

# TRANSPORTATION COMMISSION



Bob Sanders  
Commission Chair  
[trans@ci.moscow.id.us](mailto:trans@ci.moscow.id.us)

**Regular Meeting**  
~Agenda~

Cody Riddle  
Staff Liaison  
208.883.7027

<https://www.ci.moscow.id.us/556/Transportation-Commission>

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**Thursday**  
**September 8, 2022**

**4:00 PM**

**Council Chambers**  
**206 E. Third Street**

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## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. Approval of August 11, 2022 Minutes (ACTION ITEM)

Presentation of minutes for approval.

**PROPOSED ACTION:** Approve minutes as presented; approve minutes with amendments; or provide Staff further direction.

### 2. Public Comment

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit remarks to three (3) minutes.

### 3. Edington Estates Preliminary Subdivision Plat Review and Recommendation (ACTION ITEM) – Cody Riddle

The City recently received applications for annexation, rezone, and platting of 10.5 acres generally located south of Palouse River Drive, on the western boundary of the City. Staff will provide an overview of the proposal for the Commission's review and recommendation.

**PROPOSED ACTION:** Receive report and provide recommendations as deemed appropriate.

### 4. South Moscow Business Park Preliminary Subdivision Plat Review and Recommendation (ACTION ITEM) – Cody Riddle

The City recently received applications for annexation, rezone, and platting of 26.6 acres generally located east of Highway 95, on the southern boundary of the City. Staff will provide an overview of the proposal for the Commission's review and recommendation.

**PROPOSED ACTION:** Receive report and provide recommendations as deemed appropriate.

## REPORTS

## ANNOUNCEMENTS

## UPCOMING EVENTS/MEETINGS

The next regularly scheduled Transportation Commission meeting is set for October 13, 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.

# TRANSPORTATION COMMISSION



Robert Sanders  
Commission Chair  
[trans@ci.moscow.id.us](mailto:trans@ci.moscow.id.us)

## Regular Meeting ~Minutes~

Cody Riddle  
Staff Liaison  
208.883.7027

<https://www.ci.moscow.id.us/556/Transportation-Commission>

Thursday  
August 11, 2022

4:00 PM

Council Chambers  
206 E. Third Street

### Bacon called the meeting to order at 4:03 PM

MEMBERS PRESENT: Robert Sanders, Chair; Erin Bacon, Randy Baukol, Ben Calabretta, Rebecca Couch, Mary DuPree, Joel Hamilton, Mike McGahan, Scott Sumner  
OTHERS: Maureen Laflin, Mark Storey  
STAFF: Scott Bontrager, Jennifer Fleischman, Tyler Palmer, Cody Riddle, Steve Schulte

### REGULAR AGENDA

#### 1. Approval of June 9, 2022 Minutes (ACTION ITEM)

*Presentation of minutes for approval.*

Hamilton moved for approval of the minutes as presented, seconded by Calabretta. Vote by Acclamation: Ayes: Bacon, Baukol, Calabretta, Couch, Hamilton, McGahan, Sumner (7). Nays: None. Abstentions: DuPree, Sanders (2). Motion carried.

#### 2. Public Comment

*Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit remarks to three (3) minutes.*

None.

#### 3. Regional Transportation Update – Mark Storey

*Whitman County staff will provide a general planning update on some local projects, including a discussion about Sand Road.*

Robert Sanders, Chair, arrived at 4:05PM and Mary DuPree arrived at 4:09PM.

Riddle introduced Mark Storey, Engineer for the Public Works Department of Whitman County, who spoke about Whitman County's long history of trying to improve Sand Road and the freight bypass study that is being pursued by Pullman. The proposed study's scope includes traffic flow through and around Pullman Downtown, as well as researching alternate routes such as Sand Road. He provided handouts of the draft study scope and a conceptual map of a Sand Road realignment.

There are two steep turns on the west side of Palouse River Drive, which are both in Idaho, that some residents have expressed concern with. The Peterson Bridge, which is directly west of the Idaho state line on Sand Road, was rebuilt around 2008. If a freight bypass route via Sand Road was selected after the study's completion, it would not include widening the road, providing bike lanes or a pathway system, but would have shoulder improvements. The furthest west end of Sand Road, where a proposed connection with Johnson Road and SR195, would need to be realigned, widened and developed further. Currently traffic moves from Sand Road to Johnson Road and then goes through Pullman.

Trucks that use Sand Road do not appear to be coming from the north, and residents on the road suggest that it is mostly farm trucks, straw trucks, and Swift trucks. Moscow's City Limit has moved west to incorporate one of the two bridges on West Palouse River Drive that was previously owned by Latah County. The proposed study could ultimately detect if any trucks could be diverted from Pullman or Moscow's Downtowns to an alternate route like Sand Road. Once Pullman publishes the transportation study results, the information would be helpful for both Moscow and Latah County. The study is estimated to be completed one year from the contraction date. There is another bypass route included in the proposed study, through downtown Pullman along the creek. There was more conversation about how a different route through Pullman could work and the distinct challenges associated with that.

Storey gave a brief update on the Airport Road Reconstruction Project, of which part is handled by the City of Pullman and the rest is being done by Whitman County. Airport Road is one of Whitman County's busiest roads, and the proposed improvements are projected to increase drivability and traffic safety. There are no plans to connect Airport Road with A Street, near Wal-mart in Moscow, but there might be a connecting road between the two in the far future. Airport Road gets too much traffic to connect with a smaller road such as A Street. Sand Road was rebuilt with Bituminous Surface Treatment (BST) in 2018 because it was the most feasible option at the time.

#### **4. Update on Downtown Streetscape Design Project – Cody Riddle**

*Staff will provide an update on the project, including a preliminary schedule.*

Seen as Agenda Item No. 5.

Riddle briefly reviewed the Commission on the Downtown Streetscape Design Study, inviting everyone to come to the Farmers Market to participate as citizens in providing input. The next Public Meeting is scheduled for October 18<sup>th</sup> at 5:30PM in Council Chambers. Staff will come back at a later date to procure a formal review and input from the Commissioners.

#### **5. Review Updates to 2016 Bike Route and Facilities Plan (ACTION ITEM) – Cody Riddle, Tyler Palmer, and Steve Schulte**

*The City has received a number of requests for changes to the configuration of bike lanes in the community.*

*Staff will present a series of potential updates to the adopted plan.*

Seen as Agenda Item No. 4.

Staff presented information about the Facilities Plan as described above, and explained the need for an updated plan to be recommended to City Council. Riddle went through each of the ten recommended changes for the Commissioners to review and provide input. Bike sharrows on Almon Street are proposed on both sides of the street instead of striped bike lanes, in conjunction with lowering the speed limit to 25 MPH. The bike striping process along White Avenue was recommended to be removed from the plan, as now there is a separate pedestrian multi-modal path that runs along the street to the Latah County Fairgrounds. The remainder of the pedestrian multi-modal path along White Avenue is estimated to be completed in the next several years. Blaine Street, north of Harold, is not currently on the Bike Route Plan, as the Greenway System runs parallel to Blaine Street one block to the east.

D Street, west of Mountain View Road near the Middle School, currently has sharrows that move to a multi-modal pathway and then converted to separated bike lanes, and Staff recommended that the whole length be focused on use of the expanded sidewalk. On F Street, near Eisenhower Street, the proposed configuration suggests installing bike lanes, sharrows, and then bike lanes again, and Staff recommends keeping sharrows for the last transition, all the way through to the pathway system towards Mountain View Park. Before the 2016 Bike Route and Facilities Plan was approved by City Council, it was sent out for public comment and review. The gravel section between the east end of F Street and the pathway system is difficult for inexperienced bicyclist to navigate. The Street Department will look into some paving options for that section to make that portion of the street safer for bicyclists.

Staff recommends extending the bike lanes along Mountain View Road from Public Avenue to Slonaker Drive, and then would convert to sharrows. Lanny Lane, between Slonaker Drive and Orchard Avenue, was originally planned to have a separated bike lane but Staff recommends modifying that to utilize the 10-foot wide pathway. This would have a dual benefit of opening up more parking spaces along the street for residential use, as Lanny Lane did not have bulb outs as part of the development. Orchard Avenue, near Virginia Avenue, currently has a section of sharrows that converts to a bike lane and then back to sharrows. This was intentionally done because there is a grade change that calls for a bike lane for slower moving bicyclist. The City's priority is to provide a safe route for bicyclists to traverse streets and pathways.

The Commission talked about the University of Idaho's participation with implementing the bike plan and the City has helped by providing striping when requested. Kids are commonly seen riding bicycles on the sidewalks where there are no bike facilities available, but the City would rather children be on the sidewalk of high-volume streets, or preferably use the alternate routes such as the Greenway System. The crosswalk from East City Park to First Street, across Hayes Street, was a cause of concern. There were some suggestions about how to make the crossing safer for children, such as a bulb-out at the southeast corner. Bike lanes at the corner of Mountain View Road and D Street will be rebuilt with the bulb-outs during the current Pedestrian Safety project. The City will look into adding more directional markings in the bike lanes along D Street between Mountain View Road and McDonald Elementary School. The Parks Department maintains the pathway system around Good Samaritan Society, and is scheduled for re-pavement in the next year or so.

DuPree moves to accept the proposed revisions and recommend approval of the Bike Route and Facilities Plan to City Council, seconded by Calabretta. Vote by Acclamation: Ayes: Unanimous (9). Nays: None. Abstentions: None. Motion carried.

## **REPORTS**

- Riddle gave a report on the proposed EV charging stations and discussed the various costs associated with building it. The City is planning to pursue various grants to supplement the development costs.
- The E-Scooter roll-out is behind schedule, but they are projected to be available for use around Labor Day weekend.

## **ANNOUNCEMENTS**

- Smart Transit has published hiring for drivers and an Executive Director.
- The D Street and Mountain View Road intersection is scheduled to be opened before school starts, but will be closed to traffic August 18th & 19th. The Mountain View Road roundabout project is running behind schedule and will not be open before school starts at the end of August. The Sixth Street Bridge Replacement project has not yet begun construction. The South Main Street highway underpass project is moving as scheduled and the final easement paperwork from Identity has been drafted. Design for the underpass will begin fall of 2022.

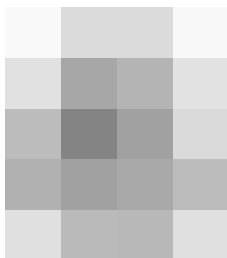
## **UPCOMING EVENTS / MEETINGS**

*The next regularly scheduled Transportation Commission meeting is set for September 8, 2022.*

**The meeting adjourned at 5:28 PM**

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Robert Sanders, Chair



**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  $\geq 5$  acres or  $\geq 50$  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

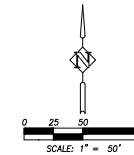
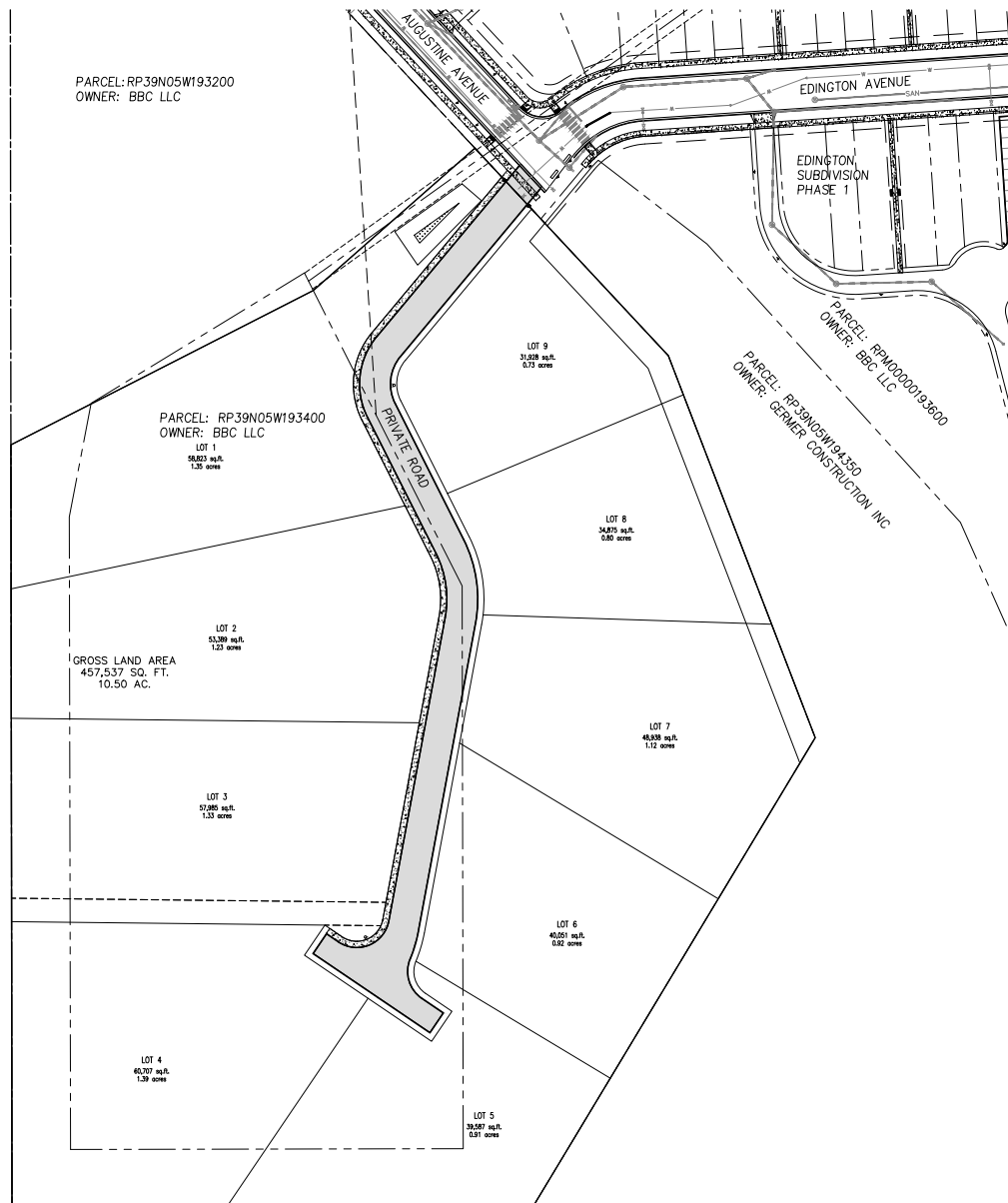
Property Owner's Signature (if different) \_\_\_\_\_

\_\_\_\_\_ Date



# EDINGTON ESTATES PLANNED UNIT DEVELOPMENT

MOSCOW, ID



*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 LENVILE RD.  
MOSCOW, ID 83843

SITE ADDRESS

EDINGTON AVENUE  
MOSCOW, ID 83843

LAND USE

AG FORESTRY

## LAND SURVEYOR

SYNTIER ENGINEERING, INC.  
JASON VON LINDERN, PLS.

LEGAL DESCRIPTION

AS PARCELS OF LAND LOCATED IN DEED INSTRUMENT NUMBER 62918H, LAFAYETTE COUNTY, MISSISSIPPI, BEING THE NORTHWEST QUARTER OF SECTION 16 AND 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38N, RANGE 5E WEST OF THE BOISE MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 16, THENCE 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 122.670 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SECTION SOUTH 62°57'23" EAST A DISTANCE OF 288.57 FEET; THENCE NORTH 48°57'42" EAST A DISTANCE OF 183.72 FEET TO A POINT ON THE WESTERNLY EXTENSION OF SAID SECTION 16;

THENCE ALONG SAID WESTERLY LINE SOUTH 42°59'48" EAST A DISTANCE OF 242.03 FEET; THENCE SOUTH 00°04'52" EAST A DISTANCE OF 122.670 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31°02'30" WEST A DISTANCE OF 467.38 FEET;

THENCE SOUTH 89°56'31" WEST A DISTANCE OF 444.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16;

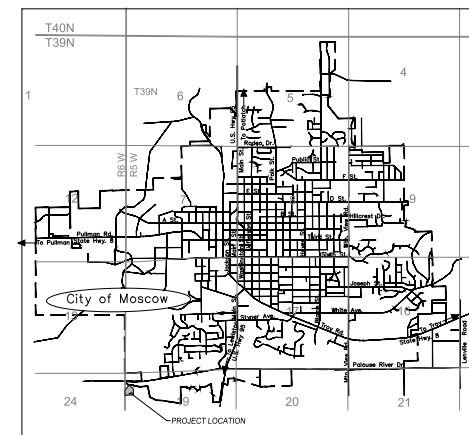
THENCE ALONG SAID WEST LINE NORTH 00°04'52" WEST A DISTANCE OF 651.08 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY ONE SQUARE FOOT OR 10.50 ACRES, MORE OR LESS.

## FLOOD PLAIN DESIGNATION

AREA WITHIN LATAH COUNTY FEMA BOUNDARY  
FLOOD ZONE C  
PANEL NUMBER 160086 0330 D  
PANEL 330 OF 475

PARCEL: RP39N06W240016  
OWNER: BENARD OLSON



## 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. SYNTER 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

**Spintier**  
Engineering, Inc.  
405 SE Breckford Drive, Suite C Pullman, WA 99163

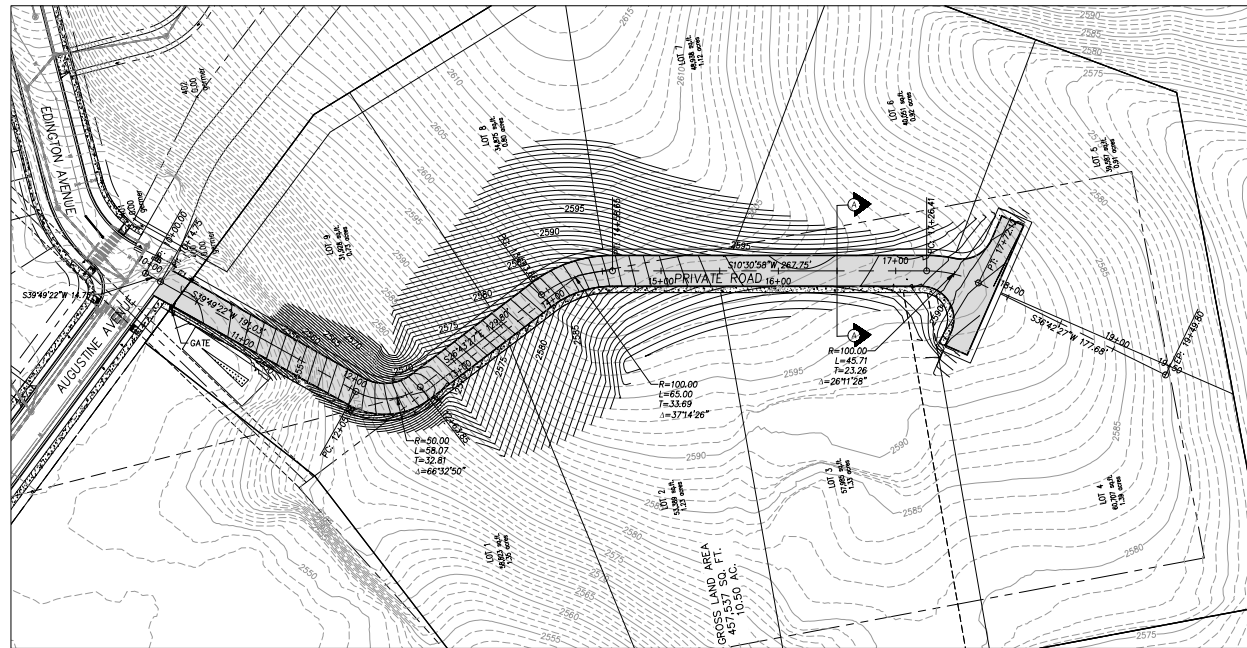


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|------|----|-------------|-----------|---------|
|      |    |             | DESIGNED: | SAS/ATS |
|      |    |             | DRAWN:    | ATS     |
|      |    |             | CHECKED:  | SAS     |
| DATE | NO | DESCRIPTION | DATE:     |         |

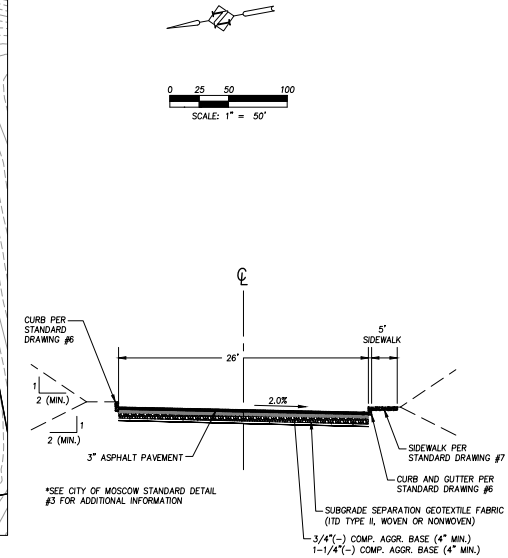
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of 5

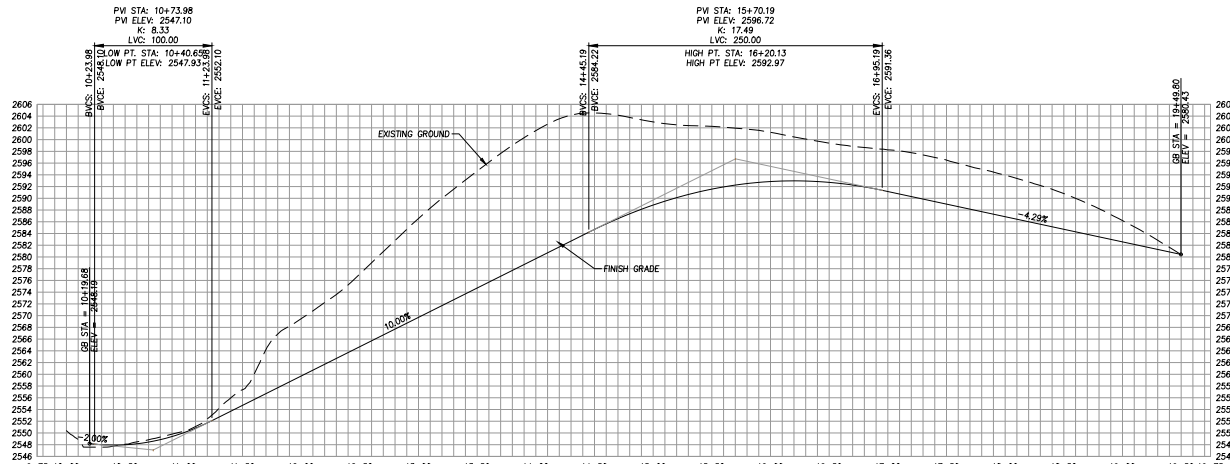
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| JOB NO. |
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PRIVATE ROAD PLAN



PRIVATE ROAD SECTION A-A  
N.T.S.



PRIVATE ROAD PROFILE

SCALE: 1" = 50' (HORIZ.)  
1" = 10' (VERT.)

GRADING PLAN  
EDINGTON ESTATES PUD  
MOSCOW, IDAHO

**SPATIUM**  
Engineering, Inc.  
405 SE Broadway, Suite 200, Moscow, ID 83843  
www.spatiuminc.com 208.339.6187



| DESIGNED | SAS/ATS        |
|----------|----------------|
| DRAWN    | ATS            |
| CHECKED  | SAS            |
| DATE     | AUGUST 2, 2022 |

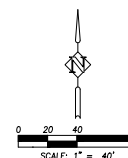
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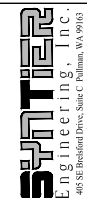
C2.0

2 OF 5

JOB NO.



UTILITY PLAN  
EDINGTON ESTATES PUD  
MOSCOW, IDAHO



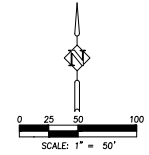
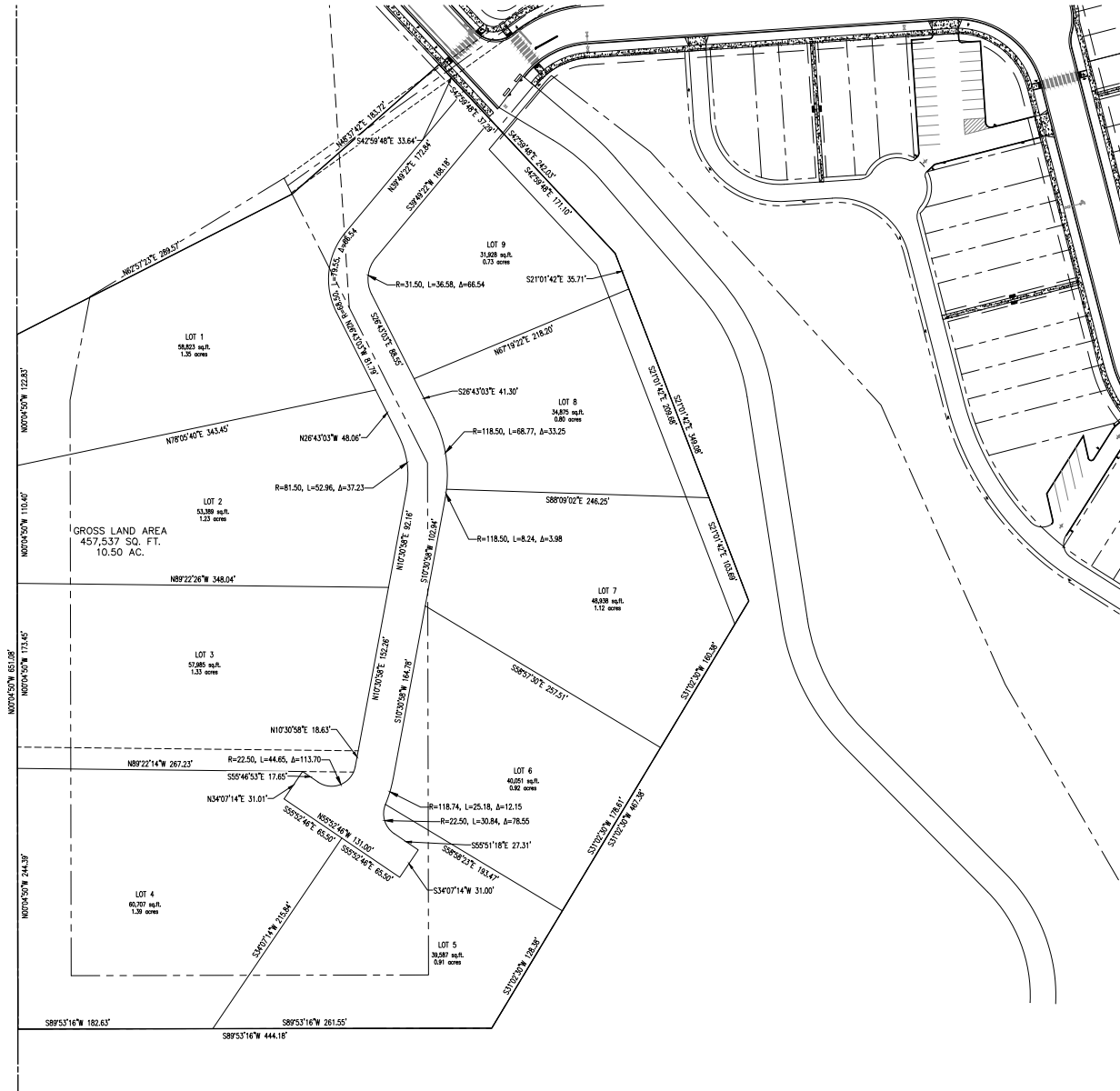
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| DATE:     | NO | DESCRIPTION |         |

SHEET NO.

**C3.0**

3 OF 5

JOB NO.



PRELIMINARY PLAT  
EDINGTON ESTATES PUD  
MOSCOW, IDAHO

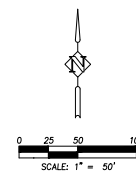
**SPATIAL**  
Engineering, Inc.  
405 SE Broadway, Suite 200, Moscow, ID 83843  
www.spatialengineering.com 208.339.6101



| DESIGNED | SAS/ATS        |
|----------|----------------|
| DRAWN    | ATS            |
| CHECKED  | SAS            |
| DATE     | AUGUST 2, 2022 |

| NO. | DESCRIPTION |
|-----|-------------|
| 1   | REVISION    |
| 2   | NO.         |
| 3   | NO.         |
| 4   | NO.         |
| 5   | NO.         |

SHEET NO.  
**C4.0**  
4 of 5  
JOB NO.



SITE PLAN  
BEDINGTON ESTATES PUD  
MOSCOW, IDAHO

**Syntier**  
Engineering, Inc.  
405 SE Brelsford Drive, Suite C Pullman, WA 99163  
www.SyntierInc.com 509.339.6187

[illegible]

SHEET NO.

**C5.0**

5 of 5

FOR NO.



**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     |                 | 8-2-22       |        |
| Dept              | Fee Type        | Fees         | Paid   |
| CDV               | Application Fee | \$920.00     | 8/5/22 |
| Receipt Number    |                 | LUP2022-0026 |        |

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

### APPLICANT:

Name: 2 - G M , L L C \_\_\_\_\_ Telephone: 509-872-3511 \_\_\_\_\_  
Complete Address: P.O. Box 421, Pullman, WA 99163 \_\_\_\_\_  
E-Mail: j@motleymotley.com \_\_\_\_\_ Fax: \_\_\_\_\_

### OWNER: (if other than applicant)

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ Fax: \_\_\_\_\_

### ENGINEER/SURVEYOR:

Name: Cuddy and Associates \_\_\_\_\_ Telephone: (208) 790-2672 \_\_\_\_\_  
Complete Address: 139 Johnson Avenue, Orofino, ID 83544 email: bradcuddy@cebridge.net \_\_\_\_\_  
E-Mail: [anacline@aol.com](mailto:anacline@aol.com) \_\_\_\_\_ Fax: \_\_\_\_\_  
Ryan Fiske- Anacline Engineering 208-791-8055

Primary point of contact (select one): Applicant: XX Owner \_\_\_\_\_ Engineer/Surveyor \_\_\_\_\_

### PROPERTY:

- Proposed Subdivision Name: SOUTH MOSCOW BUSINESS PARK ("SOMO") \_\_\_\_\_
- Address(as) or Parcel Number(s): \_\_\_\_\_
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 29.48 acres, and/or \_\_\_\_\_ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:  
26.57 acres, and/or \_\_\_\_\_ square feet.
- Total number of lots: 15 Average lot size: 1.73 \_\_\_\_\_
- Existing Zoning of subject property: A F \_\_\_\_\_

### 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:

100% new commercial 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  $\geq 5$  acres or  $\geq 50$  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.

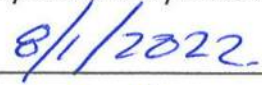
**SUBMITTAL:**

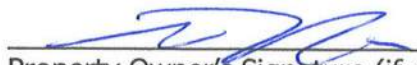
A Subdivision application is made by submitting the following information to the Community Development Department:

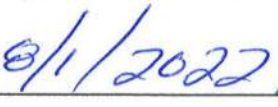
- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

*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

## SOUTH MOSCOW BUSINESS PARK

### SOMO DRIVE & HIGHWAY 95

PORTIONS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, LATAH COUNTY, MOSCOW IDAHO 83843. .

#### CONTACT INFORMATION

##### OWNER - DEVELOPER

NAME: TWO GM'S LLC,  
CONTACT: JEFF MOTLEY  
ADDRESS: 6901 SR 270  
CITY: PULLMAN, WA 99162  
TELEPHONE: (509) 432 6553  
EMAIL: j@motleymotley.com

##### PROFESSIONAL ENGINEER

NAME: ANACLINE ENGINEERING  
CONTACT: C. RYAN FISKE, P.E.  
ADDRESS: 4025 EAGLE CT.,  
CITY: LEWISTON, ID 83501  
PHONE: (208) 791-8055  
EMAIL: anacline@aol.com

##### PROFESSIONAL LAND SURVEYOR

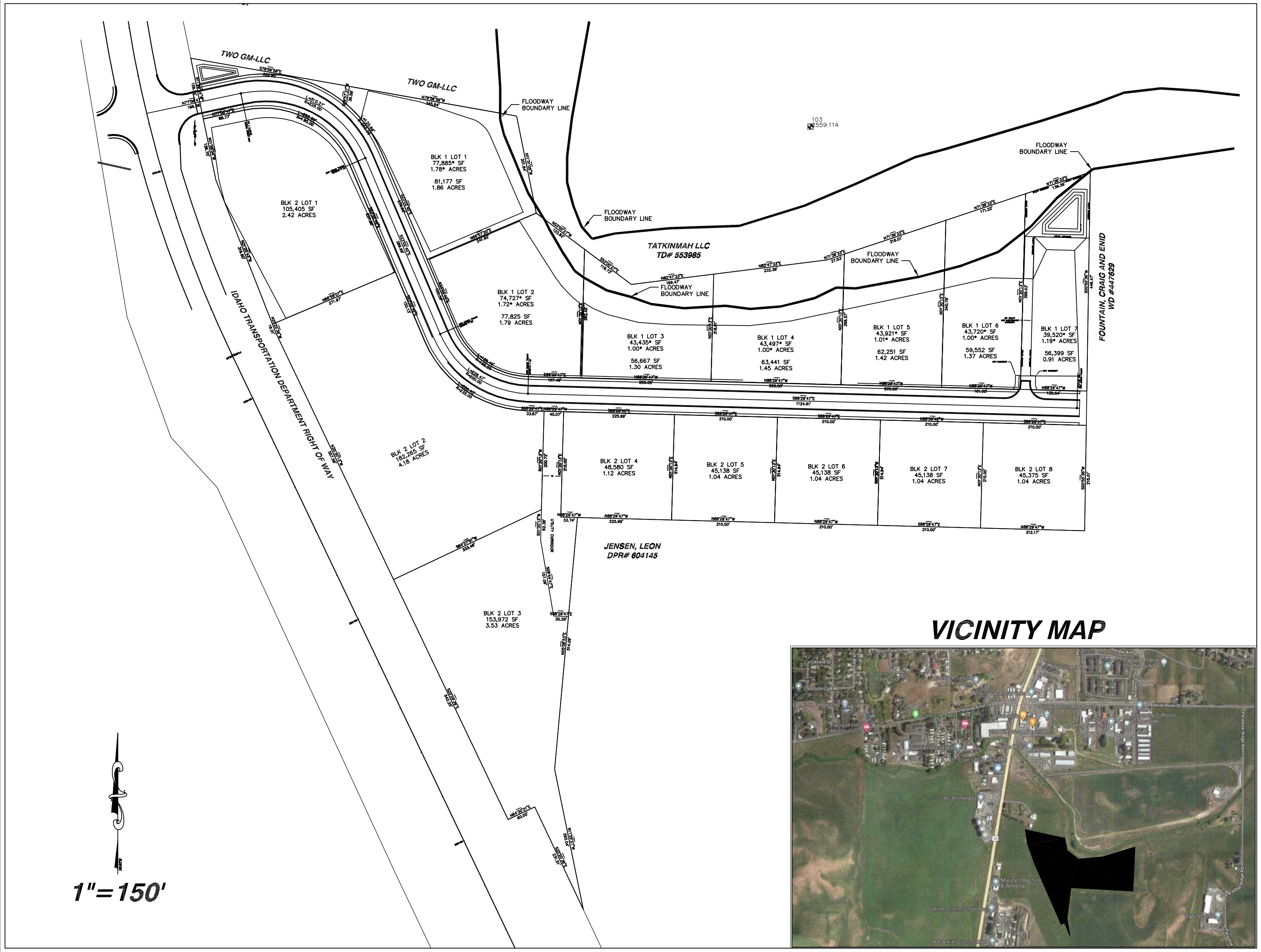
NAME: CUDDY & ASSOCIATES  
CONTACT: BRAD CUDDY  
ADDRESS: 139 JOHNSON AVE.  
CITY: OROFINO, ID 83544  
PHONE: (208) 476-4643  
EMAIL: bradcuddy@cebridge.net

#### PLAT INFORMATION

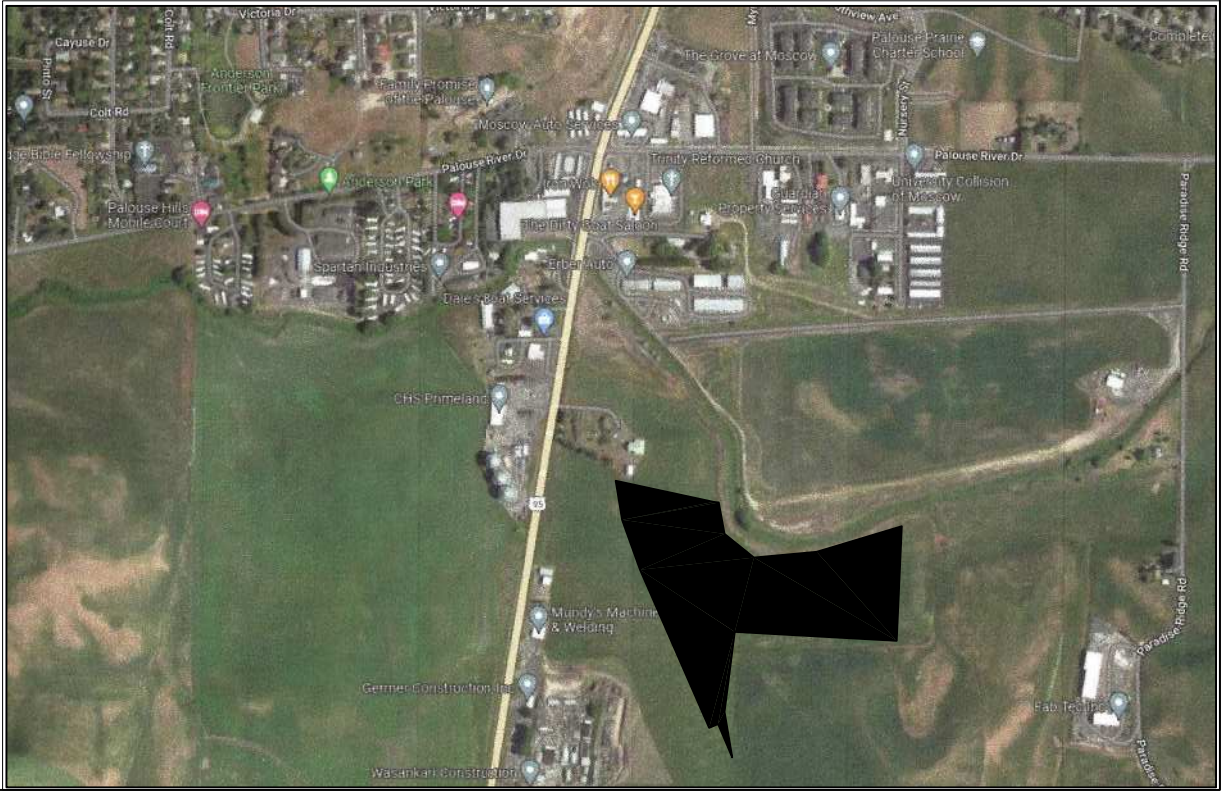
ZONE DESIGNATION: MB - MOTOR BUSINESS  
TOTAL AREA: 29.46 ACRES  
PUBLIC STREETS & LAND: 3.59 ACRES  
NO. OF LOTS: 15  
AVERAGE LOT SIZE: 1.73 ACRES  
FLOOD PLAIN ZONE: N/A ELEVATING

THERE ARE NO RECORDED SUBDIVISION  
PLAT MAPS IMMEDIATELY ADJACENT TO  
THE SUBJECT PARCEL

#### SITE PLAN



#### VICINITY MAP



#### SHEET INDEX

- SHEET 1 - COVER
- SHEET 2 - PLAT MAP & STREET STANDARD 1C - COLLECTOR
- SHEET 3.1 - PLAT MAP WEST HALF
- SHEET 3.2 - PLAT MAP EAST HALF
- SHEET 4.1 - GRADING PLAN WEST HALF
- SHEET 4.2 - GRADING PLAN EAST HALF
- SHEET 5.1 - SOMO DRIVE PLAN & PROFILE STA 0+00 TO 12+50
- SHEET 5.2 - SOMO DRIVE PLAN & PROFILE STA 12+50 TO 23+00
- SHEET 6.1 - SOMO DRIVE UTILITY PLAN STA 0+00 TO 7+50
- SHEET 6.2 - SOMO DRIVE UTILITY PLAN STA 7+50 TO 14+00
- SHEET 6.3 - SOMO DRIVE UTILITY PLAN STA 10+50 TO 18+00
- SHEET 6.4 - SOMO DRIVE UTILITY PLAN STA 16+00 TO 22+64
- SHEET 6.5 - SOMO DRIVE UTILITY PLAN BLK 2 LOT 3 - WATER MAIN
- SHEET 6.6 - SOMO DRIVE UTILITY PLAN BLK 1 LOT 7 - STORM MAIN

#### LEGAL DESCRIPTION

PORTIONS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 5 WEST, BOISE MERIDIAN, LATAH COUNTY IDAHO.

AND BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" DIAMETER ALUMINUM CAP AND STONE FOR THE 1/4 CORNER OF SECTION 19 AND SECTION 20 PER CPF INSTRUMENT NUMBER 580663. THENCE NORTH 840.09 FEET TO A 5/8" REBAR AND CAP, LS 6448, THE TRUE POINT OF BEGINNING.

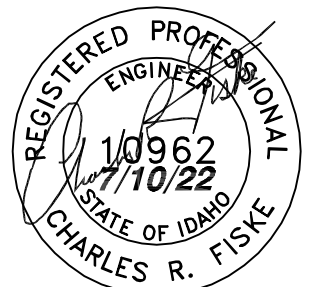
THENCE SOUTH 79° 56' 59" EAST A DISTANCE OF 165.93 FEET  
THENCE SOUTH 11° 31' 21" EAST A DISTANCE OF 202.65 FEET  
THENCE SOUTH 53° 00' 21" EAST A DISTANCE OF 242.55 FEET  
THENCE NORTH 82° 47' 39" EAST A DISTANCE OF 401.86 FEET  
THENCE NORTH 71° 36' 39" EAST A DISTANCE OF 566.11 FEET  
THENCE SOUTH 00° 55' 41" WEST A DISTANCE OF 731.48 FEET  
THENCE NORTH 88° 29' 41" WEST A DISTANCE OF 1034.41 FEET  
THENCE SOUTH 05° 08' 59" WEST A DISTANCE OF 515.41 FEET  
THENCE SOUTH 11° 29' 21" EAST A DISTANCE OF 292.04 FEET  
THENCE SOUTH 25° 20' 30" EAST A DISTANCE OF 231.51 FEET  
THENCE SOUTH 64° 30' 27" WEST A DISTANCE OF 60.00 FEET  
THENCE NORTH 25° 29' 50" WEST A DISTANCE OF 1099.93 FEET  
THENCE NORTH 21° 25' 33" WEST A DISTANCE OF 335.67 FEET  
THENCE NORTH 11° 38' 50" WEST A DISTANCE OF 252.87 FEET  
THENCE SOUTH 79° 56' 59" EAST A DISTANCE OF 508.86 FEET  
TO THE TRUE POINT OF BEGINNING FOR THIS PARCEL OF LAND

THIS PARCEL OF LAND CONTAINING 29.46 ACRES OF LAND MORE OR LESS.

#### COST SHARING

REQUESTING COST SHARING FOR THE FOLLOWING:

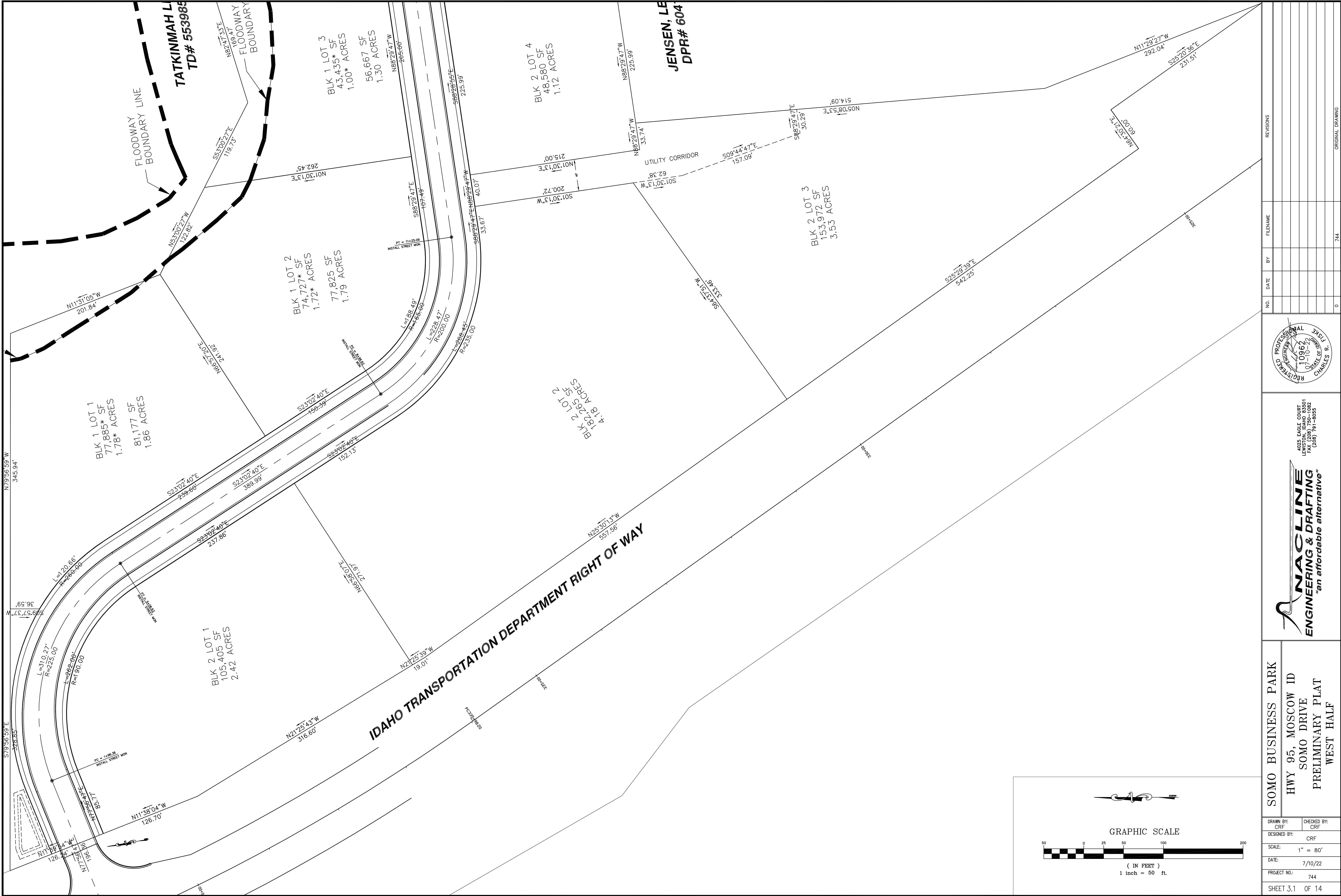
- 1) DEEPEN SEWER MAIN 9' BY THE END OF SOMO DRIVE
- 2) INCREASE THE WATER MAIN SIZE FROM 8" TO 10" TO PROVIDE SEWER AND FIRE PROTECTION SERVICES TO FUTURE DEVELOPMENTS TO THE EAST OF THIS PROJECT.

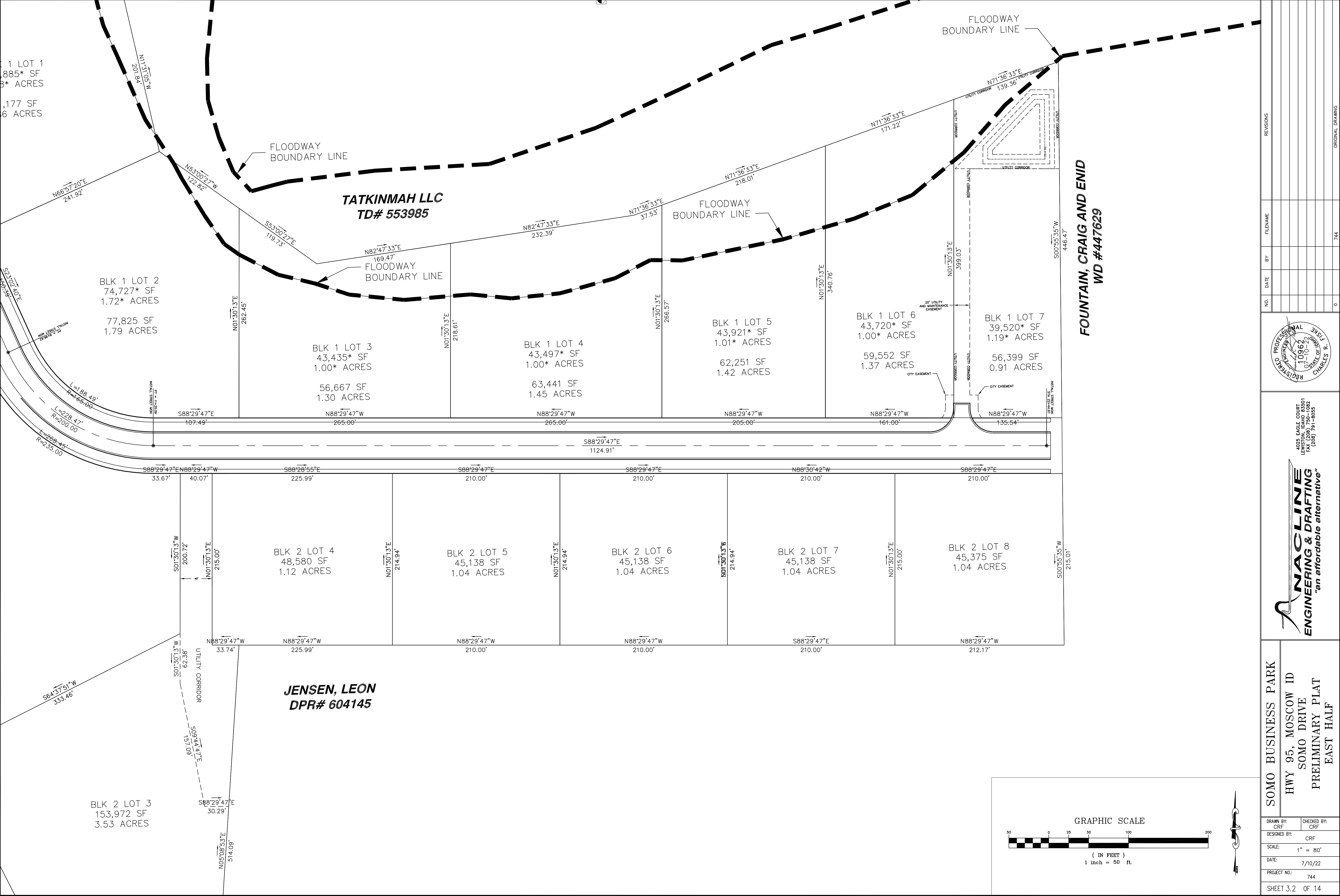


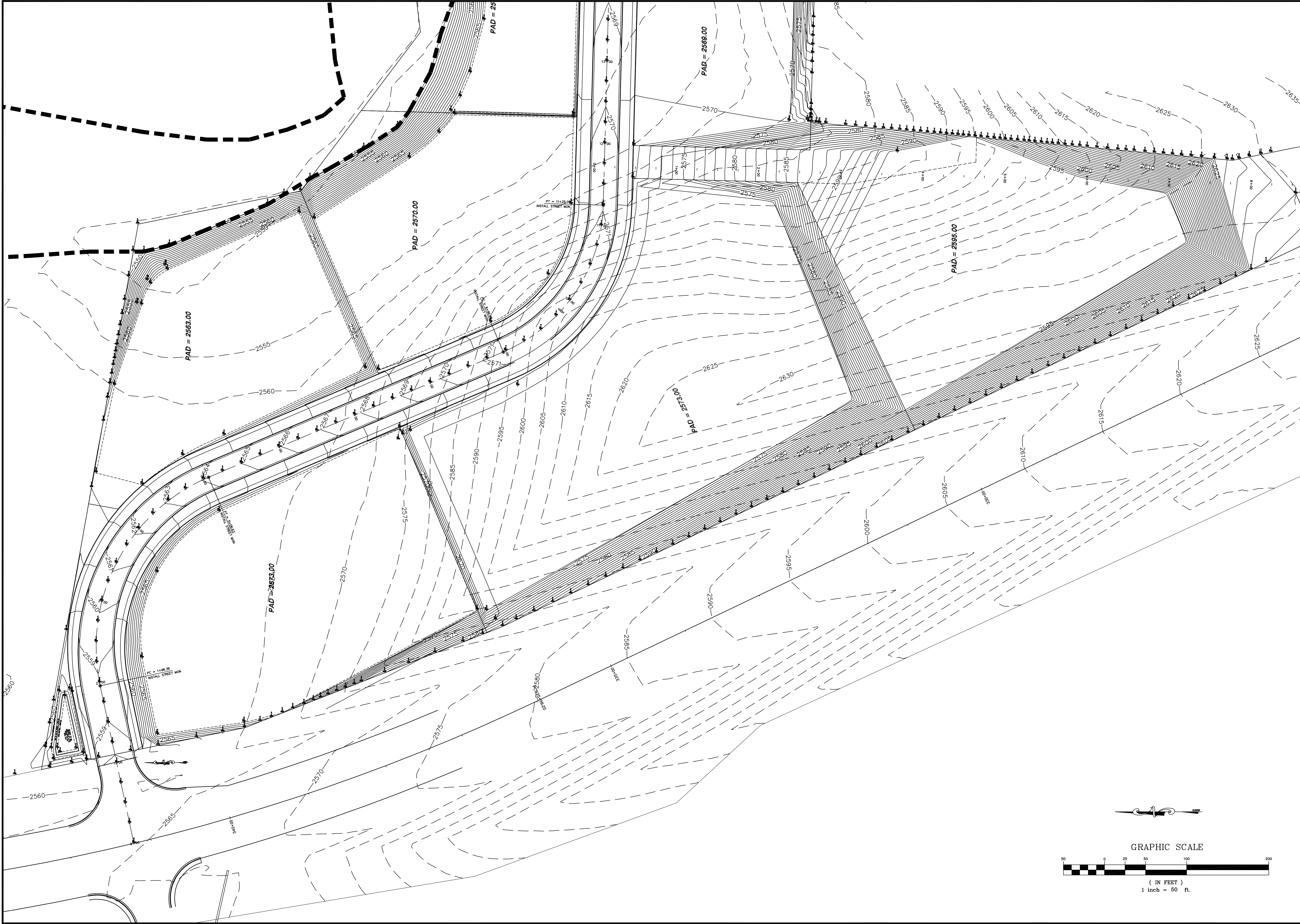
4025 EAGLE COURT  
LEWISTON, IDAHO 83501  
FAX (208) 750-1082  
(208) 791-8055

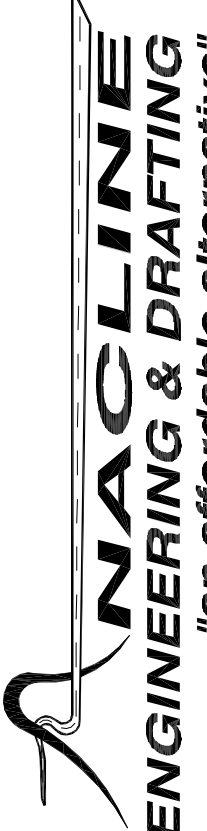
**NACLINE**  
ENGINEERING & DRAFTING  
"an affordable alternative"

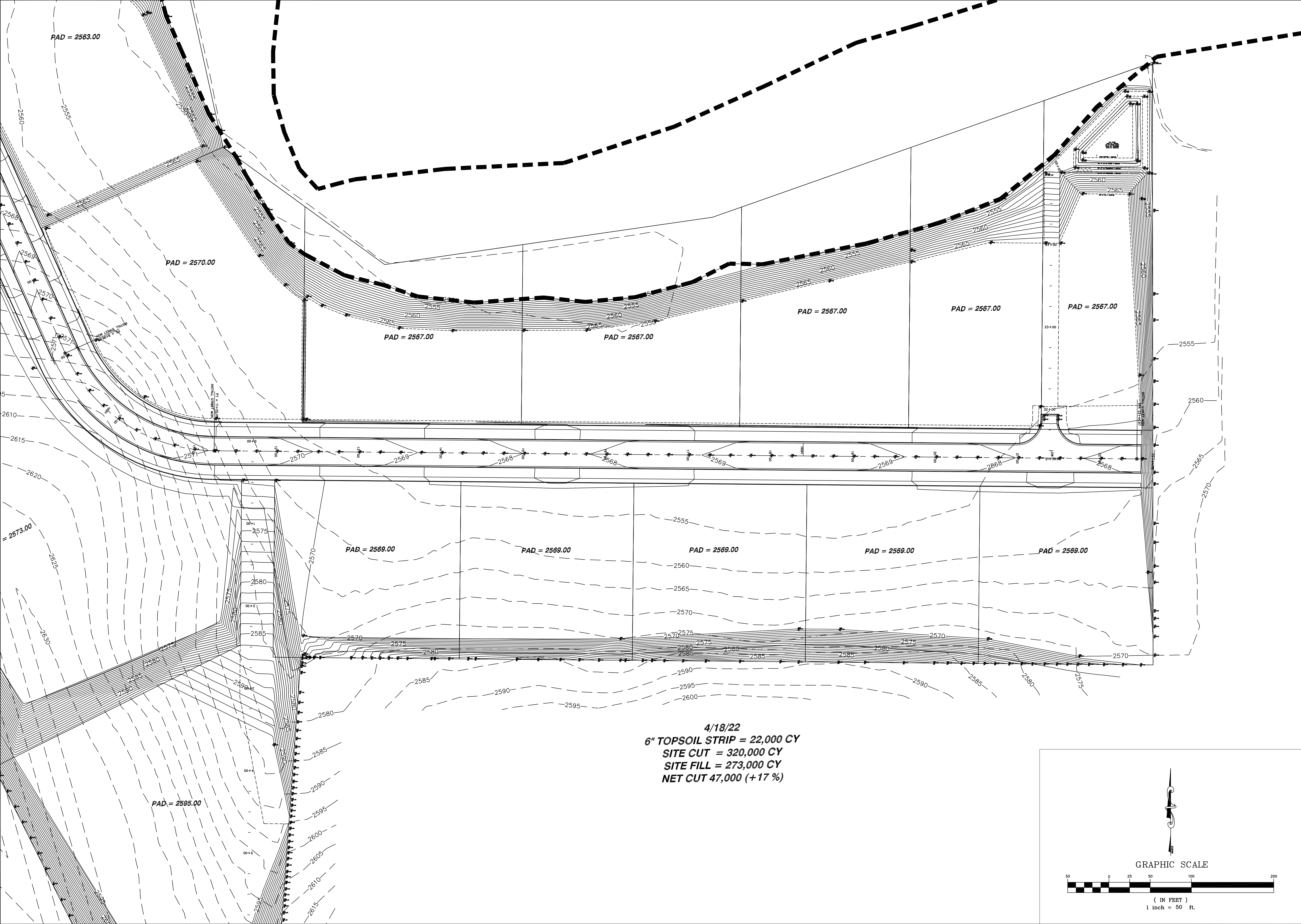




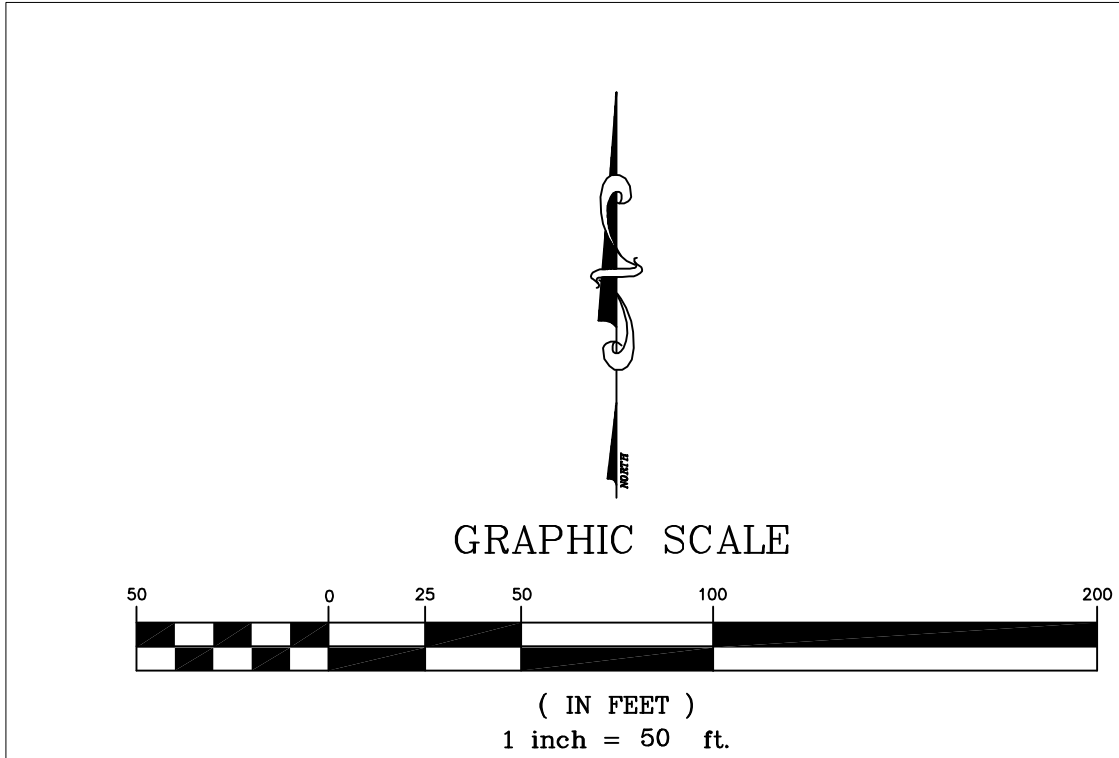




|                                                                                                                                                                            |  |                                                                                     |  |                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|--------------------|--|
| SOMO BUSINESS PARK<br>HWY 95, MOSCOW ID                                                                                                                                    |  | DRAWN BY:<br>CRF                                                                    |  | CHECKED BY:<br>CRF |  |
|                                                                                                                                                                            |  | DESIGNED BY:<br>CRF                                                                 |  |                    |  |
| GRADING PLAN<br>WEST HALF                                                                                                                                                  |  | SCALE: 1" = 50'                                                                     |  | DATE: 7/10/22      |  |
|                                                                                                                                                                            |  | PROJECT NO.: 744                                                                    |  |                    |  |
|                                                                                                                                                                            |  | SHEET 4.1 OF 14                                                                     |  |                    |  |
| <br>4024 EAGLE COURT<br>LEWISTON, IDAHO 83501<br>FAX (208) 756-1082<br>(208) 751-8825 |  |  |  | REVISIONS          |  |
|                                                                                                                                                                            |  |                                                                                     |  | FILENAME           |  |
|                                                                                                                                                                            |  | DATE                                                                                |  | BY                 |  |
|                                                                                                                                                                            |  | NO.                                                                                 |  | 744                |  |
|                                                                                                                                                                            |  | 0                                                                                   |  | ORIGINAL DRAWING   |  |



4/18/22  
6" TOPSOIL STRIP = 22,000 CY  
SITE CUT = 320,000 CY  
SITE FILL = 273,000 CY  
NET CUT 47,000 (+17 %)



| REVISIONS |      |    |          |
|-----------|------|----|----------|
| NO.       | DATE | BY | FILENAME |
| 0         |      |    | 744      |

REGISTERED PROFESSIONAL ENGINEER  
STATE OF IDAHO  
LICENSE NO. 10962  
CHARLES R. LUSK

**NAACLINE**  
ENGINEERING & DRAFTING  
"an affordable alternative"

4025 EAGLE COURT  
LEWISTON, IDAHO 83501  
FAX (208) 750-0822  
(208) 751-0885

**SOMO BUSINESS PARK**  
HWY 95, MOSCOW ID

**GRADING PLAN**  
EAST HALF

|              |          |             |     |
|--------------|----------|-------------|-----|
| DRAWN BY:    | CRF      | CHECKED BY: | CRF |
| DESIGNED BY: | CRF      |             |     |
| SCALE:       | 1" = 50' |             |     |
| DATE:        | 7/10/22  |             |     |
| PROJECT NO:  | 744      |             |     |
| SHEET 4.2    | OF 14    |             |     |