

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
May 24, 2023**

7:00 PM

**Council Chambers
206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of April 12, 2023 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 a Preliminary Subdivision Plat for a 51.53-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the South Fork of the Palouse River and East of Highway 95. Permit Applications LUP2022-0025 and LUP2022-0026 (ACTION ITEM)

1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural to the Auto-Urban Commercial designation.
2. Rezoning of the subject property from the combination of Motor Business (MB) and Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.
3. Proposed Preliminary Plat of a 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision.

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

1. Recommend approval of the proposed Comprehensive Plan Land Use Designation with no conditions; or recommend approval of the proposed Comprehensive Plan Land Use Designation with conditions; or recommend denial of the proposed Comprehensive Plan Land Use Designation; or take such other action deemed appropriate.
2. Recommend approval of the proposed Rezone with no conditions; or recommend approval of the proposed Rezone with conditions; or recommend denial of the proposed Rezone; or take such other action deemed appropriate.
3. Recommend approval of the proposed Preliminary Plat with no conditions; or recommend approval of the proposed Preliminary Plat with conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
4. In accordance with the Commission's decision on the Comprehensive Plan Land Use Designation, Rezone, and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

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.

4. P&Z/City Council Joint Meeting Topics

It is anticipated that there will be a joint meeting between the City Council and the Planning and Zoning Commission in late summer/early fall and staff would like to discuss potential topics for discussion.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

5. 2023 Citizen Survey Questions (ACTION ITEM)

The Commission will discuss potential survey questions which should be included within the survey sent out this year.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for June 14, 2023.

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
April 12, 2023

7:00 PM

Council Chambers
206 E Third Street

Parish called the meeting to order at 7:00 PM

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

REGULAR AGENDA

1. Approval of March 22, 2023 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Wilson. Roll Call Vote; Ayes: Gropp, Parish, Reese, Seever, Wilson (5). Nays: None. Abstentions: Beebe, Hamilton (2). Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

None.

3. Public Hearing: Legislative Hearing Providing for the Repeal of Title 5, Chapter 1; Providing for the Amendment of Title 4, Chapter 1, Chapter 4, and the Addition of Chapter 12 of Moscow City Code Regarding Amendments to the Subdivision (ACTION ITEM)

The Commission worked on updating the City's subdivision code in 2019 and 2020, including the lot division and lot line adjustment processes. There was a public hearing for the proposed code amendment on June 24, 2020 and it was recommended for approval to City Council. A new streets chapter, which is intended to replace the previous location of the subdivision code, Title 5 – Chapter 1, was concurrently in the process of being drafted by the Engineering Department. The new streets chapter largely contained items that are under the duties of the Engineering Department which were previously located in the zoning and subdivision codes, but had been removed in anticipation of the new subdivision code. Since the subdivision code has been awaiting the streets chapter to advance since 2020, the Planning and Zoning Commission will conduct an additional public hearing before advancing to City Council.

Ray reviewed the legislative code amendment materials, as described above and recommended approval of the proposed ordinance to City Council. The ordinance would increase the required pedestrian pathway width in a new subdivision if there will be significantly more bicycle use anticipated. The connectivity image in one section of the new chapter includes the ends of the roads as part of the node count.

Public Hearing opened at 7:27 PM

No comments.

Public Hearing closed at 7:28 PM

Wilson moved for approval of the Subdivision Ordinance Amendment with two minor modifications: one in the Pedestrian Walkway section and one in the Street Connectivity section, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

4. 2023 Citizen Survey Questions (ACTION ITEM)

The Commission will discuss potential survey questions which should be included within the survey sent out this year.

The Commissioners discussed some options for questions to be included in the 2023 Citizen Survey that will be sent out in October. The Commission will be holding a joint meeting with City Council in the next few months and that might spur some different questions that both groups could benefit from. Questions are due from the Commission back to Administration at the beginning of August.

5. Shared Reading Discussion (ACTION ITEM)

Discuss the "15-minute city" planning article that was distributed at the last Commission meeting. Commissioners talked about the article and if it could be applied to smaller cities such as Moscow.

REPORTS

1. Transportation Commission meeting report.

- The next Transportation Commission meeting will be Thursday April 13th, 2023.
- The Agenda includes a discussion about the Sidewalk Program and the updated Streets Chapter.

2. Staff provided an estimate of new single-family dwelling permits issued in the last couple of years.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission meeting is scheduled for April 26, 2023.

The next Commission meeting may be cancelled if no new agenda items come up.

Parish declared the meeting adjourned at 8:02 PM

Robb Parish, Chair

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: May 24, 2023

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation, Zoning Designation, and a Preliminary Subdivision Plat for a 51.53-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the South Fork of the Palouse River and East of Highway 95. Permit Applications LUP2022-0025 and LUP2022-0026.

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, 2-GM, LLC, is proposing a Comprehensive Plan land use designation, zoning designation, and a preliminary subdivision plat for a 51.53-acre property proposed to be annexed into the City of Moscow and generally located south of the South Fork of the Palouse River and East of Highway 95 within the City of Moscow. The current Comprehensive Plan Land Use Designation is a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural and the proposal is the Auto-Urban Commercial designation. The zoning of the subject property is currently a combination of the Motor Business (MB) and Agriculture Forestry (AF) Zone and the proposal is the Motor Business (MB) Zone. The proposed preliminary plat is a 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision. 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 51.53-acre area that contains a property currently used for agricultural production, a portion of Idaho Transportation Department's Highway 95 right-of-way, the southern half of the CHS Primeland property, a car detailing business, and a vacant property. The subject property is surrounded by primarily

agricultural land to the north, east, and south. Uses to the west include Schweitzer Engineering Laboratories, Wasankari Construction, Germer Construction, CHS Primeland Cooperative, Dale's Boats, Mundy's Welding, and also various residential uses. The South Fork of the Palouse River currently flows through the property directly to the north of the subject property.



Vicinity Map



Aerial of Subject Property

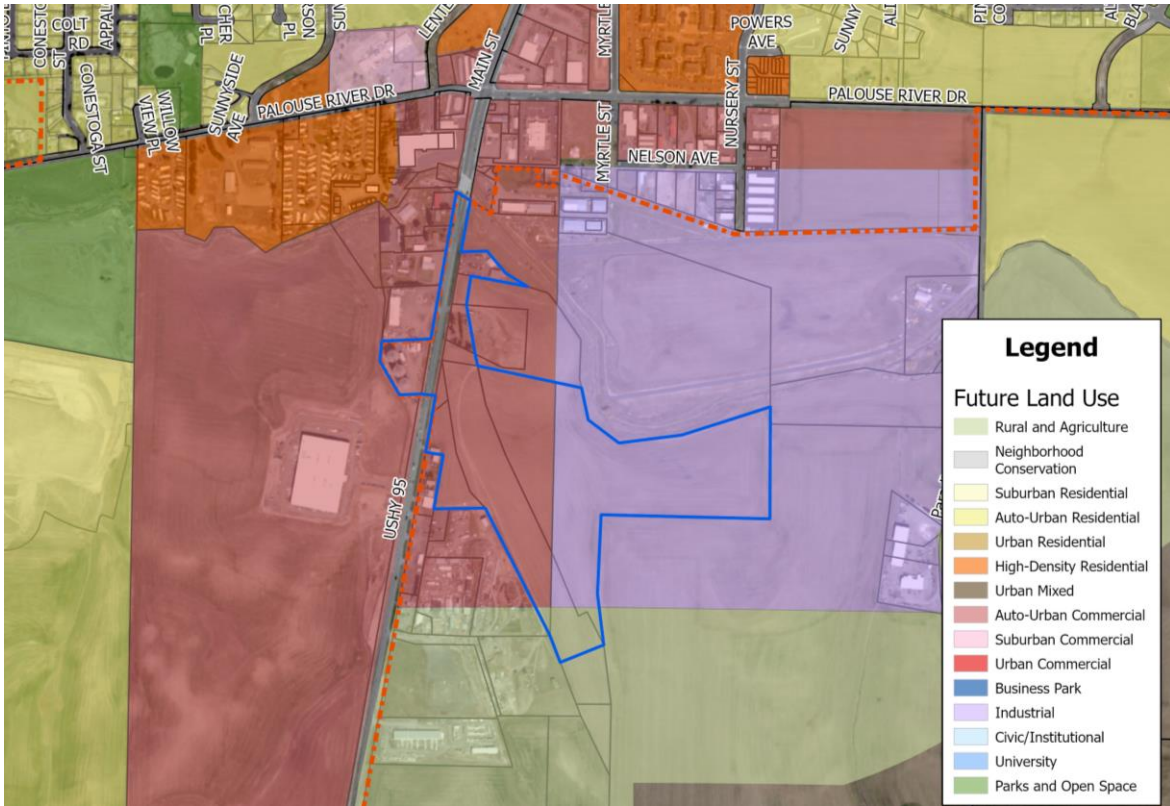
The applicant originally had proposed to annex the 29.46-acre property delineated in purple on the map below. As a result of the annexation request and the location of the current City Limits boundary, the annexation area needed to be expanded (properties proposed to be annexed must be contiguous to the City Limits). The adjacent Highway 95 ITD right-of-way which reflects property purchased for the new Thorncreek Highway 95 alignment is shown in green below, and has also been added to the annexation. Property owners for two additional properties shown in red and yellow were previously planning on annexing, and have been included as part of the proposed annexation. Additionally, the southern half of CHS Primeland's property would become a County "island" with the proposed annexation, so Staff has worked with Primeland to include their property shown in blue in the proposed annexation as well.



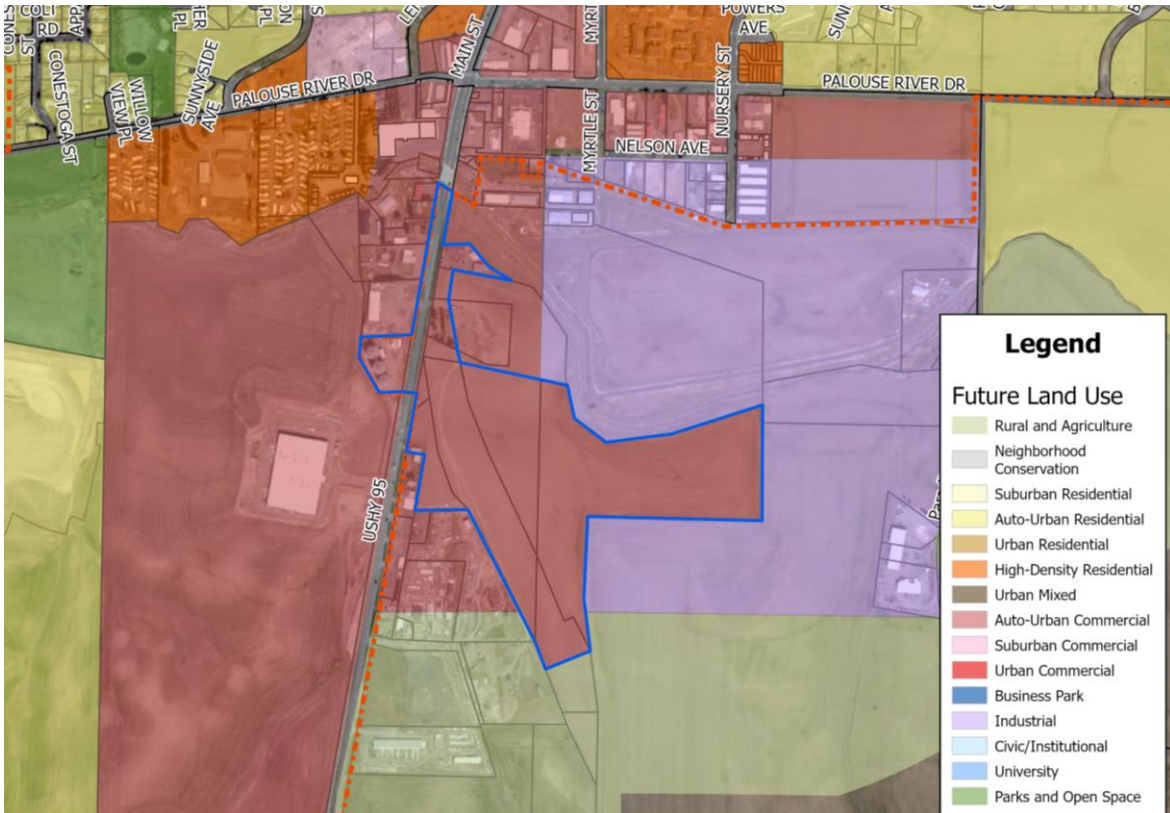
Individual Properties Included in the Annexation

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural and the proposal is the Auto-Urban Commercial designation. According to the 2019 Comprehensive Plan, Auto-Urban Commercial designated areas are intended to,

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



Current Comprehensive Plan Land Use Designations



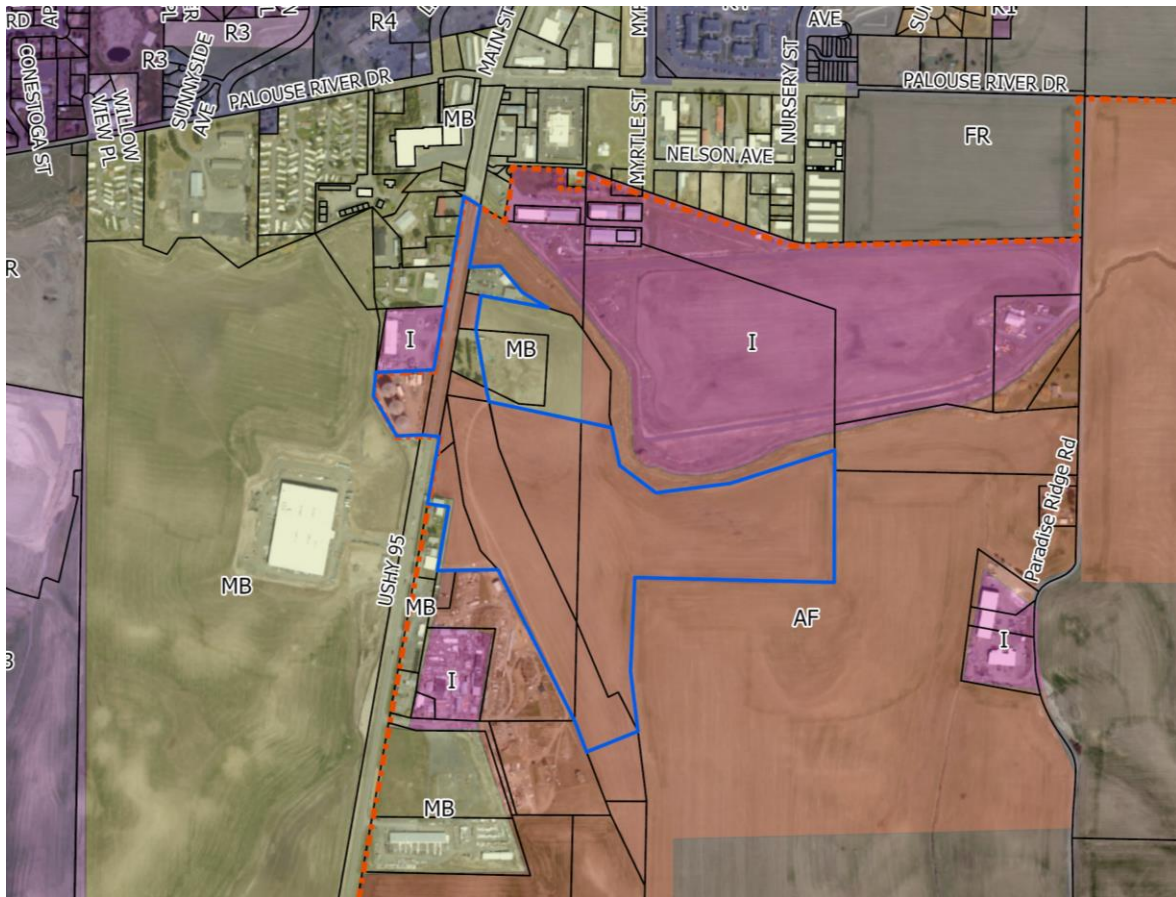
Proposed Comprehensive Plan Land Use Designation

Zoning: The subject property is currently zoned a combination of the Motor Business (MB) and Agriculture Forestry (AF) Zones. Surrounding properties are within the Agriculture/Forestry (AF), Industrial (I), and Motor Business (MB) Zones. The proposal is to rezone the 51.53-acre parcel from the combination of the Agriculture Forestry (AF) and Motor Business (MB) Zones to the Motor Business (MB) Zone.

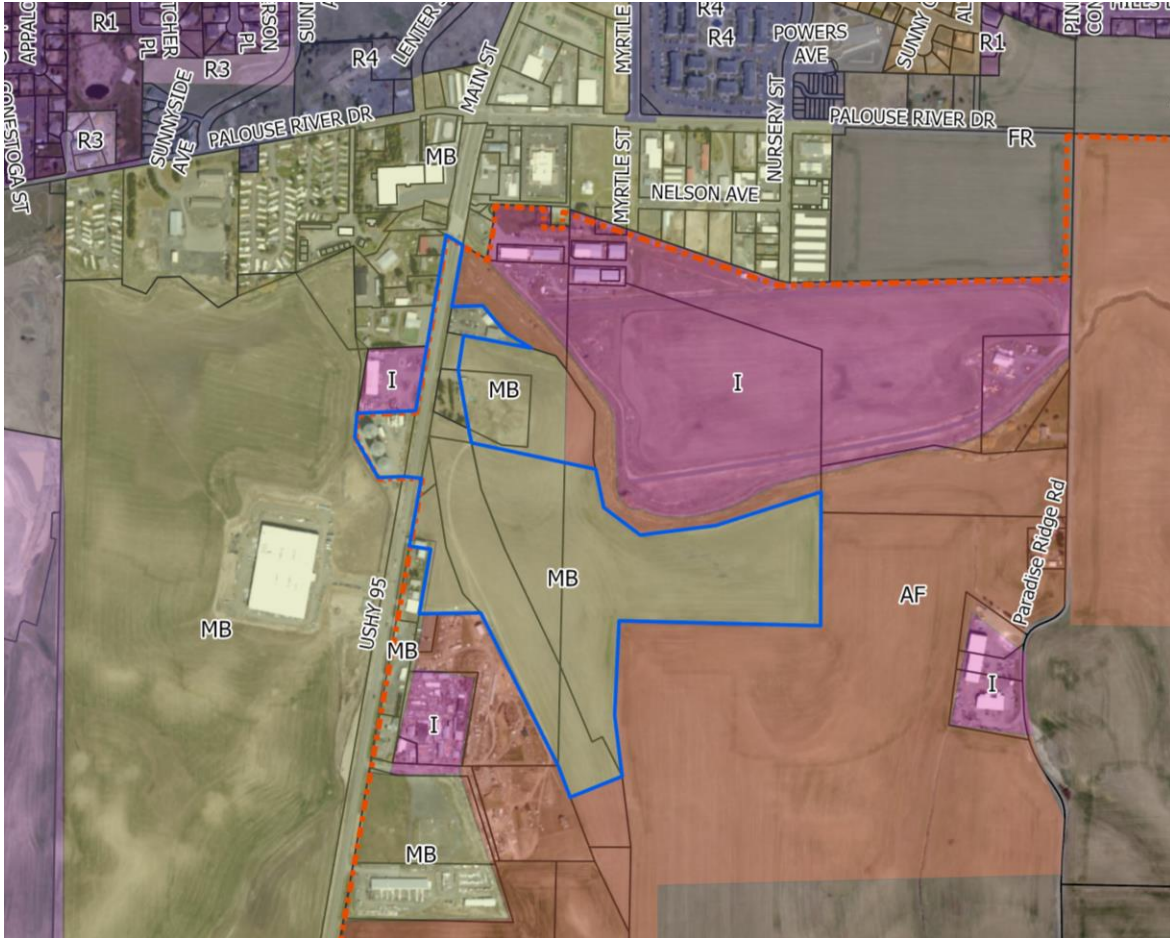
According to the City of Moscow Zoning Code, the MB Zone is,

“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.”

Uses permitted within the MB Zone include retail enterprises, offices, eating and drinking establishments, printing and publishing houses, religious institutions, residential uses, hotels and motels, off-street parking facilities, kennels, storage facilities, laundromats, and light manufacturing.



Existing Zoning



Proposed Zoning

Preliminary Plat: The applicant is proposing to subdivide the 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision. The subject property is proposed to be located within the Motor Business (MB) Zoning District which does not have minimum lot area or minimum lot width requirements. Consequently, all of the proposed lots within the subdivision meet MB Zone requirements.

There are two tracts in the northwest and northeast corners of the subject property that are proposed to contain stormwater detention facilities. A pedestrian pathway through Lot 3, Block 2, is intended to provide pedestrian connections to the vacant property to the south.

The subject property contains portions of the 100-year floodplain and floodway of the South Fork of the Palouse River. The SOMO subdivision is proposed to be graded such that there will be no encroachment into the floodway and there will be approximately four lots which will contain portions of the 100-year floodplain. However, the elevation of the proposed lots will be well above the base flood elevations of the 100-year floodplain.

Access, Streets, Traffic: The subdivision is proposing to gain access to Highway 95 at the future intersection of new/old Highway 95. The eastern segment of the four-way intersection is proposed to be extended with a collector street referred to as SOMO Drive,

through to the eastern property boundary. SOMO Drive will be constructed to the City's collector street standard which is a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curb, gutter, tree lawns, and sidewalks are also required on both sides of the street.

Utilities: Water mains will be extended throughout the subdivision from the existing mains near the future intersection of new/old Highway 95. The property is considered developable in the City's Comprehensive Water System Plan dated January 2012. The applicant will need to work with the City's Engineering Department to model the subdivision in order to determine whether the existing system has adequate potable and fire flows to serve future uses within the proposed subdivision.

Sanitary sewer is proposed to be extended throughout the subdivision within the alignment of SOMO Drive to its future intersection with Highway 95.

Storm sewer will be piped and directed to stormwater detention ponds located within the northwest and northeast corners of the proposed 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.

Parkland Dedication: Per the attached memo from David Schott, Parks and Facilities Manager, the proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat, the net developable area is 1,031,437 square feet (sf) or 23.68 acres. The proposed Motor Business Zoning District (MB) has a requirement of 9% of parkland dedication, which requires 92,829 sf or 2.13 acres in parkland dedication. The Parks and Recreation Commission considered staff's recommendation to accept a combination of 1.83 acres of parkland dedication in the floodway of the South Fork of the Palouse River for a future pathway and \$4,050.00 in parkland dedication in lieu fees to satisfy the remainder of the parkland dedication requirements (0.3 acres) for the South Moscow Business Park. The Parks and Recreation Commission considered staff's recommendation on January 26, 2023 and recommended approval of the combination of land and in lieu fees to satisfy the parkland dedication requirement for the South Moscow Business Park as described herein.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on August 1, 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 May 18, 2023 memo from Todd Drage, Engineering Technician.

Parks and Recreation Department

The Parks and Recreation Department has provided parkland dedication requirements within an attached May 3, 2023 memo from David Schott, Parks and Facilities Manager.

Transportation Commission

The Transportation Commission reviewed the proposed subdivision at their meeting on September 8, 2022 and recommended approval with recommendations that pedestrian connections be provided to the north and south of the site, and a roadway connection to the east.

RECOMMENDATIONS:

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

1. Recommend approval of the proposed Comprehensive Plan Land Use Designation change from the combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural to the proposed Auto-Urban Commercial designation; and
2. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone and Motor Business (MB) Zone to the Motor Business (MB) Zone with no conditions; and
3. Recommend approval of the proposed preliminary plat of the 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as the SOMO Subdivision with four conditions:
 1. 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.
 2. The applicant shall gain access approval from the Idaho Transportation Department and complete any necessary mitigation for the connection of SOMO Drive to the highway system.
 3. The applicant shall add a public pedestrian easement and construct a sidewalk within the north/south utility easement of Lot 3, Block 2, to provide a pedestrian connection from SOMO Drive to the adjacent property to the south.
 4. The applicant shall provide a minimum of fourteen feet (14') of width for all portions of the parkland dedication parcel (Tract 2) to accommodate a future ten foot (10') wide shared use pathway with two feet (2') on each side.
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 a Preliminary Subdivision Plat for a 51.53-Acre Property Proposed to be Annexed into the City of Moscow and Generally Located South of the South Fork of the Palouse River and East of Highway 95 as Shown on the Vicinity Map Below. Permit Applications LUP2022-0025 and LUP2022-0026

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

1. Comprehensive Plan Land Use Designation amendment from a combination of Auto-Urban Commercial, Industrial, and Rural and Agricultural to the Auto-Urban Commercial designation.
2. Rezoning of the subject property from the combination of Motor Business (MB) and Agriculture Forestry (AF) Zone to the Motor Business (MB) Zone.
3. Proposed Preliminary Plat of a 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision.

MEETING DATE: Wednesday, May 24, 2023

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

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple

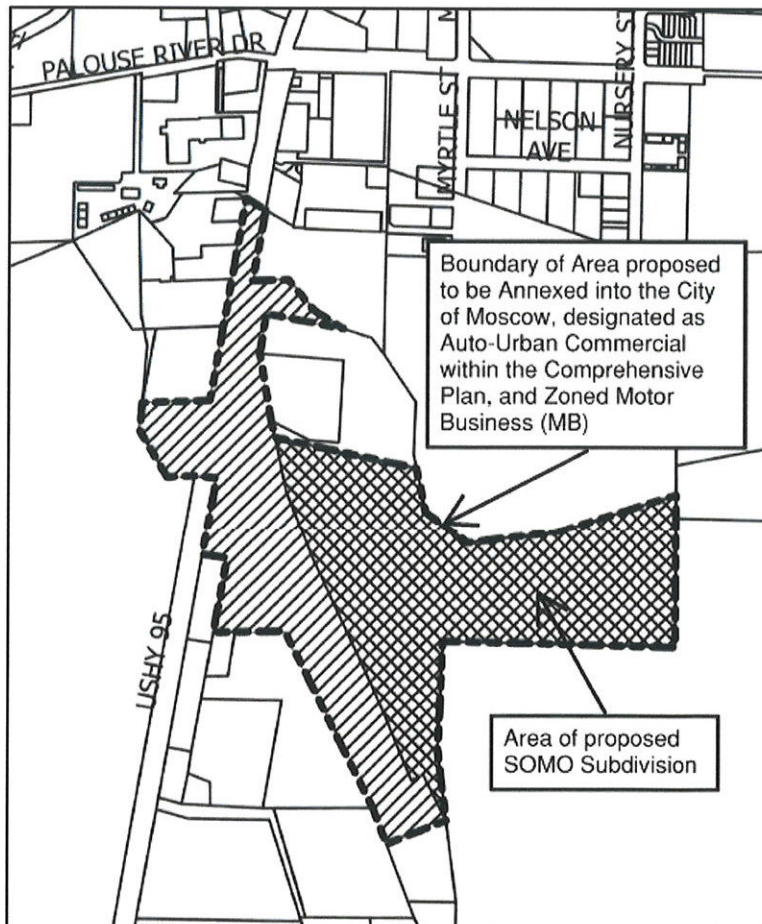
hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

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

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, May 6, 2023



August 2, 2022

City of Moscow Mayor Art Bettge
Moscow City Council
221 East 2nd Street
Moscow, ID 83843

Dear City officials:

Please consider this letter of request for the annexation for our land just south of Moscow, Idaho.

We are requesting to annex 29.48 acres south of Moscow, Idaho to the City of Moscow.
Parcel # Map of land attached.

We are also requesting an initial zone of Motor Business, application attached.

We are submitting herewith a check to the City of Moscow Idaho in the sum of \$ \$2,910.00 as the fee to process the annexation and zoning request as well as the preliminary plat.

Respectfully submitted,



2-GM, LLC





**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	\$1,000.00	8/5/22
Receipt Number		LUP2022-0025	

APPLICATION FOR ZONING AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION**1. Applicant**

Name: 2 - G M , L L C

Telephone: 509-872-3511

P.O. Box 421, Pullman WA 99163

(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: approximately 29.46 acres east of new highway 95 South of Moscow _____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: AF _____ to: Motor Business _____
(Current zoning) (Proposed zoning)**5. Reason:** Applicant requests a rezone for the following reason(s):

Establish the zone for this new annexation.

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

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

Yes

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

Yes

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

The area is a mix of business and industrial uses. The land is contemplated to be platted as a multi lot business park

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.

None known

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

Yes

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.

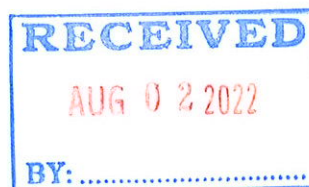
I understand this information is a public record and may be posted to a public website.


Applicant's Signature


Date


Property Owner's Signature


Date



RECORD OF SURVEY

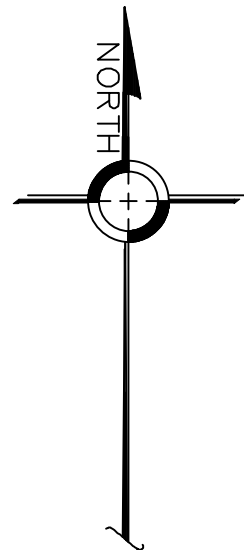
Sections 19 & 20, Township 39 North, Range 5 West,
Boise Meridian, Latah County, Idaho

LEGEND:

Found as noted.	Description	Set as noted.
	Section corner	
	1/4 section corner	
	Found ROW monument as noted	
	Found brass cap monument as noted	
	Rebar - found	
	Rebar - set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
	Calculated point. Nothing found or set this survey.	
(M)	Measured	
(C)	Calculated	
(R1)	Reference 1	
(M1)	Monument reference 1	
(L1)	Line reference 1	
WD	Warranty Deed	
QC	Quitclaim Deed	
PR	Personal Representative	
ITD	Idaho Transportation Department	
ROW	Right-of-way	
DIAM.	Diameter	
CPFR	Corner Perpetuation and Filing Record (w/ instrument #)	
	Annexation Boundary	
	Section line	
	Section subdivision line	
	Centerline	
	Right-of-way	

SHEET INDEX:

- SHEET 1: ANNEXATION BOUNDARY
DETAIL "A"
BASIS OF BEARINGS
LEGEND
LINE TABLE
- SHEET 2: DETAIL "B"
NARRATIVE
NOTES
LEGEND
- SHEET 3: DETAIL "C"
REFERENCE TABLE
- SHEET 4: MONUMENT TABLE



SCALE: 1 INCH = 300 FEET

LINE TABLE:

LINE	BEARING	DISTANCE	RECORD
L1	S 79°56'59" E	165.93'(M)	165.93'(R7)
L2	N 24°45'38" W	109.31'(M)	
L3	N 24°51'22" W	113.53'(M)	N 24°51'28" W(R1&R24) 113.52'(R1&R24)
L4	N 89°51'55" W	328.61'(M)	
L5	S 10°06'56" W	396.00'(M)	N 10°04'13" W(R17) 396.00'(R17)
L6	N 79°53'04" W	110.06'(M)	S 79°55'47" E(R17) 109.35'(R17)
L7	N 10°02'55" E	172.55'(M)	
L8	S 10°02'55" W	131.52'(M)	
L9	S 80°13'16" E	100.00'(M)	
L10	N 04°56'45" E	128.19'(M)	N 3°59' E(R2) 128.0'(R2)
L11	S 87°49'38" W	0.53'(M)	0.56'(R2)
L12	N 87°49'38" E	310.47'(M)	N 86°46' E(R2) 310.7'(R2)
L13	S 60°18'14" E	106.18'(M)	
L14	S 10°02'55" W	329.64'(M)	
L15	S 88°08'13" W	88.37'(M)	
L16	N 88°08'13" E	75.56'(M)	
L17	S 40°14'03" E	182.75'(M)	S 41°05'43" E(R6) 182.75'(R6)
L18	N 58°37'02" W	162.68'(M)	S 59°28'43" E(R6) 162.68'(R6)
L19	S 79°20'24" E	364.34'(M)	
L20	N 09°10'52" E	114.84'(M)	S 09°19'08" W(R1) 114.50'(R1)
L21	N 02°32'22" E	95.47'(M)	
L22	N 02°32'22" E	61.81'(M)	
L23	N 08°24'54" W	105.96'(M)	
L24	S 11°42'24" E	144.09'(M)	S 11°38'46" E(R1) 144.39'(R1)
L25	S 11°32'37" E	82.14'(M)	83.75'(R1)
L26	N 64°30'27" E	60.00'(M)	N 64°30'23" E(R1)

RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF LATAH
FILED FOR RECORD _____ AT _____
AT THE REQUEST OF _____

COUNTY RECORDER
BY _____ DEPUTY
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JEFF MOTLEY.

BRADLEY C. CUDDY, PLS 9165

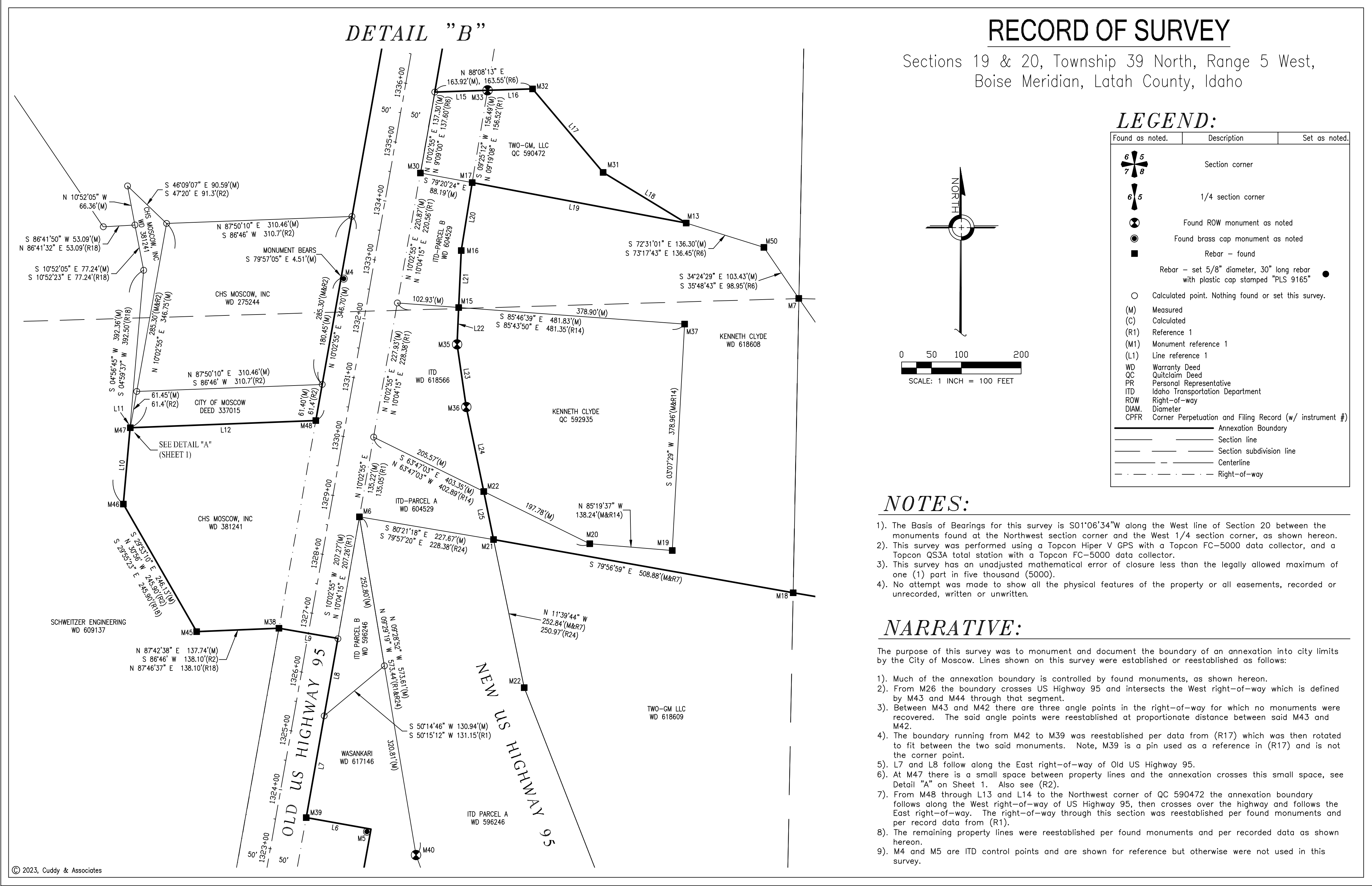
DATE _____



DOCUMENTS PREPARED WITH THIS SURVEY

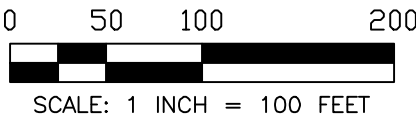
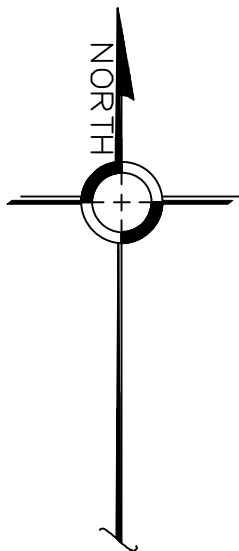
Cuddy & Associates, Inc.
Licensed Surveyors
139 Johnson Ave.
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Motley-Moscow - Annexation	DRAWN BY: JPF
SURVEY COMPLETED: 04-29-2023	CHECKED BY: BCC
FILE LAST MODIFIED: 05-02-2023	SHEET: 1 OF 4
FILE NAME: Motley-Moscow - Annexation Drawing.dwg	
LOCATION: S.19 & S.20, T.39N., R.5W., B.M. LATAH CO. ID.	



RECORD OF SURVEY

Sections 19 & 20, Township 39 North, Range 5 West,
Boise Meridian, Latah County, Idaho



REFERENCES:

No.	Document	By	Inst. No.	Date
R1	US Highway 95 Plan & Profile Federal Aid Project No. DHP-NH-4110(156)	Idaho Transportation Department		January, 2020
R2	Record of Survey	Larry J. Hodge	336475	March, 1984
R3	Record of Survey	Larry J. Hodge	387155	October, 1991
R4	Record of Survey	Larry J. Hodge	443922	March, 1999
R5	Record of Survey	Larry J. Hodge	483519	December, 2003
R6	Record of Survey	Ronald P. Monson	487387	May, 2004
R7	Amended Record of Survey	Michael E. Dahlin	617710	August, 2021
R8	Record of Survey	Larry J. Hodge	536508	April, 2010
R9	Record of Survey	John L. Dunn	564670	March, 2014
R10	Record of Survey	Allison K. Younger	568879	September, 2014
R11	Record of Survey	John L. Dunn	570464	February, 2015
R12	Record of Survey	John H. Goettsche	577923	April, 2016
R13	Record of Survey	Duane E. Priest	591041	March, 2018
R14	Record of Survey	Duane E. Priest	592787	June, 2018
R15	Record of Survey	Larry J. Hodge	453080	July, 2000
R16	Record of Survey	Larry J. Hodge	524459	August, 2008
R17	Record of Survey	John H. Goettsche	578582	May, 2016
R18	Record of Survey	Michael E. Dahlin	609344	October, 2022
R19	Record of Survey	Jack S. Hammond	343486	April, 1983
R20	Corner Perpetuation & Filing Record	Gary Presol	382427	May, 1991
R21	Corner Perpetuation & Filing Record	Allison K. Younger	580663	August, 2016
R22	Warranty Deed	Deesten Farms to Schweitzer Engineering	609137	September, 2020
R23	Warranty Deed	Scott Clyde to Two-GM, LLC	618609	September, 2021
R24	Warranty Deed	Steve Clyde to ITD	596246	December, 2018
R25	Warranty Deed	Steve Clyde & Scott Clyde to ITD	596245	December, 2018
R26	Quitclaim Deed	Clyde Five, LLC to Kenneth Clyde	592935	June, 2018
R27	Quitclaim Deed	Gay Lynn Clyde to Two-GM, LLC	590472	February, 2018
R28	Warranty Deed	Scott Clyde to Nathan Wasankari & Contreras	617146	August, 2021
R29	Warranty Deed	Nathan Wasankari to Nathan Wasankari & Contreras	619128	October, 2021
R30	Warranty Deed	Scott Clyde & Steve Clyde to Douglas Wasankari	562009	October, 2013
R31	Warranty Deed	Robert Clyde to Douglas Wasankari	372243	July, 1989
R32	Deed of Distribution by Personal Rep.	David Mundy to David Mundy	594848	September, 2018
R33	Quitclaim Deed	Latah County to Larry Germer	565971	June, 2014
R34	Warranty Deed	S&S Clyde, LLC to Larry Germer	577163	February, 2016
R35	Warranty Deed	Deesten to Latah County Grain Growers, Inc (CHS Moscow, Inc)	381241	May, 1984
R36	Deed of Dedication & Correction	Deesten & Latah County Grain Growers, Inc to City of Moscow	337015	May, 1984
R37	Warranty Deed	Deesten to Latah County Grain Growers, Inc (CHS Moscow, Inc)	275244	May, 1975
R38	Warranty Deed	Deesten Farms LLC to Schweitzer	609137	September, 2020
R39	Warranty Deed	Scott Clyde to Kenneth Clyde	618608	September, 2021
R40	Ordinance No. 2020-12	City of Moscow, Idaho	610337	November, 2020
R41	Ordinance No. 2023-01	City of Moscow, Idaho	627343	January, 2023
R42	Preliminary Record of Survey	Michael E. Dahlin	Preliminary	March, 2022
R43	Ordinance No. 2020-12	City of Moscow	610377	November, 2020
R44	Warranty Deed	Scott Clyde to ITD	604529	March, 2020
R45	Warranty Deed	Kenneth Clyde to ITD	618566	September, 2021

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RECORDER'S CERTIFICATE

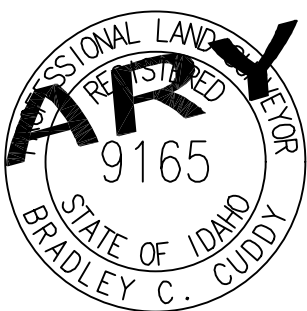
STATE OF IDAHO } SS
COUNTY OF LATAH
FILED FOR RECORD _____ AT _____ : _____ M.
AT THE REQUEST OF _____

COUNTY RECORDER
BY _____ DEPUTY
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JEFF MOTLEY.

BRADLEY C. CUDDY, PLS 9165 DATE _____



DOCUMENTS PREPARED WITH THIS SURVEY

Cuddy & Associates, Inc.
Licensed Surveyors
139 Johnson Ave.
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Motley-Moscow - Annexation	DRAWN BY: JPF
SURVEY COMPLETED: 04-29-2023	CHECKED BY: BCC
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RECORD OF SURVEY

Sections 19 & 20, Township 39 North, Range 5 West,
Boise Meridian, Latah County, Idaho

MONUMENT TABLE:

M1	FOUND 2" DIAM. IRON PIPE WITH 3 1/2" DIAM. BRASS CAP MARKED "1990" & "PE/LS 2845", SEE CPFR 382427
M2	FOUND 5/8" DIAM. REBAR WITH 3 1/2" DIAM. ALUMINUM CAP MARKED "2016" & "PLS 12724", SEE CPFR 580663
M3	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "6449"
M4	FOUND 3 1/2" DIAM. BRASS CAP, ITD ISP CONTROL NETWORK MONUMENT SET IN 1975
M5	FOUND 3 1/2" BRASS CAP DIAM. IN CONCRETE MARKED "IDT 95-150", ISP CONTROL NETWORK MONUMENT SET IN 1975
M6	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M7	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M8	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M9	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M10	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M11	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M12	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M13	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M14	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M15	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M16	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M17	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M18	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M19	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M20	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M21	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M22	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M23	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534", DESTROYED LATER DURING CONSTRUCTION
M24	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M25	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M26	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M27	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M28	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M29	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "LS 17534"
M30	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "PLS 7013"
M31	FOUND 5/8" DIAM. REBAR
M32	FOUND 5/8" DIAM. REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
M33	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "350+06.59 130.83 RT" & "PLS 10559" & "2021"
M34	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "353+25.86 46.83 RT" & "PLS 10559" & "2021", BEARS N 60°18'14" W 0.67'(M)
M35	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "345+60.00 93.00 RT" & "PLS 10559" & "2021"
M36	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "344+50.00 100.00 RT" & "PLS 10559" & "2021"
M37	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"
M38	FOUND 5/8" DIAM. REBAR
M39	FOUND 1/2" DIAM. REBAR, BEARS S 41°18'44" W 0.62'(M) (0.77' R17) FROM CALCULATED CORNER POSITION, SEE (R17)
M40	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "337+50.00 165.05 LT" & "PLS 10559" & "2021"
M41	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "335+00.00 185.00 LT" & "PLS 10559" & "2021"
M42	FOUND 1" DIAM. PIN
M43	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "323+87.06 155.01 LT" & "PLS 10559" & "2021"
M44	FOUND 3" DIAM. ROW BRASS DISK IN CONCRETE MARKED "320+06.68 156.11 LT" & "PLS 10559" & "2021"
M45	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M46	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M47	FOUND 5/8" DIAM. REBAR WITH ALUMINUM CAP MARKED "LS 17534"
M48	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "3003"
M49	FOUND 5/8" DIAM. REBAR WITH CAP MARKED "3003"
M50	FOUND 5/8" DIAM. REBAR WITH 2" DIAM. ALUMINUM CAP MARKED "LS 6449"

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RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF LATAH

FILED FOR RECORD _____ AT _____: _____ M.

AT THE REQUEST OF _____

COUNTY RECORDER

BY _____ DEPUTY

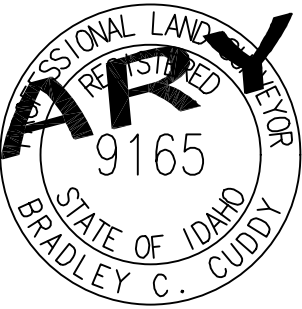
FEES \$ _____

INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JEFF MOTLEY.

BRADLEY C. CUDDY, PLS 9165 _____ DATE _____



DOCUMENTS PREPARED WITH THIS SURVEY

139 Johnson Ave.
Grofino, ID 83544

(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Motley-Moscow - Annexation	DRAWN BY: JPF
SURVEY COMPLETED: 04-29-2023	CHECKED BY: BCC
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LOCATION: S.19 & S.20, T.39N., R.5W., B.M. LATAH CO. ID.	



**Annexation Boundary Legal Description
SOMO Project and other Parcels-Moscow
51.53 Acres**

A tract of land situate in the East 1/2 of Section 19 and the West 1/2 of Section 20, Township 39 North, Range 5 West, Boise Meridian, Latah County, State of Idaho more particularly described as follows:

Commencing at a found 2" diameter iron pipe with 3 1/2" diameter brass cap stamped "1990" and "PE/LS 2845" marking the Northeast corner of said Section 19, from which point a found 5/8" diameter rebar with 3 1/2" diameter aluminum cap stamped "2016" and "PLS 12724" marking the East 1/4 corner of said Section 19 bears South 01°06'34" West a distance of 2663.37 feet; thence, South 01°06'42" West a distance of 1823.71 feet to a point on the North line of that parcel described in Warranty Deed No. 618609, and a found 5/8" diameter rebar with 2" diameter aluminum cap stamped "LS 6449", said point being the **TRUE POINT OF BEGINNING**; thence, following along said North line, South 79°56'59" East a distance of 165.93 feet to a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, South 11°31'21" East a distance of 201.80 feet to a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, South 53°00'21" East a distance of 242.55 feet to a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, North 82°47'39" East a distance of 401.86 feet to a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, North 71°36'39" East a distance of 566.11 feet to the Northeast corner of said parcel, and a found 5/8" diameter rebar with aluminum cap stamped "LS 17534", said point being located on the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 20; thence, leaving said North line and following along the East line of said parcel, South 00°55'41" West a distance of 731.48 feet to the most easterly Southeast corner of said parcel and a found 5/8" diameter rebar with cap stamped "LS 17534", said point also being the Southeast corner of the said Southwest 1/4 of the Northwest 1/4; thence, leaving said East line following along the boundary of said parcel which follows along the South line of the said Southwest 1/4 of the Northwest 1/4, North 88°29'41" West a distance of 1034.41 feet to a found 5/8" diameter rebar with cap stamped "LS 17534"; thence, leaving the South line of the said Southwest 1/4 of the Northwest 1/4 and continuing along the boundary of said parcel, South 05°08'59" West a distance of 515.41 feet to a found 5/8" diameter rebar with cap stamped "LS 17534"; thence, continuing along the boundary of said parcel, South 11°29'21" East a distance of 292.04 feet to a point on the East right-of-way of US Highway 95 as described in Warranty Deed No. 596245, and a found 5/8" diameter rebar with cap stamped "LS 17534", said point being the southerly corner of said parcel; thence, leaving the boundary of said parcel, South 64°43'45" West a distance of 314.60 feet to a point on the West right-of-way of said US Highway 95 as described in said deed; thence, following along said West right-of-way, North 25°20'51" West a distance of 117.40 feet to the Southwest corner of that portion of right-of-way described in Warranty Deed 596246 as Parcel A, and a found 3" diameter right-of-way brass disk in concrete stamped "323+87.06" 155.01 LT" & "PLS 10559" & "2021"; thence, leaving said West right-of-way described in Warranty Deed No. 596245 and following along the West right-of-way of said Parcel A, North 25°19'34" West a distance of 119.52 feet to the Southeast corner of that parcel described in Warranty Deed No. 562009; thence, North 24°45'38" West a distance of 637.95 feet to the Northeast corner of said parcel described in Warranty Deed No. 562009, said point also being the Southeast corner of that parcel described in Warranty Deed No. 619128; thence, North 24°45'38" West a distance of 109.31 feet to a point on the East line of said

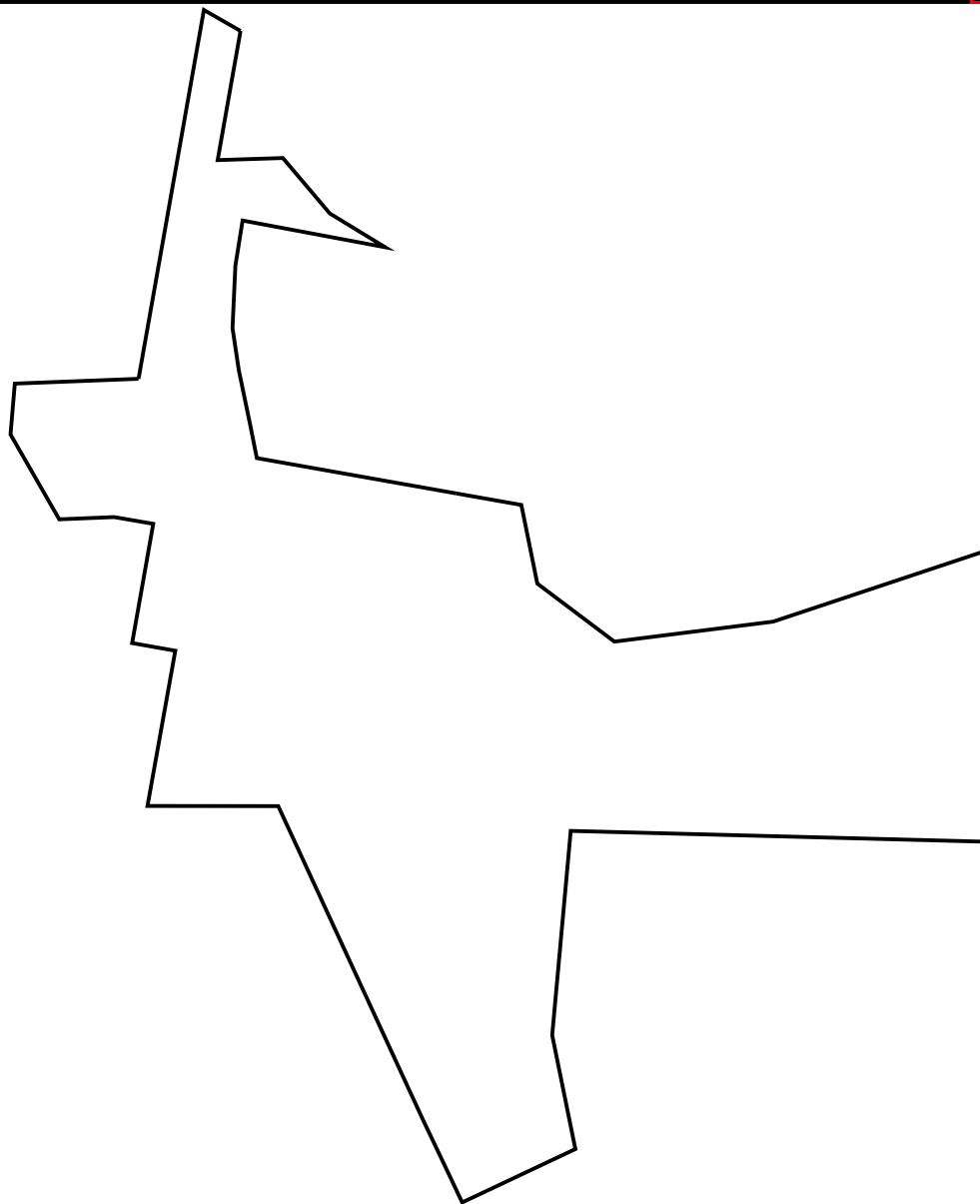
parcel described in Warranty Deed No. 619128; thence, North 24°51'22" West a distance of 113.53 feet to a found 1" diameter pin marking the Northeast corner of said parcel described in Warranty Deed No. 619128, said point also being the Southeast corner of that parcel described in Warranty Deed No. 617146; thence, leaving said West right-of-way of Parcel A and following along the South line of said parcel described in Warranty Deed No. 617146, North 89°51'55" West a distance of 328.61 feet to the Southwest corner of said parcel, said point also being the Southeast corner of that parcel described in Personal Representatives Deed No. 594848; thence, leaving said South line and following along the East line of said parcel described in Personal Representatives Deed No. 594848, North 10°06'56" East a distance of 396.00 feet to the Northeast corner of said parcel; thence, leaving said East line and following along the North line of said parcel, North 79°53'04" West a distance of 110.06 feet to a point on the East right-of-way of US Highway 95 as set forth in ITD Federal Aid Project No. 18-A(2), from said point a found 1/2" diameter rebar bears South 41°18'44" West a distance of 0.62 feet; thence, leaving said North line and following along said East right-of-way, North 10°02'55" East a distance of 172.55 feet to the southerly corner of that portion of right-of-way described in Warranty Deed No. 596246 as Parcel B; thence, North 10°02'55" East a distance of 131.52 feet to a point; thence, leaving said East right-of-way, North 80°13'16" West a distance of 100.00 feet to the West right-of-way of said US Highway 95 and a found 5/8" diameter rebar, said point also being the Southeast corner of that parcel of land described in Warranty Deed No. 381241; thence, following along the South line of said parcel, South 87°42'38" West a distance of 137.74 feet to the Southwest corner of said parcel and a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, leaving said South line and following along the West line of said parcel, North 29°53'10" West a distance of 246.13 feet to a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, North 04°56'45" East a distance of 128.19 feet to a point described in City of Moscow Ordinance No. 2020-12, Recording No. 610377; thence, leaving said West line, North 87°49'38" East a distance of 0.53 feet to the Southwest corner of that parcel of land dedicated to the City of Moscow in Deed No. 337015, and a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, following along the South line of said dedicated parcel, North 87°49'38" East a distance of 310.47 feet to the West right-of-way of said US Highway 95, and a found 5/8" diameter rebar with cap marked "3003", said point also being the Southeast corner of said dedicated parcel; thence, leaving said South line and following along said West right-of-way, North 10°02'55" East a distance of 941.06 feet to a point on the city limits of the City of Moscow; thence, leaving said West right-of-way and following along said line of city limits, South 60°18'14" East a distance of 106.18 feet to a point on the East right-of-way of said US Highway 95 as set forth in ITD Federal Aid Project No. 18-A(2), from which point a found 3" diameter brass disk in concrete stamped "353+25.86 46.83 RT" and "PLS 10559" and "2021" bears North 60°18'14" West a distance of 0.67 feet; thence, leaving said line of city limits and following along said East right-of-way, South 10°02'55" West a distance of 329.64 feet to the Northwest corner of that parcel of land described in Quitclaim Deed No. 590472; thence, leaving said East right-of-way and following along the North line of said parcel, North 88°08'13" East a distance of 88.37 feet to a found 3" diameter right-of-way brass disk in concrete stamped "350+06.59 130.83 RT" and "PLS 10559" and "2021"; thence, North 88°08'13" East a distance of 75.56 feet to the Northeast corner of said parcel and a found 5/8" diameter rebar with illegible yellow plastic cap; thence, leaving said North line and following along the Northeast line of said parcel, South 40°14'03" East a distance of 182.75 feet to a found 5/8" diameter rebar; thence, South 58°37'02" East a distance of 162.68 feet to the Southeast corner of said parcel and a found 5/8" diameter rebar with aluminum cap stamped "LS 17534"; thence, leaving said Northeast line and following along the South line of said parcel, North 79°20'24" West a distance of 364.34 feet to the Northeast corner of that parcel described in Warranty Deed No. 604529 as Parcel B, and a found 5/8" diameter rebar with cap marked "LS 17534"; thence, leaving said South line and following along the East line of said Parcel B, South 09°10'52" West a distance of 114.84 feet to a found 5/8" diameter rebar with cap marked "LS 17534"; thence, South 02°32'22" West a distance of 95.47 feet to the Northeast corner of that parcel described in Warranty Deed No. 618566, and a found 5/8" diameter rebar with cap marked "LS 17534"; thence, leaving said East line of Parcel B and following along the East line of said parcel described in Warranty Deed No. 618566, South 02°32'22" West a distance of 61.81 feet to a found 3" diameter right-of-way brass disk in concrete stamped "345+60.00 93.00 RT" and "PLS 10559" and "2021"; thence, South 08°24'54" East a distance of 105.96 feet to

a found 3" diameter right-of-way brass disk in concrete stamped "344+50.00 100.00 RT" and "PLS 10559" and "2021"; thence, South $11^{\circ}42'24"$ East a distance of 144.09 feet to the Northeast corner of that parcel described in Warranty Deed No. 604529 as Parcel A, and a found 5/8" diameter rebar with cap marked "LS 17534"; thence, leaving said East line and following along the East line of said Parcel A, South $11^{\circ}32'37"$ East a distance of 82.14 feet to the Northwest corner of that parcel described in Warranty Deed No. 618609, and a found 5/8" diameter rebar with cap marked "LS 17534", said point also being the Northeast corner of that tract of land described in Warranty Deed No. 596246 as Parcel A; thence, leaving said East line and following along the North line of said parcel described in Warranty Deed No. 618609, South $79^{\circ}56'59"$ East a distance of 508.88 feet to the **TRUE POINT OF BEGINNING**.

Subject to any easements, written or unwritten, recorded or unrecorded.

Said tract contains 51.53 acres, more or less.





5/2/2023

Scale: 1 inch= 482 feet

File: SOMO Legal Description Deed Checker File.ndp

Tract 1: 51.5320 Acres, Closure: s46.0709e 0.02 ft. (1/557405), Perimeter=10989 ft.

01 s79.5659e 165.93
 02 s11.3121e 201.8
 03 s53.0021e 242.55
 04 n82.4739e 401.86
 05 n71.3639e 566.11
 06 s00.5541w 731.48
 07 n88.2941w 1034.41
 08 s05.0859w 515.41
 09 s11.2921e 292.04
 10 s64.4345w 314.6
 11 n25.2051w 117.4
 12 n25.1934w 119.52
 13 n24.4538w 637.95
 14 n24.4538w 109.31
 15 n24.5122w 113.53
 16 n89.5155w 328.61
 17 n10.0656e 396
 18 n79.5304w 110.06
 19 n10.0255e 172.55
 20 n10.0255e 131.52
 21 n80.1316w 100
 22 s87.4238w 137.74
 23 n29.5310w 246.13

24 n04.5645e 128.19
 25 n87.4938e 0.53
 26 n87.4938e 310.47
 27 n10.0255e 941.06
 28 s60.1814e 106.18
 29 s10.0255w 329.64
 30 n88.0813e 88.37
 31 n88.0813e 75.56
 32 s40.1403e 182.75
 33 s58.3702e 162.68
 34 n79.2024w 364.34
 35 s09.1052w 114.84
 36 s02.3222w 95.47
 37 s02.3222w 61.81
 38 s08.2454e 105.96
 39 s11.4224e 144.09
 40 s11.3237e 82.14
 41 s79.5659e 508.88

 First American Title™	ALTA Commitment for Title Insurance	
	ISSUED BY First American Title Insurance Company	
Schedule A (Continued)		ISSUING AGENT Latah County Title Company

Commitment No.: **62919**

The Land referred to herein below is situated in the County of Latah, State of Idaho, and is described as follows:

A parcel of land located in the NE1/4SE1/4 and the SE1/4NE1/4 of Section 19 and the SW1/4NW1/4 and the NW1/4SW1/4 of Section 20, Township 39 North, Range 5 West, B.M., as shown on that certain Amended Record of Survey recorded under Recorder's Fee No. 617710, and described as follows:

COMMENCING at the northwest corner of Section 20; thence along the west line of said Section, S. 01°06'41" W., 1823.28 feet to the southeast corner of the parcel described in Warranty Deed Instrument No. 592934, Latah County records, and the POINT OF BEGINNING; thence S. 79°56'59" E., 165.93 feet to a point on the west line of the parcel described in Trustee's Deed Instrument No. 553985, Latah County records; thence along the west line of said parcel, S. 11°31'21" E., 201.80 feet; thence along the southern line thereof the next three courses: thence S. 53°00'21" E., 242.55 feet; thence N. 82°47'39" E., 401.86 feet; thence N. 71°36'39" E., 566.11 feet the east line of the southwest quarter of the northwest quarter (SW1/4NW1/4); thence along the said east line, S. 00°55'41" W., 731.48 feet to the southeast corner of the southwest quarter of the northwest quarter (SW1/4NW1/4); thence along the south line of said quarter-quarter, N. 88°29'41" W., 1034.41 feet; thence leaving said south line, S. 05°08'59" W., 515.41 feet; thence S. 11°29'21" E., 292.04 feet to a point on the east Right of Way line of Highway 95, Project No. DHP-NH 4110(156); thence along the said Right of Way line the following five courses: thence N. 25°20'30" W., 231.51 feet; thence S. 64°30'27" W., 60.00 feet; thence N. 25°29'48" W., 1099.80 feet; thence N. 21°25'33" W., 335.67 feet; thence N. 11°39'44" W., 252.84 feet to a point on the south line of the parcel described in Warranty Deed Instrument No. 592934, Latah County records; thence leaving said Right of Way line, S. 79°56'59" E., 508.88 feet to the POINT OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**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 _____ 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 ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

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

**SUBMITTAL:**

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

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

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

Applicant's Signature

Date

Property Owner's Signature (if different)

Date

PRELIMINARY PLAT
SOUTH MOSCOW BUSINESS PARK
SOMO DRIVE & HIGHWAY 95

7-10-22
REVISION 2-10-23
REVISION 5-20-23

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

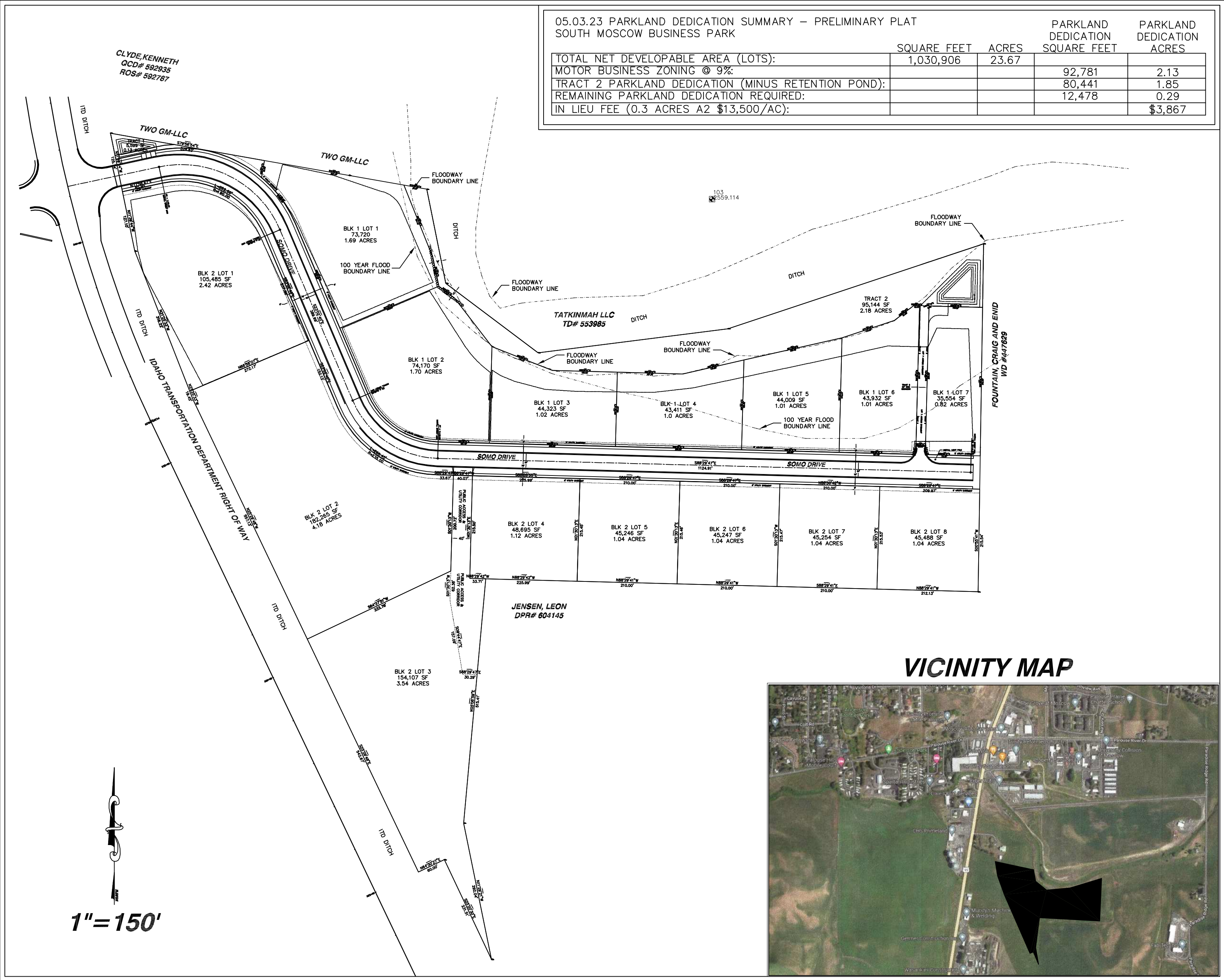
ZONE DESIGNATION: MB - MOTOR BUSINESS
TOTAL AREA: 29.46 ACRES
PUBLIC STREETS & LAND: 3.59 ACRES
NO. OF LOTS: 15
AVERAGE LOT SIZE: 1.73 ACRES
FLOOD PLAIN ZONE: N/A ELEVATING

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

PLAT LEGEND

- FLOODWAY BOUNDARY LINE
- 100 YEAR FLOOD BOUNDARY LINE
- PROPERTY BOUNDARY CENTERLINE
- EASEMENT LINE
- BREAK LINE
- EXISTING GRADE CONTOUR 923
- FINISH GRADE CONTOUR 923
- EXISTING UTILITY
- CONTROL POINT
- MONUMENT
- CONCRETE FLATWORK

SITE PLAN



PARKLAND DEDICATION

05.03.23 PARKLAND DEDICATION SUMMARY - PRELIMINARY PLAT SOUTH MOSCOW BUSINESS PARK			
TOTAL NET DEVELOPABLE AREA (LOTS):	SQUARE FEET	ACRES	PARKLAND DEDICATION SQUARE FEET
MOTOR BUSINESS ZONING @ 9%:	1,030,906	23.67	92,781
TRACT 2 PARKLAND DEDICATION (MINUS RETENTION POND):			80,441
REMAINING PARKLAND DEDICATION REQUIRED:			12,478
IN LIEU FEE (0.3 ACRES @ \$13,500/AC):			\$3,867

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

LEGAL DESCRIPTION

A parcel of land located in the NE1/4SE1/4 and the SE1/4NE1/4 of Section 19 and the SW1/4NW1/4 and the NW1/4SW1/4 of Section 20, Township 39 North, Range 5 West, B.M., as shown on that certain Amended Record of Survey recorded under Recorder's Fee No. 617710, and described as follows:

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT TO reservations in United States Patent, restrictive covenants, existing and recorded rights- of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

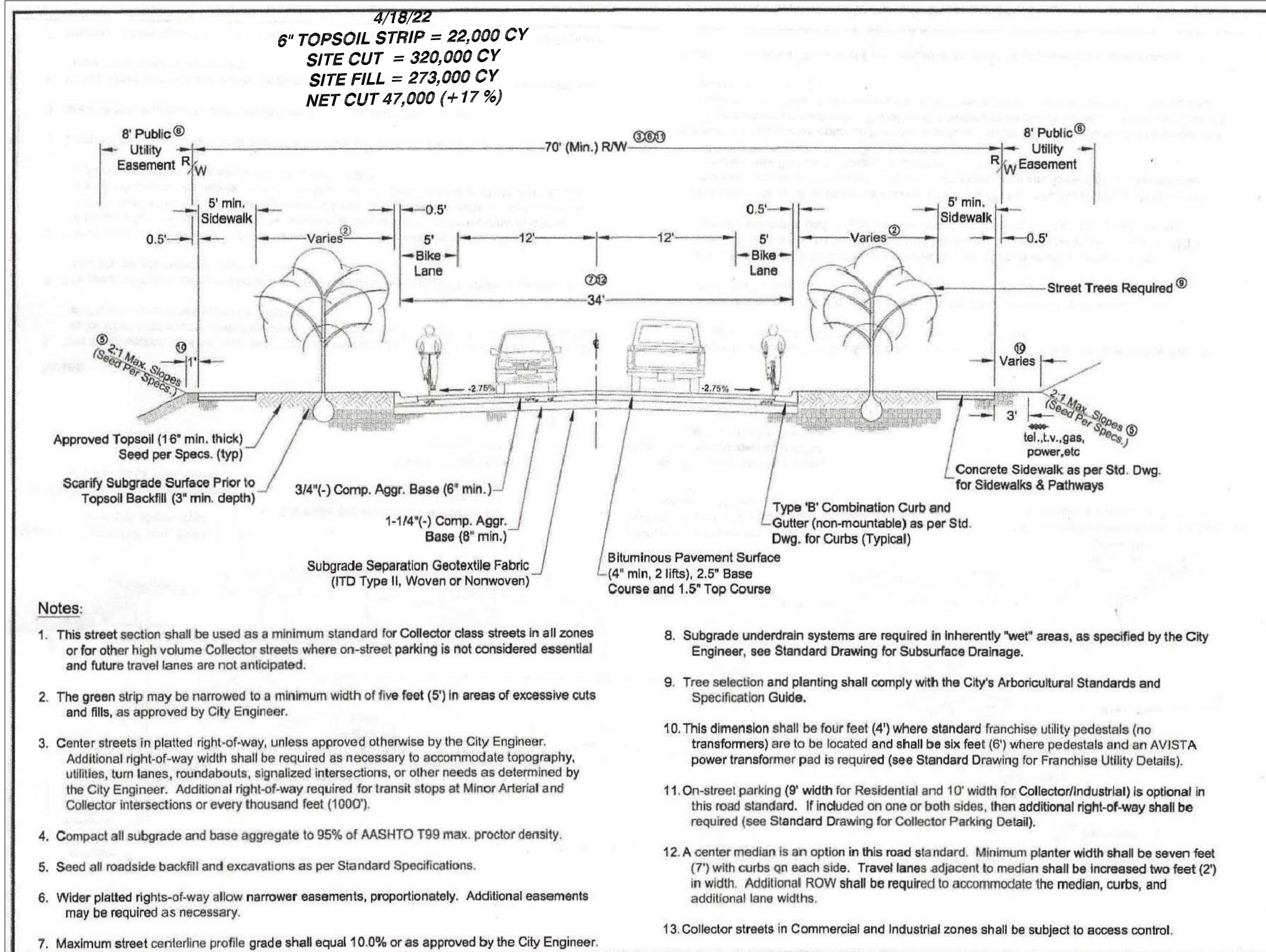
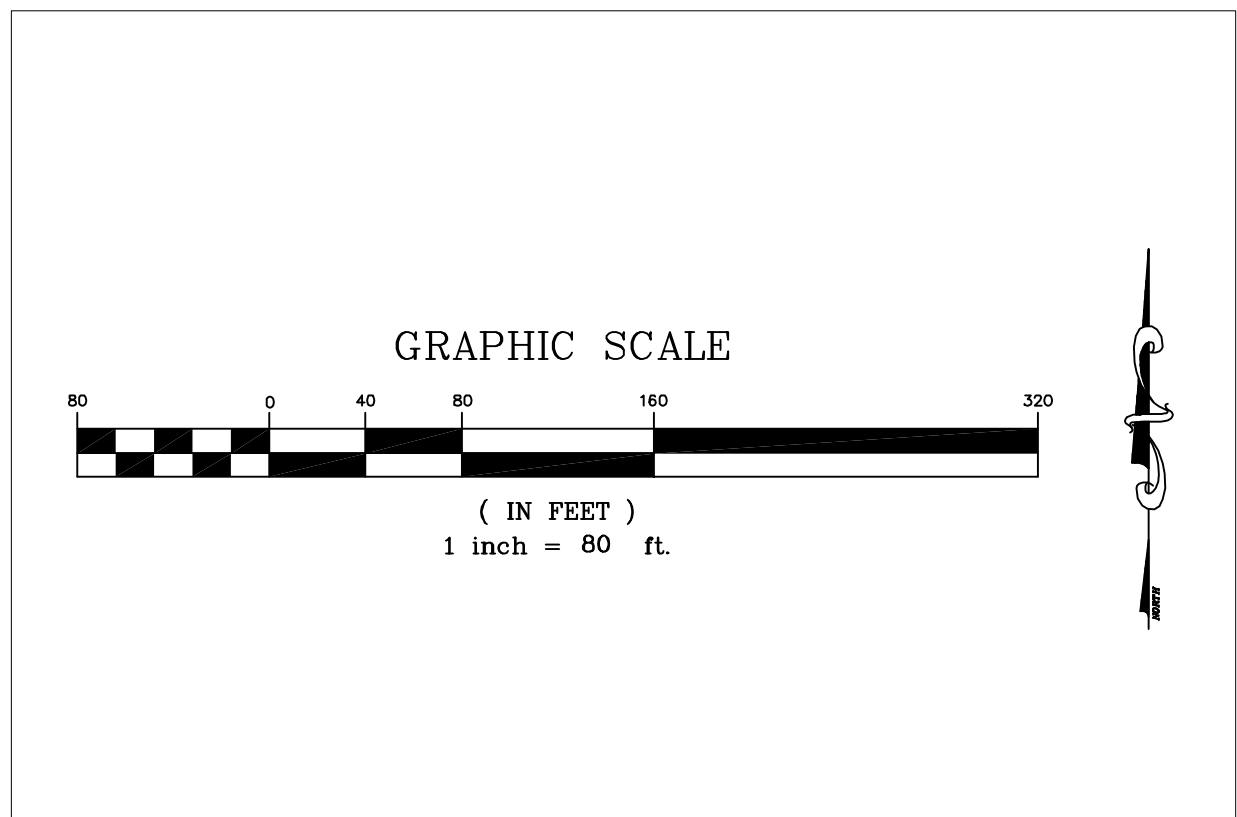
VICINITY MAP



LANDSCAPING

STREET TREES REQUIRES: MCC 5-8-8-9.C.D
SECTION 8-9. STREET TREES REQUIRED
C. NUMBER OF TREES REQUIRED. THE NUMBER AND SIZE OF STREET TREES REQUIRED FOR EACH PROPERTY SHALL BE DETERMINED BY THE "COMMUNITY FORESTRY ADMINISTRATOR" IN ACCORDANCE WITH RESOLUTION 2017-01 AND THE CITIES "ARBORCULTURAL STANDARDS AND SPECIFICATIONS GUIDE."
D. STREET TREE INSTALLATION PROCESS.
1. PERMIT REQUIRED. PRIOR TO THE INSTALLATION OF ANY REQUIRED STREET TREE, A PERMIT TO PLANT SHALL BE OBTAINED FROM THE "COMMUNITY FORESTRY ADMINISTRATOR" IN ORDER TO REVIEW THE APPROPRIATENESS OF SPECIES AND LOCATION.
3. MULTI-FAMILY AND COMMERCIAL STRUCTURES. PROPER TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY MULTI-FAMILY OR COMMERCIAL PRINCIPAL STRUCTURE, OR THE SUBSTANTIAL IMPROVEMENT TO ANY EXISTING MULTI-FAMILY OR COMMERCIAL PRINCIPAL STRUCTURE, THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN THAT SHALL IDENTIFY THE NUMBER, LOCATION AND TYPE OF STREET TREES PROPOSED FOR APPROVAL BY THE "COMMUNITY FORESTRY ADMINISTRATOR." THE REQUIRED STREET TREES OF SUCH PROJECTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY" FOR ANY MULTI-FAMILY OR COMMERCIAL PRINCIPAL STRUCTURE. IF A "CERTIFICATE OF OCCUPANCY" IS REQUESTED TO BE ISSUED PRIOR TO THE INSTALLATION OF THE REQUIRED STREET TREES, THE APPLICANT SHALL ISSUE A FINANCIAL SECURITY IN A FORM ACCEPTABLE TO THE CITY IN THE AMOUNT SET BY IN THE CURRENT "FEE RESOLUTION" AS ADOPTED BY THE COUNCIL.





Collector CITY OF MOSCOW ENGINEERING DEPARTMENT	DRAFTED BY: C54minds		REVISIONS	
	CHECKED BY: K. Lilly		DATE	DESCRIPTION
DRAWING SCALE: NTS	DATE: 3-31-2014			

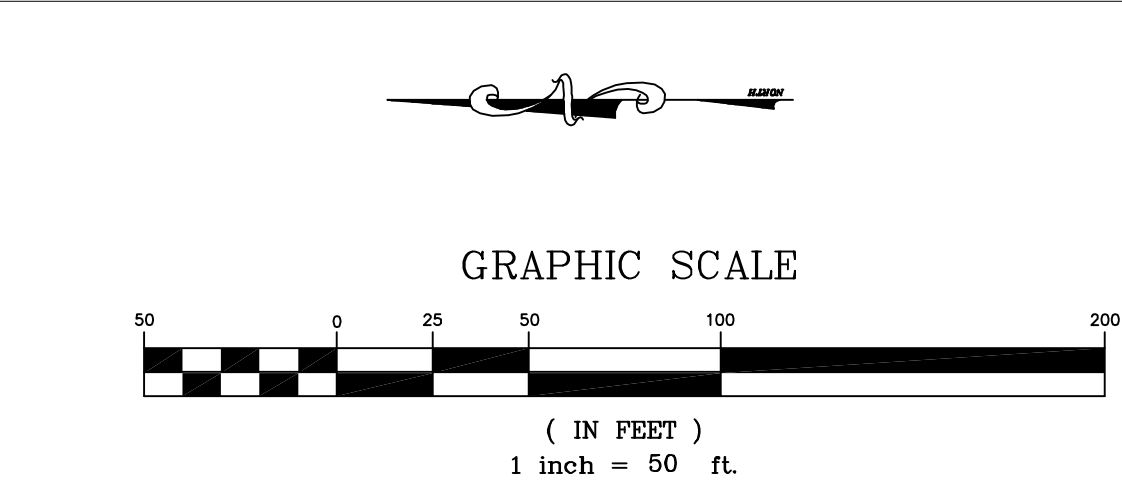
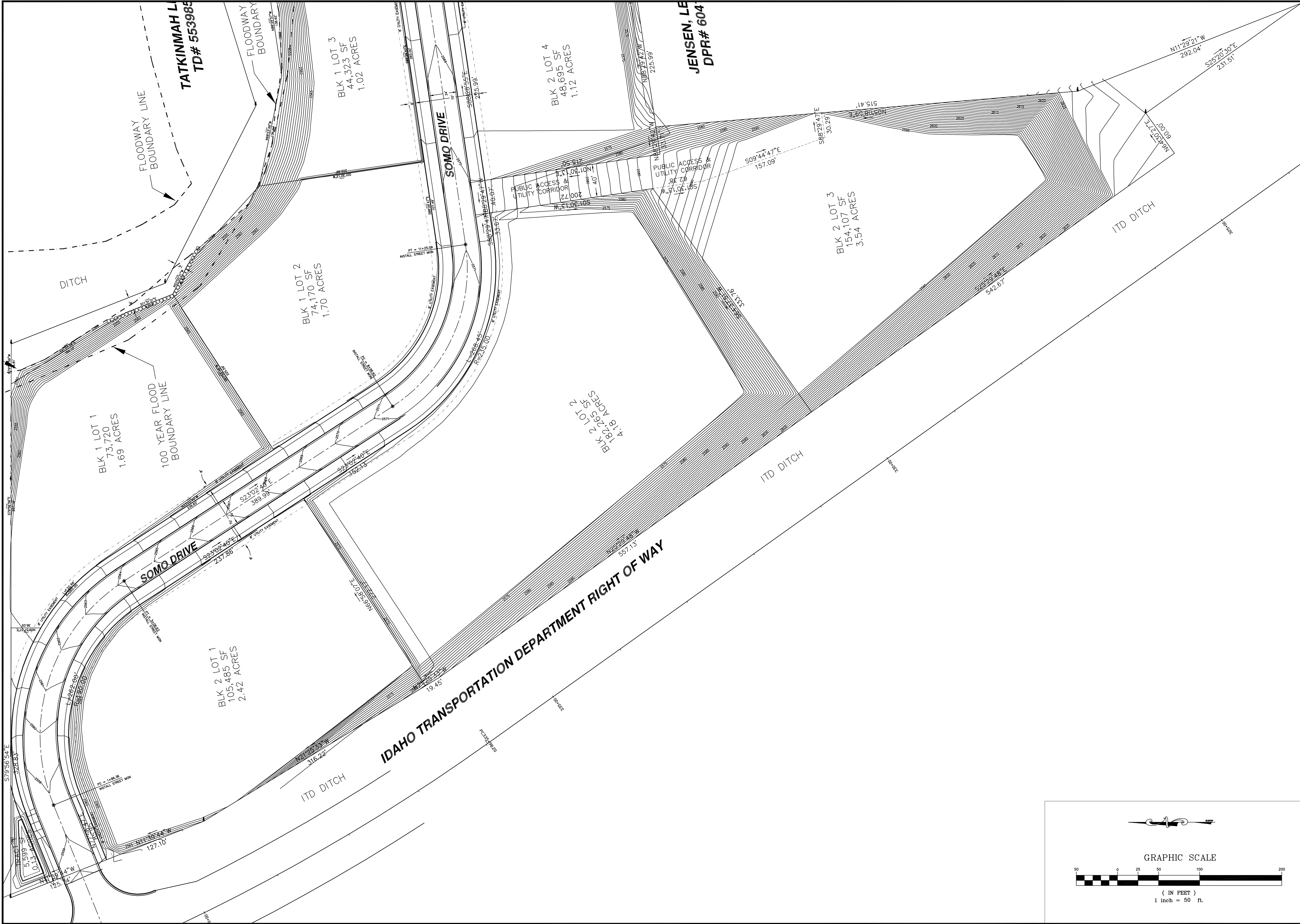
	
SOMO BUSINESS PARK	
HWY 95, MOSCOW ID	
SOMO DRIVE	
PRELIMINARY PLAT	
COLLECTOR STREET STD 1C	
DRAWN BY: CRF	CHECKED BY: CRF
DESIGNED BY: CRF	
SCALE: 1" = 80'	
DATE: 05-20-23	
PROJECT NO.: 744	
SHEET 2 OF 4	

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

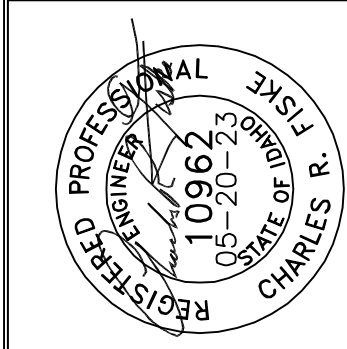


NACLIN
ENGINEERING & DRAFTING
"an affordable alternative"

NO.	DATE	BY	FILENAME	REVISIONS
0			744	ORIGINAL DRAWING

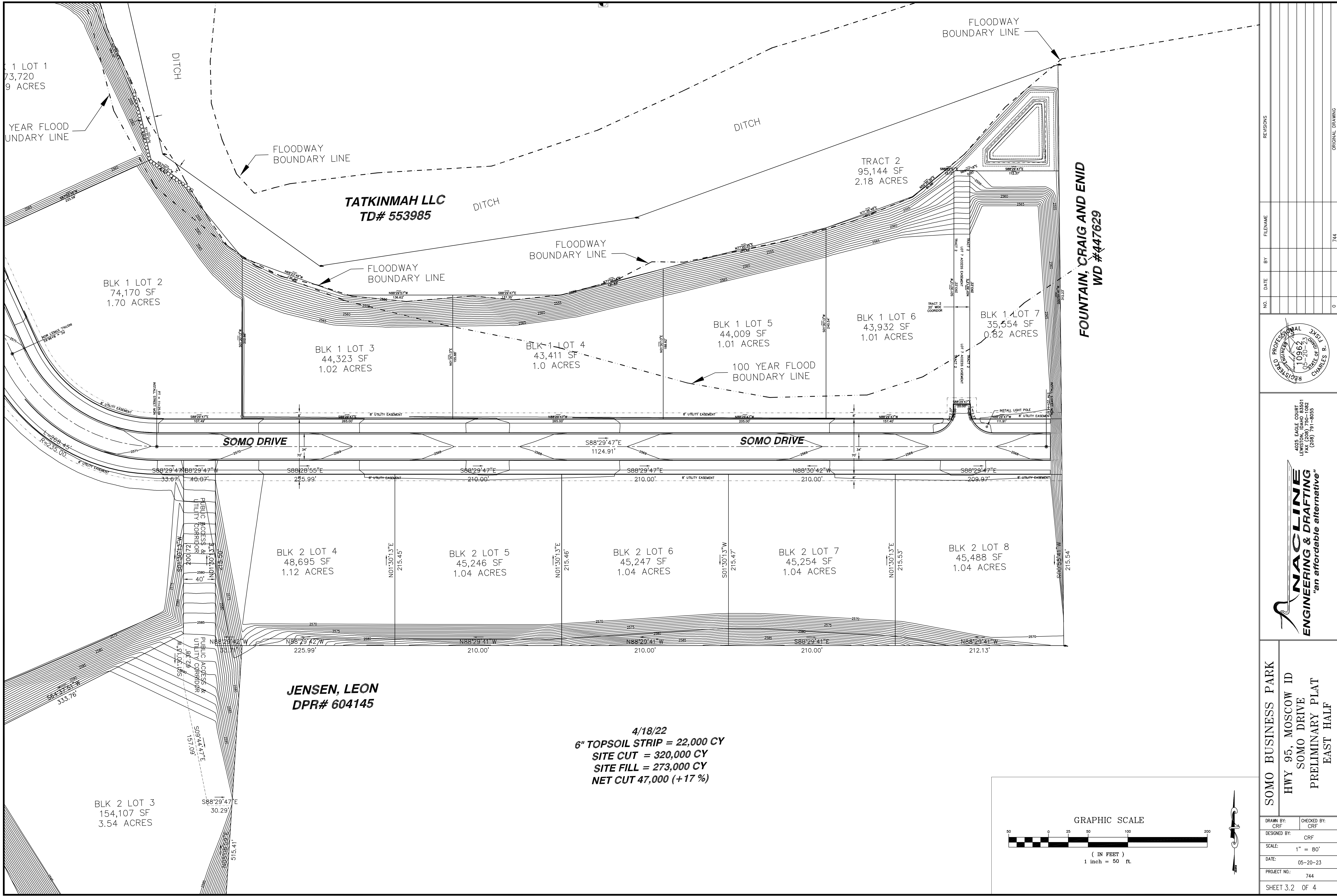


SOMO BUSINESS PARK		NO.		DATE		BY		FILENAME		REVISIONS	
HWY 95, MOSCOW ID											
SOMO DRIVE											
PRELIMINARY PLAT											
WEST HALF											
DRAWN BY: CRF		CHECKED BY: CRF									
DESIGNED BY: CRF											
SCALE: 1" = 80'											
DATE: 05-20-23											
PROJECT NO: 744											
SHEET 3.1 OF 4											

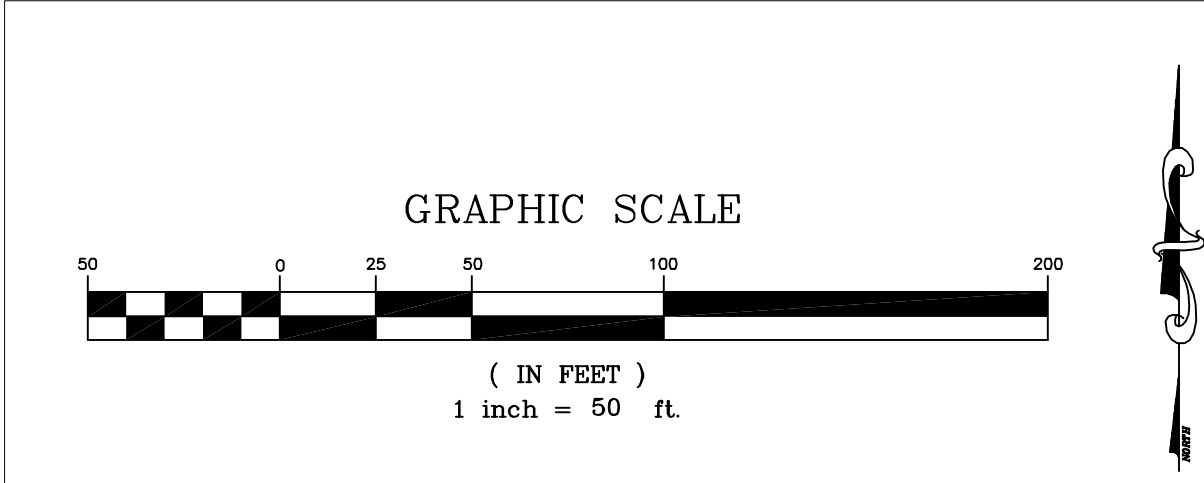


NACLINE
ENGINEERING & DRAFTING
"an affordable alternative"

4025 EAGLE COURT
LEWISTON, IDAHO 83501
FAX (208) 756-1082
(208) 751-0835



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



NO.

DATE

BY

FILENAME

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
10962
05-20-2018
CHARLES R. ESK

4025 EAGLE COURT
LEWISTON, IDAHO 83501
FAX (208) 750-1082
(208) 751-0855

MACLINE
ENGINEERING & DRAFTING
"an affordable alternative"

SOMO BUSINESS PARK
HWY 95, MOSCOW ID
SOMO DRIVE
PRELIMINARY PLAT
EAST HALF

DRAWN BY: CRF

CHECKED BY: CRF

DESIGNED BY: CRF

SCALE: 1" = 80'

DATE: 05-20-23

PROJECT NO: 744

SHEET 3.2 OF 4

ORIGINAL DRAWING

744

0



July 14, 2022

Dear Neighbor,

2-GM, LLC and I would like to invite you to a Neighborhood Meeting to discuss a proposed Annexation from Latah County to the City of Moscow together with Zoning (Motor Business) and a subdivision plat for 29.48+/- acres of land accessible from the new highway 95 in south Moscow, as shown on the preliminary plan for the South Moscow Business Park (SOMO), plat attached herewith.

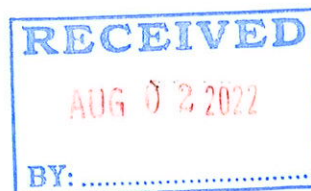
There will be a presentation of the details of the proposed property development and use on Monday, August 1, 2022, from 5-6 pm. The meeting will be held at the office of Kiemle Hagood Co. 312 South Washington Street #2, Moscow.

Public comment will be accepted, and personnel will be available for questions. All comments and questions will be recorded and submitted to the City as part of the re-zone application process.

If you cannot attend but want additional information, please contact me via phone, text, or email. We hope to see you there.

Respectfully submitted,

Shelley L. Bennett
Commercial Broker



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. .

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

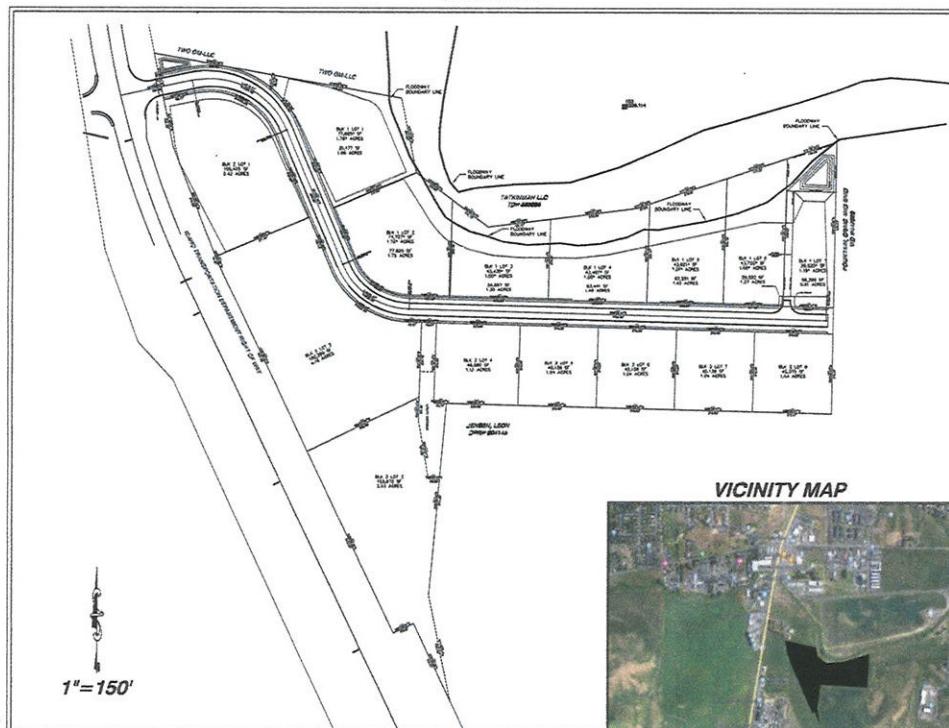
PROFESSIONAL ENGINEER
NAME: ANACLINE ENGINEERING
CONTACT: C. RYAN FISKE, P.E.
ADDRESS: 4025 EAGLE CT.,
CITY: LEWISTON, ID 83501
PHONE: (208) 791-8055
EMAIL: anacline@aol.com

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

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



SHEET INDEX

SHEET 1 - COVER
SHEET 2 - PLAT MAP & STREET STANDARD TC - 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 5.3 - SOMO DRIVE UTILITY PLAN STA 0+00 TO 7+50
SHEET 5.4 - SOMO DRIVE UTILITY PLAN STA 7+50 TO 14+00
SHEET 5.5 - SOMO DRIVE UTILITY PLAN STA 14+00 TO 18+50
SHEET 5.6 - SOMO DRIVE UTILITY PLAN STA 18+50 TO 23+54
SHEET 5.7 - SOMO DRIVE UTILITY PLAN BLK 2 LOT 3 - WATER MAIN
SHEET 5.8 - 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 580583, THENCE NORTH 340.09 FEET TO A 5.5" REBAR AND CAP, LS 6448, THE TRUE POINT OF BEGINNING.

THENCE SOUTH 76° 56' 51" EAST A DISTANCE OF 155.85 FEET
THENCE SOUTH 76° 56' 51" EAST A DISTANCE OF 262.65 FEET
THENCE SOUTH 53° 00' 21" EAST A DISTANCE OF 242.55 FEET
THENCE NORTH 62° 47' 30" EAST A DISTANCE OF 401.86 FEET
THENCE NORTH 71° 35' 30" EAST A DISTANCE OF 586.11 FEET
THENCE SOUTH 00° 55' 41" WEST A DISTANCE OF 731.49 FEET
THENCE NORTH 88° 06' 41" WEST A DISTANCE OF 1034.91 FEET
THENCE SOUTH 00° 55' 41" WEST A DISTANCE OF 731.49 FEET
THENCE SOUTH 11° 29' 21" EAST A DISTANCE OF 202.04 FEET
THENCE SOUTH 25° 05' 30" EAST A DISTANCE OF 231.51 FEET
THENCE SOUTH 64° 30' 57" WEST A DISTANCE OF 60.00 FEET
THENCE NORTH 25° 29' 50" WEST A DISTANCE OF 109.53 FEET
THENCE NORTH 21° 25' 39" WEST A DISTANCE OF 355.67 FEET
THENCE NORTH 10° 55' 50" WEST A DISTANCE OF 355.67 FEET
THENCE SOUTH 19° 19' 48" EAST A DISTANCE OF 50.86 FEET
TO THE TRUE POINT OF BEGINNING FOR THIS PARCEL OF LAND.

THIS PARCEL OF LAND CONTAINING 30.46 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.

RECEIVED

AUG 02 2022

BY:



GERMER, LARRY
1005 ZEITLER RD
MOSCOW, ID 83843

BURRAGE, TED
1016 PRAIRIE LN
MOSCOW, ID 83843

CLYDE, SCOTT
1065 ZEITLER RD
MOSCOW, ID 83843

CLYDE, KENNETH
1175 ZEITLER RD
MOSCOW, ID 83843

FOUNTAIN, CRAIG
1885 PARADISE RIDGE RD
MOSCOW, ID 83843

FOUNTAIN, STEVEN
2020 S MAIN ST
MOSCOW, ID 83843

CLYDE, STEVE
3060 HWY 95 S
MOSCOW, ID 83843

JENSEN, LEON
6280 HEPTON LN
LEWISTON, ID 83501

H & H FARMS, LLC
643 N CLEVELAND ST
MOSCOW, ID 83843

TWO-GM LLC
6901 SR 270
PULLMAN, WA 99163

TATKINMAH
709 E F ST
MOSCOW, ID 83843

SCHWEITZER ENGINEERING
ATTN: TAX DEPT
2350 NE HOPKINS CT
PULLMAN, WA 99163

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

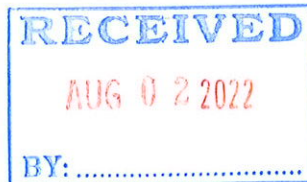
IDAHO TRANSPORTATION DEPT
DISTRICT 2
PO BOX 837
LEWISTON, ID 83501

CHS-MOSCOW INC
PO BOX 64089
ST PAUL, MN 55164

WASANKARI, DOUGLAS
PO BOX 8867
MOSCOW, ID 83843

MUNDY, DAVID
PO BOX 9584
MOSCOW, ID 83843

WASANKARI, NATHAN
CONTRERAS, GABRIELA
PO BOX 8867
MOSCOW ID 83843



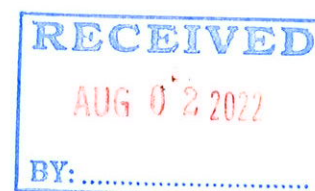
NEIGHBORHOOD MEETING

8/1/22

SOUTH MOSCOW BUSINESS PARK

"SOMO"

NAME	ADDRESS	PHONE
Shelley Bennett	312 S Washington #2	208 301 1623 509-432-6533
Frank. J Motley	6901 SR 270 Pullman WA 99163	
Ken Clyde	1175 Zeller rd Moscow	208-882-5221



Minutes Neighborhood Meeting

The Neighborhood Meeting for the South Moscow Business Park "SOMO" was held as outlined in the invitation on the first day of August 2022 at the office of Kiemle Hagood Co. at the address shown above as advertised at 5:00 PM. The only attendee was Ken Clyde, who owns the parcel adjacent to the north of the subject property.

Mr. Frank Jeff Motely, the managing member of 2-GM, LLC owner of the subject property, brought the meeting to order at 5:12 PM. He discussed the proposed City Annexation, Motor Business Zoning, and Preliminary plat.

Ken Clyde asked Mr. Motely why they chose to request annexation to the City of Moscow for the new plat vs remaining in Latah County for the subdivision. Mr. Motely went into detail about the benefits of annexation including access to city water, for use and fire flow, as well as city sewer and the ability to fully develop the land as long as the buildings in the subdivision are built above the base flood elevation.

Mr. Clyde asked about any current floodplain studies. The landowners have completed a survey of the land which included an elevation analysis of the entire parcel, which allows them to locate the base floodplain, as well as the floodway. I said I would ask the city and/ or county if there are any current studies available or one undertaken.

Mr. Clyde asked about potential fill for his land from this development.

Lastly, Mr. Motely and Mr. Clyde discussed timing of the project. The goal is to begin the development in the summer of 2023 and complete with the opening of the new highway 95, estimated as October of 2024.

The meeting was adjourned at 5:45 PM.

Respectfully submitted,

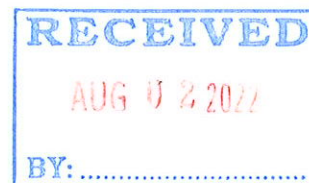


Shelley L. Bennett

Kiemle Hagood Co.

312 S Washington Street #2

Moscow, ID 83843





MAY 18TH, 2023

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: SOUTH OF MOSCOW (SOMO) BUSINESS PARK ANNEXATION AND PRELIMINARY PLAT REVIEW

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the Applications for Zoning Amendment and Preliminary Subdivision Plat, the Engineering Division has the following comments and recommended conditions of approval:

Comments

1. The City's permit coordinator set this preliminary plat up for City Staff to review. There are a few edits to make regarding line-work and easements that we recommend be corrected.
2. The area represented by the SOMO development was evaluate in the City's Comprehensive Sewer System Plan (CSSP). The CSSP demonstrates that the system has adequate capacity to convey the additional sewage from this development.

Recommendations

1. The City's Application for Zoning Amendment requires under section 6.E that the applicant evaluate if the development can be adequately served by the City's existing transportation network, public facilities, and services. The proposed SOMO project is located in a part of Moscow that is served by a single 12" water main. This branch of the City's water infrastructure is un-looped and, as a result, development in this part of town may be limited due to fire flow availability (of lack thereof). The City's Comprehensive Water System Plan and Internal Fire Code require adequate fire flow be provided based on the type and size of a proposed building. We recommend that the applicant request a model analysis to determine the City's current ability to provide domestic and fire water flow to the subdivision. The City retains HDR Engineering to maintain and operate a city-wide water model. For a model analysis, the applicant would work with the City to set up a Task Order specific to the development and infrastructure that they would like to proposed. This analysis is required for the City to issue a "Will Serve" letter to the Idaho Department of Environmental Quality (IDEQ) and will inform the applicant of any potential restrictions that result from tying into an un-looped branch of the City's water system. If the City's water distribution system is shown to provide limited fire flow to the development, the City's Building Department will be required to prohibit certain types and sizes of buildings in accordance with International Fire Code.

Community Development – Engineering Division

504 S. Washington Street
Moscow ID 83843

2. Currently this development cannot be served by an existing transportation network. This property is located adjacent to the proposed future location of United States Highway 95, as detailed in the Idaho Transportation Department's (ITD) US-95: Thorn Creek Road to Moscow Project. The proposed preliminary plat shows a new City Street (SOMO Drive) tying into the new US-95 at a four-way intersection that is proposed to be constructed with the Thorn Creek Highway Project. The applicant should be aware that the new highway is currently under construction and that the proposed access for the SOMO development will require approval from ITD. The City does not have the ability to grant or guarantee SOMO Drive's access to the new Highway 95. As a result, City will require proof of permission for SOMO Drive's connection be obtained from ITD by the applicant and provided to the City prior to Final Plat approval.
3. 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. The City's stormwater runoff control code, as defined by Title 5, Chapter 15 defines this development as non-residential. Stormwater control for non-residential developments are required to control stormwater for the public improvements (roads, sidewalk, etc.) while the stormwater detention for individual lots is required to be designed for and constructed with the development of each lot.
4. On the preliminary plat, there is an easement given to Lot 7, Block 1 across the flagpole portion of the proposed City stormwater tract (Tract 2). Because this will be a shared use driveway between the City and the owners of Lot 7, instead of an easement on the plat, we recommend a formal easement agreement be completed that will spell out details like maintenance, usage, and upkeep of the Tract's driveway. The City will prepare the easement but will require applicant provide a legal description and figure for the easement.
5. It looks like there is a small parcel located in between Lot 1, Block 1 and the road to the west. There doesn't appear to be any beneficial use to the City for this to be included as City right-of-way (ROW) or as a separate Tract. This separate parcel should be absorbed into Block, 1, Lot 1 unless a beneficial use is specified.
6. There is a utility corridor identified on the preliminary plat between lot 4 and lots 2 and 3 of Block 2. We recommend that this entire corridor be enclosed as a utility easement to the City to facilitate storm, sanitary sewer, and water mains being extended to the parcel to the southeast of the development.



City of Moscow Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Parks and Facilities Manager

Date: May 3, 2023

Re: Parkland Dedication Requirements for the Proposed South Moscow Business Park Subdivision Preliminary Plat - REVISED

David Schott

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 1,031,437 square feet (sf) or 23.68 acres. The proposed Motor Business Zoning District (MB) has a requirement of 9% of parkland dedication, which requires 92,829 sf or 2.13 acres in parkland dedication.

The Parks and Recreation Commission considered staff's recommendation to accept a combination of 1.83 acres of parkland dedication in the floodway of South Fork Palouse River for a future pathway and \$4,050.00 in parkland dedication in lieu fees to satisfy the remainder of the parkland dedication requirements (0.3 acres) for the South Moscow Business Park.

The Parks and Recreation Commission considered staff's recommendation on January 26, 2023 and recommended approval of the combination of land and in lieu fees to satisfy the parkland dedication requirement for the South Moscow Business Park as described herein.

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.