

Public Works / Finance Committee



Regular Meeting ~Agenda~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday, February 25, 2019

3:00 PM

**Council Chambers
206 E. Third St.**

REGULAR AGENDA

1. Approval of Public Works / Finance Committee February 11, 2019 Minutes (ACTION ITEM) - Laurie M. Hopkins

Minutes presented for approval.

PROPOSED ACTIONS: Approve minutes, amend minutes, or provide staff further direction.

2. Public Meeting: 443 East Lewis Street Lot Division (ACTION ITEM) - Leah Carlson

The applicants, Nethaniel and Emily Ealy, are requesting a lot division located at 443 East Lewis Street. The existing lot is 10,780 sf in size. The applicant is proposing to divide the existing lot into two lots of approximately 5,005 sf and 5,775 sf in size. There is currently one single-family dwelling located on the northern portion of the existing lot that will meet all setback requirements as a result of the proposed division. The subject property is located within the Multiple-Family Residential Zoning District (R-4). Within the R-4 Zoning District, lots with single-family dwellings require a minimum area of 5,000 sf and a minimum lot width of 50 feet. The proposed lot size and lot width of both lots meet these requirements. Property owners within 600 feet of the property have been notified of the proposed division and notice was posted on site seven (7) days prior to the public meeting date.

PROPOSED ACTIONS: Take public comment if applicable and recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

3. 2402 Itani Drive and 2415 East Sixth Street Lot Line Adjustments (ACTION ITEM) - Leah Carlson

The applicant, Scott Oplinger, is requesting two lot line adjustments for the properties located at 2402 Itani Drive and 2415 East Sixth Street. The applicant is requesting a lot line adjustment to reduce the size of the lot addressed as 2415 East 6th Street from 8,201 sf to 7,772 sf and to expand the lot addressed as 2402 Itani Drive from 9,592 sf to 10,031 sf. The applicant is requesting the lot line adjustment in order to better maintain landscaping that was originally installed on or slightly over the property line. Additionally, the applicant is requesting a lot line adjustment for the back triangular lot of the property addressed 2415 East 6th Street, bringing the total square footage of the lot to 9,805 sf. The owners of 2415 East Sixth Street would like to adjust this lot line in order to better utilize the triangular property while also making up for the property given to the neighbors. There is currently one single-family dwelling on both lots. The subject properties are located within the Moderate Density Residential Zoning District (R-2),

which requires a minimum lot area of 7,000 square and a minimum lot width of 60 feet. The proposed lot line adjustments meet both requirements.

PROPOSED ACTIONS: Recommend approval of the lot line adjustment requests with no conditions; or recommend approval of the lot line adjustment requests with conditions; or recommend denial of the lot line adjustment requests; or provide staff further direction.

4. 2830 and 2833 Hampton Court Lot Line Adjustment (ACTION ITEM) - Leah Carlson

Applicants, Dwayne Abbott and Blaine Eckles, are requesting a lot line adjustment between their two properties located at 2830 and 2833 Hampton Court. The proposed lot line adjustment would reduce the lot addressed 2833 Hampton Court from 14,153 sf to 14,083 sf and expand the lot addressed 2830 Hampton Court from 19,482 sf to 19,541 sf. The applicants are requesting the lot line adjustment in order to better maintain landscaping and views of both properties. Each lot currently has one single-family dwelling. The subject properties are located within the Low Density, Single-Family Residential Zoning District (R-1). Within the R-1 Zoning District, lots with single-family dwellings require a minimum area of 9,600 sf and a minimum lot width of 80 feet. The proposed lot line adjustment meets both of these standards.

PROPOSED ACTIONS: Recommend approval of the lot line adjustment request with no conditions; or recommend approval of the lot line adjustment request with conditions; or recommend denial of the lot line adjustment request; or provide staff further direction.

ADJOURN

NOTICE: Moscow City Council and committee meetings are televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

Public Works / Finance Committee



Regular Meeting ~Minutes~

www.ci.moscow.id.us

Laurie M. Hopkins
City Clerk

208.883.7015

Monday, February 11, 2019

3:00 PM

**Council Chambers
206 E. Third St.**

The meeting was called to order at TIME.

PRESENT: Jim Boland, Art Bettge, Anne Zabala

OTHERS: Mayor Bill Lambert, Council Member Gina Taruscio

STAFF: Jen Pfiffner, Sarah Banks, David Schott, Bill Belknap, Mia Vowels, Tyler Palmer, Laurie M. Hopkins, Caylee Birge

REGULAR AGENDA

1. Approval of Public Works/Finance Committee January 28, 2019 Minutes (ACTION ITEM) - Laurie M. Hopkins

Presentation of minutes for approval.

PROPOSED ACTIONS: Approve, amend, or take other such action deemed appropriate.

The minutes were approved as presented.

2. Disbursement Report January 2019 (ACTION ITEM) - Sarah Banks

Staff will present the Accounts Payable Report for the month ending January, 2019.

ACTION: Sign the Disbursements Report for the month of January, 2019.

Banks went over the major expenditures for the month including final payment for the airport realignment. The Committee recommended approval and that it be placed on the Council consent agenda.

3. Resolution for Destruction of City Records (ACTION ITEM) - Laurie M. Hopkins

In 2008, the City Council adopted Resolution 2008-12 classifying City records as temporary, semi-permanent, and permanent, each with a retention schedule. Idaho Code allows for the destruction of temporary and semi-permanent records according to the retention schedule and the adoption of a resolution listing the various types of records. City Staff from City departments have reviewed retention schedules and current records in order to recommend documents for destruction. The proposed Resolution is based upon the review by participating departments and the list has been reviewed by the City Attorney.

PROPOSED ACTIONS: Recommend approval of the resolution, or provide staff further direction.

Hopkins introduced the item as written above. The Committee recommended approval and that it be placed on the Council consent agenda.

4. Hamilton Indoor Recreation Center Exterior Painting Project 2019 Bid Award (ACTION ITEM) - David Schott

The Parks and Recreation Department is requesting authorization to retain Dye Hard Painting for the Hamilton Indoor Recreation Center Exterior Painting Project 2019 in the amount of \$48,000 with a ten percent contingency of \$4,800 for a total amount not to exceed \$52,800.

This project consists of painting the exterior of the Hamilton Indoor Recreation Center, a 20,200 square foot composition board siding facility, built in 2004. This includes: removal of all surface contamination; pressure washing to clean the HIRC; removal and replacement of failed caulking where necessary; prime replaced cement compositions; and apply two (2) coats of exterior paint.

PROPOSED ACTIONS: Recommend Council authorization to accept the low bid from Dye Hard Painting for the Hamilton Indoor Recreation Center Exterior Painting Project 2019 in the amount of \$48,000 with a ten percent contingency of \$4,800 for a total amount not to exceed \$52,800, or take other such action deemed appropriate.

Schott introduced the item as written above. Anticipation for the project is completion in July.

5. City Facility Bond Election Ordinance Approval (ACTION ITEM) - Bill Belknap

Over the last several decades, the City has discussed the need to construct a new police services facility to replace the deficient facility currently located at the corner of Fourth and Washington Streets. In 2015, the City Council identified the deteriorating and substandard Police Facility as a significant major challenge facing the community. On December 17, 2018, the City Council approved the Southview site purchase agreement and provided staff with direction to pursue the development of a bond measure that would address all three facilities to include the construction of the new Police Services Facility, remodeling of the Fourth Street Building for Engineering and Community Development, and the installation of new roofing and siding systems and minor associated remodeling to the Mann building to accommodate the Information Systems Department. The next step in the process is to pass a bond ordinance which establishes the May 21st bond election ballot question, the total bond amount, estimated interest cost and tax payer impact per \$100,000 of assessed taxable valuation. Staff, in conjunction with bond counsel and our financial adviser, have prepared the bond ordinance for the Council's consideration and passage.

PROPOSED ACTIONS: Forward the ordinance on to the full Council for consideration at the February 19, 2019 City Council meeting, or provide staff further direction.

Belknap introduced the item going through the background of the City's major challenge areas from the strategic planning document. Locations were reviewed and the Southview property was approved by City Council to secure purchase and prepare for a May 2019 bond. Three projects are included in the bond: new police facility, remodel of the current police facility, and a remodel of the Paul Mann Building. Total amount of the proposed bond is \$9.64 million including bond issuance expenses. Due to the City's outstanding AA- bond rating, we are expecting to receive a

very favorable bond interest rate of 2.21% for a 10 year bond. This would result in a savings of almost \$2.3 Million in interest expense as compared to a 20 year bond term while only increasing the tax payer impact by just over \$4 per month on a typical \$250,000 home. Mayor Lambert said the interest rate is terrific and how we spend money in the city is critical. City buildings are part of the infrastructure and we need to stay ahead of it. He thanked the City Council in advance for the support of the bond. The Committee fully supported moving the ordinance to the full Council for consideration.

REPORTS

1. Third Street Bridge Project Update - Tyler Palmer

Palmer reported the City has received the 404 permit. Final designs are being discussed with True North and shop drawings should be available at the next update.

ADJOURN

The meeting adjourned at 3:21 p.m.

COMMITTEE STAFF REPORT

DATE: Monday, February 25, 2019



RESPONSIBLE STAFF

Leah Carlson, Planner I

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

Public Meeting: 443 East Lewis Street Lot Division (ACTION ITEM) - Leah Carlson

DESCRIPTION

The applicants, Nethaniel and Emily Ealy, are requesting a lot division located at 443 East Lewis Street. The existing lot is 10,780 sf in size. The applicant is proposing to divide the existing lot into two lots of approximately 5,005 sf and 5,775 sf in size. There is currently one single-family dwelling located on the northern portion of the existing lot that will meet all setback requirements as a result of the proposed division. The subject property is located within the Multiple-Family Residential Zoning District (R-4). Within the R-4 Zoning District, lots with single-family dwellings require a minimum area of 5,000 sf and a minimum lot width of 50 feet. The proposed lot size and lot width of both lots meet these requirements. Property owners within 600 feet of the property have been notified of the proposed division and notice was posted on site seven (7) days prior to the public meeting date.

STAFF RECOMMENDATION

Take public comment if applicable and recommend approval of the proposed lot division with no conditions.

PROPOSED ACTIONS

PROPOSED ACTIONS: Take public comment if applicable and recommend approval of the lot division request with no conditions; or recommend approval of the lot division request with conditions; or recommend denial of the lot division request; or provide staff further direction.

FISCAL IMPACT

No fiscal impact.

PERSONNEL IMPACT

N/A

ATTACHMENTS

1. Application Letter
2. Site Plan
3. Parcel Descriptions

Nethaniel & Emily Ealy

719 Mabelle St.
Moscow, ID 83843
208.596.1181
nethaniel@gmail.com

25th, January, 2019

Mayor & Council Members

City of Moscow
206 E. 3rd
Moscow, ID 83843

RE: 443 E. Lewis Lot Division

Dear Mayor and Council Members,

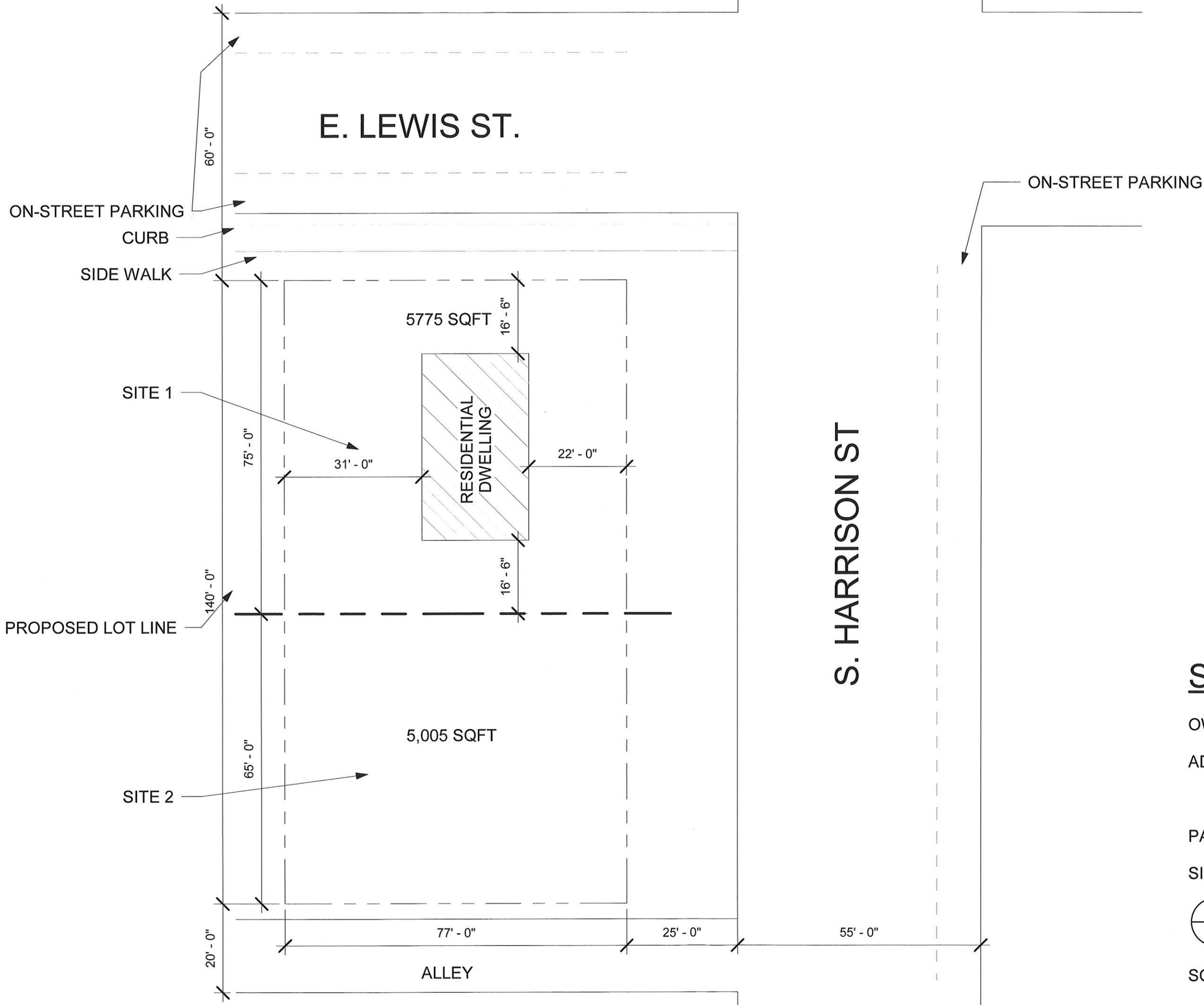
We are writing this letter to initiate a lot division at 443 E. Lewis. The division will create one additional lot for a total of two lots. The northern lot will contain the existing tri-plex and be 77'x75' and 5775 sq/ft.. The southern lot will be 77'x65' and 5,005 sq/ft. and is intended to be offered for sale.

Thank you in advance for your help with this process.

Sincerely,



Nethaniel & Emily Ealy



SITE PLAN

OWNER:	NETHANIEL EAHLY
ADDRESS:	443 E. LEWIS ST. MOSCOW, ID 83843
PARCEL NUMBER:	RPM10300070090
SIZE:	0.22 ACRES



SCALE: 3/64" = 1'-0"

Received 2-5-19

443 E. Lewis: Legal Description

Current:

Lot 9, Block 7 SUNNYSIDE ADDITION to the City of Moscow, as shown by the recorded plat thereof, records of Latah County, Idaho.

Proposed:

The northern 75' of Lot 9, Block 7 SUNNYSIDE ADDITION to the City of Moscow, as shown by the recorded plat thereof, records of Latah County, Idaho.

The southern 65' of Lot 9, Block 7 SUNNYSIDE ADDITION to the City of Moscow, as shown by the recorded plat thereof, records of Latah County, Idaho.

COMMITTEE STAFF REPORT

DATE: Monday, February 25, 2019



RESPONSIBLE STAFF

Leah Carlson, Planner I

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

2402 Itani Drive and 2415 East Sixth Street Lot Line Adjustments (ACTION ITEM) - Leah Carlson

DESCRIPTION

The applicant, Scott Oplinger, is requesting two lot line adjustments for the properties located at 2402 Itani Drive and 2415 East Sixth Street. The applicant is requesting a lot line adjustment to reduce the size of the lot addressed as 2415 East 6th Street from 8,201 sf to 7,772 sf and to expand the lot addressed as 2402 Itani Drive from 9,592 sf to 10,031 sf. The applicant is requesting the lot line adjustment in order to better maintain landscaping that was originally installed on or slightly over the property line.

Additionally, the applicant is requesting a lot line adjustment for the back triangular lot of the property addressed 2415 East 6th Street, bringing the total square footage of the lot to 9,805 sf. The owners of 2415 East Sixth Street would like to adjust this lot line in order to better utilize the triangular property while also making up for the property given to the neighbors. There is currently one single-family dwelling on both lots. The subject properties are located within the Moderate Density Residential Zoning District (R-2), which requires a minimum lot area of 7,000 square and a minimum lot width of 60 feet. The proposed lot line adjustments meet both requirements.

STAFF RECOMMENDATION

Staff recommends approval of the proposed lot line adjustments with no conditions.

PROPOSED ACTIONS

PROPOSED ACTIONS: Recommend approval of the lot line adjustment requests with no conditions; or recommend approval of the lot line adjustment requests with conditions; or recommend denial of the lot line adjustment requests; or provide staff further direction.

FISCAL IMPACT

No fiscal impact.

PERSONNEL IMPACT

No personnel Impact.

ATTACHMENTS

1. Property Descriptions
2. Site Plan
3. Application Letter
4. Plat Maps

1/10/2019

Legal Description by Hodge & Associates
For Marsha & Scott Oplinger
Boundary Line Adjustment Parcel

A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 9, T39N, R5W, B.M., City of Moscow, Latah County, Idaho.
Being more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 4 of Rolling Hills 8th Addition and the northeast corner of Lot 8, Block 1 of Rolling Hills 7th Addition to the City of Moscow;
Thence north, 81.79 feet to the northeast corner of said Lot 2;
Thence S53°21'59"E, 62.26 feet to an angle point on the north line of Lot 7, Block 1 of Rolling Hills 7th Addition;
Thence along said north line, S48°13'06"W, 67.00 feet to the **Point of Beginning**.

Parcel contains 2,043 square feet, more or less.



1/10/2019

Legal Description by Hodge & Associates
For Marsha & Scott Oplinger
Quitclaim Parcel

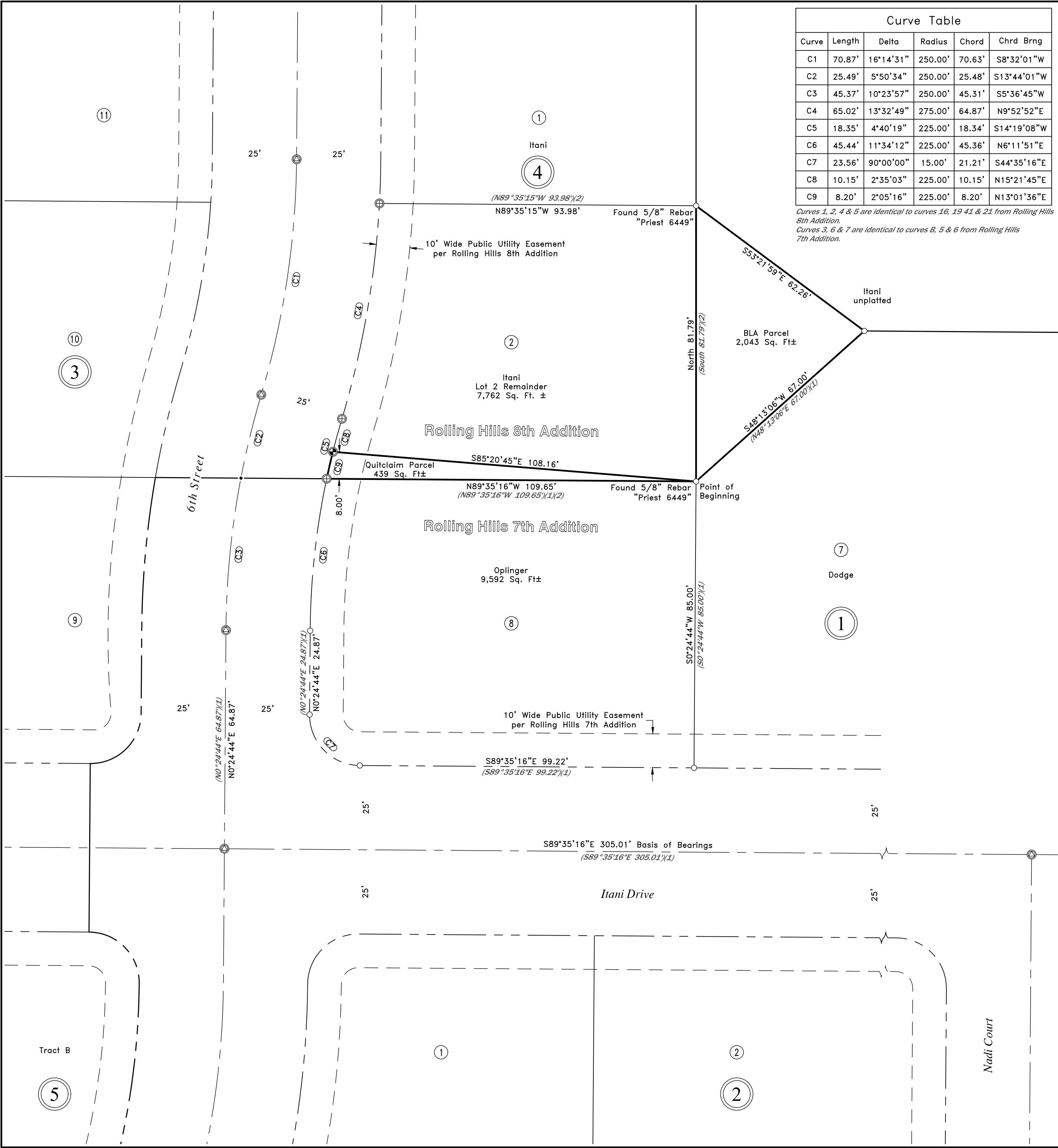
A legal description for a parcel of land, located in the SW1/4 of the NW1/4 of Section 9, T39N, R5W, B.M., being a portion of Lot 2, Block 4 of Rolling Hills 8th Addition to the City of Moscow, Latah County, Idaho. Being more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 4 of Rolling Hills 8th Addition and the northeast corner of Lot 8, Block 1 of Rolling Hills 7th Addition to the City of Moscow;
Thence N89°35'16"W, 109.65 feet to the southwest corner of said Lot 2 and the northwest corner of said Lot 8 on the east right-of-way of 6th Street;
Thence along said right-of way 8.20 feet along a curve to the right, said curve having a Delta = 2°05'16", Radius = 225.00 feet, Chord = 8.20 feet and a Chord Bearing = N13°01'36"E;
Thence leaving said right-of-way, S85°20'45"E, 108.16 feet to the **Point of Beginning**.

Parcel contains 439 square feet, more or less.

Subject to: a 10.00 foot wide public utility easement along the westerly boundary of this parcel, per the Plat of Rolling Hills 8th Addition.





Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	70.87'	16°14'31"	250.00'	70.63'	S8°32'01"W
C2	25.49'	5°50'34"	250.00'	25.48'	S13°44'01"W
C3	45.37'	10°23'57"	250.00'	45.31'	S5°36'45"W
C4	65.02'	13°32'49"	275.00'	64.87'	N9°52'52"E
C5	18.35'	4°40'19"	225.00'	18.34'	S14°19'08"W
C6	45.44'	11°34'12"	225.00'	45.36'	N6°11'51"E
C7	23.56'	90°00'00"	15.00'	21.21'	S44°35'16"E
C8	10.15'	2°35'03"	225.00'	10.15'	N15°21'45"E
C9	8.20'	2°05'16"	225.00'	8.20'	N13°01'36"E

Curves 1, 2, 4 & 5 are identical to curves 16, 19 41 & 21 from Rolling Hills 8th Addition.
Curves 3, 6 & 7 are identical to curves B, 5 & 6 from Rolling Hills 7th Addition.

Section 9, T39N, R5W, BM

Survey References

- Rolling Hills 7th Addition to the City of Moscow, by L. Hodge, PE/LS #3003.
- Rolling Hills 8th Addition to the City of Moscow, by L. Hodge, PE/LS #3003.

Surveyor's Certificate

I, Duane Priest, PLS #6449, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Marsha Oplinger in November, 2018.

Basis of Bearings

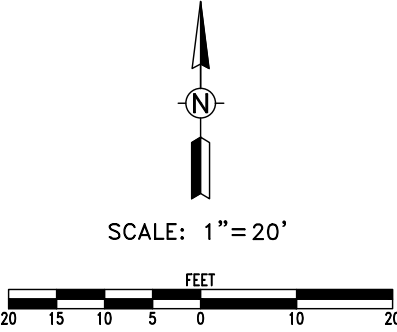
The Basis of Bearings for this survey is the centerline of Itani Drive, between 6th Street and Nadi Court, shown hereon as S89°35'16"E per the plat of Rolling Hills 7th Addition.

Purpose Of Survey

To survey a parcel of land, from Lot 2, Block 4 of Rolling Hills 8th Addition to the City of Moscow, to be Quitclaimed to the Marsha & Scott Oplinger, owner's of Lot 8, Block 1 of Rolling Hills 7th Addition to the City of Moscow. Also to survey a parcel of land from the unplatted Itani property, east of Said Lot 2, to be combined with Lot 2 through a Boundary Line Adjustment (BLA).

Legend

- Set Copper Plug in Concrete Cap Stamped "Priest 6449"
- Found Copper Plug in Concrete Cap Stamped "Priest 6449"
- Found Centerline Monument
- Found 5/8" Diameter Rebar, "Hodge 3003" or as Described
- Calculated Position
- Block Number
- Lot Number
- Record Data - See Survey References
- Curve Data - See Curve Table
- Boundary Line
- Lot Line
- Centerline
- Right-of-Way
- Easement



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

Rolling Hills & Associates, Inc.
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843-0828
(208) 882-3526

Lead Surveyor
Site Mapping
Photogrammetry

RIM ROCK CONSULTING, INC.

1321 WEST 25 STREET #102 TULSA, OKLA. 74103-3883 (918) 583-5539 rimrock@rimrockconsulting.net

PRELIMINARY
NOT FOR
RECORDING

Record of Survey for:
Marsha & Scott Oplinger
Latah County, Idaho

Drafted by:	SW
Checked by:	DEP
File Name:	4137 R0S.dwg
Tab:	Layout
Plot Style	OCE.ctb
Project:	30-- Mo Yr
Date:	1/10/19

January 24, 2019

Mayor Lambert and Moscow City Council
City Hall
Moscow, ID 83843

Re: 2402 Itani Drive and 2415 Sixth Street Lot Line Adjustment

Dear Mayor Lambert and City Council:

The owners of 2402 Itani Drive and the owners of 2415 Sixth Street are requesting a lot line adjustment. The revised lot lines will allow the owners of 2402 Itani Drive to better maintain landscaping that was installed on or slightly over the property line. The owners of 2415 Sixth Street would like to extend the back of the lot to better utilize a triangular property while also making up for the property given to the neighbors in the lot line adjustment. Please see attached proposed record of survey for clarification.

The proposed lot sizes would be:

1. Quit Claim Parcel – 439 SF
2. Boundary Line Adjustment (BLA) Parcel – 2,043 SF

The proposed lot sizes would be:

3. 2402 Itani Drive – 10,031 SF
4. 2415 Sixth Street – 9,805 SF

Attached are the following:

1. Existing Plats
2. Proposed Record of Survey
3. Proposed legal descriptions

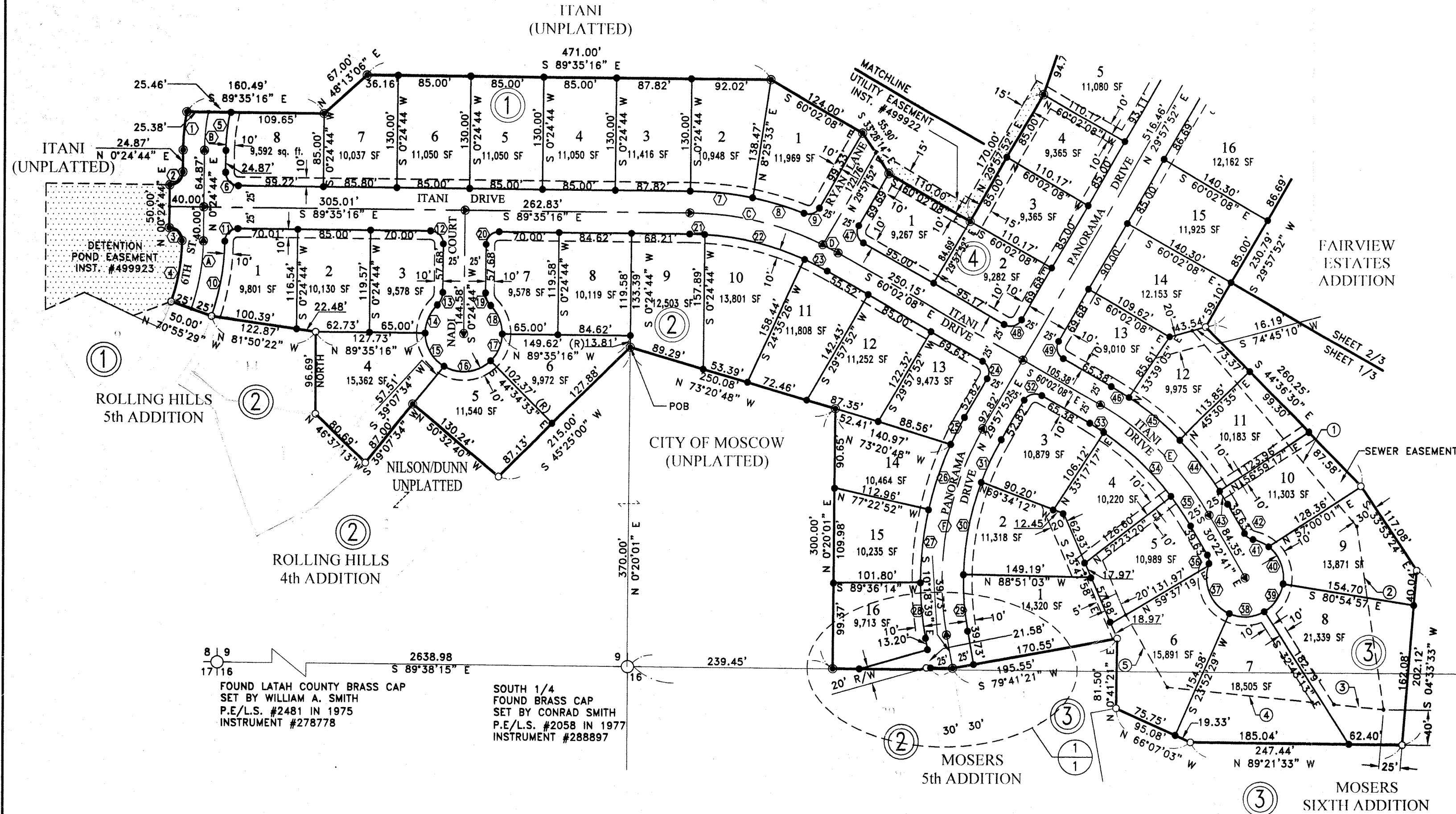
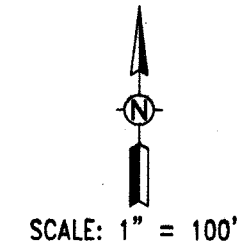
Please do not hesitate to contact me if you have questions regarding the lot line adjustment request.

Sincerely,



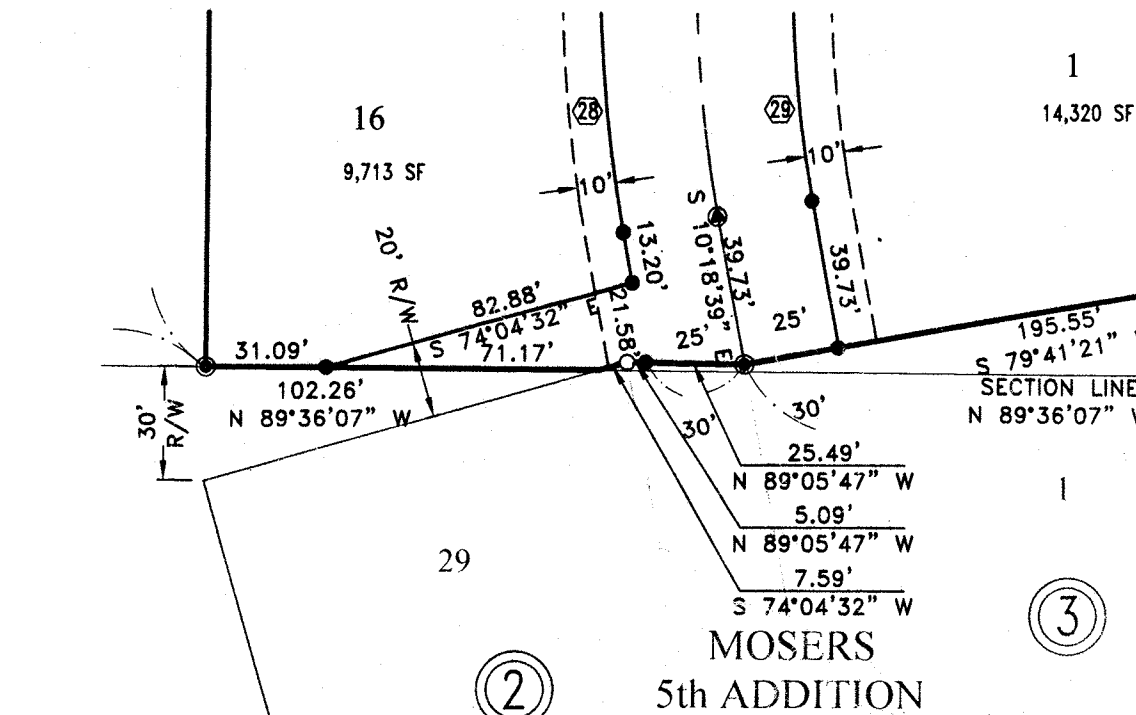
Scott Becker, PE
Principal
Hodge and Associates Inc.

Enc



Legend

- ① Block Number
- 1 Lot Number
- ① Curve Number
- Found Monument as Described
 - Set 5/8" dia. x 30" long rebar w/yellow cap stamped "Hodge 3003" (set prior to filling plat)
 - Set 5/8" dia. x 30" long rebar w/ yellow plastic cap stamped "Hodge 3003" (set by 10-17-06 or as specified by the City)
- Found 5/8" Diameter Iron Pin
- City of Moscow Standard Street Monument
- Theoretical Point
- Subdivision Boundary
- Lot line
- Center line
- Right of Way
- Public Utility Easement
- Existing Easement



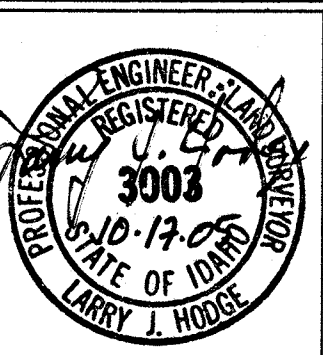
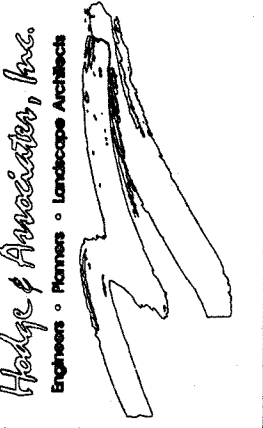
LOT 16 RIGHT-OF-WAY DETAIL

SCALE: 1" = 50'

NOTE:
SEWER EASEMENT LOTS 5-12 BLOCK 3
CURVE DATA IS TABULATED ON SHEET 2.

EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
①	S 40°22'59" E	298.40'
②	S 08°41'02" E	214.61'
③	N 84°11'26" W	58.12'
④	N 84°11'26" W	170.32'
⑤	N 30°11'04" W	97.58'

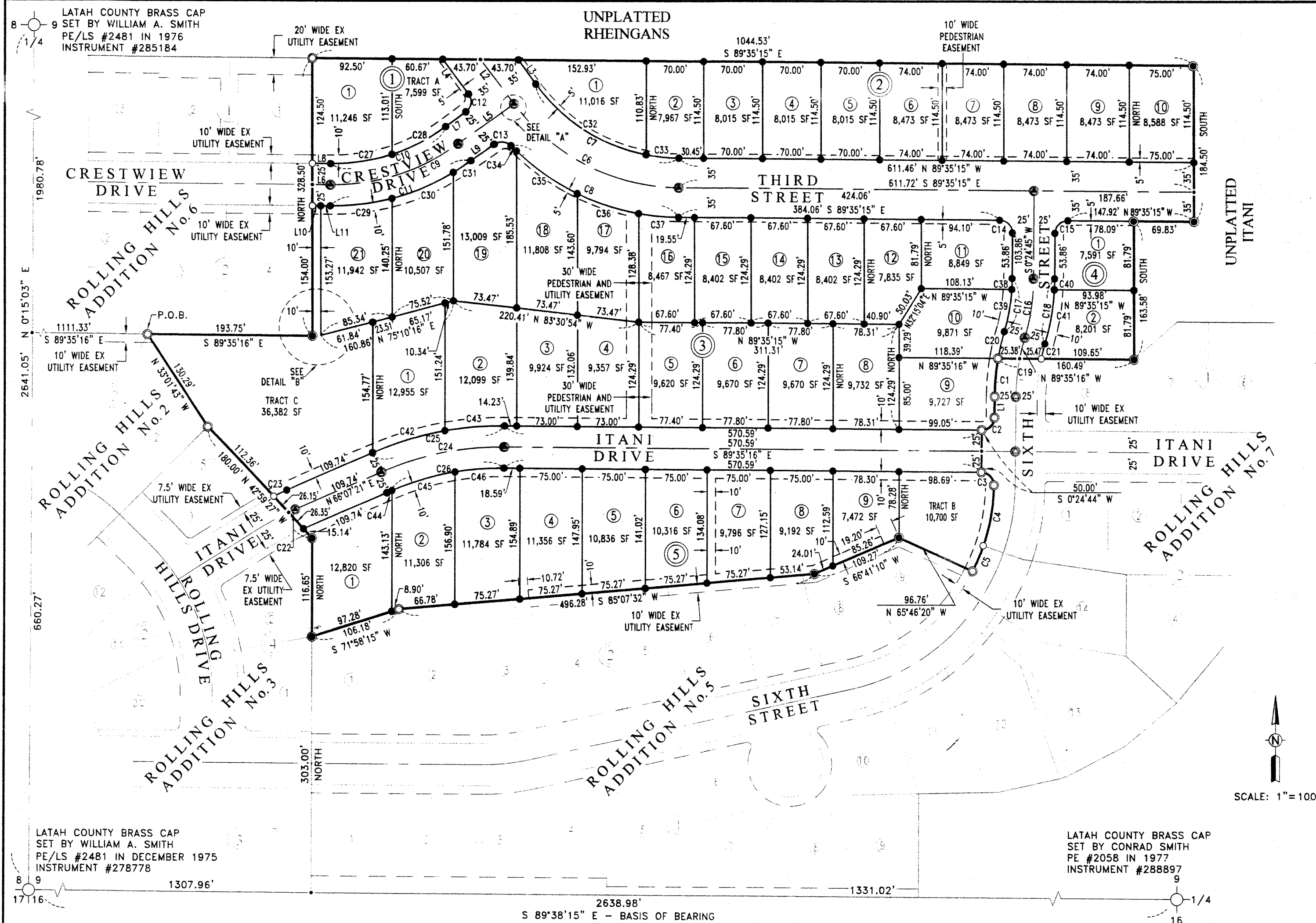
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520



ROLLING HILLS 7TH ADDITION
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
Section 9 & 16, T39N R5W, B.M.
OWNERS: ITANI DEVELOPMENT, L.L.C.

Designed By: LJH
Drafted by: SB, SL
Checked by:
File Name: 2414-Final Plat.dwg
Tab: PLAT
Script File: PLAT
Plot Style: PLAT
Project: 2414-02-03
Date: 10-17-05

Section 9, T39N, R5W, B.M.



Legend

①

Block Number

C1

Lot Number

L1

Curve Number

●

Line Number

○

Found Monument as Described

●

Set 5/8" dia. x 30" long rebar w/ yellow plastic cap stamped "Hodge 3003" on boundary angle point (set prior to filing plat.)

○

Found 5/8" Diameter Iron Pin on boundary angle point.

●

Set 5/8" dia. x 30" long rebar w/ yellow plastic cap stamped "Hodge 3003" (set by 6-1-2012 or as specified by the City of Moscow.)

○

Found 5/8" Diameter Iron Pin

●

Set 5/8" rebar w/ 1-1/2" aluminum caps per City of Moscow standard street monuments

○

Found 5/8" rebar w/ 1-1/2" aluminum caps in City of Moscow Standard street Monument casings

●

Theoretical Point

○

Point of Beginning

—

Boundary Line

—

Centerline

Lot Line / Right of Way Line

Public Utility Easement

Existing Lot Line / Right of Way Line

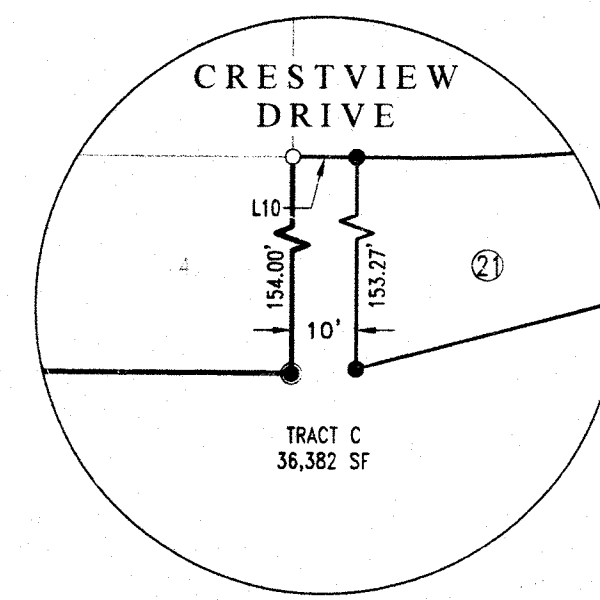
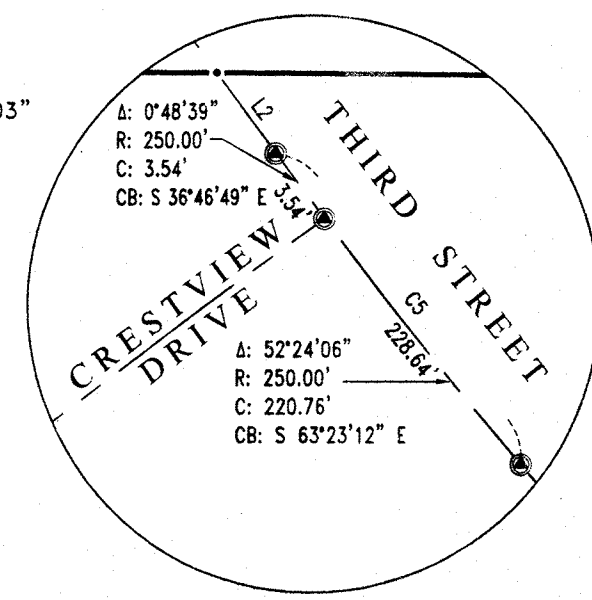
Existing Easement

Easements within Boundary to be Vacated

1. Permanent Public Utility Easement, Instrument #473410.
2. Permanent Public Utility Easement, Instrument #529988.
3. Temporary Turnaround Easement, Instrument #477144.
4. Stormwater Easement, Instrument #499923.
5. Stormwater Easement, Instrument #516604.

Tract Descriptions

TRACT A: Stormwater Detention.
TRACT B: Stormwater Detention.
TRACT C: Parkland Dedication.



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 00°24'44" W	24.87'
L2	S 36°22'30" E	61.44'
L3	N 36°22'30" W	35.27'
L4	S 36°22'30" E	51.15'
L5	N 53°37'30" E	79.63'
L6	S 89°35'15" E	21.25'
L7	S 53°37'30" W	29.60'
L8	N 89°35'15" W	21.43'
L9	N 53°37'30" E	32.78'
L10	S 89°35'15" E	10.00'
L11	S 89°35'15" E	11.07'

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	275.00'	9°26'41"	45.33'	45.28'
C2	15.00'	90°00'00"	23.56'	21.21'
C3	15.00'	90°00'00"	23.56'	21.21'
C4	225.00'	18°39'50"	73.29'	72.97'
C5	225.00'	8°23'27"	32.95'	32.92'
C6	250.00'	53°12'45"	232.18'	223.93'
C7	215.00'	53°12'45"	199.68'	192.58'
C8	285.00'	44°52'05"	223.18'	217.52'
C9	250.00'	36°47'15"	160.52'	157.77'
C10	225.00'	36°47'15"	144.46'	142.00'
C11	275.00'	36°47'15"	176.57'	173.55'
C12	15.00'	90°00'00"	23.56'	21.21'
C13	15.00'	81°39'19"	21.38'	19.61'
C14	15.00'	90°00'00"	23.56'	21.21'
C15	15.00'	90°00'00"	23.56'	21.21'
C16	250.00'	16°14'31"	70.87'	70.63'
C17	225.00'	16°14'31"	63.78'	63.57'
C18	275.00'	16°14'31"	77.96'	77.70'
C19	250.00'	5°50'34"	25.49'	25.48'
C20	275.00'	6°47'50"	32.62'	32.60'
C21	225.00'	4°40'19"	18.35'	18.34'
C22	350.00'	1°24'45"	8.63'	8.63'
C23	375.00'	2°37'40"	17.20'	17.20'
C24	350.00'	24°17'23"	148.38'	147.27'
C25	375.00'	24°17'23"	158.98'	157.79'
C26	325.00'	24°17'23"	137.78'	136.75'
C27	225.00'	18°23'30"	72.22'	71.91'
C28	225.00'	18°23'45"	72.24'	71.93'
C29	275.00'	15°02'27"	72.19'	71.98'
C30	275.00'	16°34'12"	79.53'	79.25'
C31	275.00'	5°10'35"	24.85'	24.84'
C32	215.00'	42°36'17"	159.87'	156.21'
C33	215.00'	10°36'28"	39.81'	39.75'
C34	285.00'	1°48'12"	8.97'	8.97'
C35	285.00'	17°53'15"	88.98'	88.61'
C36	285.00'	15°27'56"	76.93'	76.69'
C37	285.00'	9°42'43"	48.31'	48.25'
C38	225.00'	3°17'40"	12.94'	12.94'
C39	225.00'	12°56'51"	50.85'	50.74'
C40	275.00'	2°41'42"	12.94'	12.93'
C41	275.00'	13°32'49"	65.02'	64.87'
C42	375.00'	13°43'47"	89.86'	89.65'
C43	375.00'	10°33'36"	69.12'	69.02'
C44	325.00'	0°28'40"	2.71'	2.71'
C45	325.00'	13°49'21"	78.41'	78.22'
C46	325.00'	9°59'21"	56.66'	56.59'

546541

NO. _____
AT THE REQUEST OF:

DATE & HOUR:

SUSAN PETERSEN
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

Designed By: BJH

Drafted by: SW

Checked by: AKY

File Name: 3079-Final Plat.dwg

Tab: Plot

Layer State: PLAT

Plot Style: default.ctb

Project: 3079-01-09

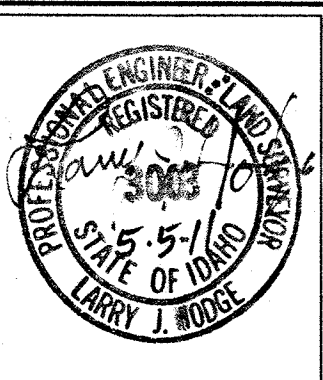
Date: 5/5/11

1 of 2

Received 1-25-19

169

Hodge & Associates, Inc.
Engineers & Surveyors
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-1520



SUBDIVISION PLAT OF
ROLLING HILLS 8th ADDITION
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
Section 9, T39N, R5W, B.M.
2011

COMMITTEE STAFF REPORT

DATE: Monday, February 25, 2019



RESPONSIBLE STAFF

Leah Carlson, Planner I

ADDITIONAL PRESENTER(S)

OTHER RESOURCES

AGENDA ITEM TITLE

2830 and 2833 Hampton Court Lot Line Adjustment (ACTION ITEM) - Leah Carlson

DESCRIPTION

Applicants, Dwayne Abbott and Blaine Eckles, are requesting a lot line adjustment between their two properties located at 2830 and 2833 Hampton Court. The proposed lot line adjustment would reduce the lot addressed 2833 Hampton Court from 14,153 sf to 14,083 sf and expand the lot addressed 2830 Hampton Court from 19,482 sf to 19,541 sf. The applicants are requesting the lot line adjustment in order to better maintain landscaping and views of both properties. Each lot currently has one single-family dwelling. The subject properties are located within the Low Density, Single-Family Residential Zoning District (R-1). Within the R-1 Zoning District, lots with single-family dwellings require a minimum area of 9,600 sf and a minimum lot width of 80 feet. The proposed lot line adjustment meets both of these standards.

STAFF RECOMMENDATION

Staff recommends approval of the proposed lot line adjustment with no conditions.

PROPOSED ACTIONS

PROPOSED ACTIONS: Recommend approval of the lot line adjustment request with no conditions; or recommend approval of the lot line adjustment request with conditions; or recommend denial of the lot line adjustment request; or provide staff further direction.

FISCAL IMPACT

No fiscal impact.

PERSONNEL IMPACT

N/A

ATTACHMENTS

1. Application Letter
2. Site Plan
3. Property Descriptions
4. Plat Map

January 31, 2019

Mayor Lambert and Moscow City Council
City Hall
Moscow, ID 83843

Re: 2830 and 2833 Hampton Court Lot Line Adjustment

Dear Mayor Lambert and City Council:

The owners of 2830 Hampton Court and the owners of 2833 Hampton Court (Lots 6 and 8 Southgate 3rd Addition) are requesting a lot line adjustment. The revised lot lines will allow the owners of 2833 Hampton Court and 2830 Hampton Court to better maintain landscaping and views. Please see attached proposed record of survey for clarification.

The proposed lot swap sizes would be:

1. Quit Claim Parcel -290 SF
2. Quit Claim Parcel -349 SF

The proposed total lot sizes would be:

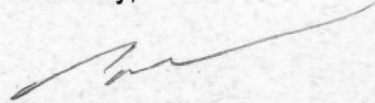
3. 2830 Hampton Court (Lot 8)– 19541 SF
4. 2833 Hampton Court (Lot 6) – 14053 SF

Attached are the following:

1. Existing Plats
2. Proposed Record of Survey
3. Proposed legal descriptions

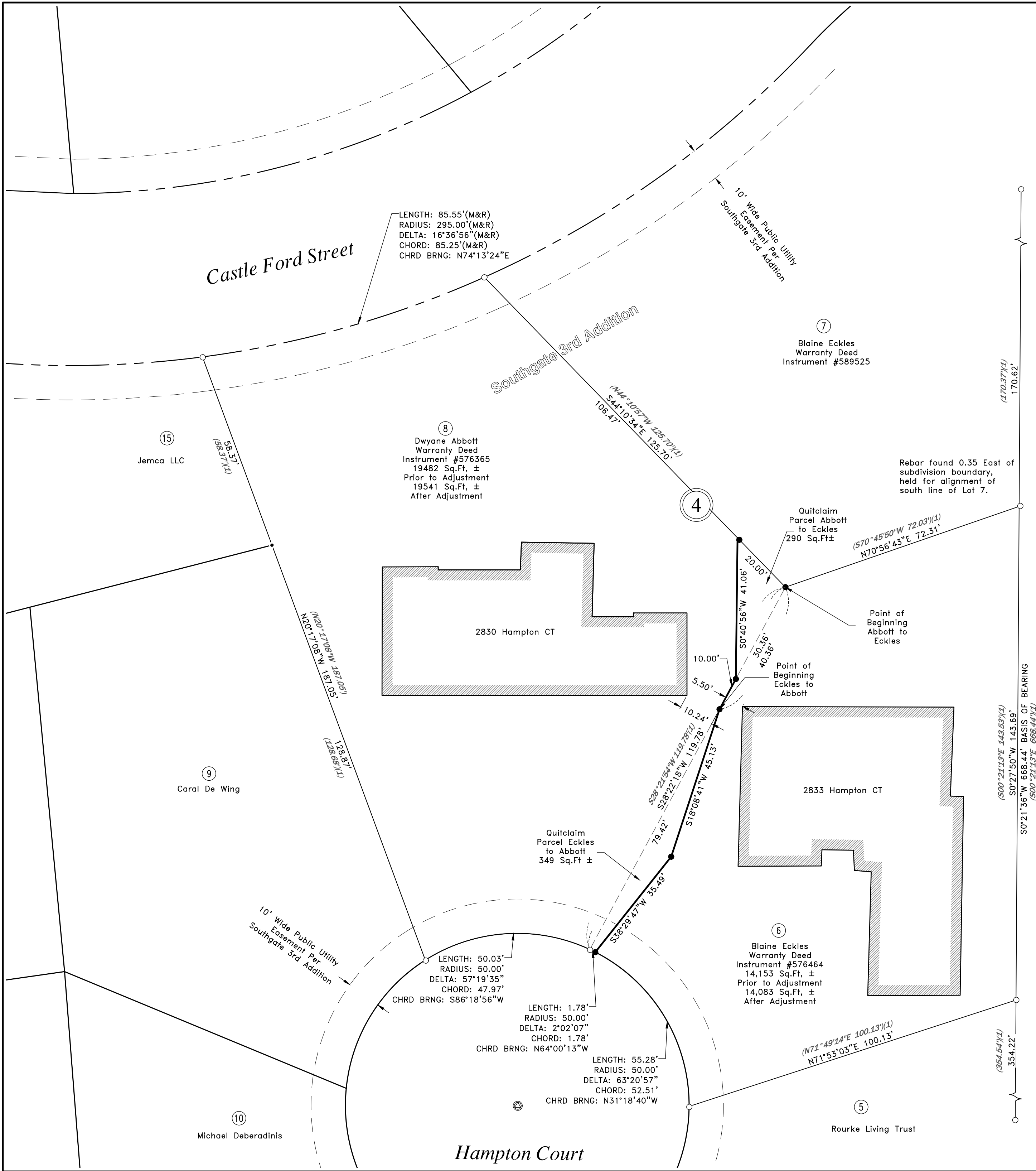
Please do not hesitate to contact me if you have questions regarding the lot line adjustment request.

Sincerely,



Scott Becker, PE
Principal
Hodge and Associates Inc.

Enc



Section 16, T39N, R5W, BM

Basis of Bearings

The Basis of Bearings for this survey is the east line of Block 4 shown hereon as S0°21'36"W per GPS observation.

Purpose Of Survey

To adjust lot lines of Lots 6 and 8, Block 4 of Southgate 3rd Addition to provide better access around the existing house.

Surveyor's Certificate

I, Duane Priest, PLS #6449, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Blaine Eckles in October 2018.

Survey References

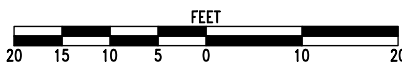
- 1. Southgate 3rd Addition
- 2. Warranty Deed Instrument #576364
- 3. Warranty Deed Instrument #576365
- 4. Correction Deed Instrument #581019
- 4. Warranty Deed Instrument #589525

Legend

- Set 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "Priest 6449"
- Found 5/8" Diameter Rebar w/Yellow Plastic cap Stamped "PE/LS 2102"
- Calculated Position
- Found Centerline Monument
- Block Number
- Lot Number
- Record Data Per Southgate 3rd Addition
- Parcel Line after Boundary Adjustment
- Original Lot Line
- Original Lot Line to be Made Obsolete
- Easement Line



SCALE: 1"=20'



NO. _____ AT THE REQUEST OF: _____

DATE & HOUR: _____

_____ M.
HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FEE \$ _____ BY _____

W. Duane Priest, Inc.
P.O. Box 8728
405 S. Washington Street
Boise, Idaho 83725
(208) 852-3545
(208) 852-3520

Lead Surveyor
Site Planning
Mapping

RIM ROCK CONSULTING, INC.
1321 WEST 25th STREET #102 BOISE, IDAHO 83725-2885-3539 rimrock@rimrockconsulting.net

PRELIMINARY
NOT FOR
RECORDING

Record of Survey for:
Eckles/Abbott
Latah County, Idaho

Drafted by:	JSH
Checked by:	SW/DEP
File Name:	4113 ROS.dwg
Tab:	Layout
Plot Style	OCE.ctb
Project:	4113- 10 18
Date:	1/30/19

1/31/2019

Legal Description by Hodge & Associates Quitclaim Parcel, Abbott to Eckles

A legal description for a parcel of land, located in the SW1/4NE1/4 of Section 16, T39N, R5W, B.M., being a portion of Lot 8, Block 4 of Southgate 3rd Addition, City of Moscow, Latah County, Idaho.
Being more particularly described as follows:

Beginning at the northwest corner of Lot 6, Block 4 of Southgate 3rd Addition;
Thence along the west line of said Lot 6, S28°22'18"W, 30.36 feet;
Thence leaving said west line N0°40'56"E, 41.06 feet to the northeasterly line of Lot 8, Block 4 of Southgate 3rd Addition;
Thence along said line S44°10'34"E 20.00 feet to the **Point of Beginning**.

Parcel contains 290 square feet, more or less.



1/4/2019

Legal Description by Hodge & Associates Quitclaim Parcel, Eckles to Abbott

A legal description for a parcel of land, located in the SW1/4NE1/4 of Section 16, T39N, R5W, B.M., being a portion of Lot 6, Block 4 of Southgate 3rd Addition, City of Moscow, Latah County, Idaho.
Being more particularly described as follows:

Commencing at the northwest corner of Lot 6, Block 4 Southgate 3rd Addition, Thence along the west line of said Lot 6, S28°22'18"W, 40.36 feet, to the **Point of Beginning**;

Thence leaving said west line S18°08'41"W, 45.13 feet;

Thence S38°29'47"W 35.49 feet to the southwesterly line of said Lot 6 and the Right of Way of Hampton Court;

Thence along said Right of Way 1.78 feet, along a curve to the left, curve having a Delta = 2°02'07", Radius = 50.00 feet, Chord = 1.78 feet, and Chord Bearing = N64°00'13"W to the southeast corner of Lot 8, Block 4 of Southgate 3rd Addition;

Thence N28°22'18"E, 79.42 feet to the **Point of Beginning**.

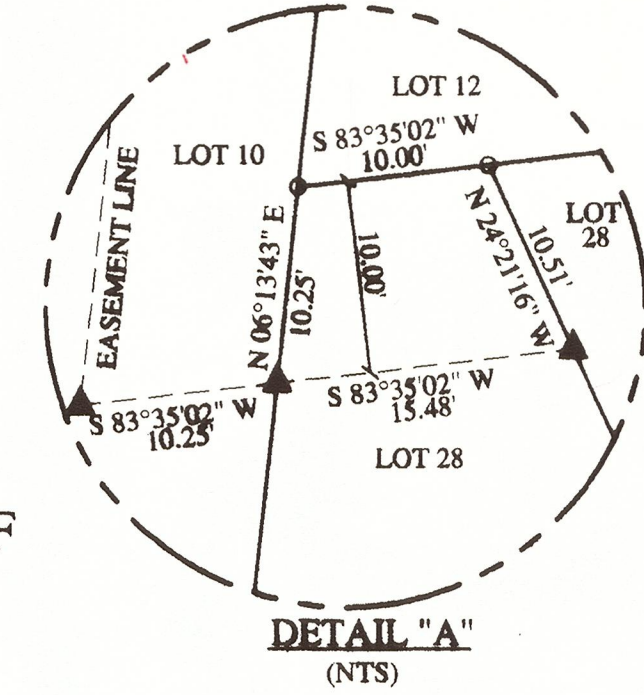
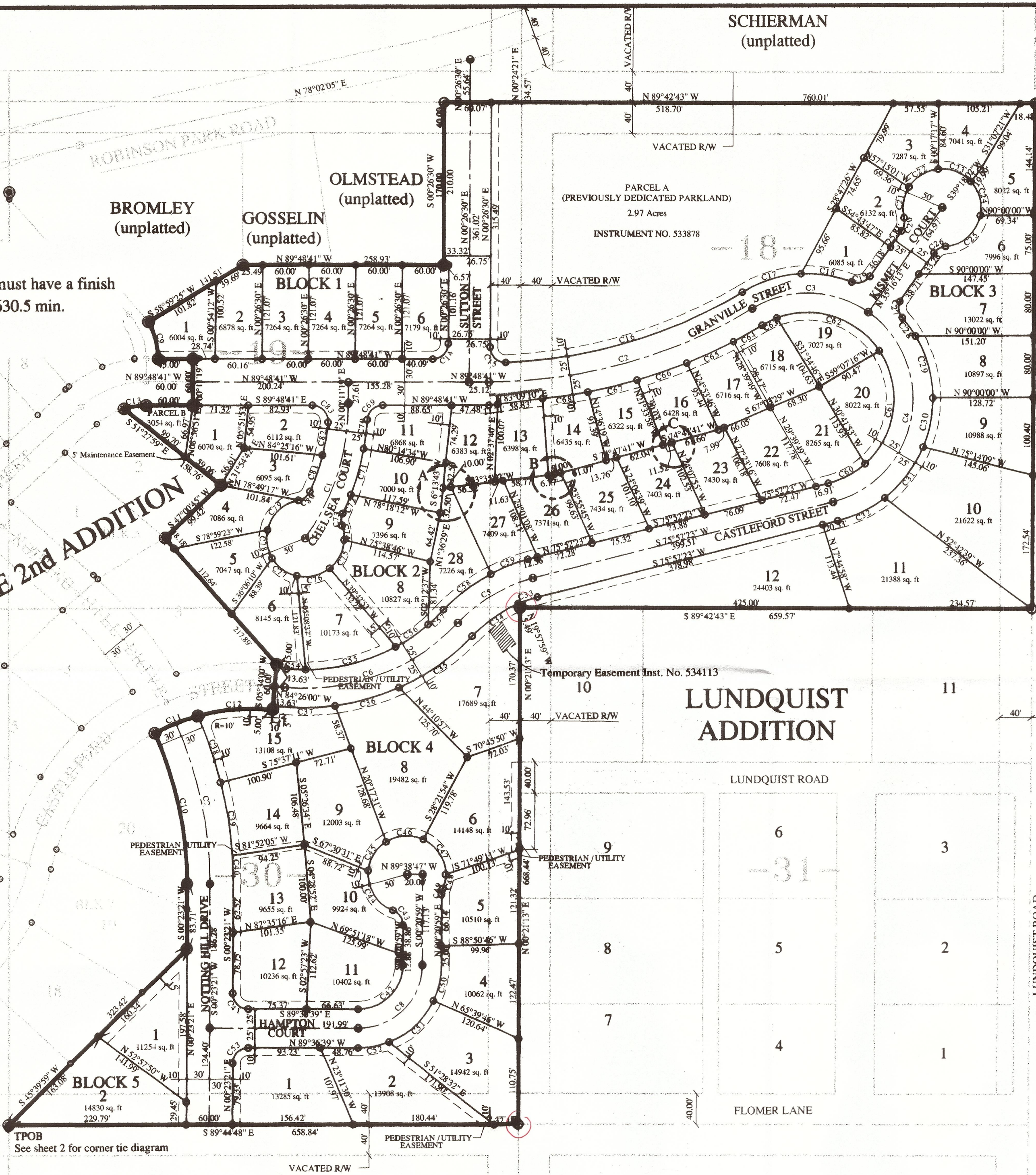
Parcel contains 349 square feet, more or less.



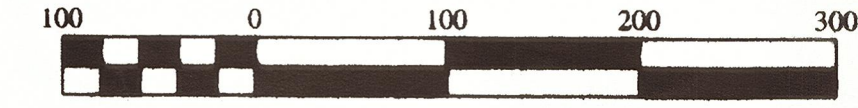
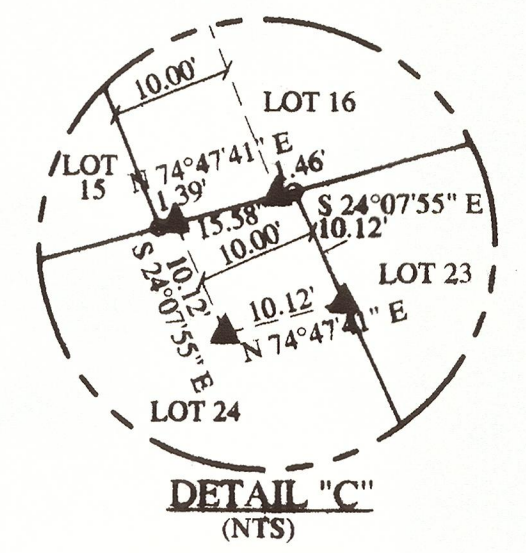
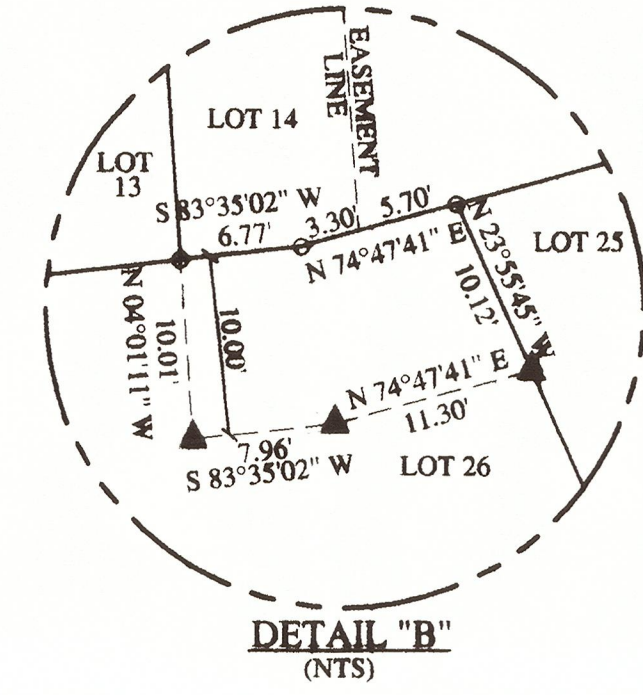
NOTE:

The following lots must have a finish floor elevation of 2630.5 min.
LOT 1 BLOCK 1
LOT 1 BLOCK 2

SOUTHGATE 2nd ADDITION



UNIVERSITY OF IDAHO (unplatted)



Scale 1" = 100'

LEGEND

- = SET 1/2" DIA. BY 24" LONG REBAR W/ CAP MK'D. "PE/LS 2102" (WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- = SET 5/8" DIA. BY 30" LONG REBAR W/ CAP MK'D. "PE/LS 2102" (WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- = SET CITY OF MOSCOW STANDARD STREET MONUMENT - 2" ALUM. CAP (WILL BE SET BY 10-31-12 AFTER CONSTRUCTION COMPLETION)
- ⊕ = FOUND CITY OF MOSCOW STANDARD STREET MONUMENT (2" ALUM. CAP ON REBAR)
- = FOUND 5/8" DIA. REBAR
- = FOUND 1/2" DIA. REBAR
- ⊕ = FOUND 1/4 CORNER MOUNMENT
- ▲ = CALCULATED POINTS/ NOTHING SET
- = SECTION 16 PLAT LOT NUMBERS
- - - = PUBLIC UTILITY EASEMENT, 10' WIDE UNLESS OTHERWISE NOTED
- - - = CENTERLINE
- - - = SUBDIVISION BOUNDARY
- - - = LOT BOUNDARY
- - - = PLAT OF SECTION 16
- - - = PLAT OF SECTION 16 RIGHT-OF-WAY

* ALL LOTS SHOWN HEREON WILL BE SERVED BY A PUBLIC WATER SYSTEM

THOMPSON (unplatted)



HAMMOND ENGINEERING & DEVELOPMENT COMPANY
528 Bryden Avenue Lewiston, Idaho 83501
(208)798-5422

FINAL PLAT
SOUTHGATE 3rd ADDITION
A PARTIAL REPLAT OF THE PLAT OF SECTION 16, T.39 N., R. 5 W., B.M.
TO THE CITY OF MOSCOW, LATAH COUNTY, IDAHO
OWNER: JEMCA, LLC

SCALE 1"=100'	
DRAWN BY MEE	CHECKED BY JSH
DATE 6-23-08	JOB # 702
SHEET 1 OF 3	
DRAWING # 702-P1	