

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
November 16, 2022

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of October 26, 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: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and Preliminary Subdivision Plat for an approximately 2.50-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Wildrose Drive and South of Flomer Lane: LUP2022-0030 and LUP2022-0031 (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
3. Proposed Preliminary Plat of an approximately 2.50-acre area to create 5 lots ranging from 10,630 square feet to 28,494 square feet in size, referred to as Wildrose Court.

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.

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

3. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
4. **Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**
Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.
PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents 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 December 14, 2022.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

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
October 26, 2022

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 7:12 PM

MEMBERS PRESENT: Robb Parish, Chair; Joel Hamilton, Nels Reese, Victoria Seever (remote), Dennis Wilson
MEMBERS ABSENT: Rich Beebe, Drew Davis, Scott Gropp, Cole Mize
OTHERS: Hailey Lewis
STAFF: Jennifer Fleischman, Britany Luft, Mike Ray

REGULAR AGENDA

1. Approval of September 28, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Hamilton. Roll Call Vote: Ayes: Unanimous (5). 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.

Rafik Itani, Pullman WA, talked about the current development standards and requirements for the City of Moscow. His was concerned that the infrastructure and sidewalks are required to be placed before homes are built, which can result in ruined sidewalks that then need to be replaced. He requested that a grace period for installing sidewalks be considered.

3. Public Hearing: Proposal for a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Sixth Street within the City of Moscow: Permit Application LUP2022-0024 (ACTION ITEM)

Proposed Preliminary Plat of a 6.0-acre area of land to create twenty (20) single-family lots with an average lot size of 9,145 square feet, referred to as Rolling Hills 10th Addition.

Ray presented the preliminary plat application as described above, recommending approval with no conditions. Commissioner asked about the Thoroughfare Plan for how the streets connect to the north and the south, of which Third Street is supposed to head north to connect with D Street and then ultimately with Mountain View Road. Parks and Recreation requested that the road be widened to allow on-street parking along the north side of Third Street adjacent to a portion of Moser Park, which would be implemented on the final construction drawings and does not need to be a condition of approval.

Public Hearing opened at 7:29 PM

Ryan Itani (applicant), Pullman WA, offered to answer any questions that the Commission might have regarding the proposed subdivision. Rolling Hills 10th Addition is the last planned subdivision that Itani Development has in their master plan.

Jarod Shannon, Moscow, asked a question regarding the traffic impact of the new development, specifically along Third Street. Most traffic will be directed south on Mountain View Road once the connection of Third Street is made with the Harvest Hills 2nd Addition development.

Public Hearing closed at 7:33 PM

Wilson moved to recommend approval of the preliminary plat to City Council with no conditions as recommended by Staff, and directed Staff to draft the Relevant Criteria and Standards. The motion was seconded by Hamilton. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. Buffer Yard Requirements Update Review (ACTION ITEM)

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

This agenda item was tabled until the next meeting.

REPORTS

1. Transportation Commission meeting report.

The next meeting is scheduled for Thursday November 10, 2022.

ANNOUNCEMENTS

- The Commission thanked Joel Hamilton for 41 years of service as a Planning & Zoning Commissioner.
- A roll call vote will be used for all action items from now on.
- Parking for Identity residents was discussed briefly and Staff informed the Commission that some ideas and recommendations are being looked at.

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for November 9, 2022.

The November 9th meeting will be rescheduled for November 16, 2022 and the second meeting in November is to be cancelled.

Parish declared the meeting adjourned at 7:37 PM

Robb Parish, Chair

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

HEARING DATE: November 16, 2022

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and Preliminary Subdivision Plat for an approximately 2.50-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Wildrose Drive and South of Flomer Lane within the City of Moscow as Shown on the Vicinity Map Below.

Attachments:

1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Preliminary Plat Application
5. Preliminary Plat
6. Legal Descriptions
7. Neighborhood Meeting Materials

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Provvidenza, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, and preliminary subdivision plat an approximately 2.50-acre property proposed to be annexed into the City of Moscow and generally located east of the current terminus of Wildrose Drive and south of Flomer Lane within the City of Moscow. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is to retain the Auto-Urban Residential designation. The zoning of the subject property is currently Low Density, Single Family Residential (R-1) Zone and the proposal is to rezone to the Moderate Density, Single Family Residential (R-2) Zone. The proposed preliminary plat is an approximately 2.50-acre area to create 5 lots ranging from 10,630 square feet to 28,494 square feet in size, referred to as Wildrose Court.

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 2.50-acre parcel that currently contains an accessory structure adjacent to Flomer Lane. The subject property is surrounded by

Ridgeview Estates 2nd Subdivision to the west, Southgate 2nd Subdivision to the northwest, and primarily single-family residential properties located within Latah County to the north, east, and south.



Vicinity Map

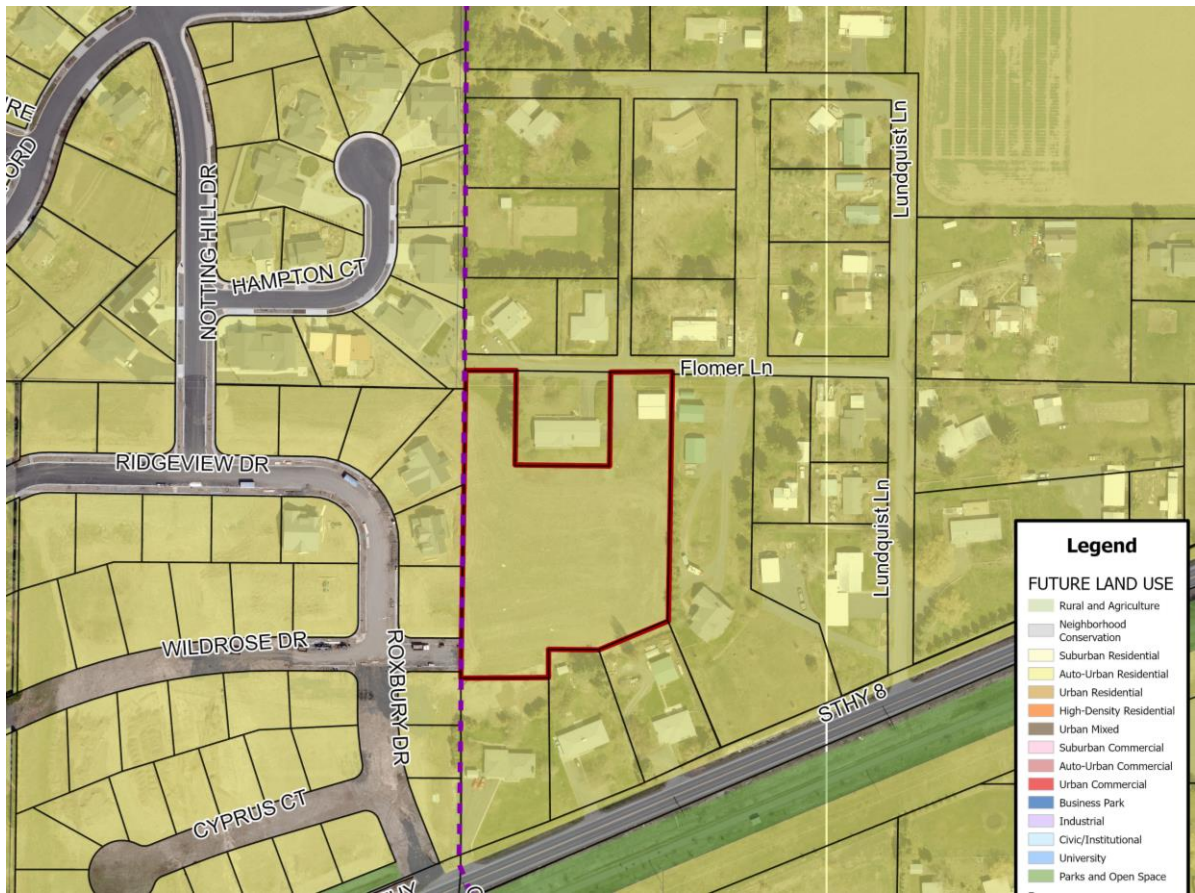


Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential and the proposal is to retain that designation. According to the 2019 Comprehensive Plan, 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.”

All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks and pathways in the area which are designated as Parks and Open Space.



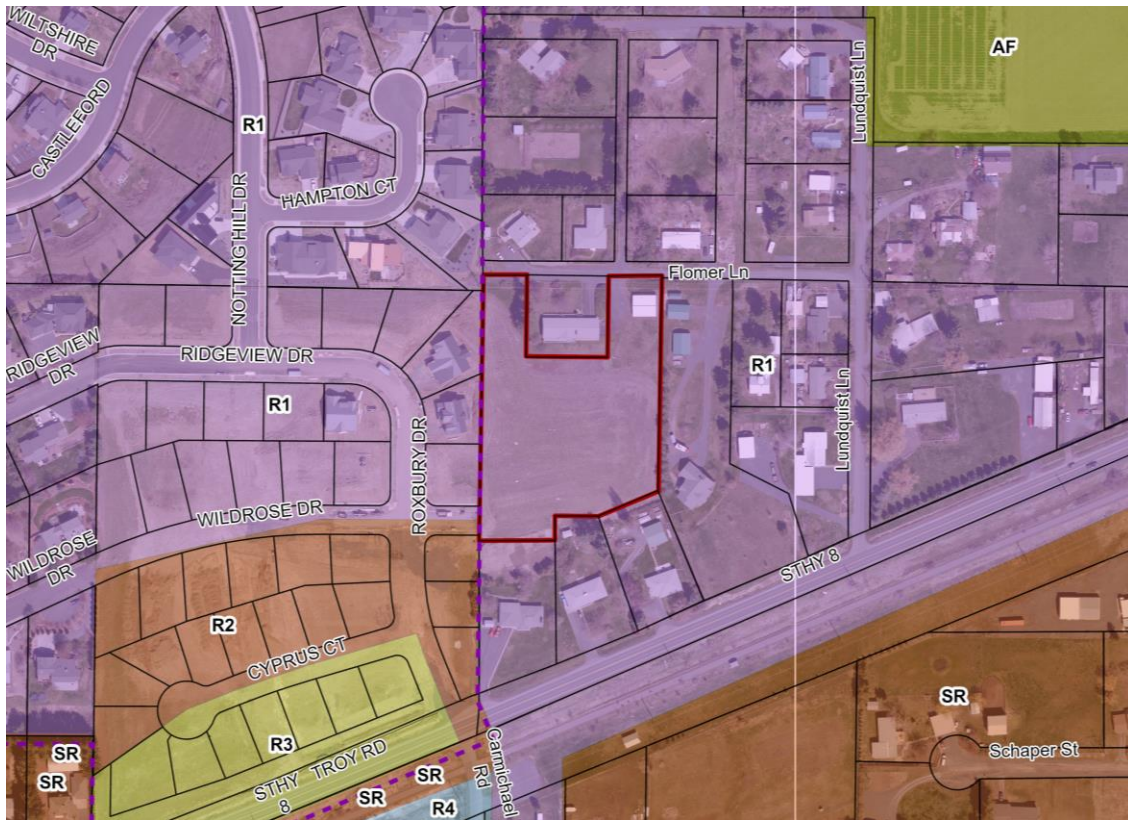
Current Comprehensive Plan Land Use Designations

Zoning: The subject property and adjacent properties immediately to the north, east, and south within Latah County are currently designated as the Low Density, Single Family Residential (R-1) Zone. Ridgeview Estates 2nd Addition to the west is zoned a combination of Low Density, Single Family Residential (R-1), Moderate Density, Single Family Residential (R-2), and Medium Density Residential (R-3). The applicant is proposing to rezone the 2.5-acre parcel from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.

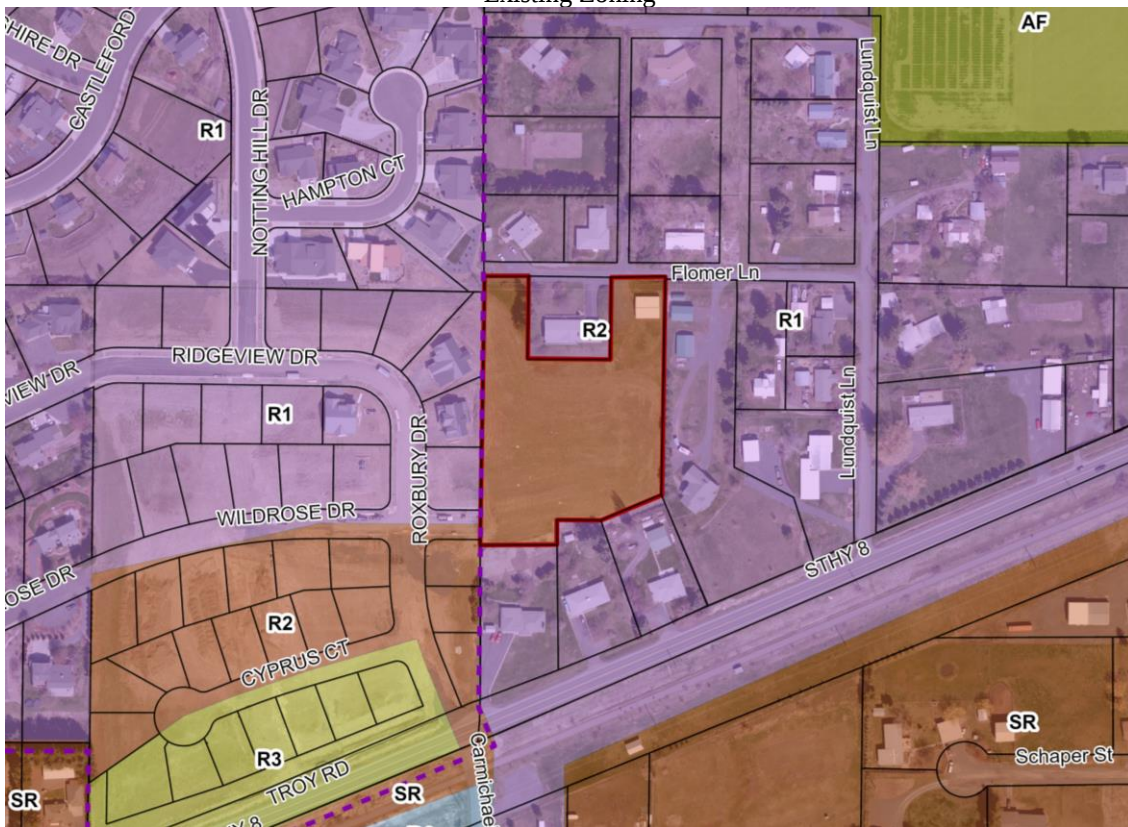
According to the City of Moscow Zoning Code, The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.



Existing Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the 2.5-acre area into 5 lots ranging from 10,630 sf to 28,494 sf in size, referred to as Wildrose Court Subdivision. All of the proposed lots are proposed to be within the Moderate Density, Single Family Residential (R-1) Zone and meet the minimum lot size and width requirements.

The minimum lot size for single family lots within the R-2 Zone is 7,000 sf and the minimum lot width 60 feet.

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

Access, Streets, Traffic: The existing parcel has street access via Wildrose Drive and Flomer Lane and is shaped like a “U”. Wildrose Drive which is designated as a local residential street that has been constructed as part of Ridgeview Estates 2nd Addition. Wildrose Drive is constructed to a 34-foot paved width with two travel lanes and on-street parking on both sides of the street. Curb, gutter, tree lawns, and sidewalks will also be constructed on both sides of the street. Wildrose Drive is proposed to terminate in a cul-de-sac on the subject property.

Two of the proposed lots will have street frontage on Flomer Lane, which is a County road that is developed to an approximately 20-foot width and surfaced with gravel. As part of the proposed subdivision, there will be two lots which will have their only points of access from Flomer Lane. The Engineering Department is recommending that additional right-of-way be dedicated on those two lots, but that no street improvements are required.

Utilities: Water mains will be extended throughout the subdivision from the mains within the existing terminus of Wildrose Drive. 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 from the mains within the existing terminus of Wildrose Drive. The subject property is within the Southeast Sewer District, which will require consent from the District to connect.

Storm sewer will be piped and directed to a stormwater detention pond located near the entrance to the subdivision. 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 before entering the City’s storm system.

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 2.19 acres of net developable area of platted R-2 Zoned property, which requires a 5% dedication. The total dedication for the proposed subdivision is 4,770 square feet. The applicant has proposed a linear parcel on the west side of the subdivision which would connect Wildrose Drive to Flomer Lane. The Moscow Pathways Commission reviewed the proposal on October 11, 2022 and gave no

recommendation, but suggested that a location further to the east be explored to see if the pathway grade could be lessened. The Parks and Recreation Commission is scheduled to review the proposal on December 1, 2022.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on June 24, 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 November 9, 2022 memo from Todd Drage, Engineering Technician.

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached November 9, 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 retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential; and
2. Recommend approval of the proposed rezone from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone with no conditions; and
3. Recommend approval of the proposed preliminary plat of the approximately 2.50-acre area to create 5 lots ranging from 10,630 square feet to 28,494 square feet in size, referred to as Wildrose Court with the following conditions:
 1. The applicant shall gain approval of the Southeast Sewer District to accept Sanitary Sewer Water in a form acceptable to both the City and the District.
 2. The applicant shall provide a pathway connection from Wildrose Drive to Flomer Lane in a location that is recommended by the Parks and Recreation Commission, acceptable to the Parks and Recreation Department, and satisfies the parkland dedication requirements.
 3. The applicant shall dedicate 10 feet of right-of-way along the Flomer Lane frontage of Lots 4 and 5 in order to accommodate the construction of a local street per City Standards in the future in the event it becomes necessary to do so.
 4. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.

5. The applicant shall install a fire hydrant on Flomer Lane to provide fire and emergency services to Lots 4 and 5.
4. In accordance with the Commission's decision on the Comprehensive Plan land use amendment, rezone, 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, and Preliminary Subdivision Plat for an approximately 2.50-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located East of the Current Terminus of Wildrose Drive and South of Flomer Lane within the City of Moscow as Shown on the Vicinity Map Below. Permit Applications LUP2022-0030 and LUP2022-0031.

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

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Low Density, Single Family Residential (R-1) Zone to the Moderate Density, Single Family Residential (R-2) Zone.
3. Proposed Preliminary Plat of an approximately 2.50-acre area to create 5 lots ranging from 10,630 square feet to 28,494 square feet in size, referred to as Wildrose Court.

MEETING DATE: Wednesday, November 16, 2022

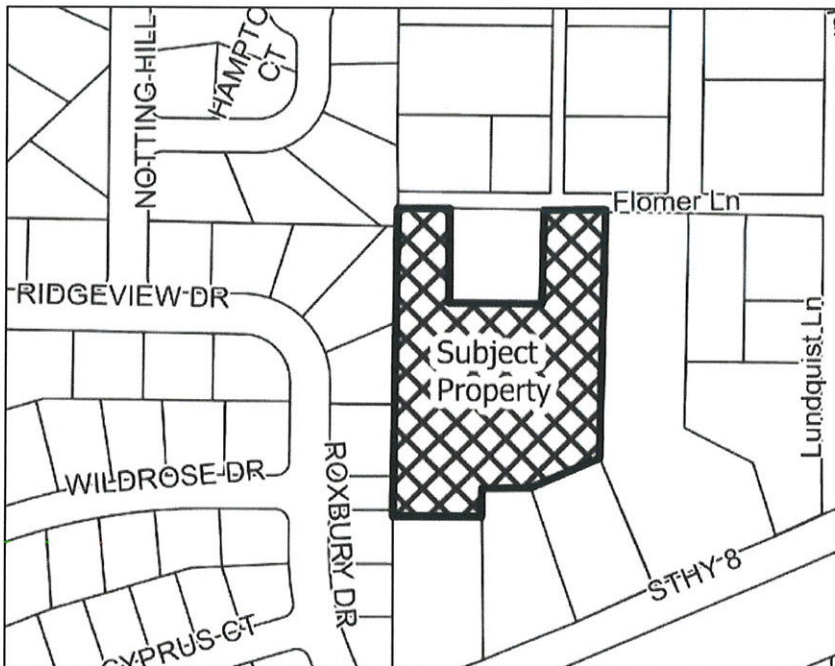
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

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, October 29, 2022

Mike Ray, AICP
Planner II
City of Moscow
504 S Washington Street
Moscow, ID 83843

Re: 2.49 Acre, Flomer Lane parcel RP39N05W167350 Property Annexation and Rezone

Dear Mike,

On behalf of Provvidenza LLC I'm requesting the 2.49 Acre, Flomer Lane parcel RP39N05W167350 in southeast Moscow near Flomer Lane and Wildrose Street be considered for Annexation into the City and Rezone from Latah County Agricultural/Forest to City of Moscow Residential R-2.

Previous submittal:

1. Neighborhood meeting mailer, minutes, sign in sheet, and maps.
2. Rezone Application
3. A copy of the Record of Survey for the subject property
4. Preliminary Plat

We appreciate your help on this project. Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



Scott Becker, PE

Enc.



Surveyor – Michael Dahlin (Rim Rock Consulting, Inc)
Address – 129 West 3rd Street, #102, Moscow, ID 83843
Phone – (208) 883-5339

Property Owner/Subdivider – Ron Struthers
Address – 1008 Warren Lane, 83843
Phone – (208) 892-4339

Property Owner/Subdivider – Dave Dail
Address – 204 South Main Street, Moscow, ID 83843
Phone – (208) 310-0855



**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	\$1,000.00	
	Receipt Number		

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION**1. Applicant**

Name: Ron Struthers/Dave Dail - Provvidenza LLC Telephone: (208) 892-4339
(208) 310-0855
1008 Warren Ln, Moscow, ID 83843 davedail.realtor@gmail.com
 (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: 0 Flomer Ln, 83843 - RP39N05W167350A

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: Outside City Limits - Latah County R1 to: Single Family Residential- R2
 (Current zoning) (Proposed zoning)

5. Reason: Applicant requests a rezone for the following reason(s): To utilize and extend the existing
the City of Moscow utilities from Ridgeview Estates, to service the lots of the Plat of Wildrose Court.

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

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

This proposed rezone is consistent with the Comprehensive Plan. This rezone will allow for sustainable growth in this area, and compliment the current construction of Ridgeview Estates. It will provide better transportation facilities to those in the area, and will create a safe environment to where this area of town is now connected and fully developed.

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

To best provide both access and services/facilities, zoning this lot into the City of Moscow as R1, is the most logical and orderly option in order for this current empty field to be properly developed.

C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area. While most of the surrounding parcels are deemed outside of the City limits, the west

boundary of the plat is all zoned Single Family Residential (R1). We are utilizing a roadway that splits between R1 and R2. Since we are extending this roadway, the main transportation facilities come from similar zoning to which we are trying to become.

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 services provided to Ridgeview Estates, along Wildrose Drive have already been extended eastward towards this lot, in lieu of possible future development.

This will not place an undue burden upon delivery of services, since this area had already been accounted for in the platting/construction of Ridgeview Estates.

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 existing facilities from Ridgeview Estates, along Wildrose Drive, are currently stubbed at the dead end of Wildrose Drive. This dead end is the entrance to our platted area, and the services can be adequately extended into the Plat of Wildrose Court in order to service the lots.

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.

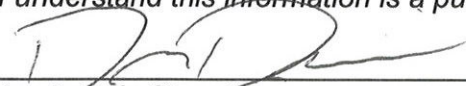
The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request. The Commission may recommend and the City Council may require additional conditions and limitations as specified 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

9/27/22
Date

Property Owner's Signature

Date



NO. 625170
 AT THE REQUEST OF
Westberg Roppel Moore
 DATE & HOUR
8/12/2022 10:42 AM
 TONYA DODGE
 LATAH COUNTY RECORDER
 FEE \$ 12.00 BY ADH

QUITCLAIM DEED

FOR VALUE RECEIVED, PROVVIDENZA, LLC, an Idaho Limited Liability Company, the "Grantor," hereby conveys, remises, releases and forever quitclaims unto PROVVIDENZA, LLC, an Idaho Limited Liability Company, the "Grantee," whose current address is 1026 S. Harding St, Moscow, ID 83843, all present right, title and interest in the following described real property in the County of Latah, State of Idaho, to-wit:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho described as follows:

Commencing at the northwest corner of the Southeast Quarter of Section 16; Thence along the north line thereof, S89°45'01"E, 1318.31 feet to the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 16, said point also being the northeast corner of Ridgeview Estates 2nd Addition, Instrument #577638, Latah County Records, and the Point of Beginning:

Thence continuing along said north line, S89°45'01"E, 85.31 feet to the northwest corner of a parcel of land described in, Warranty Deed, Instrument #611335, Latah County Records; Thence leaving said north line, along the west line of said parcel S00°19'45"W, 115.00 feet to the southwest corner thereof; Thence along the west line of a parcel of land, defined in Record of Survey, Instrument #579637, Latah County Records, S00°19'45"W, 10.00 feet to a 5/8" diameter pin with a yellow plastic cap, stamped, "HEDCO, Inc. PE/LS 2102" set in said Record of Survey; Thence S06°42'42"E, 7.50 feet to a 1" diameter pipe; Thence N87°11'15"E, 139.31 feet to a 5/8" diameter pin with a yellow plastic cap, stamped, "HEDCO, Inc. PE/LS 2102" set in Record of Survey, Instrument #579637; Thence N00°19'09"E, 2.39 feet to an existing steel pin, with no cap; Thence N00°19'09"E, 7.61 feet to the southeast corner of a parcel of land described in, Warranty Deed, Instrument #611335; Thence along the east line thereof, N00°19'09"E, 115.00 feet to the north line of said Northeast Quarter of the Southeast

625170

Quarter; Thence along the north line thereof, S89°45'01"E, 85.21 feet to the northwest corner of a parcel of land described in, Warranty Deed, Instrument #515013, Latah County Records; Thence along the west line of said parcel of land, S00°20'53"W, 371.04 feet to the northeast corner of a parcel of land described in, Quitclaim Deed, Instrument #597733, Latah County Records; Thence along the north line of said parcel of land, S68°02'08"W, 111.46 feet, to the northeast corner of a parcel of land described in, Warranty Deed, Instrument #594645, Latah County Records; Thence along the north line of said parcel of land, N89°45'08"W, 70.00 feet, to the northeast corner of a parcel of land described in, Quitclaim Deed, Instrument #597618, Latah County Records; Thence along the north line of said parcel of land, S76°32'07"W, 141.49 feet, to the west line of the Northeast Quarter of the Southeast Quarter, and the east boundary line of Ridgeview Estates 2nd Addition; Thence along said common line, N00°20'53"E, 446.72 feet to the Point of Beginning.

TOGETHER WITH ALL tenements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever.

PROVVIDENZA, LLC

DATED: 8/4/22


DAVID P. DAIL, Member

DATED: 8-4-22


RONALD D. STRUTHERS, Member

DATED: 8-4-22


ANN STRUTHERS, Member

QUITCLAIM DEED - 2

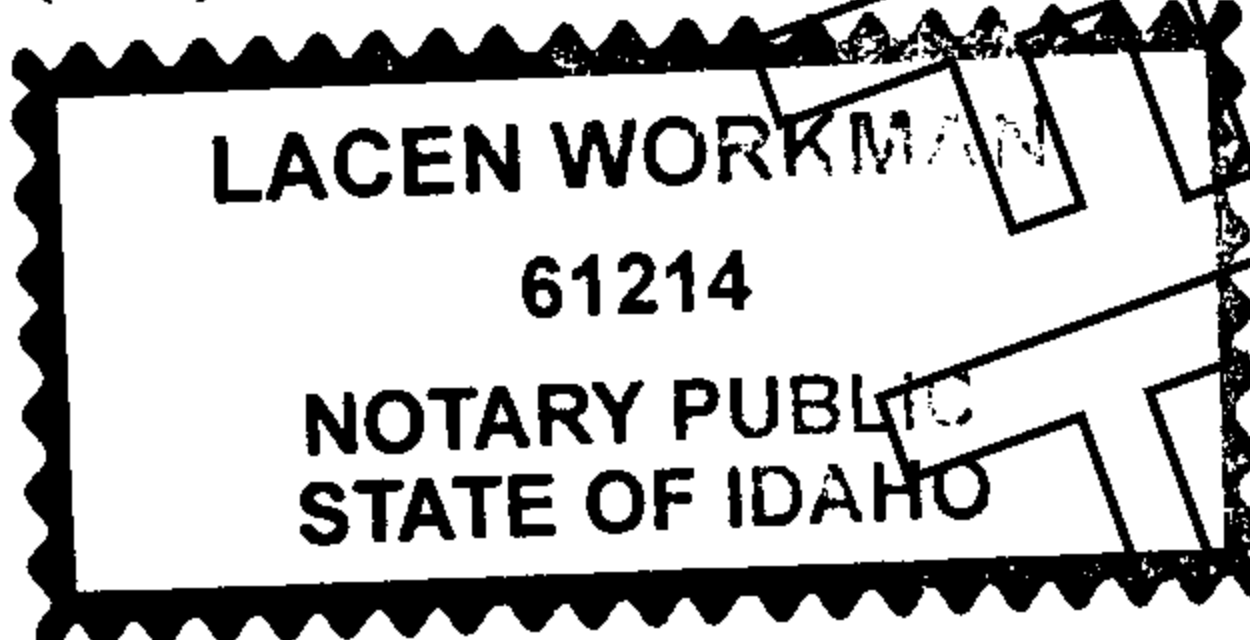
625170

STATE OF Idaho)
) : SS
County of Latah)

On this 4th day of August, 2022, DAVID P. DAIL, as a Member of Provvidenza, LLC, an Idaho Limited Liability Company, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of August, 2022.

(seal)



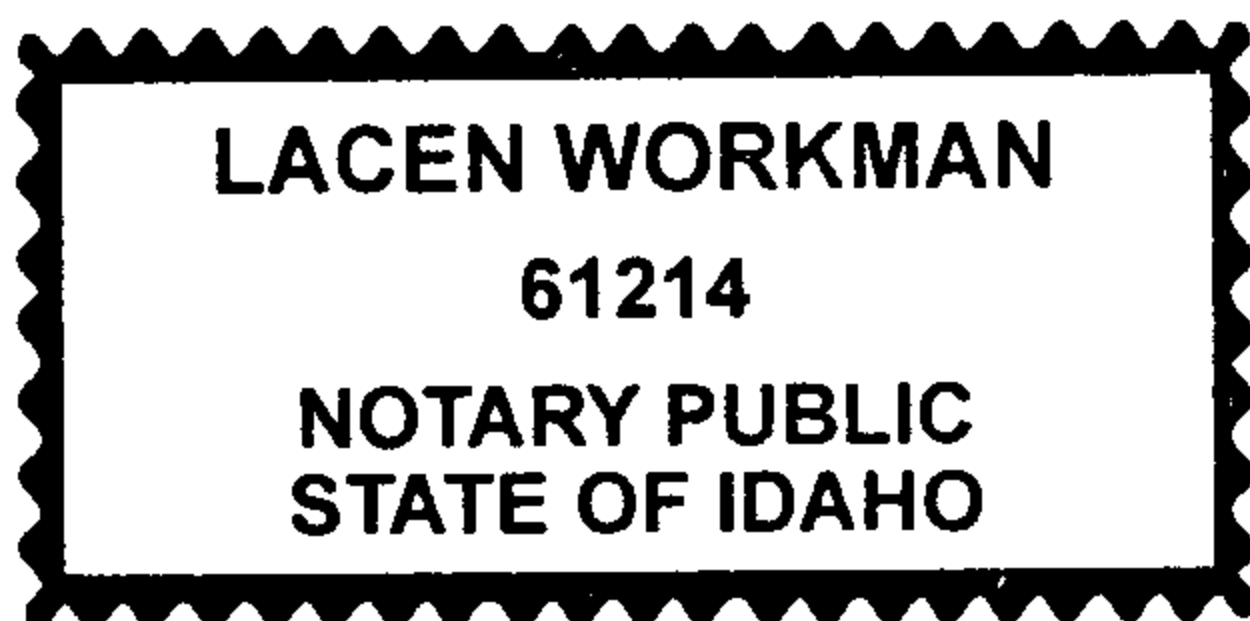
Lacen Workman
Notary Public
Residing at Garfield, WA
My commission expires 03/11/2025

STATE OF Idaho)
) : SS
County of Latah)

On this 4th day of August, 2022, RONALD D. STRUTHERS, as a Member of Provvidenza, LLC, an Idaho Limited Liability Company, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of August, 2022.

(seal)



Lacen Workman
Notary Public
Residing at Garfield, WA
My commission expires 03/11/2025

QUITCLAIM DEED - 3

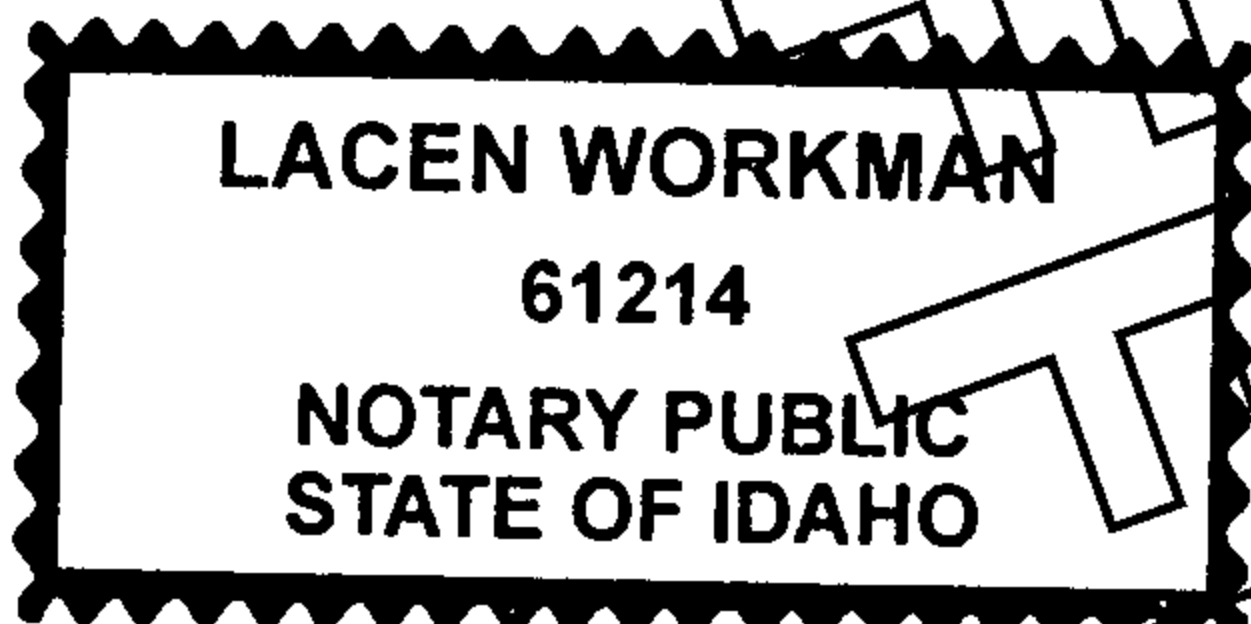
625170

STATE OF Idaho)
)
County of Latah) : ss

On this 4th day of August, 2022, ANN STRUTHERS, as a Member of Provvidenza, LLC, an Idaho Limited Liability Company, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned

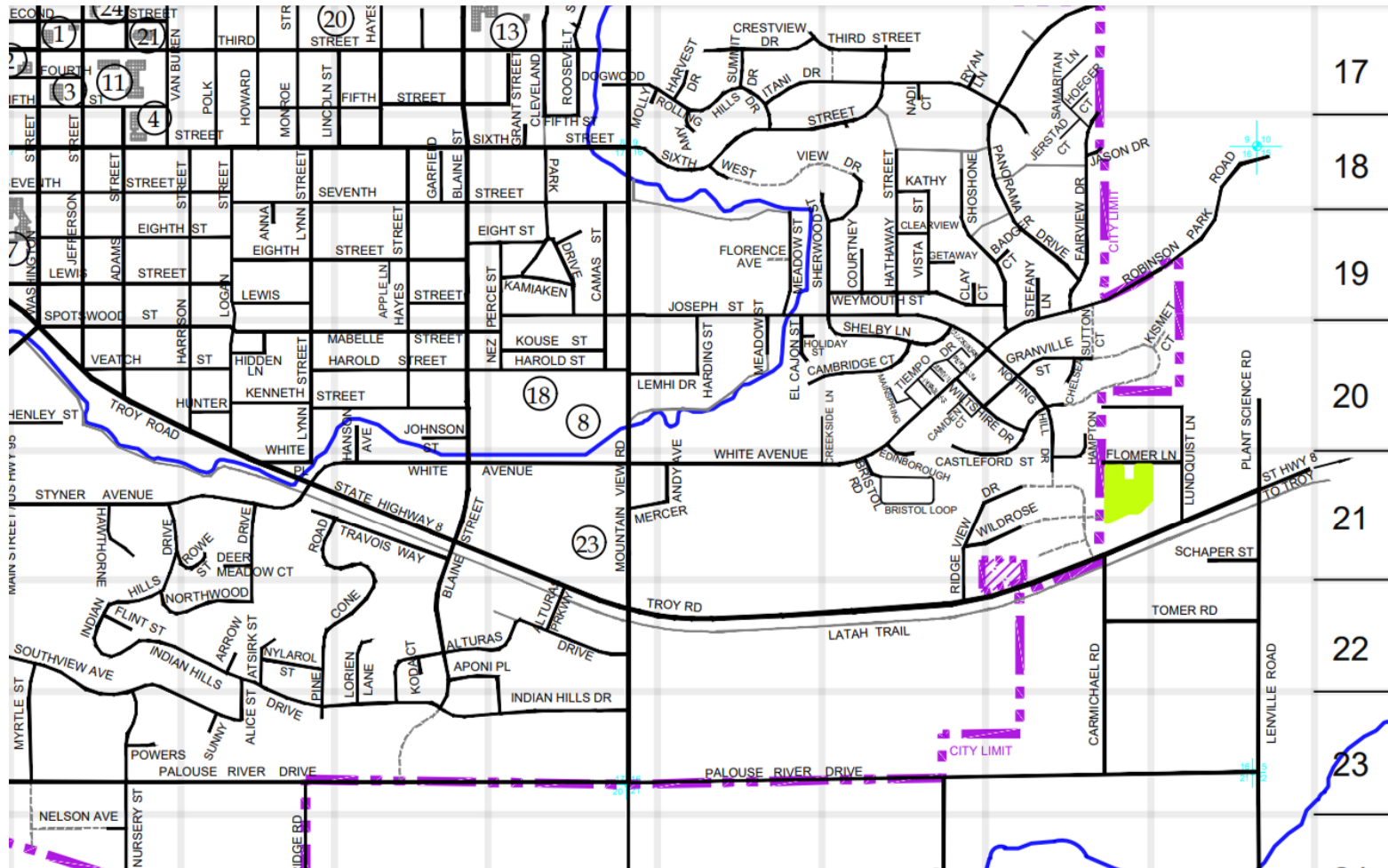
GIVEN under my hand and official seal this 4th day of August, 2022.

(seal)



Lacen Workman
Notary Public
Residing at Garkfield, WA
My commission expires 03/11/2025

OFFICIAL COPY





**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: Ron Struthers and Dave Dail Telephone: (208) 892-4339

Complete Address: 1008 Warren Ln, Moscow, ID 83843

E-Mail: ron@sonriseapartments.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker (Hodge and Associates, Inc.) Telephone: (208) 882-3520

Complete Address: 405 South Washington, Moscow, ID 83843

E-Mail: scottbecker@moscow.com Fax: (208) 882-2622

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

PROPERTY:

1. Proposed Subdivision Name: Wildrose Court

2. Address(as) or Parcel Number(s): RP39N05W167350A

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

4. Gross area of all land involved: 2.53 acres, and/or _____ sq. ft.

5. Total Net Area of land area exclusive of proposed or existing public street and other public lands:

2.19 acres, and/or _____ square feet.

6. Total number of lots: 5 Average lot size: 19,107 sq. ft.

7. Existing Zoning of subject property: Outside of City Limits. Latah County - R1

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 concept of the Wildrose Court subdivision, is to have all of the lots be single-family residential.

The percentage of each proposed land use is as follows: 80% single family residential

11% roadway, 2.5% Tract A (Storm Drainage Purposes), 6.5% park land dedication.

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

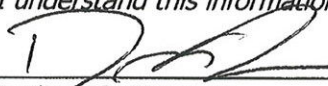
*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

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

9/15/22
Date

Property Owner's Signature (if different)

Date



Surveyor – Michael Dahlin (Rim Rock Consulting, Inc)
Address – 129 West 3rd Street, #102, Moscow, ID 83843
Phone – (208) 883-5339

Property Owner/Subdivider – Ron Struthers
Address – 1008 Warren Lane, 83843
Phone – (208) 892-4339

Property Owner/Subdivider – Dave Dail
Address – 204 South Main Street, Moscow, ID 83843
Phone – (208) 310-0855

Section 16, T39N, R5W, BM

Survey References:

1. Ridgeview Estates 2nd Addition, Instrument #577638, by J. Hammond, RLS #2102.
2. Southgate 3rd Addition, Instrument #540165, by J. Hammond, RLS #2102.
3. Lundquist Addition, Instrument #219584, by M. Conitz, PE #1301.
4. Warranty Deed, Instrument #611335, Nelson to Nash.
5. Warranty Deed, Instrument #620602, Glasgow Properties/Lois Pritchett to Providenza, LLC.
6. Quitclaim Deed, Instrument #597618.
7. Record of Survey, Instrument #579637.
8. Plat of Section 16, Township 39 North, Range 5 West, Book 2, Page 36.
9. Order to Vacate, Instrument #320845.
10. Record of Survey, Instrument #624009, My M. Dahlin, PLS #17534.
11. Quitclaim Deed, Instrument #625168.
12. Quitclaim Deed, Instrument #625169.
13. Quitclaim Deed, Instrument #625170.
14. Easement Agreement, Instrument #625212.

Surveyor's Certificate

I, Michael E. Dahlin, PLS #17534, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Providenza, LLC in November 2022.

Basis of Bearings

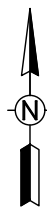
The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northwest corner of the Southeast Quarter of Section 16, and the northeast corner of the Southeast Quarter of Section 16, said bearing being S89°45'01"E.

Surveyor Narrative

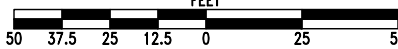
1. The purpose of this survey was to locate, monument and map the boundaries of Providenza, LLC, per Record of Survey, Instrument #624009, and to divide said parcel into five separate lots to be part of the Plat of Wildrose Court, as shown hereon.
2. See Record of Survey, Instrument #624009 for boundary resolution. Measured dimensions shown on this map match all corresponding record dimensions from said survey.
2. The North line of the Southeast Quarter of Section 16 was located to establish the Basis of Bearings and primary boundary control. The Parcel described in Warranty Deed, Instrument #620602, Latah County Records, was rotated to project basis and located accordingly.

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Found 1" Iron Pipe, Leaning, Shot at Base
- Found 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "HEDCO, Inc. PE/LS 2102" or as Described
- Found 1/2" Diameter Rebar, No Cap
- Calculated Position
- Found Centerline Monument
- Same Ownership
- Block Number
- Lot Number
- Curve Tag - See Curve Table
- Record Data - See Survey References
- Boundary Line
- Lot Line
- Section/Section Subdivision Line
- Centerline
- Right-of-Way
- Vacated Right-of-Way
- Existing Easement Line
- Proposed Utility Easement



SCALE: 1"=50'



NO. _____ AT THE REQUEST OF: _____
DATE & HOUR: _____
TONYA DODGE
LATAH COUNTY RECORDER
FEE \$ _____ BY _____

PRELIMINARY
NOT FOR
RECORDING

Subdivision Plat of:
Wildrose Court
Moscow, Idaho

Drafted by: DC
Checked by: SW/MED
File Name: 4543 Plat.dwg
Tab: Layout
Plot Style: OCE.ctb
Project: 4543-05-22
Date: 11/9/22

Wildrose Court T39N, R5W, BM

Legal Description

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho described as follows:

Commencing at the northwest corner of the Southeast Quarter of Section 16; Thence along the north line thereof, S89°45'01"E, 1318.31 feet to the northwest corner of the Northeast Quarter of Section 16, said point also being the northeast corner of Ridgeview Estates 2nd Addition, Instrument #577638, Latah County Records, and the **Point of Beginning**:

Thence continuing along said north line, S89°45'01"E, 85.31 feet to the northwest corner of a parcel of land described in, Warranty Deed, Instrument #611335, Latah County Records;
Thence leaving said north line, along the west line of said parcel S00°19'45"W, 115.00 feet to the southwest corner thereof;
Thence along the west line of a parcel of land, defined in Record of Survey, Instrument #579637, Latah County Records, S00°19'45"W, 10.00 feet to a 5/8" diameter pin with a yellow plastic cap, stamped, "HEDCO, Inc. PE/LS 2102" set in said Record of Survey;
Thence S06°42'42"E, 7.50 feet to a 1" diameter pipe;
Thence N87°11'15"E, 139.31 feet to a 5/8" diameter pin with a yellow plastic cap, stamped, "HEDCO, Inc. PE/LS 2102" set in Record of Survey, Instrument #579637;
Thence N00°19'09"E, 2.39 feet to an existing steel pin, with no cap;
Thence N00°19'09"E, 7.61 feet to the southeast corner of a parcel of land described in, Warranty Deed, Instrument #611335;
Thence along the east line thereof, N00°19'09"E, 115.00 feet to the north line of said Northeast Quarter of the Southeast Quarter;
Thence along the north line thereof, S89°45'01"E, 85.21 feet to the northwest corner of a parcel of land described in, Warranty Deed, Instrument #515013, Latah County Records;
Thence along the west line of said parcel of land, S00°20'53"W, 371.04 feet to the northeast corner of a parcel of land described in, Quitclaim Deed, Instrument #597733, Latah County Records;
Thence along the north line of said parcel of land, S68°02'08"W, 111.46 feet to the northeast corner of a parcel of land described in, Warranty Deed, Instrument #594645, Latah County Records;
Thence along the north line of said parcel of land, N89°45'08"W, 70.00 feet to the northeast corner of a parcel of land described in, Quitclaim Deed, Instrument #597618, Latah County Records;
Thence along the north line of said parcel of land, S76°32'07"W, 141.49 feet to the west line of the Northeast Quarter of the Southeast Quarter, and the east boundary line of Ridgeview Estates 2nd Addition;
Thence along said common line, N00°20'53"E, 446.72 feet to the **Point of Beginning**.

Parcel contains 2.36 acres, more or less.

Together With: A 15.00' wide access and utility easement, described in Easement Agreement, Instrument #625212, Latah County Records.

Certificate of Owner

Know all persons by these presents, that Provvidenza, LLC is the owner of the land and premises described above, has caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as the Wildrose Court Subdivision to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use, the street right-of-ways, Tract A for Stormwater Detention and Tract B for Park Land Purposes.

In witness thereof, the undersigned has set his hand and seal.

Ron Struthers
Representative, Provvidenza, LLC

Date

Acknowledgment

STATE OF IDAHO } S.S.
COUNTY OF LATAH }
On this _____ day of _____, 2022, before me, personally appeared, Ron Struthers known or identified to me to be the person whose name is subscribed to the foregoing instrument and that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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

Notary Public, _____
Residing in _____
My Commission Expires _____



Approvals:

Accepted and approved by action of the Latah County Commission at their regular meeting with a quorum present on _____, 2022.

Chairholder, County Commission

I hereby certify that I have checked this Plat and find that it complies with the requirements of Title 50, Chapter 13 of the Idaho Code, this _____ day of _____, 2022.

Latah County Surveyor

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

Latah County Treasurer

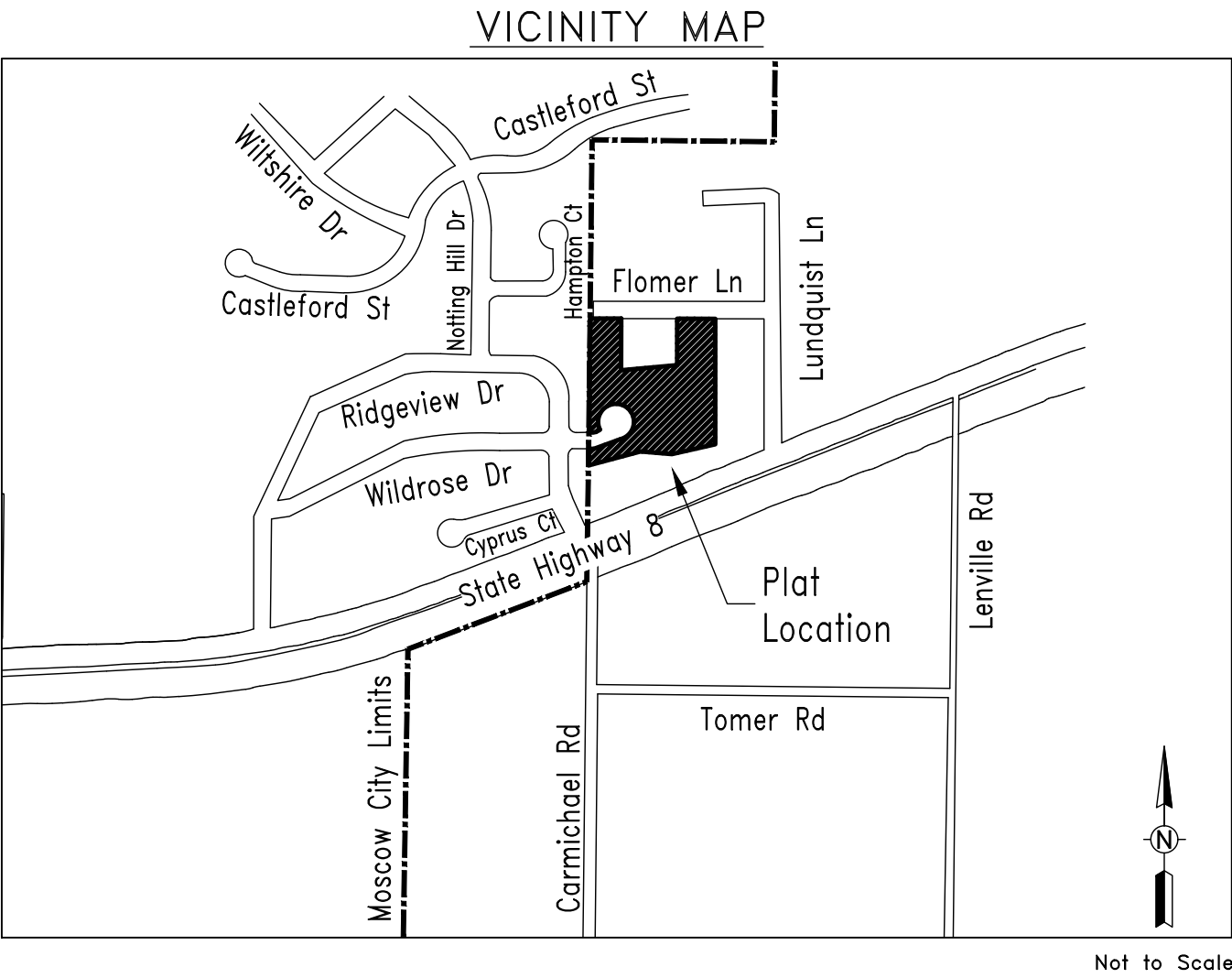
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval

Public Health – Idaho North Central District

Date

Acceptance of this dedication shall not cause any obligation or liability to be imposed upon the North Latah County Highway district (I) to undertake highway improvements and (II) to bear any costs to construct, reconstruct and/or acquire rights-of-way for any highway in the State of Idaho highway system. Accepted and approved by the North Latah County Highway District this _____ day of _____, 2022.

North Latah County Highway District



SURVEYOR'S CERTIFICATE

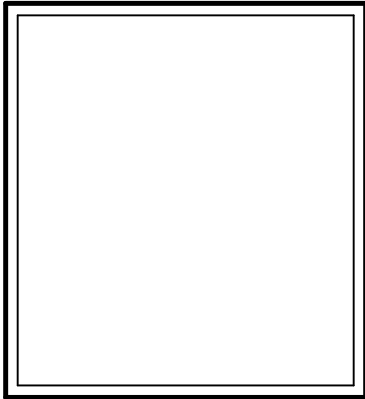
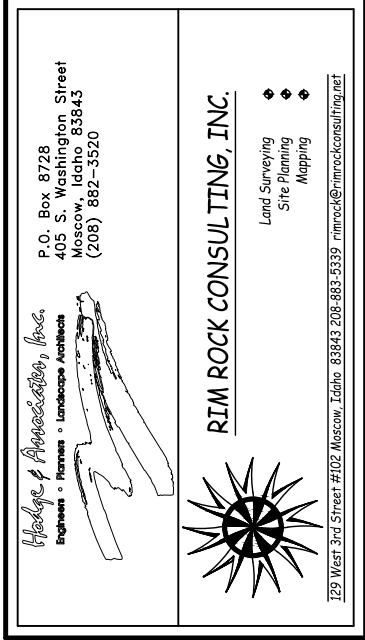
I, Michael E. Dahlin, PLS #17534, State of Idaho, hereby certify that this map represents a survey performed by me or under my direction in conformance with Idaho Code, Title 50, Chapter 13 and Latah County subdivision ordinance at the request of Ron Struthers as shown this,

_____ day of _____, 2022.



Michael E. Dahlin

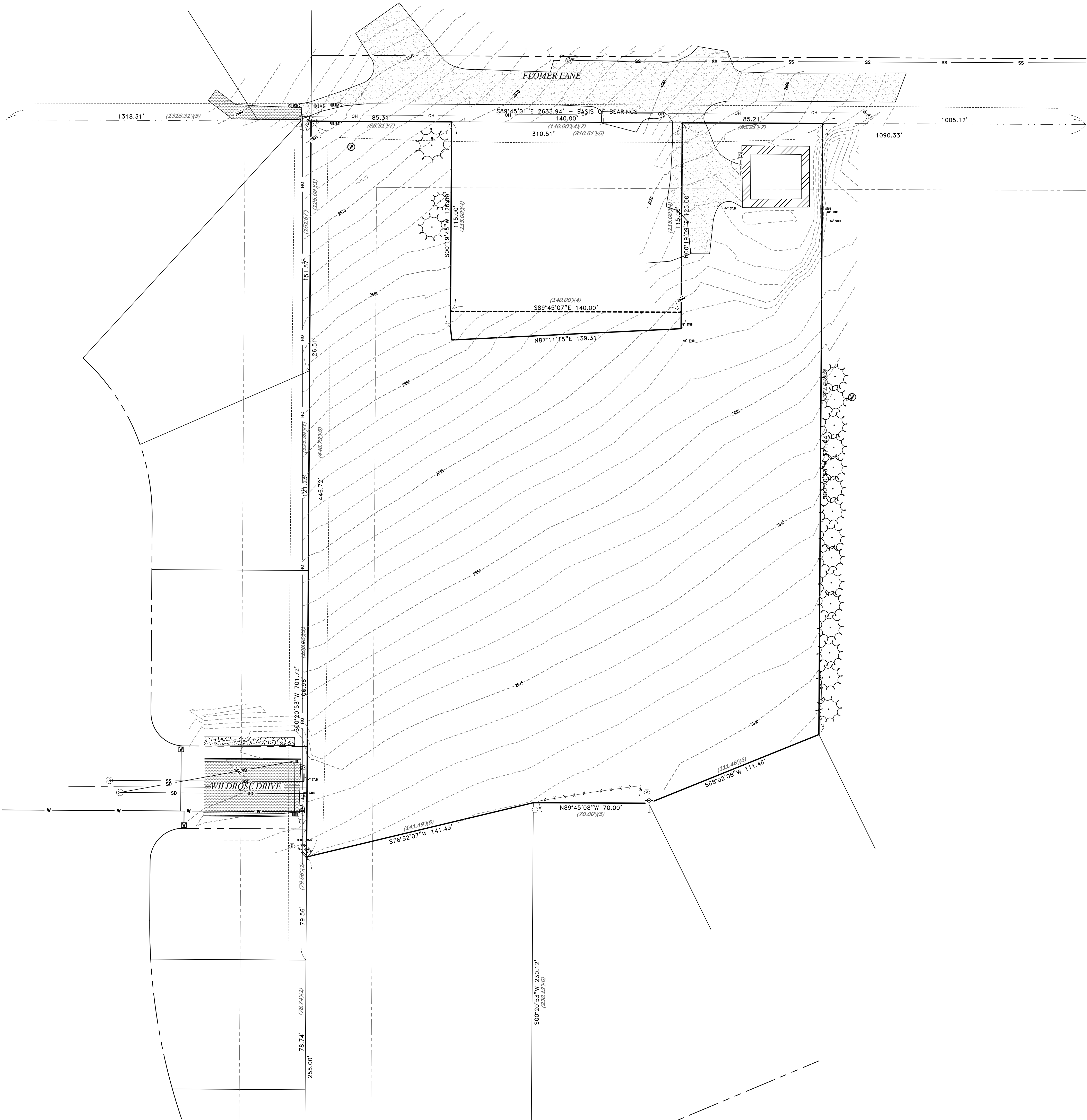
Idaho Professional Land Surveyor



Subdivision Plat of:
Wildrose Court
Moscow, Idaho

Drafted by:	DC
Checked by:	SW/MED
File Name:	4543 Plat.dwg
Tab:	Sign
Plot Style	OCE.ctb
Project:	4543-05-22
Date:	11/9/22

P:\453 Struthers Drive\work\453-Topo\453_Topo.dwg 8/29/2022 4:40 PM



UTILITY NOTE

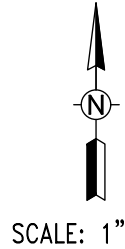
Utilities shown are located from visual surface evidence, utility locate markings and schematic utility maps.

BASIS OF ELEVATION

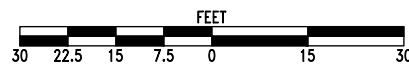
The Basis of Elevation for this survey is NAVD88, established by GPS. The base position being corrected by NGS Online Positioning User Service (OPUS).

LEGEND

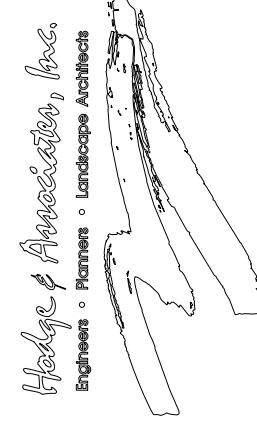
	MANHOLE
	CATCH BASIN
	CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	FRANCHISE UTILITY PEDESTAL (POWER, GAS, TELEPHONE, CABLE)
	LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
	SIGN
	UTILITY STUB (AS DESCRIBED)
	UTILITY MARKER GAS
	DECIDUOUS TREE
	EVERGREEN TREE
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY
	CENTERLINE
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	SWALE
	FENCE
	CURB
	RETAINING WALL
	CONCRETE PAVING
	GRAVEL
	ASPHALT PAVING
	EXISTING SHOP STRUCTURE



SCALE: 1" = 30'



P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520



PRELIMINARY
NOT FOR
CONSTRUCTION

WILDROSE COURT
TOPOGRAPHIC SURVEY
PROVIDENZA, LLC (RON STRUTHERS)
FLOWER LN
MOSCOW, ID 83843
(208) 882-4233

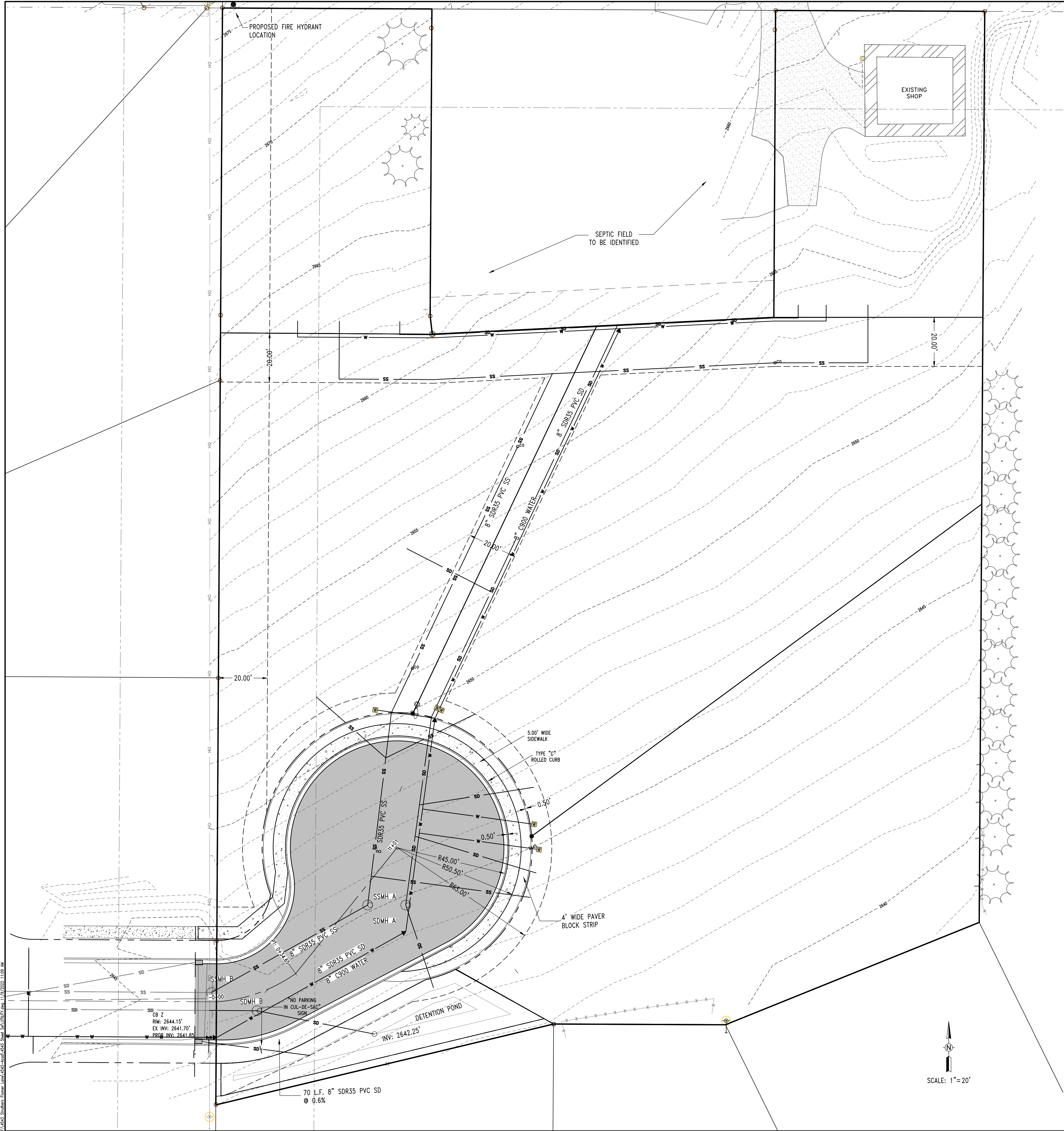
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Checked by:	MT
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Tab:	24X36
Layer Style:	TOPO
Plot Style:	Topo.ctb
Project:	xxxx-xx-xx
Date:	8/29/22



Know what's below.
Call before you dig.

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

LEGEND	
	LOT NUMBER
	MANHOLE
	CATCH BASIN
	CLEAN OUT
	LIGHT POLE
	THRUST BLOCK
	WATER VALVE
	POWER METER
	GAS METER
	BOUNDARY LINE
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	UNDERGROUND POWER LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	UNDERGROUND GAS LINE



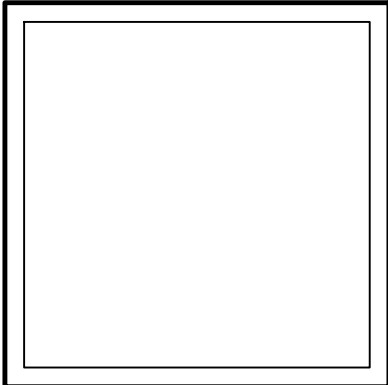
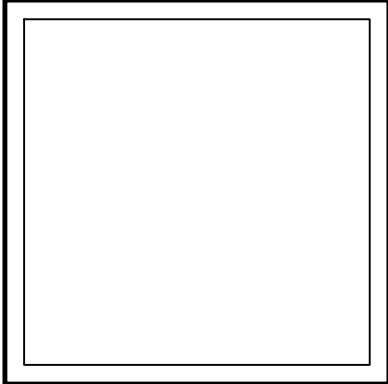
WILDROSE COURT
UTILITY LAYOUT
RON STRUTHERS
FLOWER LANE
MOSCOW, IDAHO
(208) 882-4339

Designed by:	SB
Drafted by:	DC
Checked by:	SB
File Name:	3945 UTILITY.dwg
Tab:	UTILITY
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4543-06-22
Date:	11/9/2022



Wedge & Associates, Inc.
Engineers • Planners • Landscape Architects

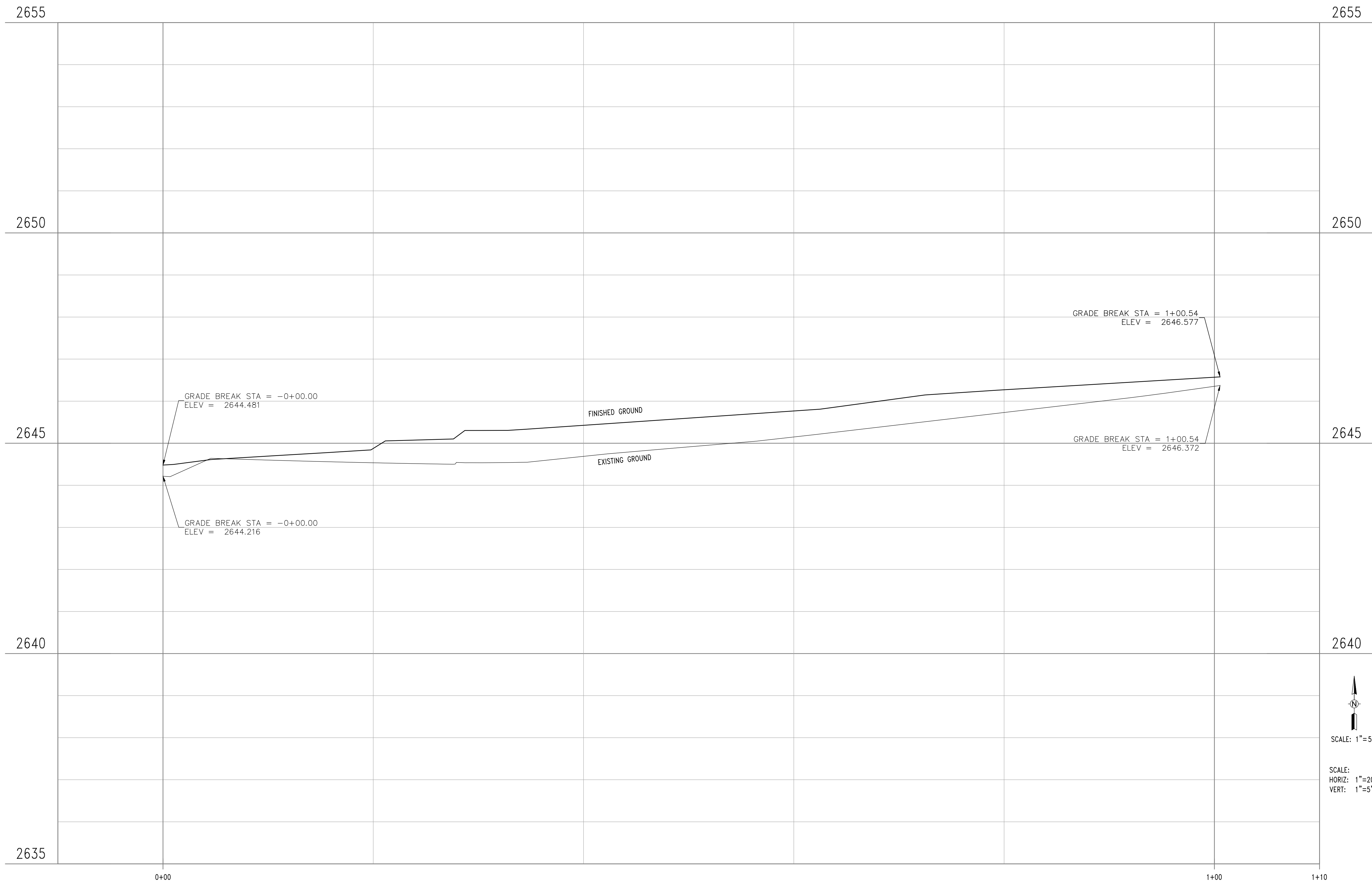
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520



WILD ROSE COURT
PROFILE
RON STRUTHERS
FLOWER LANE
MOSCOW, IDAHO
(208) 892-4339

Designed by:	SB
Drafted by:	DC
Checked by:	SB
File Name:	4271 PROFILE.dwg
Tab:	PROFILE
Layer Style:	STANDARD
Plot Style	PRIMARY.CTB
Project:	4543-06-22
Date:	8/29/2022

C5



CENTERLINE WILD ROSE CULDESAC - STA: 0+00 - 1+00.54

Neighborhood Meeting

TO: Neighbors and Interested Community Members

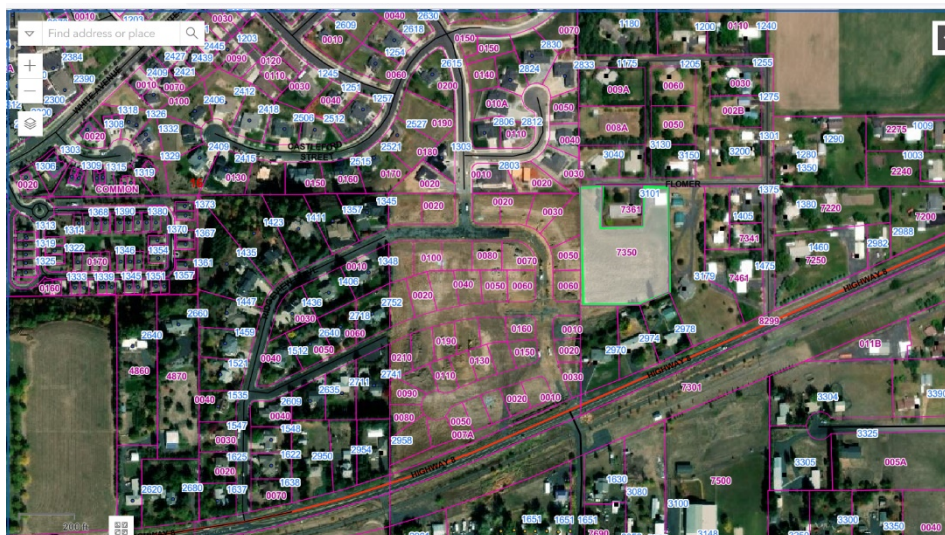
RE: Struthers Subdivision

WHEN: Friday, June 24, 2022 @ 4:00 pm

WHERE: Latah County Fairgrounds, **Grange Meeting Room**, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding annexation, rezone and platting of the Struthers subdivision located at the east end of Wild Rose Drive near the Ridgeview 2 subdivision. Project team members will present information regarding the project and be available to answer questions and take comments. See Attached Map for proposed layout.

I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through June 24, 2022. All questions and comments will be recorded and submitted to the city as part of the annexation, subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future City public hearing.



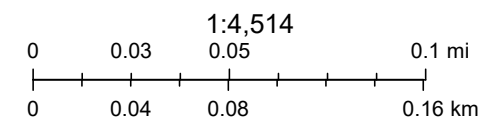
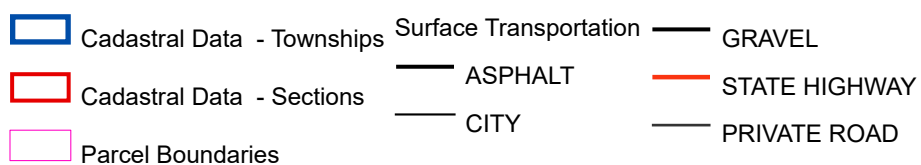
Project Location

Sincerely,

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



June 9, 2022



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Meeting Attendance Sheet

Project Name: Struthers Subdivision

Project Number: 4543

Meeting Type: Neighborhood Meeting

Meeting Location: Latah County Fairgrounds

Meeting Time: June 24, 2022, 4:00 PM

Name	Contact Information
Brooke Baker	503-329-5181
Lois (Flower) Pritchett	208-883-3076
Ann & Ron Struthers	208 892 4339 -
Laura Wilson	208-874-7585
Kay H. / fon	334 671 9234
Jim L. M. H. / fon	336 283 1589
Mark Snodgrass	(509) 780-1173
Will & Lori Krasselt	208-310-1335

Struthers Subdivision

Neighborhood Meeting Minutes

Friday, June 24, 2022; 4:00 pm

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

Developer: Ron Struthers and Dave Dail

Meeting Location: Latah Fairgrounds Grange Meeting Room

Meeting Purpose

The presentation and discussion of a proposed Subdivision at the end of Wildrose Drive near Flomer Ln.

Meeting

The meeting was called to order at 4:00 pm and was open to the neighbors. Scott Becker opened the meeting by explaining the proposed subdivision and reminding people that they'll have the opportunity to comment at a future public hearing.

Discussion ensued with the following questions and comments:

1. How will drainage flow after construction. Will the stormwater flow onto the southern neighbors property? – Scott explained the roof drains will be catch the water and convey it to a detention swale near the culdesac and into the existing storm system
2. What will happen to Flomer Lane since it's a county road. – Dave explained that we're working with the City to determine necessary improvements.
3. Will any of the trees on lot 4 need to be cut down? – Ron explained the intent was to keep as much existing landscaping as possible.
4. An existing well will need to be decommissioned
5. Who maintains the detention pond/swale? – Scott said this is the City's responsibility but in many cases a neighbor will take the initiative and keep it trimmed.
6. What will the subdivision be zoned. – Scott said the zone request will be for R-2, single family residential.

At 5:10 the meeting was ended

Respectfully,

Scott Becker, PE

Hodge & Associates, Inc



City of Moscow Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Parks and Facilities Manager

Date: November 9, 2022

Re: Parkland Dedication Requirements for the Proposed Wildrose Court Subdivision Preliminary Plat

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

Based on the preliminary plat, the net developable area is 95,535 square feet (sf) or 2.19 acres. The proposed R-2 Moderate Density, Single Family Residential Zoning has a requirement of 5% for parkland dedication, which requires 4,776.75 sf or 0.11 acres in parkland dedication.

The Moscow Pathways Commission considered the proposal on October 11, 2022 and did not provide a recommendation to the Parks and Recreation. However, the Pathways Commission did instruct staff to present their thoughts to the Parks and Recreation Commission. The Pathways Commission expressed their preference for a pathway connection from Wildrose Drive to Flomer Lane.

The Parks and Recreation Commission will consider the Wildrose Court preliminary plat parkland dedication requirements on December 1, 2022.

Parks and Recreation staff recommends the following condition. "The applicant shall provide a pathway connection from Wildrose Drive to Flomer Lane in a location that is recommended by the Parks and Recreation Commission and acceptable to the Parks and Recreation Department and satisfies the parkland dedication requirements.

Should there be any changes to the developable land or zoning, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarification.



NOVEMBER 9TH , 2022

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: WILDROSE COURT PRELIMINARY PLAT REVIEW

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the preliminary plat for the proposed Wildrose Court Addition, the Engineering Division has the following comments and recommendations:

Comments

1. The City's Comprehensive Sewer Plan shows that the city can provide sanitary sewer service to this Addition. With the annexation of this property, and the proposed connection to existing sewer mains stubbed to the property, the Addition will be located inside the South East Sewer District and will convey sewage through City facilities and South East Sewer District facilities. As a result, the addition and the properties contained within will be required to adhere to the terms and conditions of the Agreement for Sewage Collection, Conveyance, and Disposal Services between City and the Southeast Sewer District. A copy of this Agreement has been attached to this memo.

Recommendations

1. Lots 4 and 5 frontage onto Flomer Lane, a Latah County Road. As these lots are being requested to be annexed into the City, it is recommended that right-of-way (ROW) dedication be required along this frontage. Currently, the Flomer Lane ROW along lots 4 and 5 is 40 feet in width. City recommends the dedication of 10 feet of ROW, which will allow the City to construct a Local Street per City Standards in the future in the event it becomes necessary and/or beneficial to do so.
2. The applicant shall extend curbing and sidewalks from their current terminus within Ridgeview 2nd Addition into the proposed subdivision.
3. Stormwater Detention Facility:
 - a. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
 - b. The applicant shall prepare a landscape plan to be submitted with the final plat and subject to City approval for access to the stormwater facility and maintenance considerations.

Community Development – Engineering Division

504 S. Washington Street
Moscow ID 83843

4. Utilities

- a. Lots 4 and 5 are being requested to be annexed into the City, however they have frontage onto Flomer Lane, a Latah County Road. As a result of being annexed, the City will be providing fire and emergency services to these properties. To effectively do so, access to the properties will need to be maintained; and, a City fire hydrant on Flomer Lane will need to be included as part of the Addition's civil design.
- b. To improve water quality within the Addition, City recommends looping of the water main from the Addition's Wildrose cul-de-sac to the water main in the nearby Hampton Court, or, including an automatic watermain flusher at the end of the dead end main in Wildrose as part of the civil design.
- c. Profiles of the sewer and storm lines have not been provided with this application. Once provided, if the current utility easement width of 20' is determined to be too narrow for access and maintenance purposes, the applicant shall increase public utility easement widths to accommodate maintenance and access.
- d. The revised utility sheet shows a storm and water main being constructed within the same easement, and, an existing septic field located on the property to the north of the addition. Applicant shall be required to obtain approval from the Idaho Department of Environmental Quality (IDEQ) for all water and sewer infrastructure proposed to be constructed within the new subdivision.
- e. The applicant shall utilize a manhole to connect all sanitary and storm sewer mains to other sewer mains and at all sewer main terminations.

**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 A PRELIMINARY SUBDIVISION PLAT OF A SIX (6) ACRE AREA OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF THIRD STREET AND SIXTH STREET, KNOWN AS ROLLING HILLS 10TH ADDITION TO THE CITY OF MOSCOW, IDAHO.

WHEREAS, the applicant filed an application for a Preliminary Subdivision Plat on August 1, 2022; and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on October 26, 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 is a six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street.
3. The subject property is currently undeveloped and is directly to the east of Rolling Hills 9th Addition. To the north of the subject property is Moser Park which is currently undeveloped, as well as undeveloped land located within the Area of City Impact. Property that was recently approved as Harvest Hills 2nd Addition is located to the northwest, and Rolling Hills 7th Addition is located to the south and east. All of the surrounding property that is currently developed is single family residential structures, with the exception of Good Samaritan Village located on Fairview Drive.
4. The subject property contains areas of moderate sloping topography as the land slopes to the northwest. There are no drainage ways or natural features that have been identified upon the subject property.
5. The subject property is currently designated as Auto-Urban Residential (AU-R). AU-R designated areas,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-

family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

6. All surrounding land is currently designated as Auto-Urban Residential, with the exception of the parks in the area which are designated as Parks and Open Space.
7. The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. All surrounding properties are also located within the R-2 Zone.
8. The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:
 1. Single family dwellings predominate.
 2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
 3. Utilities and other public facilities are adequate for the densities allowed.
 4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.
9. Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.
10. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.
11. The applicant is proposing to subdivide the 6-acre area of land to create 20 lots ranging from 7,017 sf to 12,376 sf in size, referred to as Rolling Hills 10th Addition. The proposed subdivision includes the extension of Third Street to Moser Park. All of the lots within the proposed subdivision meet the minimum lot size and lot width for the R-2 zone.
12. Water services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. The property is considered developable in the City’s Comprehensive Water System Plan dated January 2012. Engineering has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
13. It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed development could be reasonably anticipated to use approximately 1.87 million gallons of water per year (20 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.87 M gallons/year).
14. Sanitary sewer is proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. Engineering has determined that the system has adequate capacity to convey the additional flow from the development. The subject property is considered developable in the Comprehensive Sewer System Plan dated September 2011.
15. The storm sewer for the subdivision is proposed to be extended in a similar fashion to the sanitary sewer system by following the Third Street alignment and connecting to the existing main within Rolling Hills 9th Addition. The area encompassing both the Rolling Hills 9th and Rolling Hills 10th Additions were included in the stormwater drainage report and design of the Rolling Hills

9th civil design plans. As a result, the stormwater detention requirements for Rolling Hills 10th have already been accounted for and constructed.

16. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
17. The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. Third Street through the subject property will also be constructed to the collector standard.
18. The Parks and Recreation Department has requested that the street be widened by 9 feet on approximately half of the Moser Park street frontage in order to accommodate on-street parking adjacent to the park. The length of the widening will be about 240 feet which could accommodate 10 on-street parking spaces. It's anticipated that this on-street parking will serve as parking for users of Moser Park, since it's unlikely to be able to develop a parking lot upon the park property given the challenging topography.
19. Ryan Lane is constructed to the local residential street standard which includes a 28-foot-wide roadway with two travel lanes and curbing, gutters, tree lawns, and sidewalks on both sides of the street and parking is permitted on one side of the street.
20. The parkland dedication requirements for the proposed subdivision were previously met with Moser Park to the northeast, so no further dedication is required.
21. The applicant conducted a neighborhood meeting with affected property owners within 600 feet of the subject property on March 25, 2021 to discuss the proposed preliminary plat.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE 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 subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of the Moderate Density Residential (R-2) Zoning District, including lot area, dimensions and other relevant provisions. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development and extension of the City's street system. The extension of Third Street is consistent with the general alignment within the Thoroughfare Plan. The proposed lots sizes and densities are consistent with the Comprehensive Plan Land Use designation of Auto-Urban Residential.

3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Third Street which is designated as a collector street. Water and sewer services are proposed to be extended along the Third Street alignment to connect with existing mains at the current eastern terminus of Third Street in Rolling Hills 9th Addition. The Engineering Department has determined that the existing system has adequate potable and fire flows and sewer capacity to serve the proposed subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the extension of City streets and services and will not be detrimental to the public health, safety, or general welfare.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the six (6) acre area of land generally located east of the intersection of Third Street and Sixth Street with no conditions.

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

Robb Parish, Chair
Planning and Zoning Commission