a closer map of what would be annexed. Into the city, the rest of this area, the R O, R O and this R3 over here were previously annex. This strip that Dermer owns is Germer's Dumpsite is still going to be located in the county and that's not affiliated with this project. I know that's a lot of contentiousness out there with their dumpsite in their trucks, but that portion is not affiliated with this project or in the same ownership group. So, if the rezone, rezoning this property to RO.

Which will allow professional businesses, I have a list up here of the permitted uses if anyone has questions about RO. I don't know if I can name them all off the top of my head, but that one, and then the preliminary plat, this, this area was already annexed and as part of the comprehensive zone plan that came in with the first phase so this portion of the meeting would just be for the preliminary plat. And I have road names up here. And the worst part of all of this design is thinking of road names. So that if anybody has any suggestions for any road names on any of these projects, I would gladly take them because I just made them colors because. I knew nobody would like those. And so that people would be like, gosh, it drives me crazy. So, they would hopefully come up with something better.

Okay, this portion right here is I think it's about 300 acres and some of his hillside, but it's going to be full. This piece I hasn't been really defined yet because we've had some conversations with different entities about what to do with this piece, whether it be the affordable housing trust or some other entity for this piece. So, if you're thinking, what, why is this piece significantly larger? Because this, you know, this is still kind of undefined, but it's just going to be one parcel for now. And it would go through free future Preliminary planning or other parts to make this either how or some kind of development. There'll be our park within this development, which will account for the park requirements for phase one and phase two. And then the rest is single family housing Conestoga drive. We'll continue to, we stepped out in this migraine street, those ones we stopped for. Future phases throughout the development.

This is just my contact information. I have business cards up here as well. If you guys have any questions, comments, email is probably the best way to get ahold of me. Send me an email. Hey, I have questions about the project or I would like more information I'd gladly get back to you as soon as I can. So, my email, my cell phone number, I do text messages. I try and return phone calls as best I can, but that is also provided enough for the rest of the time. I really just have, you know, any answer, any questions. There are maps that you guys have where you guys can feel free to. It's pretty informal. There's 15 of us here. So whatever you guys want to get out of this, I'm here for any questions, concerns, or do you guys have.

>>>Doug Gadwa asked:

I suggested that you name your edits of addition after the original property owner, and that didn't seem to take, I mean, I'm talking about Anderson, Clarence Anderson that homesteaded the property, instead

of there's an addition. And so now I don't feel like if I made street name suggestions, that those suggestions would be listened to either.

>>>Scott replied:

I personally don't have a choice on either the road names or the name of the subdivision, but I usually take the first swing on a and I get scratched out and I get turned down as well. So, I don't know what the road name plans ours is this. And if it's going to keep, continue to stay Eddington development, but I would, I would take your suggestions and then try and incorporate them. But ultimately, I don't have the road name authority. I could say.

>>> Rich Beebe stated:

Jump in there. I'm happy. The reality Edington is kind of one of those things that had already done by the time we had the neighborhood meeting; we were like way past that point.

>>> Doug Gadwa replied:

You can change the name of a corporation by sending a letter to the.

>>> Rich Beebe replied:

What we have, where we have all sorts of people involved. It's not just a few friends, but as, as far as the streets are concerned about, if anybody has any suggestions, I think that would be the name of the principal, like who has done everything, the Walden established, yes, you can choose the name, but we have lots and lots of documents already made and signed a lot of things and a lot of lawyers involved. So it's not quite as easy as we absolutely want to.

>>> Doug Gadwa replied:

Your name is?

>>> Rich Beebe replied:

Rich Beebe

>>> Doug Gadwa replied:

I thought so.

>>> Rich Beebe replied:

Yeah, absolutely. We weren't having to talk about it.

>>> Doug Gadwa replied:

You look at me like I have lost it.

>>> Scott Sumner replied:

I feel like it's on the tip of your tongue and it's ready to come out. So, and there's only, there's only a few people here. Yeah. And you're right in the center.

>>> Doug Gadwa replied:

One of my concerns is that you have moved into phase two and phase one, the Conestoga has not been a bridge hasn't been put in. I'd like to know some timings. I mean, the way the timing is going right now, you're going to have houses built and everybody's going to be using in the road, across the bridge. What timings are we looking at?

>>>Scott Sumner replied:

So, a couple of things, I will answer that for our, we have to record these and do a transcript. So, before you guys speak, we say my name's so-and-so and so that we can cause we have to type these all up. So, for the development, and I think I mentioned this earlier with someone you cannot have more than 31 homes before you have a secondary access. So as this gets developed and the bridge is one of the pieces for design and construction that the city is requiring and for that secondary access. So, that is one of the big pieces that has to be constructed as well as a lift station for this entire development.

So, the homes as they're doing the roads, utilities and everything, there will not be homes until the lift station has done. And I believe until the bridge is completed. So, the work there that is done right now is a lot of utility work, a lot of grading that needs to take place before the homes leave and come up. But Conestoga will be connected before these homes are occupied.

>>> Doug Gadwa replied:

Can you hear that? And my name is Doug Gadwa. G.A.D.W.A. Thank you.

Speaker 5

As the lift station, the sewer

Lift station.

>>>Lisa Gadwa asked:

I'm Lisa Gadwa. And will there be improvements to the bridge that the equipment is currently using? I have been kidding, kind of, but I feel like going to city council and asking them to set the date the times for a barbecue and experienced at that road.

>>> Scott Sumner replied:

I know that.

>>> Lisa Gadwa replied:

Someone is going to be hurt. I mean, and I think the drivers can see cars a long way off, you know, cause they're at the top coming down. So, I figured, but I've seen some junk. The school bus was involved in like cutting from district was the driver. Guys come out with their, they just get too used to coming out of there.

>>>Scott Sumner replied:

So, there nothing associated with this project. But I know the Latah highway district has been looking at that bridge as well as that road and improvements to their, from the two bridges right next to the one just East of that access. And then, then when that one next of it, I know that the Latah, they're looking at

those in the next few years of replacements or adjustments to those, I don't know the exact item, not familiar with that project. I know it's in the works, but I don't know the exact schedules and timeframes, but that's who is undertaking that.

>>> Doug Gadwa replied:

Whitman county just went public about a month and a half ago that they want to use sand road as a alternate route to the Pullman Moscow highway for trucks. I mean, I don't know how many years out that is, but that is a major impact to the bridge, to, to the signal light. That I'm sure the city is scratching their head on that one too.

>>>Scott Sumner replied:

Yeah. And we don't have control over WashDOT. I mean, WashDOT & Pullman. They can say whatever they want all the way up to the state line. And there's, I mean, We, we don't have a lot to say on that. I know there are the improvements that for phase one, going from Conestoga, our connection to Conestoga back to the light, there'll be improvements made with this project, from that portion on. And I think the city is obligated for Conestoga to that west entrance long because that's all their property. So at some point as this development goes, they're on the hook for the improvements from Conestoga West to that, to that bridge. They can say things, but I know they have a lot of things in the works and those usually take years and years and years for them to incorporate those.

>>> Doug Olson asked:

Could you back up the slide

Go, okay. No back more. So that shows where Clyde's house was. This one's going on?

How many home doubles and how many homes do you plan on putting in that area.

>>>Scott Sumner replied:

Nine.

>>>Doug Olson replied:

Nine.

>>>Scott Sumner replied:

I believe it's 10 and a half acres. So there'll be large, lots the current homesteads going to stay.

>>>Doug Olson asked:

Okay. Well the current residents in there will be annexed into the city. So how soon is that sewer going to be hooked up to city and the city water that that's going to be annexed into the city.

>>>Scott Sumner replied:

They will be hooked up with this with the phase One of the Edington development.

>>>Doug Olson asked:

When?

>>>Scott Sumner replied:

I would love to say sometime this summer that that water will be available to that property and sewer be available to that property when they eventually hook up into it. That is. Depends on how the development continues to go. This is just the first step in getting that going. And then there'll be design plans. And sometime next year, if everything is going well, would be the earliest that that development would take place.

>>>Doug Olson replied:

Okay. Well, I understand the shop and everything. I understand Germer wanted that shop. So that's going to disappear.

>>>Scott Sumner replied:

All those buildings up in the front are going to go away. Those are the areas Right in here, there's the shops and the, the grain elevator and those things are in this RO area. And those would go away.

>>>Doug Gadwa asked:

So, what you're saying is the 10 acres that is being zoned in as R3, is going to stay at 10-acre parcel and the house property is going to do own it.

>>>Scott Sumner replied:

So, what it will do is originally with the planning and developments, you have to have an underlying zone. So, we are going to annex that in and the underlying zone will be in R3. And then the plan your development is on top of that zone. And we would split that into nine individual parcels with a plan you to development. It allows you for the private road and other amended sometimes with planning and development, you could go denser and you could kind of be more flexible with the zoning code, but the intention for this one is to have a private road with nine residences.

>>>Doug Olson asked:

Where about is the road going to be?

>>>Scott Sumner replied:

I think this is going to be the best kind of map to see. So, here's the bridge and then a road coming in, and this has all the equipment you can all kinds of sheds and coming out of here.

>>>Doug Olson asked:

So basically, it's the same road that Germer's using now.

>>>Scott Sumner replied:

So, Gerber's road coming now, is about right here. So, it's going to come on 90 and it'll climb up that hill and wrap around to the top and have a firetruck camera head at the top so that they could turn around,

but this would be a private road. So, these nine, so this is the existing house here is this is the current access of road.

>>>Doug Gadwa replied:

So, what you're saying is the 10 acres will get developed as a, R3 condominiums or apartment buildings or something of that sort. Because I was understanding from you earlier is that 10 acres was going to stay as a parcel with the house. But now you're saying it's a R3 and going to be molded family residence.

>>>Scott Sumner replied:

No. So, well, it is going to be our three, but with our three, you can still have a single-family houses and how we are having them planning, developing, and through our plan right now, there'll be 90 residences on that 10 acres, single family residences.

>>>Doug Gadwa replied:

But you have plotted for annexation pure purposes as a one parcel instead of.

>>> Scott Sumner replied:

Well, this is just the, this is just the piece that's getting annexed here. This is just shows us the one is actually getting annex. This isn't just the one parcel. This is the current ownership piece that's left over that we are going to annex. So that's not necessarily how that is going to be. It's more somewhat that where it's going to have the private road. And then they're almost one-acre parcels that that's going to end up for this piece. So, some on that. Sorry, I didn't mean to be confusing on that. I could probably,

>>>Rich Beebe:

Do you have that to show them?

That just makes it more clear, I guess.

>>> Doug Gadwa asked:

That's your roadway. Similar to that show?

I was in, he was sort of saying this can be one person. Yeah. But it's nice zoning.

>>>Scott Sumner replied:

Okay

>>> Doug Gadwa replied:

Okay. Thank you.

>>> Doug Olson asked:

Is that a water retention pond?

>>> Scott Sumner replied:

It is.

>>> Doug Olson replied:

I hope you're not going to put a chain link fence around it, like do the Steiner or Palouse river drive.

>>>Scott Sumner replied:

So, the city requirements for those, we've just been going through those a lot with the city right now. Cause they really don't have a lot of retention ponds that actually hold water. This one is intended to hold water year-round and be a feature that animals, birds and everything can come and fly by. I don't know if you guys have been by the new Kamiak elementary school, over in Pullman, there's a giant pond there that they built as a retention pond and there's swans, muskrats, owls, birds, all geese through there year-round. And that's kind of the similar thought. I don't like just holes in the ground that are just holes. And 90% of the time, they're just dry, big, old holes that waste space. My thought is on this one.

And this was part of the phase One that we did is provide an amenity and a feature that people want to walk by or put a bench by and sit and enjoy the environment.

>>>Doug Olson replied:

And a lot of communities do that, but like I say, elsewhere in Moscow, they put a chain link fence around it and that's an eyesore We'll use at all and waster spaced.

>>>Scott Sumner replied:

Yeah. And that comes down to just liability with the say they don't want, you know, if there's two steepest slopes or if the water's deep, they just don't want kids Falling in them. Ornaments pond is flat enough out there and that's why that one doesn't have a fence. So as long as we keep our slopes flat enough that you don't slip fall and start rolling down into the water.

Those cannot, those don't have to have fences or they can have a short fence that's a little bit lower down. So, it doesn't really obstruct your view, but you can still enjoy the water without the worry of Kids riding their bike and wrecking. And now they're in four feet of water. So.

>>> Doug Gadwa asked:

Do you mention there was one piece that you weren't sure what you were going to do with yet? So, in those 235 acres that you have here has the city required you to do public use park areas, or are you getting out of doing park development? Because the city has a joining by a what was.

>>>Scott Sumner replied:

Right. And so, we have not gotten out of any of the park requirements, the, in the upper right Image up here, that's a park. So, this is it's over an acre of a park that's part that will serve as Parkland dedication for this entire, this, these two phases. And the city has a requirement for every subdivision. It has, depending on the zoning, you have so much like five or 7% of the area has to be Parkland dedicated land. So that one we'll take we'll count towards that, but we didn't get out, get out of anything with the city parks there, if that does not benefit other than when they finally developed those, there'll be amenity that people around there will enjoy. But there wasn't anything that we benefited from that.

>>>Rich Beebe replied:

I just want to have that we're still doing the path system we still intend to do with house system. We'll clarify, still want that interconnectivity and all the way up to the Palm Sunday, we're still doing that. You can see.

>>>Scott Sumner replied:

Definitely.

>>>Rich Beebe replied:

What we want to do.

If you get a chance to look at some old.

>>>Scott Sumner replied:

There's definitely been some Hills to hike. It's definitely a climb.

>>>Doug Gadwa replied:

Although the Hills are getting lower.

>>>Scott Sumner replied:

They are coming down a little bit and that's comes down to fire safety codes of how steep you can make roads. So, if it was flat, it would've been much easier. Trust me, I preferred it to be a little less, but yeah.

>>>Rich Beebe asked:

So how big is that pond area?

>>>Scott Sumner replied:

I'm going to say it's about a, I want to say it's about a third to half an acre.

>>> Doug Olson asked:

Okay. The other question is, since you were talking about, on the left turns in the summer, big algae sweat pool. So, what kind of irritant stuff you're going to do to keep that from doing the same thing?

>>>Scott Sumner replied:

Really the hope is with the amount of groundwater that currently goes through there, that it can keep cycling of water that comes through there. The one in Pullman that I've worked on is about 50-acre drainage that goes to it. And that one continuously has enough water that comes through that keeps the water from becoming an alga infested pond.

This one has about 250 acres that comes through there. That will be cycling through that. Even in the, I mean, even in the summers, if you go down far enough, there's, there's still water that in moisture, in the ground, that will continue to go through there. But until it comes through, it'll be tough, tough to know exactly what, how much water will actually go through there. I'm hoping it doesn't dry out, but I'm hoping it stays as a water feature and has some coming through it.

>>>Doug Olson replied:

And at any time, it's going to be stagnant, you're going to start having problems. So, you're going to have tests on chronic areas, no matter what.

>>>Scott Sumner replied:

Yeah.

>>>Doug Olson replied:

Point of interest, the Palouse Clearwater revitalization group.

Planted all these trees, right? They took the water that was coming off of our freedom. And instead of what used to be dumping right into the Creek, they dug a pond and they dug an overhaul pond and they dug another overall flow pond. And it leaches into the Creek instead of dumping right into the Creek. We never had any mosquitoes until they pawed that plotter.

And now we've got beavers wiping it out, the trees that they planted along the Creek, which isn't your problem because it's on the city park side, but you know, stagnant at water does breed.

>>>Scott Sumner replied:

Well, I would say that if, if it becomes an issue, the ability to convert it to a regular dry pond is a very simple thing that we could always do in the future. If it became a nuisance and it wasn't a feature and it was bringing, you know, there's always things that we can do with this, that it's, it's actually can hold more water. If we don't retain it, we just have to change the orifices and the outlet structure. And we could convert it to a dry pond and it would look just like all the other ones. And it just be a big hole 90% of the year. But so, if it does become a nuisance, there is always things that we can do to adjust. But on this one, we really wanted to take a shot at providing an amenity instead of something that people just look at and go, jeez that's a great use this space.

It's like a giant hole. So.

>>>Rich Beebe replied:

I mean, the way we look at it, and this is the main entrance talk, the entire property, what we want,

We're going to go by the park. And we don't want to what, when the city's going to do anything with that property, but we really do want it to be a feature Entrance for all of these people.

>>>Scott Sumner replied:

And the pathway will go by it so that you, a loop, a big loop had pathway that people can, you know, are going to walk by in.

>>>Doug Gadwa asked:

And did the city work with you guys then to deposit some of your hill to get the, their park out of the flood zone?

>>>Scott Sumner replied:

Yeah, so they allowed us to a lot of the top soil on the site to be deposited on their park site. And for them it was a benefit because they would have to bring a lot of top soil in to lift that up, to make it a usable part, similar to what they did on Joseph Street. That one used to be a big wet, muddy mess until they came and cleaned it up. And they lifted it up a little bit to get it out of there. So, it was a benefit for them that they could save money in the long run when they would have to develop it. So that was part of the plan with them.

Cause we could have dumped it on other parts of this site or spread it out over the other 230 acres and kind of raised it up all about two inches, you know, dumping it. But we found it working with the city. It came out to be a win-win for both people to have to do to do that and he'll flatten it out and then we'll seed it with some era erosion control, some grass native grass blend until they're ready to develop into parks, some low use, meaning they don't have to irrigate it. And once it's grown and.

>>>Doug Gadwa replied:

That wasn't, I noticed it, it was getting used and that was never mentioned in the neighborhood meeting or the planning zoning meetings that that range movement had been made. So.

>>>Scott Sumner replied:

I think it was discussed during the planning and zoning meetings, as well as what we discussed it with the city and notice. But I don't know if at the time we had our neighborhood meeting, if that had been finalized or if that had that discussion had been flushed out because they, a lot of the times I do, oh, well we might, we would like to, but they weren't really sure on the mechanism of how that would go through. So, yeah.

>>>Dalton Olson asked:

What is your postdate on that bridge that's supposed to come in off Conestoga?

>>>Scott Sumner replied:

Off Conestoga? The design is almost completed. I believe there'll be ordering it soon. I would say that the installation date is probably September, October.

Everyone thinks September, but I'm going to say October, I would say September, October is before they they're going to start paving, plant shut down in November. So, they're going to want to get everything paved up to it and around it before November. So, it'll be soon, which it's already May. So that's kind of blown me away.

>>>Doug Gadwa asked:

At the meetings a year ago. I mentioned that I didn't see any designed bus stops that didn't block traffic.

Have you guys' incorporated bus stops into your plans so that they've actually got a pull off so they don't have to throw out the stop sign and stop traffic.

>>>Scott Sumner replied:

We haven't located any bus stops. That's something we'll have talked between the city and it was also the school districts. But my intention is.

>>>Doug Gadwa replied:

As far as I know, he has not been communicated with on the submission. And I would like to see I drive school bus and it's a great retirement job. So, if anybody wants a good retirement job, it gives you a reason to get up way early in the morning, which isn't retirement.

The other concern I had on I mentioned is the powerful at the bottom of Conestoga. If Conestoga is going to line up with Conestoga, there is a major power pole that is right in the way. And I saw some of you guys and the Avista meeting on that, is that going to get relocated?

>>>Scott Sumner replied:

The pole is not, will not be relocated, but the, the location of the stop cause the Conestoga on north is not perpendicular to police overdrive as the plotted right away in the road comes in. So, our road and how we've discussed the suit at the city is slightly offset left. It actually lines up with the right of way of Palouse river drive. But the drive areas, it's about a four-foot shift to the left and we've talked to the city about it and worked through that design. This is having trouble with those poles because they don't have any crews that can move any of those poles for over a year. So, with those as well as the improvements going towards the highway.

But as far as that pole, that pole is going to stay and be incorporated through the driveway that access and, and across the street.

>>>Doug Gadwa asked:

So did so basically you're redesigned how you're coming into Conestoga and it'll be offset you say by.

>>>Scott Sumner replied:

Yeah. It's like it's less, I think it was less just under three feet, but the standards are anything less than six. And when you shift to the left, it's a lot more Shifting if you're offset to the left a lot more. Yeah. It's a lot drier, a lot more. They allow it more often because when you have your offset to the left, when you take your left turn, you're actually farther away from somebody else taking a left turn. But if you're offset to the other way and you both take less people head on and hit, so this one, shifting it to the left, with the stop signs going through, you're really not going to notice it.

And when you take a left, it'll actually allow cars more separation when they go through. But cities generally like them to, you know, perpendicular roads and have them. But when you're dealing with things that were already built years and years and years ago, we just try and, you know, safety comes up first and then drivability and then down the list comes up cost and viability of how we can do it. So yeah, that poll Of Avista just said, we think about, unless, you know, somebody else, we just can't, they can't move it. And I know they're having a lot more trouble going down towards the highway with those polls.

>>>Doug Olson replied:

It looks like it is going to be a little steep Coming up Palouse river drive.

>>>Scott Sumner replied:

Yep. So that road's going to have to give, it's going to get built up. So, the bridge where we're at the river, and then we'll have a, it'll have a hill they'll come up in a place for cars to set while they're stopped

and then they can turn. But yeah, I think it's about 10 feet between the, the, the river and the Palouse river drive.

>>>Doug Olson replied:

The park had planned on using the field as a parking lot that still be possible.

>>>Scott Sumner replied:

So, I know that I I've seen and the conceptual designs is this was the main market area and that the parking lot was going to be right here.

>>>Doug Olson asked:

On the other side of the creek?

>>Scott Sumner replied:

So here of the conceptual plans that I've seen, I haven't seen any plans for this other than over here. Yeah. I haven't seen any plans that had the parking up here except for the one that had here in the pan of soccer and baseball fields over here. But like his actual plan was from 2005 or 2008, a long time ago. I think initially purchased this property, but.

>>>Doug Gadwa asked:

Where is the sewer pumping station going to be located?

>>>Scott Sumner replied:

It's going to be located right here. So, the property continues right up here. There'll be located cause with a little station, this all gravity flows to the low point. And then we're going to pop that up, depletes your drive up into a van wall up there and then be analyzed or the lift station people analyzed from the manhole that we gravity flow into down to the next booster pump station to verify that this development one of the impacts, the rest of the sewer line city sewer system.

>>>Doug Gadwa replied:

Well, this was mentioned that in your other meetings, but they basically said it didn't make sense that your Conestoga didn't. We suggested that it be offset closer to the trailer court and to avoid people deciding to go up and over the hill and through the subdivision to get to Walmart. And I said, oh no, we really can't do that. It's all over the town of Moscow, the same street offsets, and then just named the same street, but it's offset right by AC park on first street. There's one of the prime, you know, jumps out at me as an example. So, you would do away with your power pole issue.

If you would move Conestoga, over to the East.

>>>Scott Sumner replied:

Right. And that is what their guidance or what the state prefers is to roadmap items as close as they can. If we straighten this out, I know there is, if we know it's the pump house property, that's still in there. So, there's a corner. So, you couldn't come straight up that you could jog. And then you'd get in a situation again, where you have to, if someone was coming south on Conestoga and north here, and

they're taking left turns, it's that distance that you don't want people taking those left turns and then turning into each other. They prefer them to be lined up. And this is argument that we always get from the city.

When we look at those kinds of things and have those arguments, it's like, well, they're trying not to create the same issues and problems that they've created that have been created in the past and try and not create those situations going forward, even though they haven't done that in the past. Because I live on that corner on first and kids walking across the streets, always dangerous cars trying to turn left when schools get out that back corner. And I would not replicate that anywhere else because kids, you know, trying to cross the street and with the high school, middle school, Lena Whitmore. That situation is and offset that way.

So, when people take lefts, there are left hidden into each other. So.

>>>Doug Gadwa asked:

Is there any potential plan of Conestoga being a four way stop?

>>>Scott Sumner replied:

That would be not that I'm aware of on that stuff that not has been discussed. The interest in that does not come from the city and for us that there was a four way stop. That's a matter of adding the signs that really want to impact anything we're doing. But if that's something that could be brought to the city, even if they would like to do that, I don't think they want to be any lights or warrants four-way lighted street, street lights, but that'd be something.

>>>Doug Olson asked:

Did you incorporate any city bus stops in there?

>>>Scott Sumner replied:

We haven't incorporated any city bus stops a lot of our roads. There's two-way traffic on a lot of these, but there's no driveways on here if you think.

>>>Doug Olson:

Yeah. Well, cause the city buses are gonna start coming out there's so you should be incorporated into there.

>>>Scott Sumner replied:

So, without any driveways that allows so much more room that we can block off for bus stops or other things through this whole area and that conversation we just have to have, or, or areas for the post office to drop off mail and do those. But if you think about most normal streets, if you look at this there would be driveway, driveway, driveway, driveway all of them down littered through here. And the parking would be pretty limited and buses would be pulled in people, driveway or field blocking people in and doing those. But with this, it allows a significant amount of flexibility to incorporate buses, school buses, as well as online for post office mail delivery.

>>>Doug Gadwa asked:

So, for all those houses that are along, that it's going to be street parking.

>>>Scott Sumner replied:

It will be rear the rear loaded. So, we have alleys through here alleys. So, they're all alley fed, almost all of this is alley fed garages in the back so that you can do here. You can access your home to the alley. So, a lot of the parking on the streets, there.

>>>Doug Gadwa asked:

Will be street parking?

>>>Scott Sumner replied:

There will be street parking.

>>>Doug Gadwa asked:

On both sides?

>>>Scott Sumner replied:

I believe. So. I would have thought one it's only one city, only one, one side because they like, because they want on one side for snow removal, snow, or be able to let you have.

>>>Doug Gadwa replied:

Glad to hear that this is both sides, light first street, when the snow is getting encroached and people are parking with encroached snow, you're lucky to get a school bus through.

>>>Scott Sumner replied:

Yeah. That must be partying around. Isn't it right by Russell school?

>>>Doug Gadwa replied:

Russell And yeah. It's it's like, nerve-wracking, it's like, Will I fit through there?

>>>Scott Sumner replied:

Yeah.

>>>Doug Gadwa replied:

So, w glad to hear it's one side.

>>>Scott Sumner replied:

I think that's side. And then also, you know, you're not plowing people's driveways because I have to shovel mine out every year because on hazing, but snow all up in there and I can't drive through three feet of snow berm. So that also make it easier that you push that into the landscape area. You push that off the road to allow that road to be open.

>>>Doug Gadwa asked:

One more. There was a rumor about relocating the Crick to do away with two bridges. Where does that stand?

>>>Scott Sumner replied:

I have heard that rumor, but I, I think that's a Latah County highway district discussion. I, I that's all I've heard is rumors as same as you, but I haven't heard, I know they were talking about replacing those two bridges that maybe that the south fork of the river.

>>>Doug Olson replied:

No, it's still going to have to build two bridges because they'll have to build a bridge to our property.

So, you might have statistically been both there and just, just rebuild them to make the carry the heavy weight.

>>>Scott Sumner replied:

So that's, I know this corner right around here is one that everybody always worries about what that blind corner. That's something that they're looking Now. One in the one, I know the ones that, I mean, this is the one where you're coming out here trying to turn.

>>>Doug Olson replied:

Been there for years.

>>>Scott Sumner replied:

So.

>>>Doug Gadwa replied:

Nobody's died yet When Roscoe dollars was rescuers and the drinking age was younger. Yeah. The joke was if they made it around that corner, they went in the ditch on the next corner.

And tech got took out fence.

They had many, many cars in their yard.

>>>Doug Olson replied:

Yes.

>>>Doug Olson replied:

What is your plan with Streetlights?

>>>Scott Sumner replied:

Most likely to be spit the major intersections and all of a sudden, most of likes to have the physical.

>>>Doug Olson asked:

[Inaudible] plans for trying to control the light pollution.

>>>Scott Sumner replied:

I believe, I mean, with the city of Moscow, we just kind of worked with them on what they're looking for in lights. And I know that they have, they have a darker, they like less lights stuff. I think it's called like the star, something with the stars. You see them. Cause without the lights, you can actually see the sky and the stars.

>>>Doug Olson replied:

Their responsibility.

>>>Scott Sumner replied:

Or we work with them in locating them. We've worked with the city in locating street funds. So if the developer wants to be put in work with city to put in, when the developer wants to put in more, I don't know if I've had a developer who has willingly put in more streetlights sending work required, but it comes down to the city standard for city standard street lights, unless the developer wants to come up with something different.

At the intersections, especially along Conestoga, will be lit.

Have you guys to get the city to not install street lights. We could do that. But.

>>>Lisa Gadwa replied:

It was a concern when the ball fields in to were going in to Folks out there. Yeah.

>>>Scott Sumner replied:

Yeah. And I think most of the, most of the lights that they have now, even the street lights and the one on first nations in my bedroom window and they can come hunting numbers on the direct, down on intersections.

I don't because I like my house lit up so I don't have people walking around.

They do have flexibility.

>>>Doug Olson asked:

Total population be when everything is built?

>>>Scott Sumner replied:

So, we usually ever developed two and a half people per home with 101 homes. I think we had 123. So, 224. So, 480, about 600.

>>>Doug Olson replied:

You've been with the apartments or whatever.

>>>Scott Sumner replied:

The nine other additional homes. So, between the, this.

>>>Doug Olson replied:

Looks like an apartment.

>>>Scott Sumner replied:

Building these ones up here, these are row houses. And that also there'll be similar to these ones. Yeah. And they're Yeah, including those and they're, they're single-family houses. They're just attached row houses. And part of the reason they go into that is just bringing down costs.

You can't build a house right now for single family on a single house I'd sell for under \$450,000.

That just doesn't seem like it's sustainable.

>>>Doug Gadwa asked:

So, the road construction etc. For phase two, we'll just sort of slip in there right after phase one road construction. Or is it going to go into a joint project?

>>>Scott Sumner replied:

I wouldn't, depending on this, looking at how the schedules go, usually with road construction with payment plans closed in November because it gets too cold. So usually with subdivision development, you're being in the summer is grading and you have utilities. And then there's the hardscapes, which is concrete asphalt by the end of the year. And then you have to have all the utilities and all those things built before you start building homes. Cause you have to find your hydrants. Something catches on fire. You do construction. So, with the number of homes is 101 homes.

It'll take a significant amount of time to start to build all those. I think the city of Moscow averages between 20 and 40 building permits a year. So, we're only building 20 to 40 homes a year right now.

So, 101 homes.

It could be next summer. It's starting to start on phase two or it could be two, three years down the road. It all comes down to the absorption of the homes and the ability to build homes. Could be, if there were a hundred homes for sale, they would be sold because of the demand for Moscow and demand for housing, but the ability to build them into something that's always limited in Moscow. So, do I anticipate it being construction next year? No, but it'll just depend on how this is the economy and how everything else goes through, but I don't see the grading with it. It made sense to start grading everything together.

When you started dealing with those quantities, it's a lot cheaper to move a lot of dirt than it is to move a little bit of dirt. So, the grading was taking place and trying to prep for this, but it really just depends on the ability to build homes and people buying homes. Depends on when this will actually be constructed.

>>>Doug Gadwa asked:

Question for Rich, are all those lots solar ready? Or.

>>>Rich Beebe replied:

We have reservation agreements on the majority of, yes, most of them are builders planning on building.

You know, even though, even if they do buy the property, it's still, like Scott says, it's going to take a while.

So.

>>>Scott Sumner replied:

It would be great if it happened, but it's really the mercy of.

>>>Doug Gadwa replied:

Mountain view in the subdivision along mountain view. And it's like starting here and working up the property with matching houses. So, we'll stand back and watch.

>>>Doug Olson asked:

So, who's going to be the general contractor building these homes?

>>>Scott Sumner replied:

Each, each unit, or, I mean, if someone buys a block of homes, I mean, they're, they're their own general. It won't be a situation where somebody is in charge of every home construction through there. But depending on which developer, if they buy a block of four or three or five or some single four or five single abandoned homes, they'll be their own developer on each of those properties.

Usually, developments like this have CCRs and public, either covenant, covenants I've been in restrictions.

Usually they have something to allow, you know, whereas in pink houses and other things, but there's always some kind of agreement to the developments that they have for the style of homes, the shingles, the siding and all those kinds of things. So that it's a congruent.

>>>Rich Beebe replied:

It was an architectural committee. So, every client has to basically be approved. So.

>>>Doug Olson replied:

It looks like there's quite a bank steep bank between the first row of houses, buildings on the Parkway.

At least if I'm thinking of the right place, looking out now, and then the two eroding away, maybe it's up higher, but there are some steep bags that are eroding whose responsibility will control that person to pause a lot or.

>>>Scott Sumner replied:

So, the trouble with what's going on right now, there is during construction as the worst time for rubbish because you have no soil, you have no nothing holding area. Collections of water defines the weakest link. And once it finds the weakest link, it just keeps going there and then washes away. So, all those ravines and things that have been cut into those hillsides, will be fixed and they'll be seated and

stabilized prior to, And they will be worked on until they are stabilized. And then it will be a part of this development's requirement to take care of those. But a lot of that is just because there's so much water coming off that hillside, it just finds a weak link and then starts washing it away and washing away.

Once we get it stabilized compacted. And then we with the storm drainage systems collect a lot about water and then we fall into our pond and slow it down and then release it at the pre-development rate. So that doesn't go down and erode, the south fork and do damage downstream. So, a lot of during construction is where you're going to see that.

If you look a lot of the developments afterwards, once they're established for a year or two, you're not going to see the storm water issues that you've had or construction.

>>>Doug Gadwa replied:

Seems how you're talking about your rosary. I called your office to tell him that the silt fence blew out at the high water. And I took damn near three months for it get repaired.

I wasn't as a, as a property owner. And part of the south fork of the blues river is my property.

I wasn't very pleased with the turnaround time on repairing the silt fence, I understand that it was a high-water event, but taking three months to fix the silt fence with lots of mud coming towards that spot, kind of irritated me.

>>>Scott Sumner replied:

I understand that. I understand you're frustrated. So, for our, our role in construction with erosion control, our role is to observe and provide guidance for the contractor. So, your information that you did, we provided contractor and said, hey, we need you to go out there and fix this. And there was their response time is I can't, I can't force the contractor to go out there and when the waters.

>>>Doug Gadwa asked:

But what ends up paying the fines? If the water state of Idaho department of ecology would have been knocking on your door, it wouldn't have been, you guys, it wouldn't have been, you, it would have been whoever put in the silt fence that should have jumped on the repair a lot faster.

>>>Scott Sumner replied:

Right. And I know.

>>>Doug Gadwa replied:

I did not call department of ecology, but it went through my mind.

>>>Scott Sumner replied:

Yeah.

>>>Doug Gadwa replied:

But I didn't.

>>>Scott Sumner replied:

Yeah. You're in for the information. Then when you called, was provided the contractor and I had to discuss that with them. I believe. I don't know if you discussed that with them as well, but I know I discussed that with them, but in the winter.

Yeah. I I'll have to go back and look because I know there some correspondence between us and the contractor on that one.

>>>Doug Godwa replied:

I see a beautiful row of trees in your photo they're of the plan, is that going to be Part of your project improvements and you're going to plant trees along there? Or is that just pretty on your display?

>>>Scott Sumner replied:

Some of both. City requirements for street trees, there's always the requirements for street frontage on a lot of the rest is just kind of what we anticipate and through a neighborhood instruction, a lot of people are planting trees, but as far as these are mostly, I mean, we're not going to plan in 30-to-45-foot trees.

>>>Doug Gadwa replied:

All along your walk path. That is next to the city park in your photo shows tree. So, are those going to happen?

>>>Scott Sumner replied:

I don't think there is a plan for those to happen right now, but I'm, that is not one of the aspects that I typically handle.

>>>Rich Beebe replied:

We, we definitely, I mean, there's definitely going to be a bunch of pointing whether it's going to look just like that or not. I mean, we want it to be beautiful too. We want this to be a place people want to live. On the walking paths like all of it is part of a ongoing discussion that we have with the city and with everyone.

How long will it take it for it to look like that it's probably not going to happen right away. Right? Like, it's not like we are going to plant a bunch of 30ft trees cause half the time, but I would definitely say there would probably be a bunch of stuff planted.

>>>Doug Godwa asked:

The property on those lots will let go, like clear to the park property line. Or is there actually the pathway is who will be the ownership of that pathway next to the park.

The one is behind all your building. Well, let's look at your lower drawing down here.

>>>Scott Sumner replied:

And this is an alleyway that back feeds all these driveways. So, this is the alley and these are garages. So as if you're the drivable surface factor.

>>>Rich Beebe replied:

The other one is the path on the city property. I don't want this to.

>>>Scott Sumner replied:

Show. This is a path.

>>>Rich Beebe replied:

Right. And then across crosses at that. Yeah.

>>>Doug Gadwa replied:

But so, your alleyway, it will actually be a city alleyway. They plow it?

>>>Rich BeeBe replied:

Individually.

>>>Scott Sumner replied:

Yeah.

>>>Doug Godwa replied:

Okay. So, so basically from that alleyway to what is your current property line will be more city property. Then?

>>>Scott Sumner replied:

This is an alleyway here. And you're talking about in here.

>>>Doug Godwa replied:

Yeah. Or it's easier to see down here on your bending this space or know where your trees are, the trees aren't, these are, that's your alleyway.

>>>Scott Sumner replied:

In here, which is this area right here. That is part of the phase one just at all Right. The city property falls the bottom of the slope around here. And then it comes right up into here and ties in it's about.

>>>Doug Godwa asked:

But what I'm talking about is the alleyway will belong to the city for maintaining. And the north side of your alleyway falls down and meets the city park, right?

>>>Scott Sumner replied:

There is private property between there is public road and public up here. The rest of this is what we is part of that phase one.

>>>Rich Beebe replied:

There were some tracks of land through there that will be maintained by the association.

>>>Scott Sumner replied:

Yeah. There are some, there's a track here and this whole hillside because they track.

>>>Doug Godwa replied:

Which will be association. Not city. The city will have the alleyway, but not the part that falls off the hill down to this ballpark.

>>>Rich Beebe replied:

Yeah. There there's. The exact line is up to discuss this. At this scale.

>>>Scott Sumner replied:

This will be dedicated to the pod will be dedicated to the city.

>>>Rich Beebe replied

And the pathways of Medicaid as well.

>>>Scott Sumner replied:

And this kind of shows the path that comes up around here. That'll wrap up. I'm going to have to have a switch back going up this hill and then I'll fall the backside of this property and keep going down the west side of the development. Eventually go up to the top and then it loops back around and follows this side. It comes across as here either go there, or all the way out to Conestoga.

>>>Doug Godwa replied:

So, when you go into phase three, will Conestoga. How will you get to phase three to?

>>>Scott Sumner replied:

Depending on how it gets developed, there is access up here and this is higher than down here. Or Conestoga can follow the ditch line. Continuing down south, the development and swing kind of like this through the development, and eventually ties into that road. But.

>>>Rich Beebe replied:

A lot.

>>>Scott Sumner replied:

Of phase three could be four houses right here, or it could be 10 out.

>>>Doug Godwa replied:

Space, three?

>>>Scott Sumner replied:

It's phase three. And let's.

>>>Doug Godwa replied:

Not thinking about it.

>>>Scott Sumner replied:

We have a, we have a master plan that at least it's been conceptually thought of, but how pieces get broken out and developed? You know, we don't want to have a plan as you know, just to stick to him fighting. We're going to go as the market and the community goes as well. So, we have, it has been thought out in terms of an overall master plan, but phasing, we have broad phasing, but really is dependent on the community and the markets and housing and the needs of the community. So, there is, there's not, it's not like it's not a plan, but it's just how that implemented may be different than what we initially thought.

>>>Lisa Gadwa asked:

Is Schweitzer on the other side of Conestoga.

>>>Scott Sumner replied:

Schweitzer is right here. Here, we have a stem out to them, but I think Schweitzer's made it very clear that they don't want anything going to their property. So, this is Schweitzer. The city wanted us to step out just in case they ever wanting to play nice. But I don't know if that will ever happen Because this was intended. This road right here was intended to be a salad bypass. At one point there's even plans on the highway in our master transportation plan to come through here and continue out that way and eventually head up to the highway, but it kind of got mixed with this not happening.

>>>Doug Godwa replied:

Well, it's beautiful on the wall.

>>>Scott Sumner replied:

I appreciate that. Thank you.

>>>Doug Godwa replied:

Let's leave it.

>>>Scott Sumner replied:

I mean the hardest part with all these communities, when they first get developed, everybody looks out and then there, I mean, we don't have trees like we do here. You know, trees like in the Fort Russell neighborhood and the community, without some of that, the landscaping that takes years and years and years developer, we see in the ugliest thing that you can think of. And it takes 20 to 30 years till your life. Now it actually looks and feels like Moscow. I mean, there's areas in Moscow that when they built them, I'm sure were saying the exact same things. I grew up on Cleveland right by Lena Whitmore, had pictures of my parents built that house.

None of that stuff behind us to the Southeast was built. All the stuff on sixth street, all that area was completely barren. You look like no trees, no nothing. And now you drive through that Cleveland area,

even sixth streets in those areas, it's developed there's trees and it feels like Moscow. And it just takes a while for things as these trees don't happen overnight and they don't neither do the community. So it'll just take some time for, I think it just kind of feels like the rest of Moscow in our community.

>>>Doug Godwa replied:

Can't stop progress. When you guys are proceeding, we won't stop you.

>>>Rich Beebe replied:

We don't want it to be a problem. We would really would like to be a nice part of Moscow

>>>Doug Godwa replied:

Then don't take out any more trees.

>>>Scott Sumner replied:

Yeah.

>>>Rich Beebe replied:

We will plant plenty.

>>>Doug Godwa replied:

Oh yeah. We hated to see the 150-year-old trees come down there two weeks ago.

>>>Rich Beebe replied:

Prefer they didn't have to leave.

>>>Scott Sumner replied:

Okay. Well, I have business cards up here, Doug. I don't actually have your phone number.

>>>Doug Godwa replied:

I don't know whether I want you to have it.

>>>Scott Sumner replied:

I get messages. They're like Doug is calling you. It's calling back. I'm like, that's great. I did somebody get a number? Nope. So, but I have a business card.

I think my contact information was on your hands as mailer. If you guys would need it. But I would say email is probably the best method to get ahold of me. But.

>>>Doug Godwa replied:

This is just a small request to renter. Yes. Could you come turn off his floodlights at night? They shine right in our bedroom window.

>>>Doug Olson asked:

The other question is what other developments are you involved in this town.

>>>Scott Sumner replied:

In this town?

>>>Doug Olson replied:

Yeah. Other subdivisions everything's being built.

>>>Scott Sumner replied:

I'm part of the Woodbury subdivision on the north end of town. And then I have some private commercial developments that are in the works. Right.

I have some in Pullman as well over by the Kamiak elementary school.

So mostly housing because that's the biggest demand in here. There's probably, we just finished up with about 25 acres over in Pullman in about 14 acres that they're looking to develop. And then as well as over kind of by Kamiak elementary school, we have another area that we're looking at. That's about 20 acres.

Speaker 16

You're not going to fit roundabouts and the, this right.

>>>Scott Sumner replied:

There are no roundabouts, but I'm a big fan of them. So, I know there's, you're either on one side of the other, I'm a big fan around the balance because every time I stop at a street light and there's not a single car and I'm sitting there for about four minutes, I want to pull my hair out. So.

>>>Doug Olson replied:

You've got time to sit on your phone.

>>>Scott Sumner replied:

Some people do. I'm a big fan round abouts just in terms of the, the number of cars that can get through them. There they are new, they're different. And it just takes out adjustment period that some people have never adjusted to your one to two, but in terms of the functionality, they are a lot safer and they get a lot more traffic through them than conventional streetlights. And as well as when the power goes out in emergencies, you never have to worry about that aspect of them. So even though I know there are people on both sides of, I'm a big fan of them. I designed, I think three or four of them in Vancouver.

>>>Emily Olson replied:

They put two in Pullman right now. One of them is on the Albion Road.

>>>Scott Sumner replied:

27 and Albion.

>>>Emily Olson replied:

Where farm trucks come in.

>>>Scott Sumner replied:

Yeah. And the other one that Terre View and North Fairway

>>>Doug Olson replied:

Fairly other ones out south grand out to the highway, that's bypass Heinrichs.

>>>Doug Gadwa replied:

Was supposed to go in there.

>>>Scott Sumner replied:

I don't know about that one. I know the one on Terre View and North Fairway that one's coming in this summer, as soon as our 27th and Albion both coming in the summer and the Sixth and Mountain View, the summers get down to.

>>>Doug Gadwa asked:

Sixth and Mountain view and what.

>>>Scott Sumner replied:

Sixth. Right by the Nazarene church, they're reading the bridge as well as that roundabout, the summer sidewalks that people can actually get cross those with all the kids that go through there. Yeah, that'd be huge.

>>>Emily Olson replied:

Okay. I was just curious, is it that unspoken turn into like an HOA?

>>>Scott Sumner replied:

I'm not sure on how.

>>>Emily Olson replied:

There will be.

>>>Scott Sumner replied:

Homeowners associations.

Okay. You guys, I mean, I'm welcome to answer questions and you guys, if you come up with something later, when you're, you know, feel free to email me out.

>>>Doug Gadwa replied:

We'll work on road names.

>>> Scott Sumner replied:

Okay. Sounds good. Yeah.

>>>Doug Gadwa replied:

I guess I would, I would suggest a couple of other names that would honor the original homesteader of that property.

>>>Doug Gadwa replied:

Clear the top 30 years out. Huh?

>>>Scott Sumner replied:

Super cool.

>>>Doug Olson replied:

That's why.

>>>Doug Gadwa replied:

Clarences house is the house that we live in.



JULY 22ND, 2022

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: EDINGTON ESTATES SUBDIVISION PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT REVIEW

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the preliminary plat and planned unit development (PUD) for the Edington Estates Addition, the Engineering Division has the following recommendations:

1. There are a few high-level comments on the plan sheets submitted for both the preliminary plat and PUD. Please provide these comments to applicant.
2. The preliminary plat that has been submitted is missing some detail. Please request applicant provide enough detail to be able to describe what is being proposed. Please requests details such as:
 - a. A legend to understand linework and symbols.
 - b. Please show frontage improvements. For the preliminary plat detail showing the high-level street and frontage improvements helps to ensure that property boundaries and right-of-way are established.
 - c. All existing and proposed easements of record stating width and purpose.
 - d. Existing and proposed public utility lines within and adjacent to the proposed subdivision.
 - e. Location of existing water wells, streams, drainage ditches, and wetlands located on or adjacent to the property being platted.
3. The plat is showing the "Edington Subdivision Phase I". Please advise applicant that this Addition to the City is still in the entitlement process and the infrastructure, easements, and ROW has not been completed/accepted to date.
4. The sanitary sewer line appears to be running through private property to tie into the Edington Addition. Sewer lines will need to be within city right-of-way or an easement.
5. The City's preliminary plat application requires under section 6.E that the applicant evaluate if the development can be adequately served by existing transportation network, public facilities and services. In order to ensure the City will be able to provide those services we recommend the applicant work with the City to analyze both the sanitary sewer and water infrastructure. To do so we recommend the following step be pursued.
 - a. The proposed development will be tapping into an un-looped branch of the City's water infrastructure and there appears to be approximately 60 feet of elevation difference from the watermain tie in point to the elevation of a couple of the subdivision's lots. As a result, we

recommend that the applicant request a model analysis of the City's current water infrastructure (which would include the Edington Addition water infrastructure that is currently under construction) to serve domestic and fire flow at the subdivision. The City retains HDR Engineering to maintain and operate its water model. For a model analysis, the applicant would work with the City to set up an Edington Estates PUD specific Task Order for the consulting model analysis. This analysis will be at the expense of the applicant.

- b. This development as currently proposed is utilizing the City's sanitary sewer service by tying into the gravity sewer system within the Edington Addition. The sanitary sewer system for the Edington addition as currently design entails gravity flowing sewage from the Edington Addition to the proposed Edington Lift Station (which has not been constructed or accepted to date). Sewage is to be transferred from the Edington Lift Station and then gravity flowed through existing City sewer mains to the City's South Lift Station. From the South Lift Station sewage is transferred to the City's gravity sewer system to eventually arrive at the City's Waste Water Treatment Facility. Please request that the applicant provide sewer usage numbers in terms of equivalent residential unit (ERU) and an analysis of the capacity of the City's downstream capacity. Currently, the City has limited ERU capacity in this branch of its' sewer collection system. The City and applicant will need this information to evaluate the City's hydraulic capacity from the proposed new addition to the City's Waste Water Treatment Facility to determine the City's ability to "Serve" this addition.
6. Please advise applicant that for grading and excavation, the city has adopted the 1997 Uniform Building Code Appendix Chapter 33. City will require testing, reporting, and certification of grading and excavation per this adopted chapter.

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

**WRITTEN DECISION OF THE PLANNING AND ZONING COMMISSION
REGARDING A REQUEST TO ELIMINATE A CONDITION OF APPROVAL OF THE
ANDERSON 7TH ADDITION SUBDIVISION PLAT IN THE CITY OF MOSCOW,
IDAHO.**

WHEREAS, 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; and

WHEREAS, the subdivision includes 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; and

WHEREAS, 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:

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.

WHEREAS, on June 21, 2021, City Council conducted a public hearing and approved the Anderson 7th Addition Subdivision with the same three conditions recommended by the Planning and Zoning Commission; and

WHEREAS, 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.; and

WHEREAS, on June 22, 2022, the developer of the subdivision submitted a request to eliminate one of the three conditions of approval of the plat related to the access to Lot 7, Block 2 not being permitted from Palouse River Drive; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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.; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the City Engineering Department has reviewed the potential driveway location and sight distances and does not have a concern with the proposal; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 27, 2022; and

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

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION OF THE RECORD ESTABLISHED BY THE ORIGINAL APPROVAL AND HAVING CONSIDERED THE ISSUES PRESENTED BY THE APPLICANT, HEREBY CONCLUDES:

DECISION

The Moscow Planning and Zoning Commission hereby recommends modifying the first condition of approval of the Anderson 7th Addition Subdivision 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.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW
this ____ day of _____, 2022.

Robb Parish, Chair
Planning and Zoning Commission

DRAFT