

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
September 27, 2023**

7:00 PM

**Council Chambers
206 E Third Street**

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of September 13, 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 Preliminary Subdivision Plat for property generally located at the northeast corner of Highway 95 and Pintail Lane and legally described as Lot 12 and Lot 13, Block 3 of the Quail Run Addition to the City of Moscow. Permit Application LUP2023-0017 (ACTION ITEM)

1. Proposed Replat of a 2.08-acre property to create seven (7) lots with an average lot size of 12,931 square feet, referred to as the Replat of Lot 12 and Lot 13, Block 3 of the Quail Run Addition.

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

1. 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.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards document.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for October 11, 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
September 13, 2023

7:00 PM

Council Chambers
206 E Third Street

Wilson called the meeting to order at 6:58 PM

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

REGULAR AGENDA

1. Approval of July 26, 2023 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Unanimous (8). 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.

Laura Weldon, Moscow, recently submitted an application to join the Planning & Zoning Commission and talked about why she enjoys Moscow and wants to give back to the community.

3. Area of City Impact Discussion (ACTION ITEM)

Staff will provide an update on annexations that have occurred over the past 5+ years and review the Area of City Impact boundary and agreement which was last updated in 2019.

Ray reviewed some of the most recent annexations and described what the Area of City Impact is. The Commission had a discussion regarding city growth in general and how it affects city size in terms of population and square miles. There was a conversation regarding the City's annexation process.

4. Development Activity in Latah County (ACTION ITEM)

At the last Planning and Zoning Commission meeting, the Commission expressed interest in having an update on the development activity that has been occurring in Latah County. Staff will present land division and building permit information that has been provided by the County.

Staff provided a presentation on the information that the County provided regarding lot divisions and residential building permits throughout Latah County over the last few years.

REPORTS

1. Transportation Commission meeting report.

The next meeting is set to occur at 4:00 PM on Thursday, September 14, 2023.

- Staff walked the Commission through the standard application process for a Large Retail Establishment.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission meeting is scheduled for September 27, 2023.

There is a Public Hearing scheduled for the meeting on September 27th.

Wilson declared the meeting adjourned at 7:55 PM

Robb Parish, Chair

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

Hearing Date: September 27, 2023

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Preliminary Subdivision Plat for property generally located at the northeast corner of Highway 95 and Pintail Lane and legally described as Lot 12 and Lot 13, Block 3 of the Quail Run Addition to the City of Moscow. Permit Application LUP2023-0017.

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from Todd Drage, Engineering Technician, dated September 21st, 2023
6. Memo from David Schott, Parks and Facilities Manager, dated September 20th, 2023
7. Public Comment from Jon and Deanna Breese, dated September 18th, 2023.

Prepared By: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, RMR Construction LLC, is proposing to subdivide a 2.08-acre property to create seven (7) lots with an average lot size of 12,931 square feet, referred to as the Replat of Lot 12 and Lot 13, Block 3 of the Quail Run Addition.

Site and Area Land Use: The subject property is currently undeveloped and comprised of two previously platted lots within the Quail Run subdivision which was approved in 1995. The subject property has property frontage on Pintail Lane and Highway 95, but is accessed via a shared driveway from Pintail Lane. North, east, and south of the subject property is developed with a combination of single family and two-family dwellings. Fire Station 3 is located on the south side of Pintail Lane, to the south of the subject property. Across Highway 95 to the west is a single-family dwelling and junk yard and towing business.

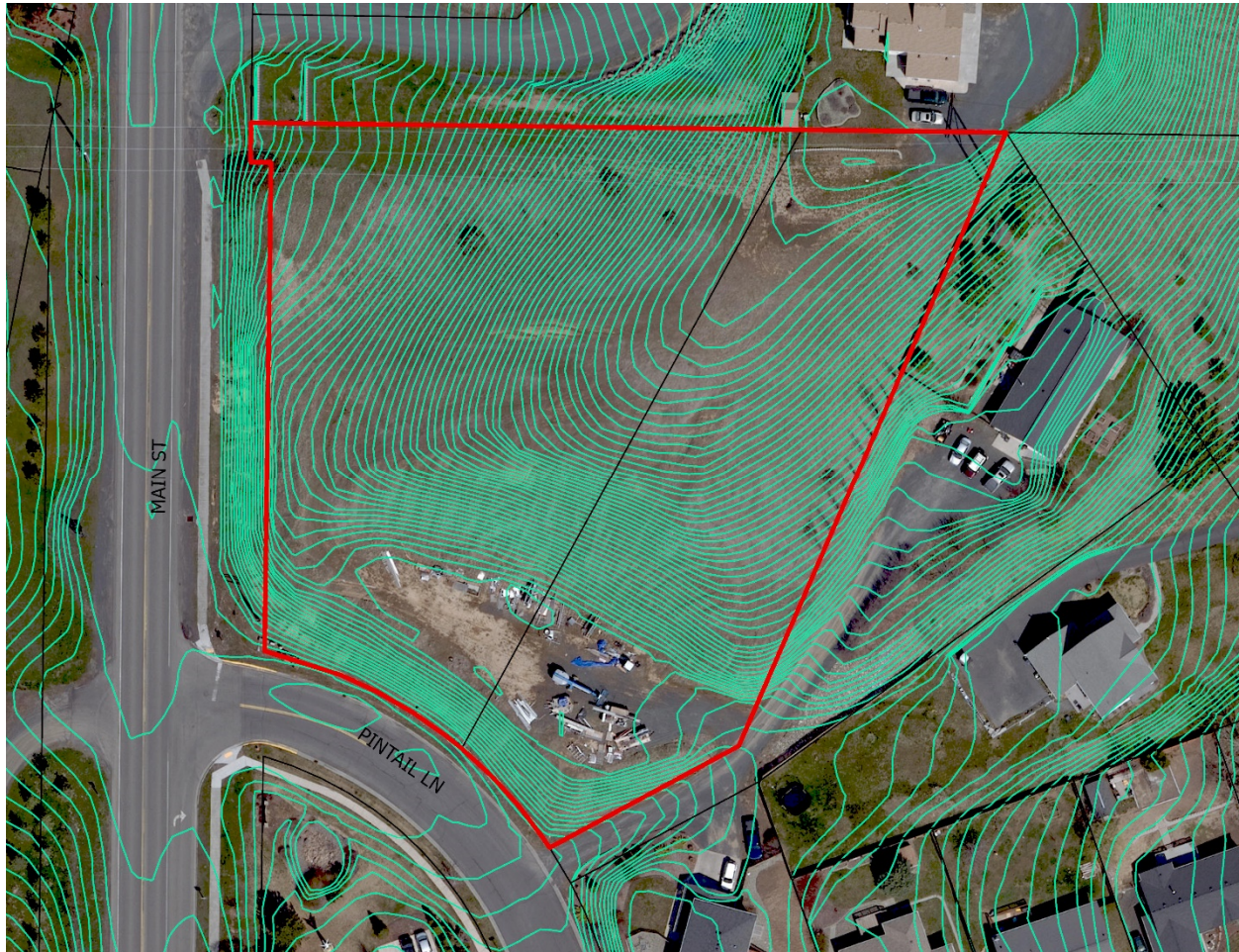


Vicinity Map



Aerial Map

The subject property contains areas of extreme sloping topography with slopes up to 45% as the property gains elevation to the northeast. There are no drainage ways or natural features that have been identified upon the subject property.

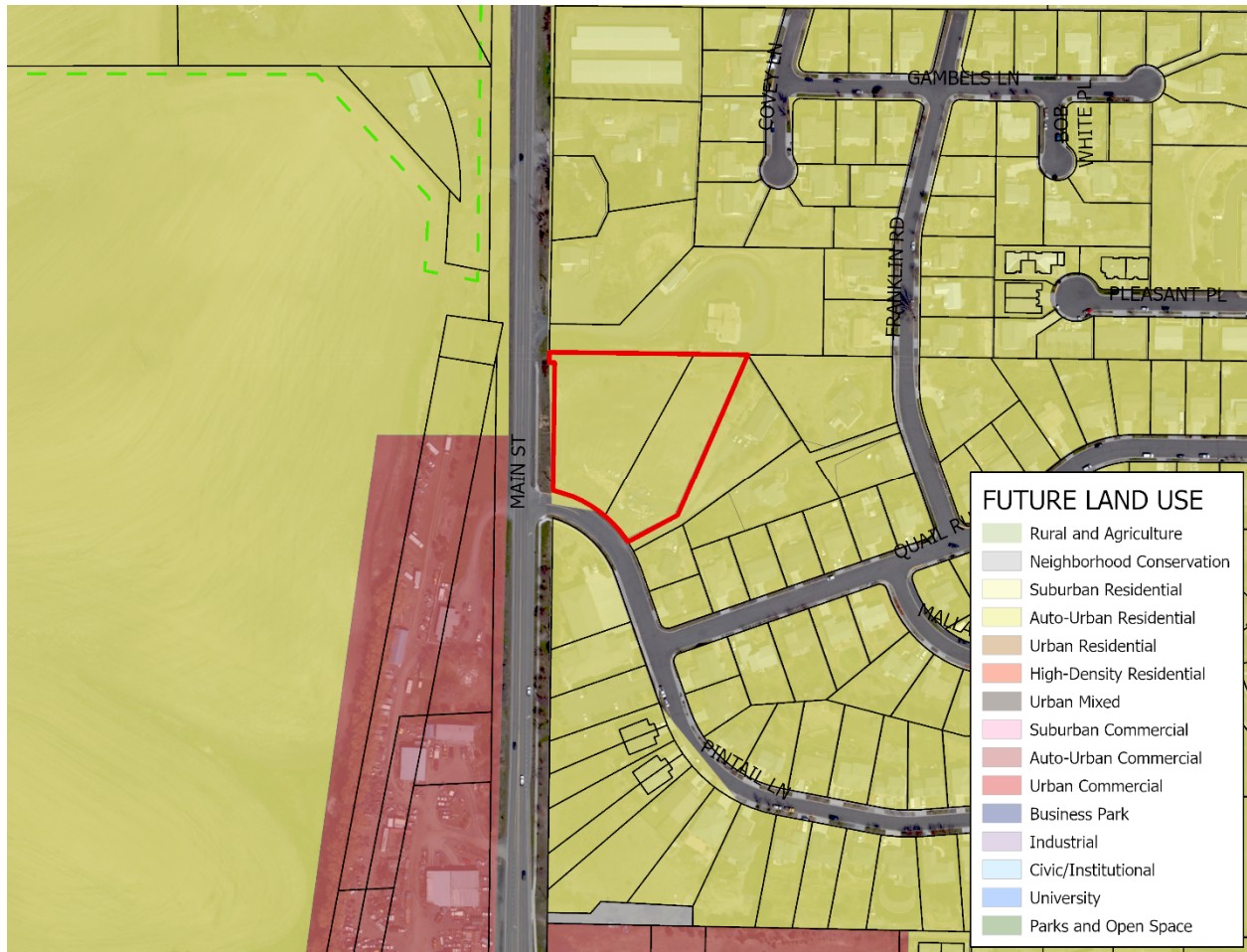


Topography Map

Comprehensive Plan Land Use Designation: The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, 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.”

All surrounding land is currently designated as Auto-Urban Residential, with the exception of the property across Highway 95 to the west which is designated as Auto-Urban Commercial.

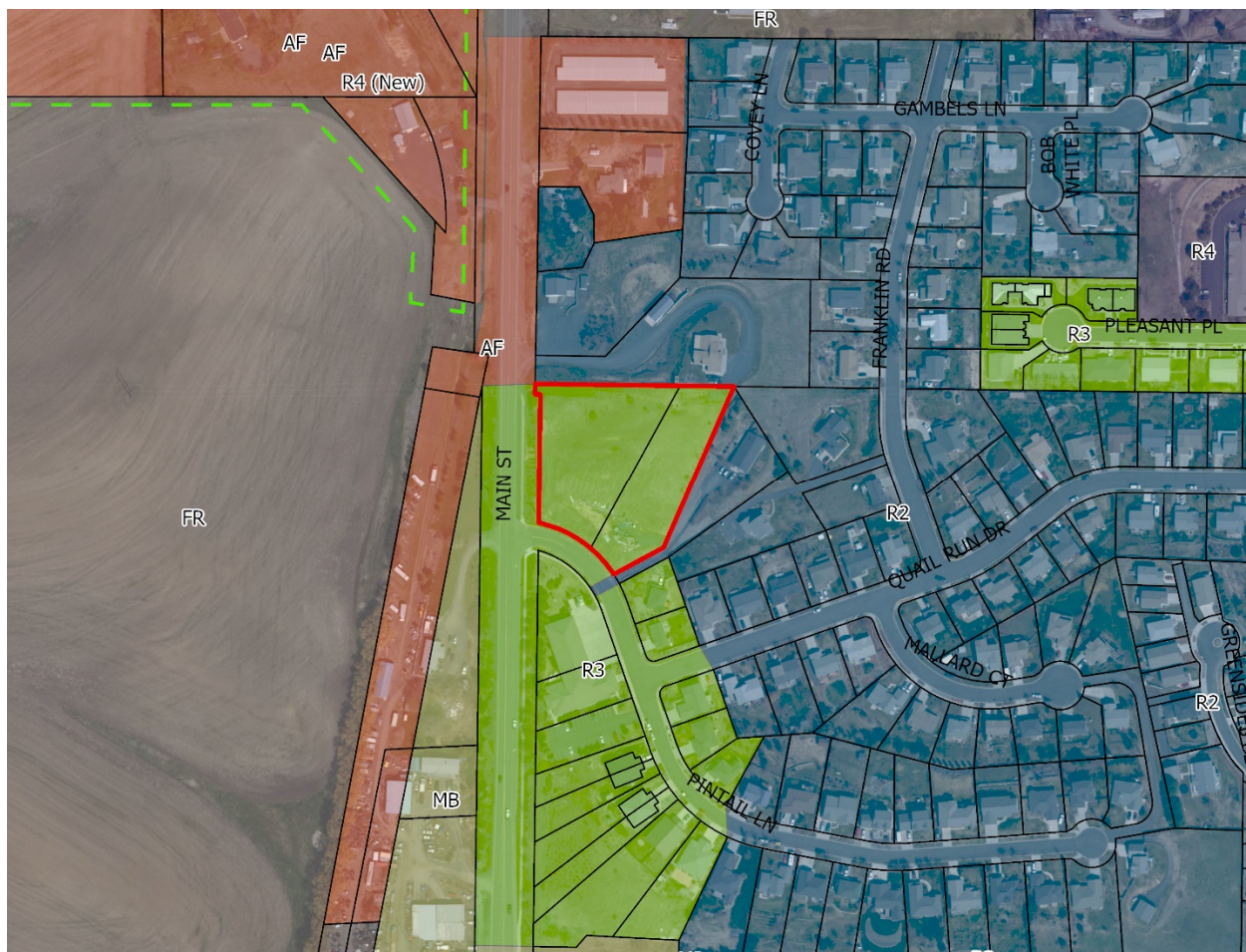


Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as the Medium Density Residential (R-3) Zoning District. A large portion of the properties on Pintail Lane are also located within the R-3 Zone until they transition to the Moderate Density Residential (R-2) Zone to the east. Properties on the west side of Highway 95 are designated as Motor Business (MB) and Agriculture Forestry (AF).

The Medium Density Residential (R-3) Zoning District provides for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities.



Current Zoning

PRELIMINARY PLAT

The applicant is proposing to subdivide the 2.08-acre property to create seven (7) lots ranging from 4,868 square feet to 1.27 acres in size, referred to as the Replat of Lot 12 and Lot 13, Block 3 of the Quail Run Addition. The proposal includes six (6) twinhome lots and one (1) single family lot.

Within the R-3 Zone, single family lots are required to have a minimum lot area of 6,000 square feet in size and a minimum lot width of 60 feet. Twinhome lots are required to have a 3,250 square foot minimum lot size and a 30-foot minimum lot width.

Water: Water services are currently extended to the subject property from Pintail Lane. 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.

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 655,357 thousand gallons of water per year (20 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 655,357 thousand gallons/year).

Sanitary Sewer: Sanitary sewer is currently located within Pintail Lane and the proposed lots will connect to the existing sewer main. 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.

Storm Sewer: The storm sewer for the subdivision is proposed to be detained on-site and then conveyed to the existing storm sewer main within Pintail Lane. The stormwater system of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which require the stormwater to be detained to the pre-development rate.

Access, Streets, Traffic: The subject property is located adjacent to Pintail Lane which is designated as a local neighborhood street and Highway 95 which is designated as a national highway. Current and proposed access to the proposed lots is via an existing shared driveway on an adjacent lot to the east which contains an access easement. The proposed lots are proposing to continue to utilize the shared driveway, and an access easement is proposed across all of the lots for the continuation of the shared access drive.

Pintail Lane adjacent to the subject property is constructed to a local residential street standard which includes a 34-foot-wide roadway with two travel lanes and curbing, gutters, and tree lawns on both sides of the street, and a sidewalk on the west side of the street.

Highway 95 is constructed to a 30-foot-wide paved roadway with two 12-foot-wide northbound and southbound travel lanes. A designated right-hand turn lane northbound onto Pintail Lane currently exists, as well as gravel shoulders on both sides of the highway.

Input from other Agencies:

Engineering Division (Community Development Department)

The Engineering Division has provided comments within an attached memo from Todd Drage, Principal Engineering Technician, dated September 21, 2023.

Parks Division (Public Works Department)

The Parks Division has provided parkland dedication requirements within an attached memo from David Schott, Parks and Facilities Manager, dated September 20, 2023.

RELEVANT CRITERIA & STANDARDS:

1. The proposed subdivision is in conformance with all applicable City Code requirements;
2. The proposed subdivision is in general conformance with the Comprehensive Plan;
3. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The proposed subdivision will not be detrimental to the public health, safety, or general welfare.

RECOMMENDATIONS:

1. Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented recommend approval of the proposed preliminary plat with no conditions.
2. In accordance with the Commission's decision on the preliminary plat, direct staff to prepare a Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Preliminary Subdivision Plat for property generally located at the northeast corner of Highway 95 and Pintail Lane and legally described as Lot 12 and Lot 13, Block 3 of the Quail Run Addition to the City of Moscow. Permit Application LUP2023-0017.

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

1. Proposed Replat of a 2.08-acre property to create seven (7) lots with an average lot size of 12,931 square feet, referred to as the Replat of Lot 12 and Lot 13, Block 3 of the Quail Run Addition.

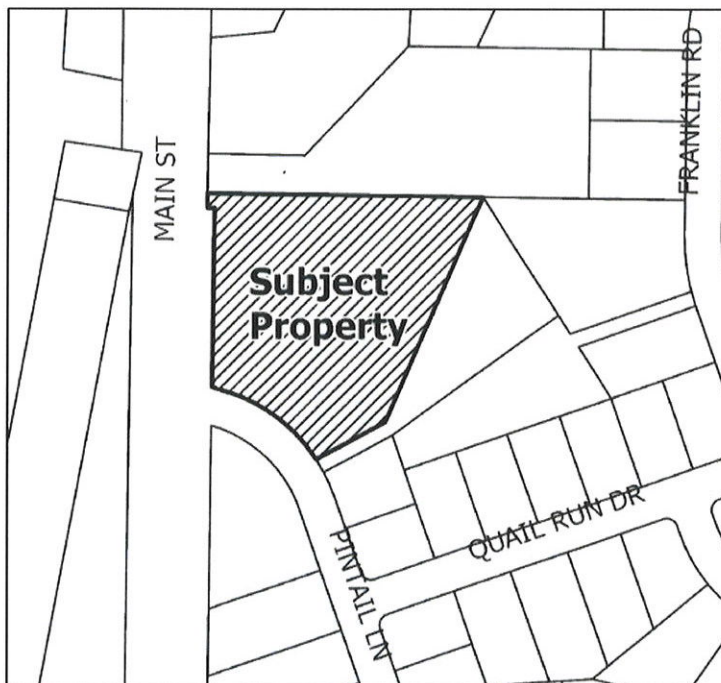
MEETING DATE: Wednesday, September 27, 2023

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

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



Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, September 9, 2023



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$955.00	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: RMR Construction LLC Telephone: 208.859.4941

Complete Address: P.O. Box 10001 Moscow, ID 83843

E-Mail: smisek@moscow.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____

Complete Address: _____

E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Nuri Nimmer Telephone: 208.882.3520

Complete Address: 405 S Washington St Moscow, ID 83843

E-Mail: nurinimmer@moscow.com Fax: _____

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

PROPERTY:

1. Proposed Subdivision Name: Replat of Lot 12 and Lot 13 of Block 3 Quail Run Addition

2. Address(as) or Parcel Number(s): RPM080250030130A and RPM08250030120A

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

4. Gross area of all land involved: 2.08± acres, and/or _____ sq. ft.

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

2.08± acres, and/or _____ square feet.

6. Total number of lots: 7 Average lot size: 12,931 sq. ft.

7. Existing Zoning of subject property: R-3

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% Single Family Residential

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.

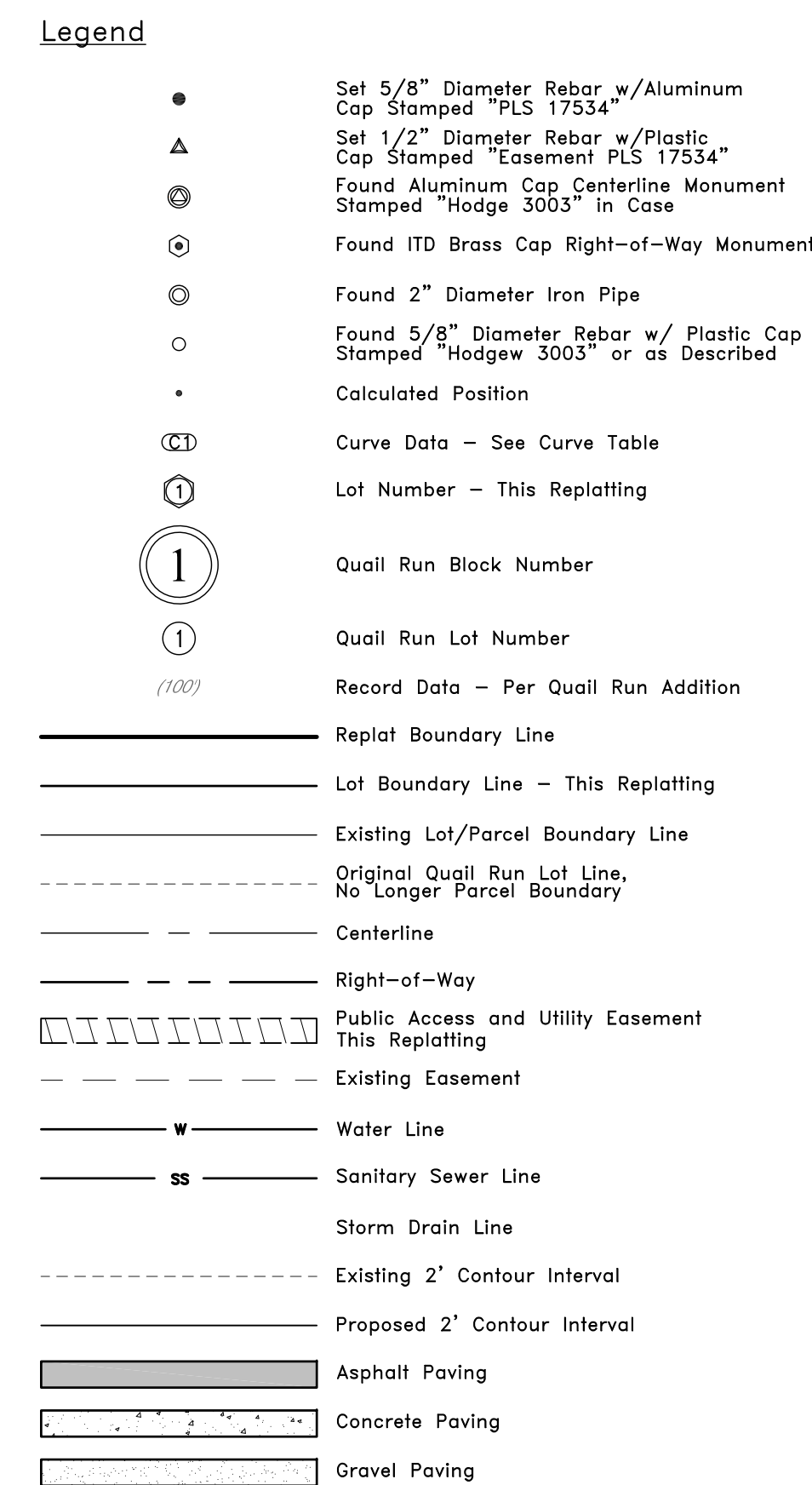
I understand this information is a public record and may be posted to a public website.

RMR Construction LLC
Applicant's Signature By Gary Sule

8/16/23
Date

Property Owner's Signature (if different)

Date



Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	108.49' (108.62)	27°33'36"	225.00'	107.44'	N63°46'13"W
C2	64.92' (65.02)	16°31'57"	225.00'	64.70'	N41°41'26"W
C3	20.03' (20.03)	5°06'01"	225.00'	20.02'	N30°52'27"W
C4	35.69' (35.59)	9°05'16"	225.00'	35.65'	N23°46'49"W
C5	41.91' (41.91)	10°40'19"	225.00'	41.85'	N27°14'51"W
C6	22.19' (22.19)	5°39'06"	225.00'	22.18'	N64°05'09"W
C7	22.19'	5°39'06"	225.00'	22.18'	N58°26'03"W
C8	22.19'	5°39'06"	225.00'	22.18'	N52°46'58"W
C9	21.64'	5°30'39"	225.00'	21.63'	N47°12'05"W
C10	21.64'	5°30'39"	225.00'	21.63'	N41°41'26"W
C11	21.64'	5°30'39"	225.00'	21.63'	N36°10'47"W
C12	19.44'	6°15'20"1"	18.00'	18.51'	N30°16'25"W

Legal Description

A parcel of land, being Lots 12 & 13 of Block 3 of Quail Run Addition to the City of Moscow, Instrument #626554, Latah County Records, located in the Southwest Quarter of the Southwest Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northwest corner of Quail Run Addition to the City of Moscow, Instrument #414835, Latah County Records, Thence along the north line thereof the following two courses:
S89°18'40"E, 269.02 feet to the northwest corner of Lot 12 of Block 3 of said Quail Run Addition;
Thence S89°18'40"E, 100.23 feet to the northmost corner of Lot 11 of Block 3 of said Quail Run Addition;
Thence along the west boundary of said Lot 11 the following two courses:
S23°27'24"W, 327.40 feet;
Thence S61°49'36"W, 104.90 feet to the north-right-of-way line of Pintail Lane;
Thence along said north-right-of-way line the following two courses:
64.92 feet along a curve to the left, said curve having a Delta = 16°31'57";
Radius = 225.00 feet, Chord = 64.70 feet and a Chord Bearing = N41°41'26"W to the southeast corner of Lot 13 of Block 3 of Quail Addition;
Thence 108.49 feet along a curve to the left, said curve having a
Delta = 27°37'36"; Radius = 225.00 feet, Chord = 107.44 feet and a
Chord Bearing = N63°46'13"W to the southwest corner of Block 3 of Quail Addition and a point on the east right-of-way line of State Highway 95;
Thence along said east right-of-way line and along the west boundary of said Block 3 the following three courses:
N00°39'36"E, 239.30;
Thence S84°15'15"W, 10.06 feet;
Thence N00°39'36"E, 20.24 feet to the Point of Beginning.

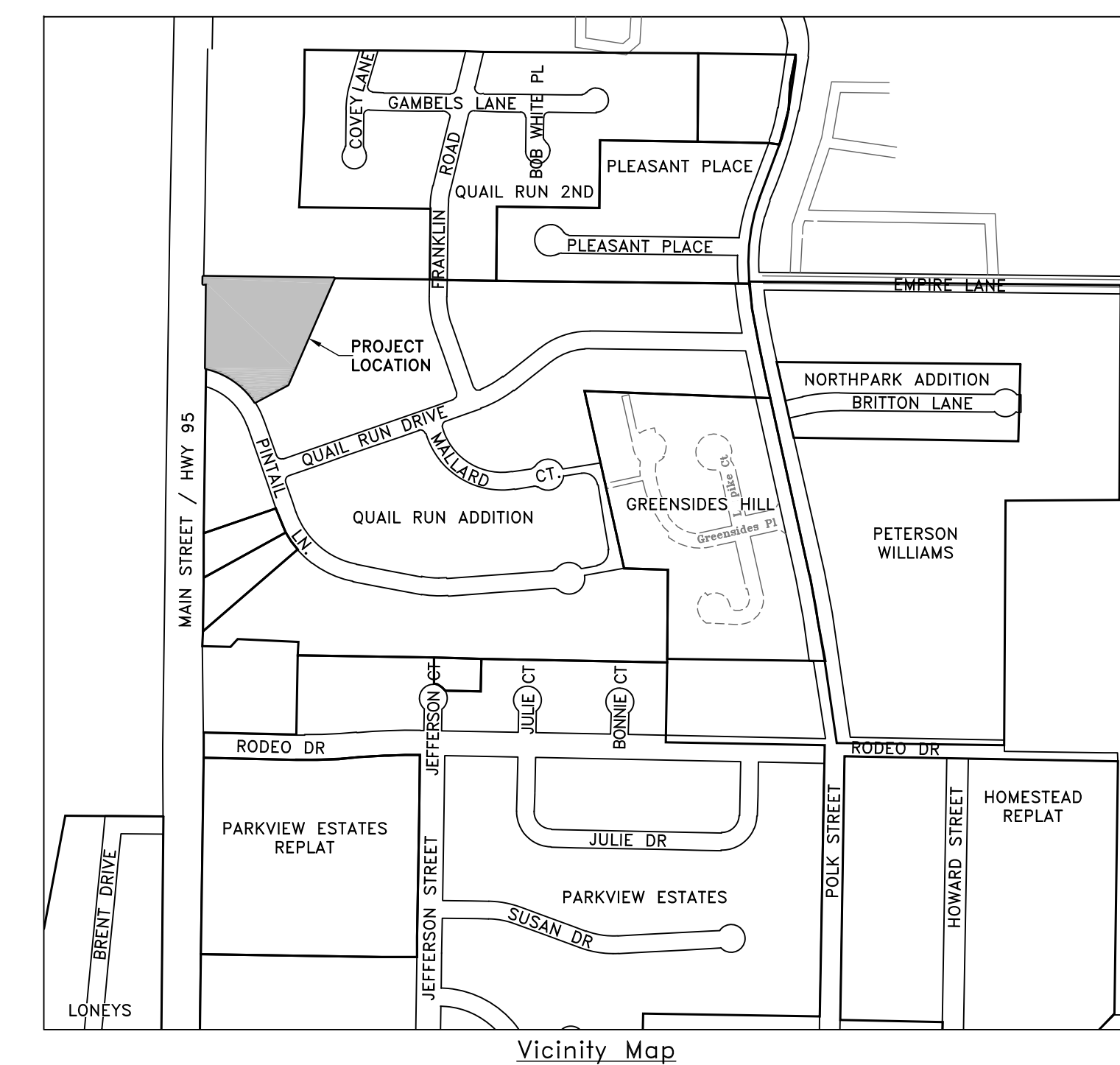
Parcel contains 2.08 Acres, more or less

Notes

1. Plat area and areas to the south and west currently are Zoned R-3. Areas to the north and east are Zoned R-2.
2. Total Plat Area: 90,519 Square Feet± (2.08 Acres±)
Net Lot Area: 90,519 Square Feet± (2.08 Acres±).
3. No delineated wetlands or water bodies on site. Area not subject to flood hazards.
4. Subject to 60 foot wide power line easement per Plat of Quail Run Addition. Also subject to 7.5 foot wide utility easement per Plat of Quail Run Addition.

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 Quail Run Addition and the found northwest corner of Block 1 said Quail Run Addition, said bearing being S89°18'40"E.



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Preliminary Replat of Lot 12 and Lot 13, Block 3 of Quail Run Addition

Preliminary Replat
Preliminary Plat
RMR Construction LLC
P.O. Box 10001
Moscow, Idaho
(208) 859-4941

Designed By:	SW/NN
Drafted by:	SW/NN
Checked by:	
File Name:	4643 Prelim Replat.dwg
Tab:	Replat
Layer Style:	TOPO
Plot Style	Primary.ctb
Project:	4643-03-23
Date:	9/18/23

462732

NO. _____
 AT THE REQUEST OF:
City of Moscow
 DATE & HOUR:
1/16/02 11:18 AM
 SUSAN PETERSEN
 LATAH COUNTY RECORDER
 FEE \$ _____ BY [Signature]
 P&B 9203
 Moscow, Id. 83843

PERMANENT INGRESS / EGRESS AND UNDERGROUND UTILITIES EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that BFH & H, INC., an Idaho Corporation, GRANTOR, being the owner of the following described real property effected hereby, situated in Latah County, State of Idaho, to-wit:

Parcel D of Lot 11, Quail Run Addition to the City of Moscow, Idaho, as shown by the recorded record of survey under Recorder's Fee No. 436872, records of Latah County, Idaho.

for one dollar (\$1) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby convey and dedicate unto the CITY OF MOSCOW, IDAHO, an Idaho municipal corporation, GRANTEE, 206 East Third Street, Moscow, Idaho 83843, being the owner of the following described real property situated in Latah County, State of Idaho, to-wit:

Lot 12 and Lot 13 of Block 3 of the Quail Run Addition to the City of Moscow, Idaho as shown on recorded plat under Recorder's Fee No. 414835, records of Latah County, Idaho.

a permanent easement for ingress/egress on, over, and across the following described parcel, and a permanent easement and right-of-way in which to construct and maintain underground utilities across the following described parcel located in the City of Moscow, Latah County, Idaho, as shown on the attached Exhibit 'A' and being more particularly described as follows:

A portion of Parcel D of Lot 11, Quail Run Addition, as shown by the recorded record of survey under Recorder's Fee No. 436872, records of Latah County, Idaho, located in the southwest quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, and being more particularly described as follows:

Beginning at the most southerly corner of Lot 12, Block 3 of Quail Run Addition to the City of Moscow, Idaho, said point being on the westerly right-of-way line of Pintail Lane and common to the most westerly point of Lot 11 of said Block 3; thence N61°46'52"E 105.00 feet along the south boundary of said Lot 12 to the southeast corner of said Lot 12; thence N23°33'21"E 75.00 feet along the southeast boundary of said Lot 12; thence S02°08'52"W 76.97 feet; thence S61°46'52"W 20.00 feet to the northeast corner of Lot 10 of said Block 3; thence continuing S61°46'52"W 104.11 feet along the north boundary of said Lot 10 to the easterly right-of-way line of Pintail Lane; thence northwesterly 20.03 feet along a curve concave to the southwest, said curve having a radius of 225.00 feet, a central angle of 05°05'59" and a chord bearing N30°46'09"W 20.02 feet, to the point of beginning.

GRANTOR, its successors and assigns, reserve the right to improve said easement area as long as such improvement shall not unreasonably interfere with the construction, operation, maintenance, repair and/or reconstruction of GRANTEE'S ingress/egress and/or underground utilities. GRANTOR agrees that it and its heirs or assigns will not

build or place any new encroachment thereon which will unreasonably interfere with the right of GRANTEE.

GRANTEE, its agents, transferees, successors and assigns shall have the right to perform any maintenance it may deem necessary or wish to exercise in connection with the aforesaid ingress/egress or utilities (including, but not limited thereto, the right to make necessary repairs, alterations, and removals or replacement thereof). Upon exercising these rights, GRANTEE shall restore the property to its prior condition and shall compensate GRANTOR, its successors or assignees, for any damages suffered.

It is expressly intended that these rights, burdens and restrictions shall run with the land, both dominant tenement and servient tenement and shall forever bind GRANTOR, its successors and assigns.

IN WITNESS WHEREOF, they have hereunto set their hand and seal this 15 day of January, 2002.

OWNER:

BFH & H, INC.

By:

Frank Bening
Frank Bening, President

STATE OF IDAHO)
)ss
COUNTY OF LATAH)

On this 15 day of January, 2002, before me, a Notary Public of the State of Idaho, personally appeared Frank Bening, known to me to be the persons described in the foregoing document and acknowledged to me that they executed the same on behalf of and as President of BFH & H, INC.



Daphnea Mage
Notary Public for the State of Idaho

Residing at Snescow

Commission expires: 10-12-07

462732

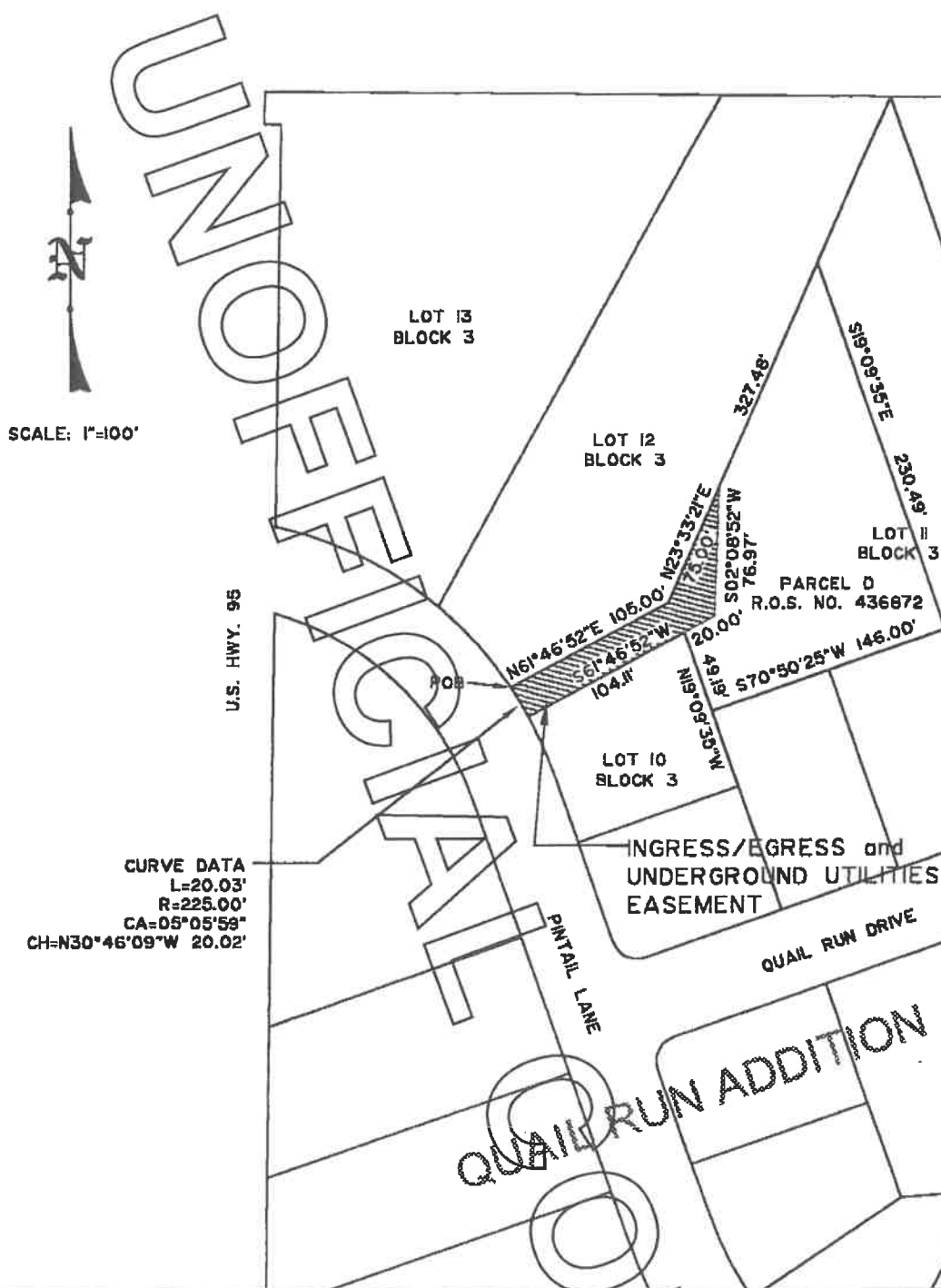


EXHIBIT 'A'

INGRESS / EGRESS EASEMENT
 and
 UNDERGROUND UTILITIES EASEMENT

January 9, 2002

NAME	ADDRESS	ADDRESS 2	CITY ST ZIP
A+ STORAGE LLC	941 PLUM CT		MOSCOW, ID 83843
ALDERETE, PAUL	376 PLEASANT PL		MOSCOW, ID 83843
ALLEN, THOMAS	1443 BOBWHITE PL		MOSCOW, ID 83843
AOKI, WILLIAM	348 PINTAIL LN		MOSCOW, ID 83843
ATTEBURY, RICH	351 QUAIL RUN DR		MOSCOW, ID 83843
AUSER, SHIRLEY	459 PARADISE DR		MOSCOW, ID 83843
BAKER, RUSSELL	1376 FRANKLIN RD		MOSCOW, ID 83843
BAKER, RUSSELL JR	1428 FRANKLIN RD		MOSCOW, ID 83843
BAUGUS LIVING TRUST	1324 FRANKLIN RD		MOSCOW, ID 83843
BECKER HOLDINGS LLC	1421 29TH ST #12		LEWISTON, ID 83501
BECKER, KEITH	267 GAMBELS LN		MOSCOW, ID 83843
BOHNER, NATHANIEL	271 QUAIL RUN DR		MOSCOW, ID 83843
BRANDT, STEVEN	1027 HIGHWAY 95 N		MOSCOW, ID 83843
BRANNOCK, WAYNE	268 QUAIL RUN DR		MOSCOW, ID 83843
BRANTING, SUSAN	363 QUAIL RUN DR		MOSCOW, ID 83843
BREESE, JOHN	241 PINTAIL LN		MOSCOW, ID 83843
BREESE, JON	252 PINTAIL LN		MOSCOW, ID 83843
BROWN, STUART	1467 COVEY LN		MOSCOW, ID 83843
BUCHERT, ROBERT	319 GAMBELS LN		MOSCOW, ID 83843
CARLSON, DANA	354 QUAIL RUN DR		MOSCOW, ID 83843
CHENG, HENRY	316 PINTAIL LN		MOSCOW, ID 83843
CITY OF MOSCOW	COMMUNITY DEVELOPMENT	504 S WASHINGTON ST	MOSCOW, ID 83843
COMSTOCK, PETER	382 MALLARD CT		MOSCOW, ID 83843
COVILL, JOSEPH	306 QUAIL RUN DR		MOSCOW, ID 83843
CROSTON, JASON	371 GAMBELS LN		MOSCOW, ID 83843
ENGBERG, MATTHEW	343 MALLARD CT		MOSCOW, ID 83843
FEUCHT, DAVID	315 QUAIL RUN DR		MOSCOW, ID 83843
FRAUSTO, JAIME	275 PINTAIL LN		MOSCOW, ID 83843
GARRISON, LEONARD	270 PINTAIL LN		MOSCOW, ID 83843
GARTSTEIN, MARIA	1315 FRANKLIN RD		MOSCOW, ID 83843
GILLILAND, BRENDEN	1450 N MAIN ST		MOSCOW, ID 83843
HANSEN, NIELS	1513 COVEY LN		MOSCOW, ID 83843
HARWOOD, THOMAS	1422 COVEY LN		MOSCOW, ID 83843
HELBLING, DANIEL	3639 COUNTRY CLUB CT		LEWISTON, ID 83501
HILKIN, DARLENE	329 MALLARD CT		MOSCOW, ID 83843
ISAACSON, ERIC	280 GAMBELS LN		MOSCOW, ID 83843
JALLI, JEEVAN	1435 COVEY LN		MOSCOW, ID 83843
JANI, ROOPAL	1402 FRANKLIN RD		MOSCOW, ID 83843
JOHNSON, BRIAN	285 PINTAIL LN		MOSCOW, ID 83843
KELNHOFER, LORI	294 QUAIL RUN DR		MOSCOW, ID 83843
KIM, ALISSA	390 QUAIL RUN DR		MOSCOW, ID 83843
KRUEGER, CHRIS	342 QUAIL RUN DR		MOSCOW, ID 83843
LAMB, DAYLE	1454 FRANKLIN RD		MOSCOW, ID 83843
LAMB, MEGAN	214 PINTAIL LN		MOSCOW, ID 83843
LATHAM, DAVID	1500 N MAIN ST		MOSCOW, ID 83843
LAWTON, ABIGAIL	345 GAMBELS LN		MOSCOW, ID 83843
LINCOLN, RYAN	284 PINTAIL LN		MOSCOW, ID 83843
LITTLER, WILLIAM	1160 BIG MEADOW RD		TROY, ID 83871
MCCULLEY, TURNER	226 PINTAIL LN		MOSCOW, ID 83843
MCDONALD, ARMANDO	1393 FRANKLIN RD		MOSCOW, ID 83843
MCLAUGHLIN, JAMES	330 QUAIL RUN DR		MOSCOW, ID 83843
MCLEAN, MONICA	318 QUAIL RUN DR		MOSCOW, ID 83843
MEYER, COLIN	1337 FRANKLIN RD		MOSCOW, ID 83843
MILLER, STEPHEN	1350 FRANKLIN RD		MOSCOW, ID 83843
MIX BROTHERS LLC	1632 NW FRANCIS DR		MCMINNVILLE, OR 97128
NELSON, SUZANNE	243 PINTAIL LN		MOSCOW, ID 83843
NEWLAN, JOY	1487 COVEY LN		MOSCOW, ID 83843
PANKOPF, RAYMOND	299 PINTAIL LN		MOSCOW, ID 83843
PERKINS, KURTIS	1421 FRANKLIN RD		MOSCOW, ID 83843
RAHIM, AHMED ABDEL	306 GAMBELS LN		MOSCOW, ID 83843
RAUCH, RANDY	536 S MOUNTAIN VIEW RD		MOSCOW, ID 83843

RMR CONSTRUCTION LLC	PO BOX 10001	MOSCOW, ID 83843
RUREY, JACOB	1448 COVEY LN	MOSCOW, ID 83843
SANTOS, CARLOS	301 QUAIL RUN DR	MOSCOW, ID 83843
SCHUIT, CHAD	1539 COVEY LN	MOSCOW, ID 83843
SHOURD, DAVID	1415 BOB WHITE PL	MOSCOW, ID 83843
SMATHERS, ROBERT	238 PINTAIL LN	MOSCOW, ID 83843
SMISEK, STACY	1002 HIRSCHI RD	MOSCOW, ID 83843
SQUIRES, LAURENCE	300 PINTAIL LN	MOSCOW, ID 83843
STOKES, WILLIAM	378 QUAIL RUN DR	MOSCOW, ID 83843
STOREY, WILLIAM	235 QUAIL RUN DR	MOSCOW, ID 83843
SULT, DAVID	339 QUAIL RUN DR	MOSCOW, ID 83843
SUMMERS, BRANDON	332 PINTAIL LN	MOSCOW, ID 83843
THANG, PHUC VINH	PO BOX 3840	SANTA ANA, CA 92703
THRALL, JONATHAN	332 GAMBELS LN	MOSCOW, ID 83843
TIME WARNER CABLE PACIFIC	7820 CRESCENT EXECUTIVE DR	CHARLOTTE, NC 28217
TURNER, AMY	293 GAMBELS LN	MOSCOW, ID 83843
WALKER, DEAN	202 PINTAIL LN	MOSCOW, ID 83843
WARREN, SUSAN	1445 FRANKLIN RD	MOSCOW, ID 83843
WAY, ELIZABETH	1370 N MAIN ST	MOSCOW, ID 83843
WIKLE, OLIVIA	255 PINTAIL LN	MOSCOW, ID 83843
WILLIS, BRUCE	327 QUAIL RUN DR	MOSCOW, ID 83843
YATES, CHAD	1365 FRANKLIN RD	MOSCOW, ID 83843
YODER, JAMES	366 QUAIL RUN DR	MOSCOW, ID 83843
ZIMMERMAN, ALYCE	257 PINTAIL LN	MOSCOW, ID 83843

July 19, 2023

Notice Neighborhood Meeting For Application for Preliminary Plat

Dear Neighbors and Interested Community Members:

You are receiving this Notice of Neighborhood Meeting because RMR Construction LLC ("Owner") desires to replat real property located at 156 and 170 Pintail Lane in Moscow, Idaho (Tax Parcel No. RPM080250030130A and RPM08250030120A; approximately 2.08± acres) from two (2) lots to seven (7) lots, for a planned unit development and construction of single family residential.

You are hereby invited to a neighborhood meeting related to the Owner's replat application, which will be held on August 10, 2023 at 4:00 P.M. at the subject property located at 170 Pintail Lane, Moscow, ID 83843. Public comment will be accepted, and project team members will be available for questions. All comments and questions will be recorded and submitted to the City as part of the replat application process.

I will also respond to emails and phone calls ahead of time at nurinimmer@moscow.com or 208.882.3520.



Sincerely,

Nuri Nimmer

Nuri Nimmer, PE
Hodge & Associates, Inc.

Meeting Attendance Sheet

Project Name: Replat of Lot 12 and Lot 13 of Block 3 of Quail Run Addition and PUD
 Project Number: 4643
 Meeting Type: Neighborhood Meeting
 Meeting Location: Quail Run Lot 12 Block 3 (On Site)
 Meeting Time: August 10, 2023, 4:00 PM

Name	Contact Information
Ken Wag	208- 301 -3954
ERIC H SEAMON	208 310 2140
Jon Breese	252 Pintail Ln.
	378 QUAIL RUN DR.
Bill & Debbie Stokes	509 338 -2129
	243 PINTAIL
Jim & Sue Nelson	208-669-1115
Leonard Garrison	270 Pintail
	208-874-2507
Sione Prailoa	214 Pintail Ln
Megan Lamb	916-995-2185

RMR Construction Replat & PUD Neighborhood Meeting
August 10, 2023
Meeting Minutes

Time: Thursday, August 10, 4:00 PM

Location: 170 Pintail Lane, Moscow, ID

Presenter: Nuri Nimmer, PE, Hodge & Associates, Inc

Property Owner: Stacy Smisek, RMR Construction Inc

Meeting Purpose:

The presentation and discussion of the proposed PUD and Replat of Lot 12 and 13 of Block 3 Quail Run Addition.

Meeting:

The meeting was called to order by Nuri Nimmer at 4:00 PM.

Nuri opened the meeting by providing a general overview of the project. A handout was distributed to attendees including maps and drawings showing the preliminary plat, planned unit development site plan, City of Moscow zoning map, and preliminary twinhome plans for their reference. Nuri explained the sequence of events for a subdivision plat and planned unit development and how the process works from the neighborhood meeting, review by Planning and Zoning, and finally to the City Council. Attendees were informed that during these upcoming meetings they would have the opportunity to voice their opinion prior to a decision on the proposed replat and PUD.

The following is an outline of the presentation:

Smisek – RMR Construction Property Master Plan
August 10, 2023

- 1) Introduction of Design Team and Owner
- 2) City Ordinance specifying the format of this neighborhood meeting.
 - a) Purpose of meeting to exchange information. Less formal than public hearing so we can have a constructive discussion.
 - b) As the Ordinance suggests
 - i) describe the project
 - ii) take questions
 - iii) as ordinance suggests take public input in the order of
(1) in support of

- (2) in opposition to
 - (3) other related and general testimony
 - (4) cite specific, measurable impacts as evidence for decision making criteria
- iv) state your full name and spell your last name for the record
- c) The ordinance says, "... applicant's representative shall chair and conduct the meeting according to orderly procedures. The Chair should provide the participants in the neighborhood meeting a fair chance to be heard. ... The Chair may limit the duration of comments or presentation where necessary to give the broadest number of participants the opportunity to express their views." I'm going to say X minutes per person so this doesn't go all night.
- d) The ordinance also says, "conduct by all participating in the neighborhood meeting should be respectful, should avoid personal attack, and should be directed toward gathering and exchanging information regarding the proposal."
- 3) Will be submitted to the City as a 2 part application "Bundled":
 - a) Preliminary Subdivision Plat Application
 - b) Preliminary Planned Unit Development (PUD) – Type 2 Application
- 4) Subject to...
 - a) The Planning and Zoning Commission public hearing.
 - b) P&Z may then recommend to City Council approval of PUD application.
 - c) Council shall conduct public hearing and approve PUD application.
- 5) proposal is consistent with the Comprehensive Plan so there is no requirement for a Comprehensive Plan Map Amendment
- 6) Handout – Preliminary Plat and PUD Site Plan
- 7) WHY THIS PARCEL IS RIPE FOR DEVELOPMENT
 - a) Handout – Moscow Zoning map
 - i) Describe existing zoning around this parcel. R3 west&south R2 north&east
 - ii) R3 per Moscow Zoning Code allows a minimum lot size of 6,000 sq. ft. and 60 ft. wide lots for **Single Family**. Or 60' X 117' lots.
 - iii) R3 per Moscow Zoning Code allows a minimum lot size of 3,250 sq. ft. and 30 ft wide lots for **Twinhome**. Or 30' X 108' lots.
 - iv) Our proposal has twinhome lots with 30' width and size between 4,791 s.f. up to 10,687 s.f. The single family lot is 55,300 s.f. (1.27 acres).
 - v) Residential PUD Density for R3 is 9.5 dwelling units/acre.
 - vi) The existing lot 13 is 51,808 s.f. and lot 12 is 38,711 (2.08 acres).
 - vii) Except as provided, lots shall abut public street ROW for min. 40'.
 - viii) Approved twinhome lots shall abut public street ROW for min. 20'.
 - b) Connection to public street

(1) Permanent Ingress/Egress Easement, 2002

- c) Reasons for Proposed Replat & PUD
 - i) Property has 60+ feet of elevation change, requiring extensive grading to develop. Developer unable to recoup expense with only 2 lots. Divide into 7 lots requiring subdivision plat.
 - ii) The PUD option will allow for a shared driveway with one access point.
 - iii) Multiple driveways on Pintail less safe for motorists
 - iv) Will provide smaller, more economically feasible lots for development thereby increasing the potential for home ownership.
 - v) PUD provides increased flexibility of home configuration and setbacks to accommodate terrain.
 - vi) The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the property.

8) Schedule

- a) After this meeting, the layout will be finalized.
- b) Two part application for preliminary plat and preliminary PUD will be submitted to the City to start the public hearing preliminary approval process.
- c) Expect City approval process late summer/early fall.
- d) Start grading and construction fall 2023. Market driven. May need to phase construction over two or three years.
- e) Begin selling homes by spring 2024.

9) Neighbor comments received so far:

- a) Neighbor asking for more details regarding the nature of the PUD and the type of development.
- b) Concerns about additional traffic adding to congestion at Pintail and Hwy.95.

10) Questions

11) Comments in support of

12) Comments in opposition to

13) General comments or questions

14) Proposal clarifications, if needed

15) Closing

Questions at the meeting:

- 1) How steep will the driveway be?
Answer: Varies between approximately 1.5 % and 10%. The maximum grade allowed is 10% to meet access requirements for the fire department.
- 2) Who currently owns the property where the “shared” driveway will be located?
Answer: The property belongs to 202 Pintail Lane. There exists a permanent ingress/egress easement for access to the subject property.
- 3) Will there be further development or lot splits after this project?
Answer: No additional lot division or development is expected to occur. These decisions and outcomes are based on City code.
- 4) Where will the driveway access be for the twinhomes?
Answer: Presenter pointed to the location at the site and referenced the maps included in the handout.
- 5) What effect will this development have on neighborhood traffic?
Answer: With additional families there will likely be a minor increase in traffic counts. Depending on the demographic it may or may not be noticeable.
- 6) Will the existing ingress/egress easement be paved and to what extent?
Answer: The driveway within the easement area will be paved for approximately 100’ as measured from the curb at Pintail Lane. The width of paving will be 20’.
- 7) When will the City Council meeting be held?
Answer: Following submittal of the application and related materials by the owner, the Planning and Zoning Commission will schedule a public hearing and upon their approval will recommend it to the City Council. Expect a minimum of five to six weeks. A meeting notice will be mailed to property owners.
- 8) What is the difference between a twinhome and condo?
Answer: A twinhome is structure which contains two attached single family dwelling units that share a common wall and where each unit is located upon a separate platted lot to allow for individual sale. My understanding is that a condo does not include the land, you only buy the structure.
- 9) Where will the school bus stop to pick up children that live in this development?
Answer: I’m not certain where the school bus currently stops to pick up children in the neighborhood. A neighbor described the location of the current bus stop which apparently is located to the south of the development on Pintail Lane. The individual was curious where children would cross the street to access the existing sidewalk and get to the bus stop.

10) Will the existing ingress/egress easement be the only access to the new houses?

Answer: Yes, the existing easement will be the only access.

11) How much parking will each twinhome have?

Answer: Each twinhome will have a two car garage and a concrete pad between the home and shared driveway that is approximately 24' wide by 20' deep.

12) Where will people park if the owner of a twinhome has a large party?

Answer: If all available parking spaces available to the owner of the twinhome are full, then vehicles will need to park on the street as permitted.

13) What are the extents of the ingress/egress easement?

Answer: Described and pointed to their location on site and referenced the handout.

14) When will construction begin?

Answer: Upon approval of the PUD and Replat by the City Council. It's possible site grading may begin this fall.

15) Will the ingress/egress easement be paved first?

Answer: It's unlikely that the easement will be paved first to minimize use by heavy equipment and preserve the asphalt.

Comments in support of:

- 1) The existing lot condition is unsightly and the twinhomes may offer improvement.

Comments in opposition to:

None

General comments:

- 1) Suggest driveway grade not to exceed 6%, 4-5% would be even better for snowy conditions.
- 2) Concerned additional traffic generated by new homes will generate additional congestion at the intersection with the highway.
- 3) Concerned that the low water pressure that exists in the neighborhood will become worse with supplying additional homes.
- 4) Do not want to see the twinhomes become rental units.
- 5) Concerned the duplex-style homes will have a lower value than existing home in the neighborhood.

- 6) Existing high traffic levels are an issue in the neighborhood, especially with Highway 95 access.
- 7) Concerned the development will be lower valued homes affecting nearby property values.
- 8) Highway 95 access is currently dangerous and additional traffic may increase the risk of accidents at the intersection.
- 9) Concerned about additional traffic at the intersection of Pintail and Quail Run. Maybe additional traffic signs will help, e.g., stop sign and other warning signs.
- 10) Many neighborhoods currently drive down to Polk St to safely navigate from the neighborhood because the highway access is considered dangerous.
- 11) Would like to see the City consider improving the water pressure in the neighborhood.
- 12) Concerned about construction traffic affecting their driveway access.
- 13) Add no parking signs on Pintail Lane near the driveway of the proposed development.

Closing:

No further discussion was recorded, and the meeting was adjourned.

Smisek - RMR Construction Property Master Plan

August 10, 2023

Neighborhood Meeting Handouts Including:

Preliminary Plat

Planned Unit Development Site Plan

Moscow Zoning Map

Example Twinhome Plans



SEPTEMBER 21ST, 2023

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: REPLAT OF LOT 12 AND 13, BLOCK 3 OF QUAIL RUN ADDITION

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the Application for preliminary replat for lots 12 and 13 of Block 3 of the Quail Run Addition Subdivision to the City, the Engineering Division has the following comments and recommended conditions of approval:

Comments

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

Recommendations

1. The City has adopted the 1997 Uniform Building Code Appendix Chapter 33 for grading and excavation requirements within the City. Because of the topography of the existing lots, when developed, the City will require oversight and documentation per 1997 UBC Chapter 33.
2. The proposed plat will be subdividing two lots adjacent to Pintail Lane and creating a lot at a higher elevation (proposed lot 1) than originally platted. As a result, we recommend that the applicant request a model analysis of the City's current water infrastructures ability to serve domestic and fire flow at the subdivision.



City of Moscow
Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Parks and Facilities Manager

David Schott

Date: September 20, 2023

Re: Parkland Dedication Requirements Fulfilled: Quail Run Addition Replat

As part of the subdivision process, the replat of Lot 12 and Lot 13 of Block 3 within the Quail Run Addition falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied.

The parkland dedication requirements for the proposed Quail Run Addition Replat were previously met in 1995 with an in-lieu payment to the City of Moscow in the amount of Thirteen Thousand Three Hundred Twenty Dollars and Zero Cents (\$13,320.00).

With this being the case, no further parkland dedication is required.

Should there be any changes to the developable land or zoning on the final plat, 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 clarifications.



Deanna Breese <dfbreese@gmail.com>

**Replat of Lot 12 and 13, Block 3 of the Quail Run Addition. Permit Application
LUP2023-0017.**

1 message

Jon Breese [REDACTED]@ymail.com>
To: Deanna <[REDACTED]@gmail.com>

Mon, Sep 18, 2023 at 2:30 PM

To Whom it may Concern,

Unfortunately, we will not be able to attend the Public Hearing on Wed. Sept. 27, 2023. We were able to attend the neighborhood onsite meeting August 10, 2023, and were informed that the replat. was to change from two (2) lots to seven (7) lots, for a planned unit development by RMR Construction, of which one lot would be used for the private residence of the owner of RMR Construction. We were told that the other six (6) lots would be used for two (2) family condominiums on each lot, by the project engineer, Nuri Nimmer of Hodge & Associates.

My concern, as was most who attended the meeting, was the impact of the additional traffic to the existing residents of the Quail Run subdivision. These houses will have their access to Pintail Lane almost at its juncture with Highway 95. The traffic now is backed up at certain times of the day on Pintail Lane due to the heavy traffic on 95, so adding more cars will only make it more difficult and dangerous to access Highway 95. When I asked Mr. Nimmer if a traffic study had been done, he indicated it hadn't, which is concerning since it will impact the existing problem.

One other issue is this property has been used for years to store material and equipment with for rent signs on them placed so they can be seen from Highway 95 and Pintail Lane by RMR Construction. Will this continue?

Jon and Deanna Breese
252 Pintail Lane