

TRANSPORTATION COMMISSION



Scott Sumner
Commission Chair
trans@ci.moscow.id.us

Regular Meeting ~Agenda~

Cody Riddle
Staff Liaison
208.883.7027

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Thursday
March 14, 2024

4:00 PM

Council Chambers
206 E. Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of February 8, 2024 Minutes (ACTION ITEM)

Presentation of minutes for approval.

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

2. Public Comment

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

3. Tabling at the Farmers Market (ACTION ITEM) - Cody Riddle

The Community Events Division is seeking participation from the various City boards and commissions to table at the Farmers Market during the upcoming season. Staff will lead a discussion of the available dates for consideration.

PROPOSED ACTION: Select a date for Commission attendance at the 2024 Farmers Market, or take other action as deemed appropriate.

4. Wildrose Court (ACTION ITEM) – Cody Riddle

The City has received applications for annexation, rezone, and a preliminary plat for a 16-unit planned unit development on 2.5 acres generally located north of the Highway 8 and Carmichael Road intersection, at the terminus of Flomer Lane. Staff will provide an overview of the proposal for the Commission's review and recommendation.

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

5. Pine View Addition (ACTION ITEM) – Cody Riddle

The City has received applications for annexation, rezone, and a preliminary plat for a 40-lot subdivision on 17.65 acres generally located at the eastern terminus of Moser Street, southeast of McDonald Elementary. Staff will provide an overview of the proposal for the Commission's review and recommendation.

PROPOSED ACTIONS: Receive report and provide recommendations as deemed appropriate.

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

6. Idaho Transportation Department (ITD) Update – ITD Staff

Staff from ITD will provide an update on current planning efforts impacting Moscow and the surrounding area.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next regularly scheduled Transportation Commission meeting is set for April 11, 2024.

ADJOURN

TRANSPORTATION COMMISSION



Scott Sumner
Commission Chair
trans@ci.moscow.id.us

Regular Meeting ~Minutes~

Cody Riddle
Staff Liaison
208.883.7027

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

**Thursday
February 8, 2024**

4:00 PM

**Council Chambers
206 E. Third Street**

Sumner called the meeting to order at 4:04 PM

MEMBERS PRESENT: Scott Sumner, Chair; Erin Bacon, Randy Baukol, Joel Hamilton, Robert Sanders
MEMBERS ABSENT: Ben Calabretta, Mary DuPree, Mike McGahan, Steve Mills
OTHERS: Hailey Lewis
STAFF: Jennifer Fleischman, Cody Riddle

REGULAR AGENDA

1. Approval of January 11, 2024 Minutes (ACTION ITEM)

Presentation of minutes for approval.

Hamilton moved for approval of the minutes as presented, seconded by Baukol. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Whitman County/Sand Road Update – Mark Storey

Whitman County staff will provide an update on their planning efforts, including a potential bypass route that could impact Sand Road in Latah County and the City of Moscow.

Riddle informed the Commissioners that Storey was unable to attend the meeting. This item will be moved to the next meeting in March.

4. Commission Priorities and Goals for 2024 (ACTION ITEM) – Cody Riddle

Staff will continue to guide a discussion around goals and priorities for the Commission in the coming year.

Riddle reviewed the draft goals and priorities that were compiled from the last meeting's discussion. It was agreed that none of the goals are more important than any of the others. The Commission discussed the possibility of solidifying a liaison position between the Pathways Commission and the Transportation Commission. There was a conversation about providing more education to encourage citizen involvement with policy making. Commissioners talked about including one-way streets in the city standards for subdivisions and how transportation needs are changing in residential areas. Staff will invite Mike Ray, the City Planner, to a future meeting to talk about one-way streets.

Bacon moved for approval of the Transportation Commission 2024 Goals and Priorities as presented and discussed, seconded by Sander. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

5. Idaho Transportation Department (ITD) Update – ITD Staff

Staff from ITD will provide an update on current planning efforts impacting Moscow and the surrounding area.

None.

REPORTS

- There was a US-95 Palouse Region Planning and Environmental Linkages (PEL) Study meeting at the beginning of the week.
- There have not been any building permits pulled for Home Depot.

ANNOUNCEMENTS

- Council Liaison Lewis enjoys the Transportation Commission.
- A Commissioner requested a printed copy of the Multi-Modal Transportation Plan for use during discussions.

UPCOMING EVENTS / MEETINGS

The next regularly scheduled Transportation Commission meeting is set for March 14, 2024.

Several Commissioners will not be available for the next meeting date and the date may be moved or the meeting cancelled.

The meeting adjourned at 4:44 PM

Scott Sumner, Chair

MOSCOW FARMERS MARKET



Commission and Department Tabling Guidelines

The Moscow Farmers Market averages 7,500+ adults and 1,300+ children visitors per Market day, with many of these individuals residing within Latah and Whitman County. In an effort to promote collaboration, the Community Events Division welcomes City of Moscow Commissions & Departments to host a table at the Moscow Farmers Market to conduct public outreach and bring awareness to citizens about special projects and initiatives.

Staff liaisons are to select up to five dates that Commission members and/or City staff are available for tabling at the Market; a minimum of two dates will be assigned. **Selection of dates does not guarantee assignment.** Liaisons will be notified of the final tabling schedule by early- to mid-April.

All City Commissions must adhere to the following:

- Conduct tabling hours between **9 am and 12 pm** within the confines of the tabling space next to the **bus shelter in Friendship Square**.
- Be responsible for the transportation of their tabling materials.
- Submit date requests no later than April 1 each year for priority consideration.
- Include a brief description (photos & graphics welcome!) on outreach initiative for inclusion in press releases, social media, and monthly e-newsletter (see examples on following pages).

The following items will always be provided and set-up by Community Events Staff for Commissions:

- One, six (6) foot table
- City of Moscow tablecloth
- Shade umbrella with weighted stand (a pop-up tent with tent weights is supplied during inclement weather)
- Two chairs

Commissions that are unable to table on their assigned day must inform their City staff liaisons. Staff liaisons are to contact the Community Events Division regarding such cancelations and to reschedule if possible. Office hours during the Moscow Farmers Market season are Tues. through Fri., 8 am to 5 pm.

MOSCOW FARMERS MARKET



Commission and Department Tabling Guidelines



MOSCOW FARMERS MARKET



Commission and Department Tabling Guidelines



MOSCOW FARMERS MARKET



- | | |
|---|---|
| ☐ Board of Adjustment | ☐ Moscow Arts Commission |
| ☐ Fair & Affordable Housing Commission | ☐ Moscow Pathways Commission |
| ☐ Farmers Market Commission | ☐ Sustainable Environment Commission |
| ☐ Historic Preservation Commission | ☐ Transportation Commission |
| ☐ Human Rights Commission | ☐ Tree Commission |
| ☐ Parks & Recreation Commission | ☐ City Department or Division |
| ☐ Planning & Zoning Commission | |

MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
☐ 4	☐ 1	☐ 6	☐ 3	☐ 7	☐ 5*
☐ 11**	☐ 8	☐ 13	☐ 10*	☐ 14	☐ 12
☐ 18	☐ 15	☐ 20	☐ 17	☐ 21	☐ 19
☐ 25	☐ 22**	☐ 27	☐ 24	☐ 28	☐ 26*
	☐ 29		☐ 31		

*Farmers Market special event

**Farmers Market Commission tabling

Description of outreach effort(s) to be used on the City calendar and social media outreach:

Contact for Outreach Events:

First Name

Last Name

Cellphone Number

Email

City Staff Liaison Signature: _____ **Date:** _____

By signing this form, City Staff Liaison acknowledges they are aware of their Commission's outreach efforts and are responsible for collecting items at the end of Market day if Commission members fail to do so.

For office use only | Request Form received on: _____

Last updated 20240216



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$984.00	
	Receipt Number		

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Ron Struthers & Dave Dail (Provvidenza, LLC) Phone: (208) 892-4339
(208) 310-0855
 Address: 1008 Warren Ln, Moscow, ID 83843 Email: ron@sonriseapartments.com
davedail.realtor@gmail.com

OWNER: (if other than applicant)

Name: _____ Phone: _____
 Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Phone: (208) 882-3520
 Address: 405 S. Washington St, Moscow, ID 83843 Email: scottbecker@moscow.com

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

PROPERTY:

- Proposed Subdivision Name: Wildrose Court
- Address(es) or Parcel Number(s): 0 Flomer Ln, 83843 - RP39N05W167350A
- Legal Description: *Please attach copy of full description.*
- Gross Area of all land involved: 2.53 +/- acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
 _____ acres, and/or 77,889.4 +/- square feet.
- Total number of lots: Sixteen (16) Average lot size: 3,984 sq. ft. +/-
- Existing Zoning of subject property: Outside City Limits - Latah County R1

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use (i.e. 75% single-family residential; 20% multi-family; 5% commercial). Also include any proposed park land and the acreage:

The new use of this property, will include a Sixteen (16) Lot Single Family development, with a roadway connection from the dead end of Wildrose Drive, providing access from Ridgeview Estates, to all 16 lots. Tract of land dedicated for stormwater purposes, additional tract dedicated to pathway as parkland.

Pathway Parkland Dedication: 3202 sq. ft. +/-, Open Space: 8,990 sq. ft. +/-, Stormwater: 5319 sq. ft. +/-

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 written approval of such a request is issued by the City Engineer.

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.

APPLICATION SUBMITTAL:

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

The following items must be submitted with this application before it will be processed:

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. 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. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.



Signature of Applicant

02/21/2024

Date

Signature of Property Owner (if different)

Date

Wildrose Court T39N, R5W, BM

Legal Description

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

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

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

Parcel contains 2.53 acres, more or less.

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

Certificate of Owner

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

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

Ron Struthers
Representative, Provvidenza, LLC

Date

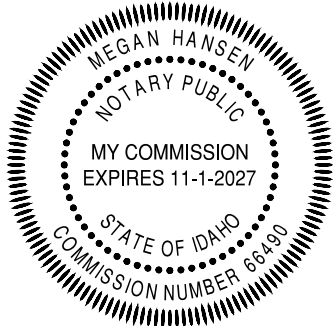
Acknowledgment

STATE OF IDAHO } S.S.
COUNTY OF LATAH }
On this _____ day of _____, 2023, before me, personally appeared, Ron Struthers known or identified to me to be the person whose name is subscribed to the foregoing instrument and that they executed the same.

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

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

Notary Public, _____
Residing in _____
My Commission Expires _____



Approvals

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2023.

Chairman, Planning and Zoning Commission

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____ 2023.
Dedication of all public streets, easements, and parkland described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Clerk Mayor, City of Moscow

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____ 2023.

City Engineer, City of Moscow

Latah County Surveyor

Examined and approved by the Latah County Surveyor this _____ day of _____ 2023.

Latah County Surveyor

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for 2023 and preceding years as of this _____ day of _____ 2023.

Latah County Treasurer

Public Health – Idaho North Central Health District

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

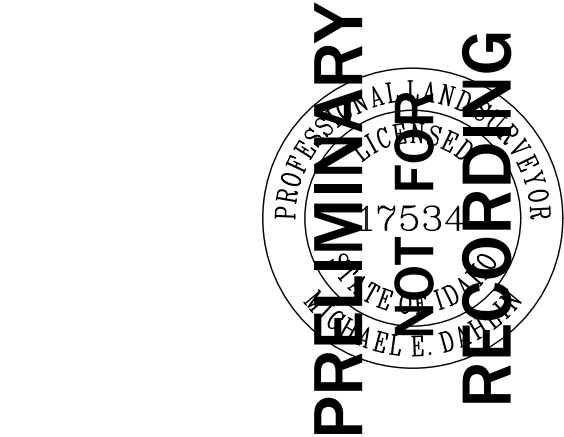
Public Health – Idaho North Central District, Senior Environmental Health Specialist

Date

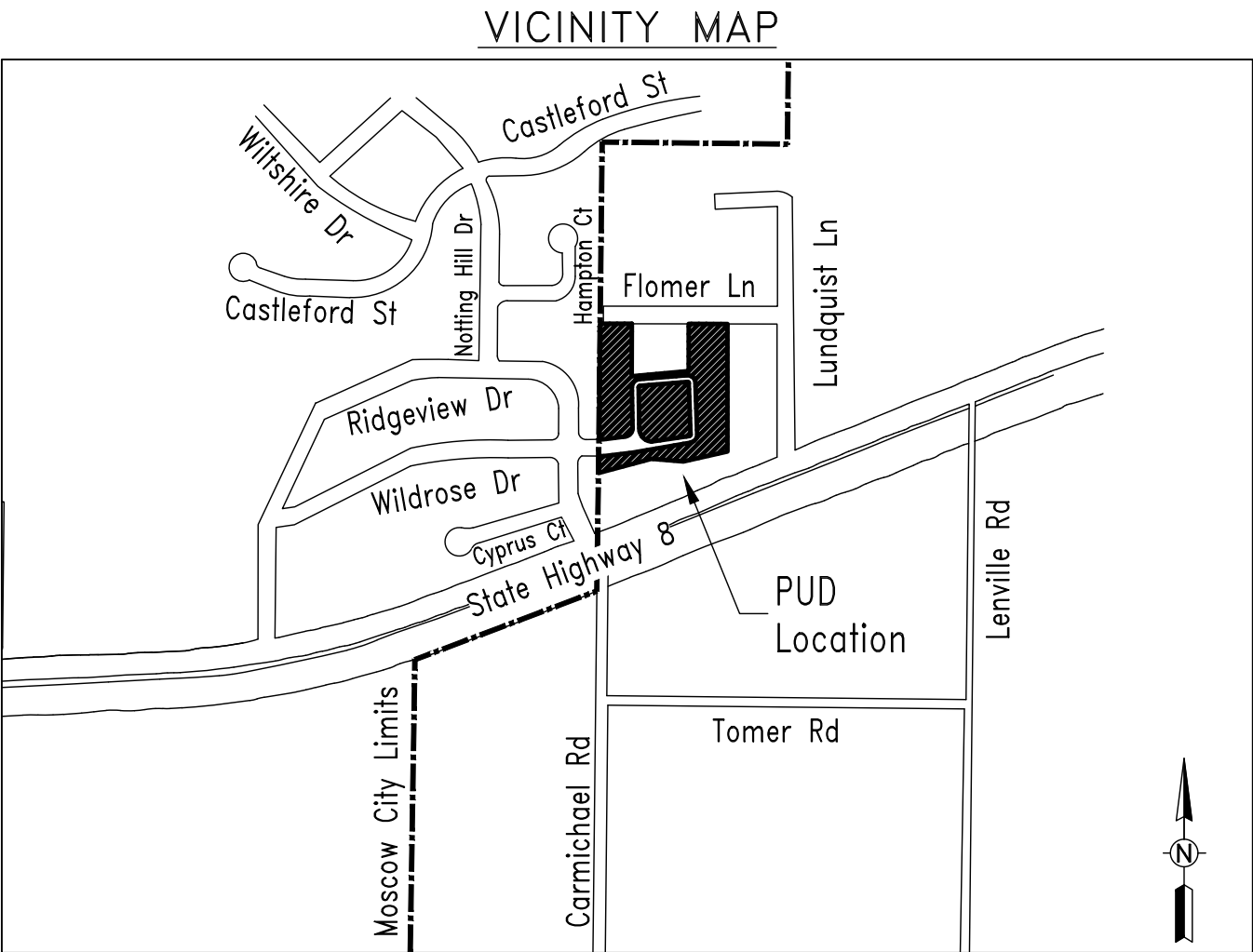
SURVEYOR'S CERTIFICATE

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

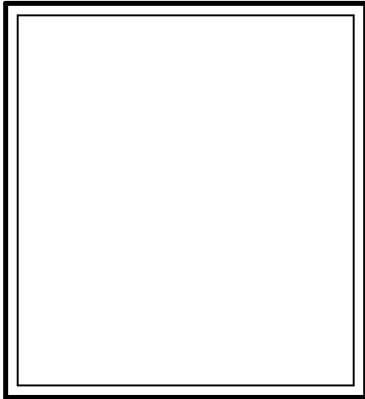
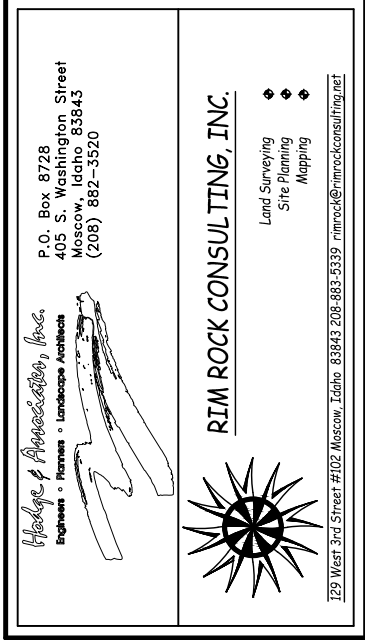
_____ day of _____, 2023.



Michael E. Dahlin Idaho Professional Land Surveyor



NO. _____ AT THE REQUEST OF: _____
DATE & HOUR: _____ M.
JULIE FRY
LATAH COUNTY RECORDER
FEE \$ _____ BY _____



Subdivision Plat of:
Wildrose Court
Moscow, Idaho

Drafted by:	DC
Checked by:	SW/MED
File Name:	WILDROSE PUD PLAT (01.24.46).dwg
Tab:	Sign
Plot Style	Primary.ctb
Project:	4543-05-22
Date:	2/8/24

Section 16, T39N, R5W, BM

Survey References:

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

Surveyor's Certificate

I, Michael E. Dahlin, PLS #17534, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Providenza, LLC in November 2023.

Basis of Bearings

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

Surveyor Narrative

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

Legend

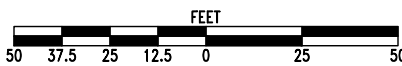
- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "PLS 17534"
- Found 1" Iron Pipe, Leaning, Shot at Base
- Found 5/8" Diameter Rebar w/Yellow Plastic Cap Stamped "HEDCO, Inc. PE/LS 2102" or as Described
- Found 1/2" Diameter Rebar, No Cap
- Calculated Position
- Found Centerline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

NO. _____ AT THE REQUEST OF:

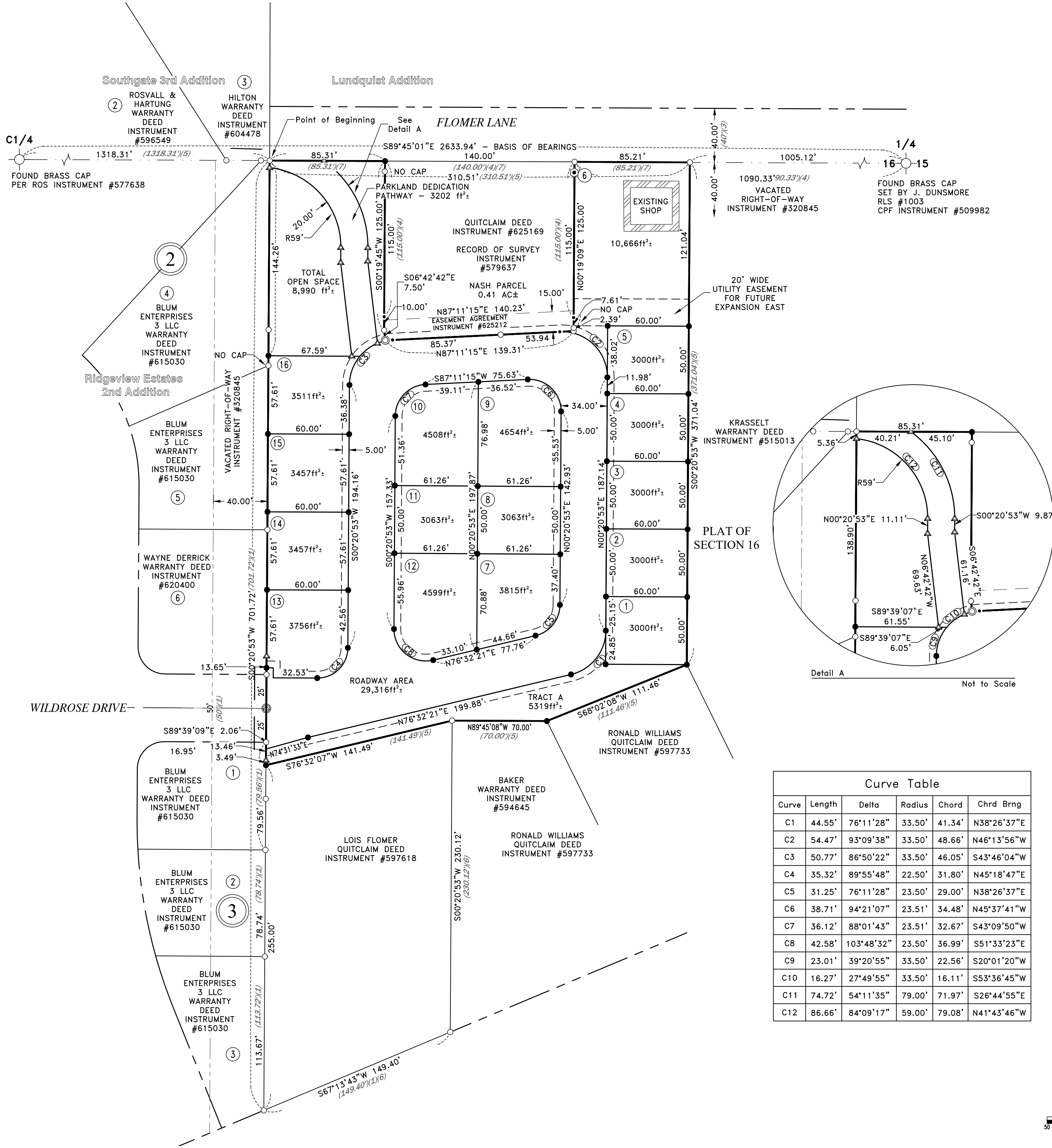
DATE & HOUR: _____

JULIE FRY
LATAH COUNTY RECORDER

SCALE: 1"=50'



Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	44.55'	76°11'28"	33.50'	41.34'	N38°26'37"E
C2	54.47'	93°09'38"	33.50'	48.66'	N46°13'56"W
C3	50.77'	86°50'22"	33.50'	46.05'	S43°46'04"W
C4	35.32'	89°55'48"	22.50'	31.80'	N45°18'47"E
C5	31.25'	76°11'28"	23.50'	29.00'	N38°26'37"E
C6	38.71'	94°21'07"	23.51'	34.48'	N45°37'41"W
C7	36.12'	88°01'43"	23.51'	32.67'	S43°09'50"W
C8	42.58'	103°48'32"	23.50'	36.99'	S51°33'23"E
C9	23.01'	39°20'55"	33.50'	22.56'	S20°01'20"W
C10	16.27'	27°49'55"	33.50'	16.11'	S53°36'45"W
C11	74.72'	54°11'35"	79.00'	71.97'	S26°44'55"E
C12	86.66'	84°09'17"	59.00'	79.08'	N41°43'46"W



PRELIMINARY
NOT FOR
RECORDING

Subdivision Plat of:
Wildrose Court
Moscow, Idaho

Drafted by: DC

Checked by: SW/MED

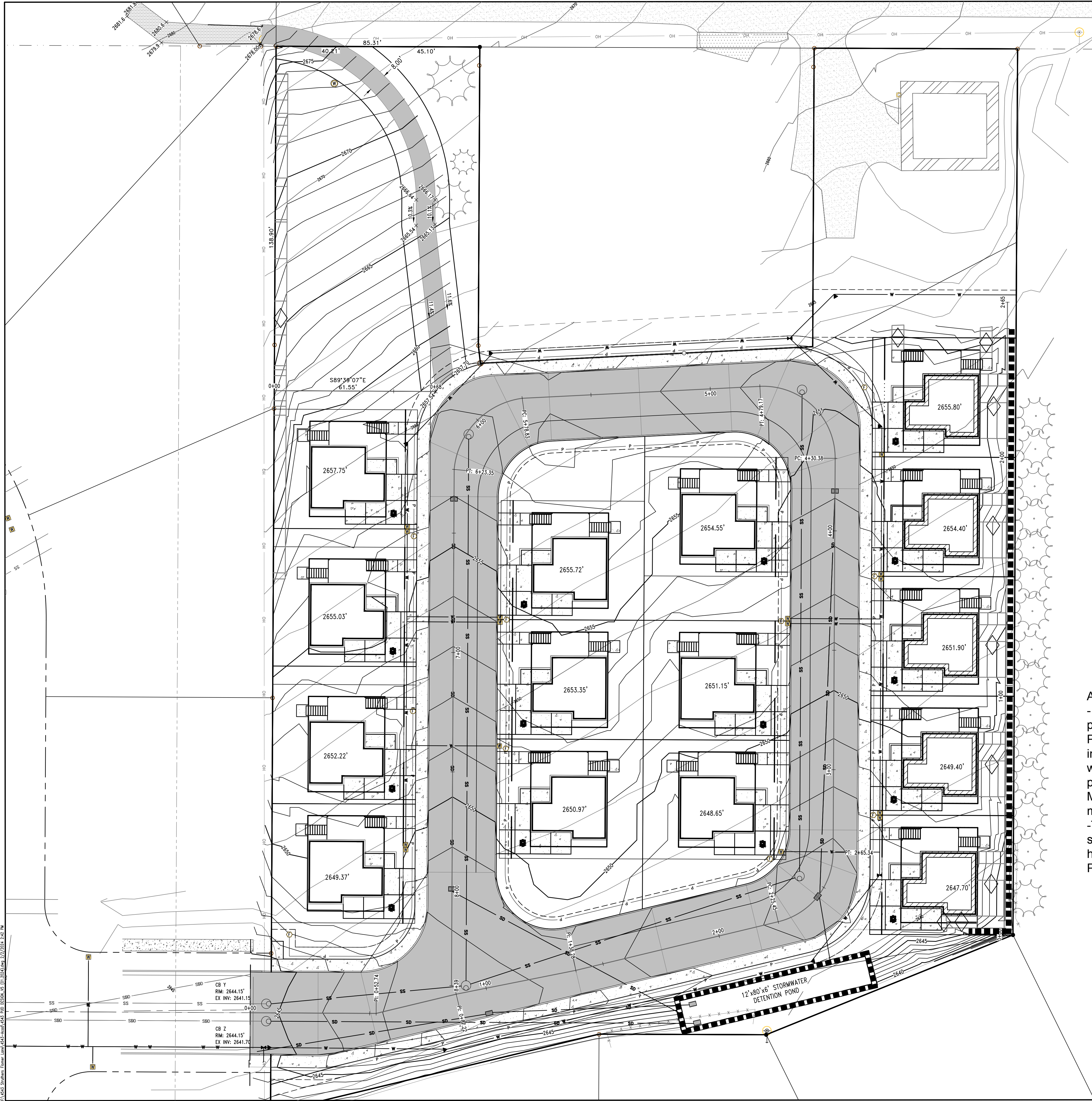
File Name: WILDROSE PLD PLAT (01.24.46)

Tab: Layout

Plot Style: Primary.ctb

Project: 4543-05-22

Date: 2/8/24



GRADING LEGEND

- 10% GRADE ARROW - ARROW POINTS DOWNHILL
- SPOT ELEVATION - PROPOSED ASPHALT
- SPOT ELEVATION - TOP BACK OF CURB/ASPHALT
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- SILT FENCE
- PROPOSED FENCING
- PROPOSED WALL
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- CURB - SEE DETAIL
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- EXISTING ASPHALT PAVING

ADDITIONAL INFORMATION GRADING SHEET:

- The following grading sheet represents the newest proposed layout of the, parkland dedication area and the pathway that connect the proposed Wildrose PUD to the subdivision to the Northwest. The following layout has been proposed, in accordance with Todd Drage and the City of Moscow Parks Director. This layout was presented in the most recent pathways commision meeting (02/13). The proposition and acceptance of this layout is an ongoing process with the City of Moscow parks director and pathways commission. This sheet is to represent the most recent progress with all parties on a final decision for the area.

-This sheet is to replace the previous grading of the pathway, as the prior grading sheet was designed prior to a decision from the parks director. The following layout, has been developed in accordance withe Todd Drage and the City of Moscow Parks Director.

Hodge & Associates, Inc.
Engineers - Planners - Landscape Architects

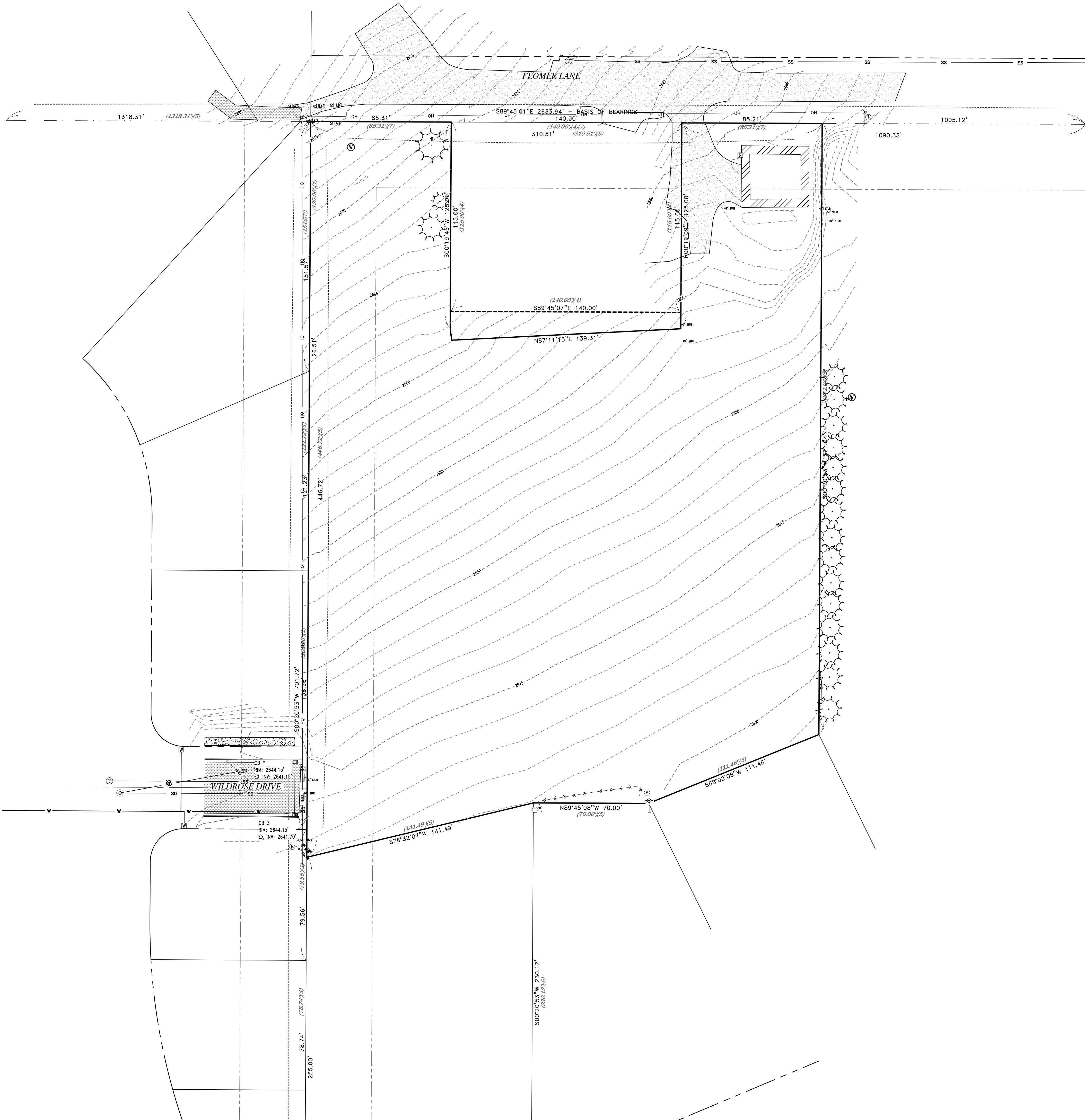
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520

PRELIMINARY
NOT FOR
CONSTRUCTION

WILDROSE COURT DEVELOPMENT
GRADING
PROVIDENZA, LLC
FLOWER LANE
MOSCOW, ID 83843
(208) 892-4339

Designed By:	SB
Drafted by:	DC
Checked by:	SB
File Name:	4543 PUD DESIGN_V5 (01-2024).dwg
Tab:	GRADING
Layer Style:	TOPO
Plot Style	Primary.ctb
Project:	4543-05-22
Date:	1/16/24

C:\454 Struthers Owner\Arch\454-Topo.dwg 454 Topo.dwg 8/29/23 3:31 PM



UTILITY NOTE

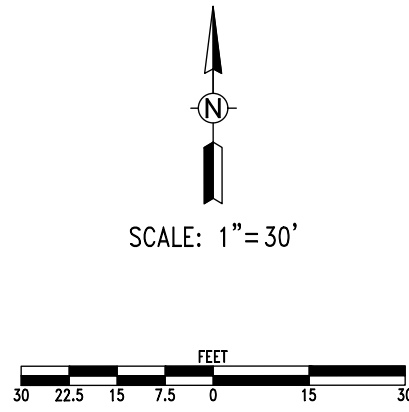
Utilities shown are located from visual surface evidence, utility locate markings and schematic utility maps.

BASIS OF ELEVATION

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

LEGEND

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



PRELIMINARY
NOT FOR
CONSTRUCTION

WILDROSE COURT
TOPOGRAPHIC SURVEY
PROVIDENZA, LLC (RON STRUTHERS)
PROVIDENZA, LLC
FLOWER LN
MOSCOW, ID 83843
(208) 892-4233

Drafted by:	DC
Checked by:	SB
File Name:	4543 Topo.dwg
Tab:	24X36
Layer Style:	TOPO
Plot Style:	Topo.ctb
Project:	4532-05-22
Date:	9/29/23

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Preliminary or Major Amendment	\$700.00	
CDV	Minor Amendment or Design Review	\$295.00	
	Receipt Number		

Recieved 2-20-2024

AUTHORIZATION:

1. Section _____ of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.
2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

Yes, Wildrose Court will provide affordable, high density housing along with better connectivity for bikes/pedestrians while allowing for town growth to supplement surrounding developments.

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

Yes, Wildrose Court is economical/high density and attractive development consisting of 16 parcels of single-family development.

C. The proposed development is compatible with the character and uses in the surrounding area.

WHile most of the surrounding parels are outside the city limits, the west boundary of this lot is a new subdivision plat. This proposed development utilizes a roadway within the new subdivision for a seamless transition to the proposed development, allowing for the lot to be compatible with said surrounding area.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

The existing facilites from Ridgeview Estates, along Wildrose Drive, are currently stubbed at the end of Wildrose Drive. This dead end is the entrance to the proposed PUD, and the services can be extended to accomodate the proposed PUD.

E. The proposed development will not endanger the public health or safety.

Yes, Wildrose Court enables safe access and promoos alternative modes of mobility including pedestrians, bicycles and motorists.

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

Single Family R2 zone promotes development that is consistent with the surronding area, while also providing sufficient economic growth through an attractive development.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision-making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision-making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision-making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; one 11" x 17" hard copy)
- Floor Plans, drawn to scale (1 full size electronic copy; one 11" x 17" hard copy)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; one 11" x 17" hard copy)

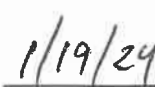
I understand this information is a public record and may be posted to a public website.

Applicant's Signature



Property Owner's Signature

Date



Date







WILDROSE COURT PUD

CITY OF MOSCOW LATAH COUNTY, IDAHO



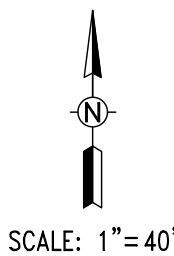
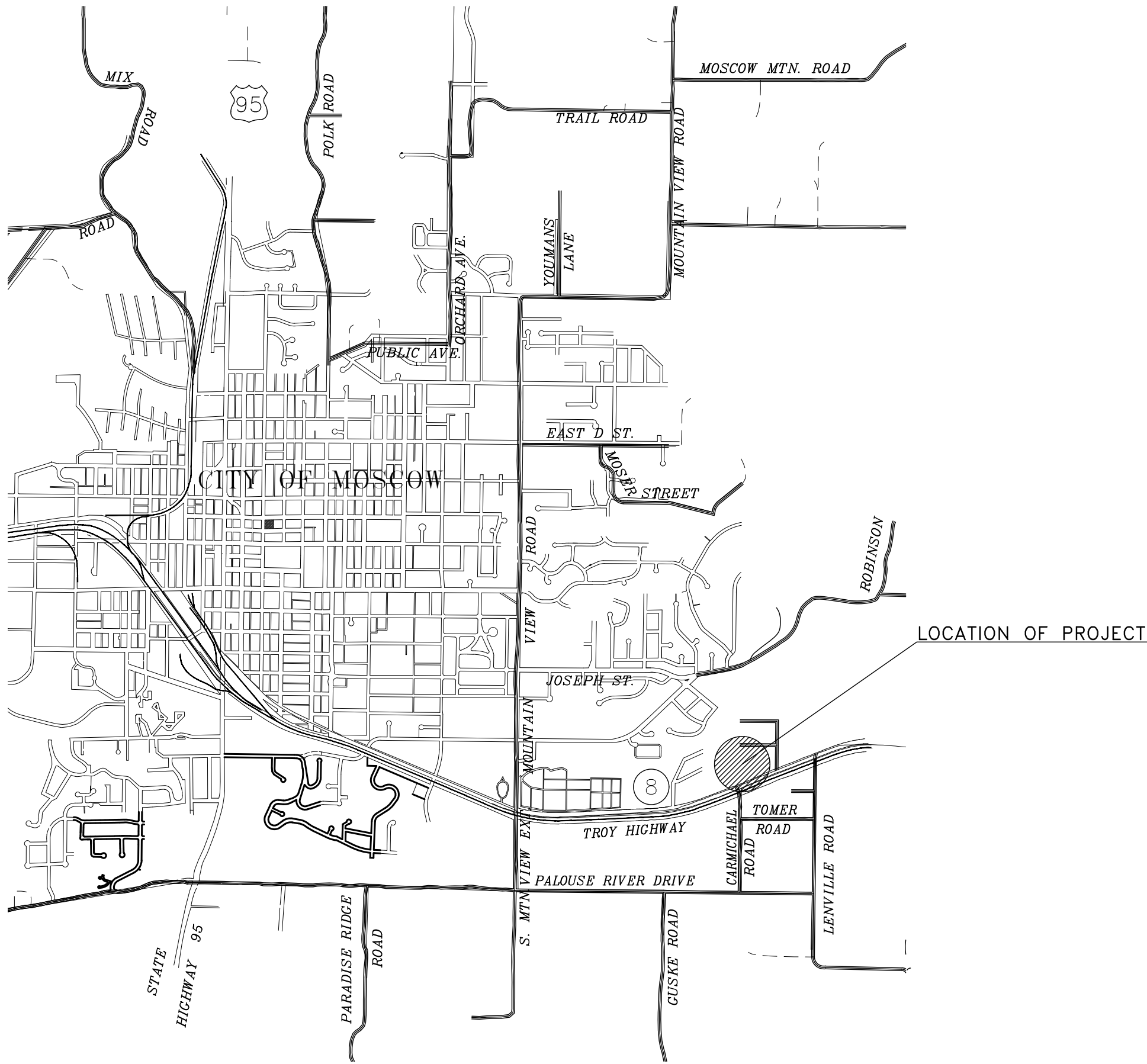
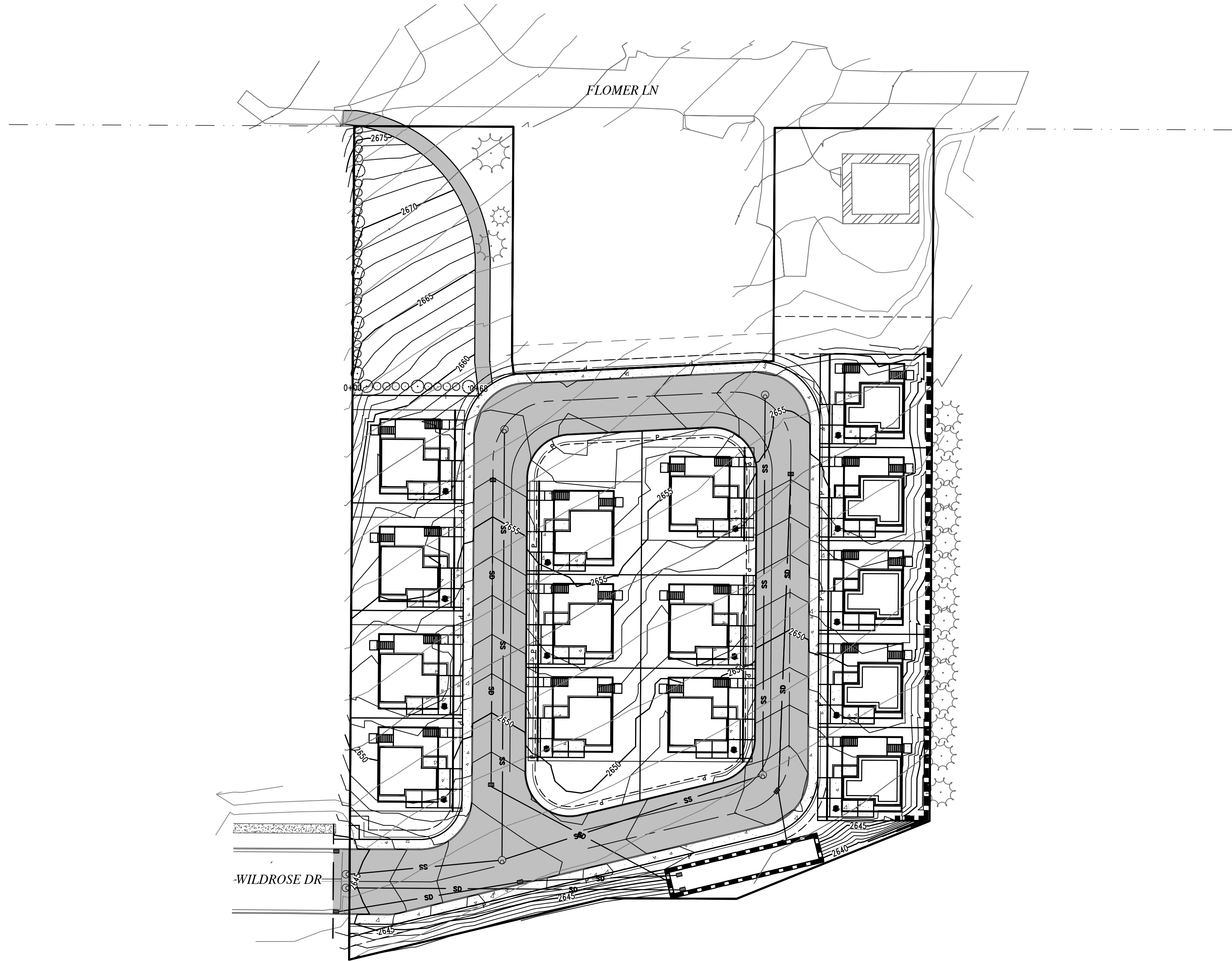
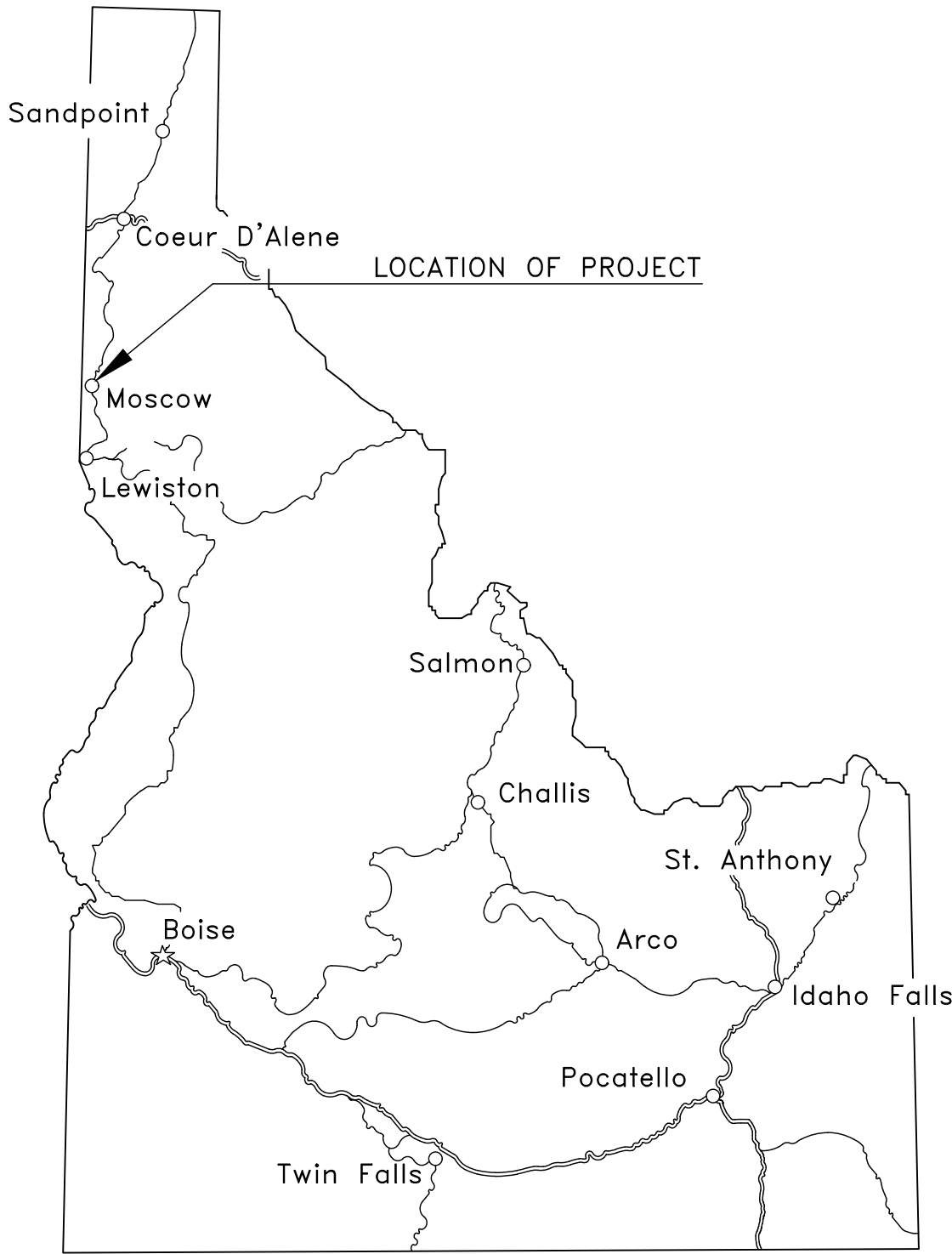
Know what's below.
Call before you dig.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS.
THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER
SERVICE (OPUS).

DRAWING INDEX

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EROSION CONTROL AND GRADING PLAN
C3	UTILITY LAYOUT PLAN
C4	WALL PLAN AND PROFILE
C5	DETAIL
C6	WALL DETAIL

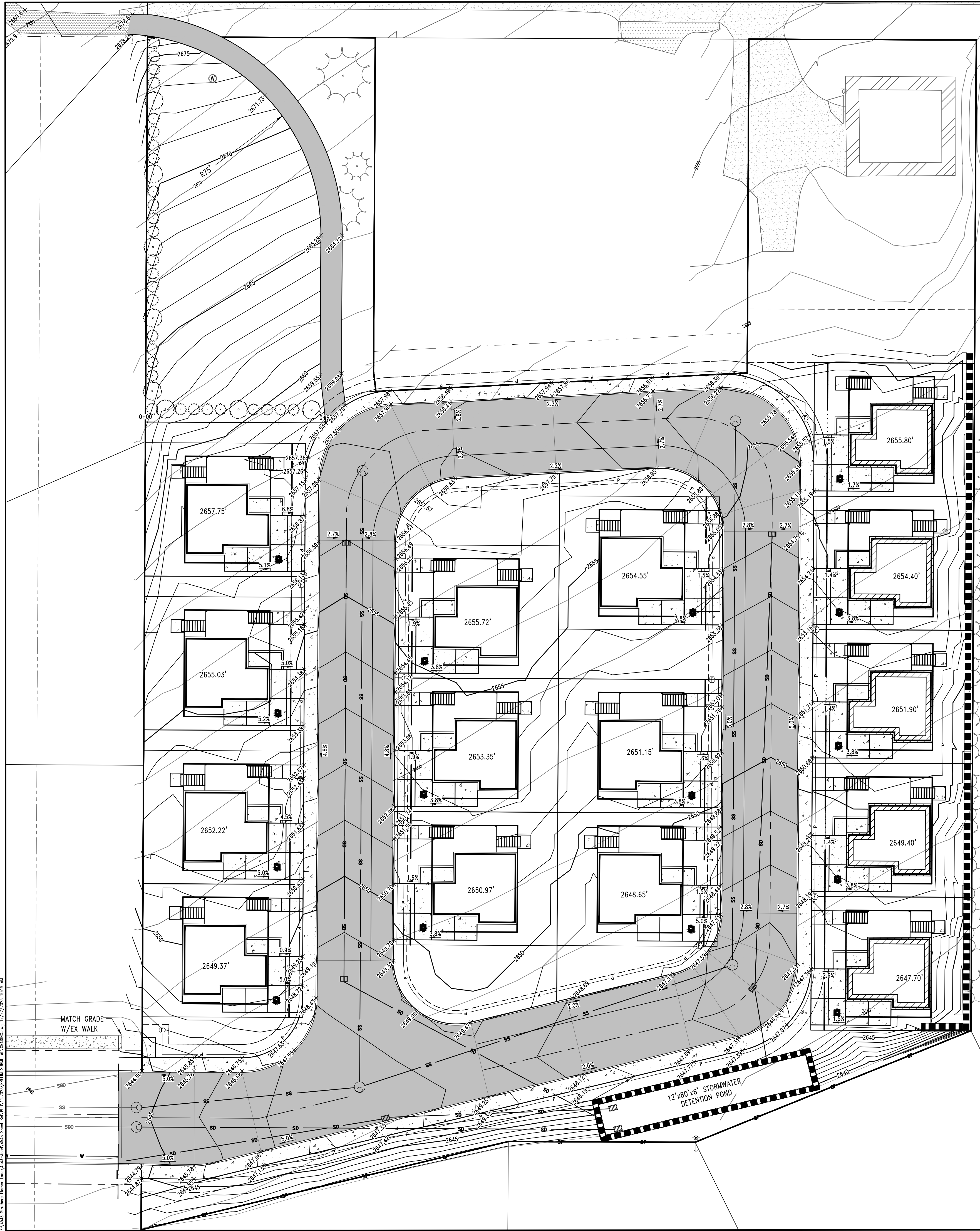


PRELIMINARY
NOT FOR
CONSTRUCTION

WILDROSE COURT
COVER SHEET
RON STRUTHERS
FLOMER LANE
MOSCOW, IDAHO
(208) 892-4339

Designed by:	SB
Drafted by:	DC
Checked by:	SB
File Name:	COVER.dwg
Tab:	COVER
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4543-06-22
Date:	12/22/2023

C1



F:\0452_Striprath_Planet\Arch\Arch\0452_Arch_Site\0452_011-2023_0810a_SitePlan.dwg 12/22/2023 10:15 AM

GRADING LEGEND

- 10% GRADE ARROW - ARROW POINTS DOWNHILL
- +2594.90 SPOT ELEVATION - PROPOSED ASPHALT
- +2594.06 SPOT ELEVATION - TOP BACK OF CURB/ASPHALT
- +2592.56 SPOT ELEVATION - TOP BACK OF CURB/ASPHALT
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- SILT FENCE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- CURB - SEE DETAIL
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RETAINING WALL

SCALE: 1"=20'

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS. THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).



Know what's below.
Call before you dig.

ESTIMATED GRADING QUANTITIES

CUT VOLUME = --- C.Y.

- FILL VOLUME = --- C.Y. (ASSUMES 22% SHRINKAGE DUE TO COMPACTION)
- THIS PLAN IS ACCURATE FOR GRADING AND THE RELATED EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
- ALL AREAS TO RECEIVE EMBANKMENT (FILL) SHALL FIRST BE CLEARED AND GRUBBED.
- ALL TOPSOIL SHALL BE EXCAVATED AND REMOVED FROM EMBANKMENT (FILL) AREAS. EXCAVATED TOPSOIL MATERIAL MAY BE STOCKPILED ON-SITE FOR USE AS LANDSCAPING MATERIAL - PROVIDE SILT FENCE AROUND STOCKPILES.
- BORROW FOR EMBANKMENT (FILL) SHALL CONSIST OF NATIVE PALOUSE LOESS OR CLAY, OR ANY APPROVED GRAVELLY MATERIAL. ALL BORROW SHALL BE FREE OF ROOTS, BARK, TOPSOIL, ORGANIC OR OTHER DELETERIOUS MATERIALS.
- COMPACT ALL EMBANKMENT (FILL) TO 95% MINIMUM OF THE PROCTOR VALUE DENSITY DETERMINED BY THE AASHTO T-99 METHOD. THE METHOD FOR CONSTRUCTING EMBANKMENT (FILL) SHALL BE SUCH THAT 95% MINIMUM DENSITIES ARE ACHIEVED THROUGHOUT.
- WHERE EMBANKMENT (FILL) IS PLACED ON AN EXISTING SLOPE 4:1 OR STEEPER THE EXISTING SLOPE SHALL BE BENCHED HORIZONTAL PRIOR TO PLACING BORROW. THE WIDTH OF THE BENCHES SHALL NOT BE LESS THAN FIVE (5) FEET IN WIDTH.
- COMPACTION TESTING SHALL BE PROVIDED BY THE OWNER. COMPACTION TEST LOCATIONS SHALL BE RECORDED ON A SITE PLAN SHOWING TEST NUMBER, DATE, AND ELEVATION OF EACH TEST. A REPORT OF THESE TESTS SHALL BE PROVIDED TO THE OWNERS, ENGINEER, CONTRACTOR, AND CITY. THERE SHALL BE A SUFFICIENT NUMBER OF TESTS TO ASSURE THAT 95% MINIMUM COMPACTION HAS BEEN ACHIEVED THROUGHOUT ALL EMBANKMENT (FILL) AREAS.
- OWNER IS RESPONSIBLE TO SECURE ALL NECESSARY AUTHORIZATION FOR GRADING ACTIVITIES REQUIRED ON ADJACENT PROPERTIES.
- A CITY OF MOSCOW GRADING PERMIT IS REQUIRED.
- COMPLIANCE WITH NPDES PHASE II IS REQUIRED.

EROSION CONTROL NOTES

- EROSION CONTROL MEASURES AS SET FORTH IN THIS PLAN SHALL APPLY TO ALL CONSTRUCTION ACTIVITY RELATIVE TO THIS SITE, INCLUDING BUT NOT LIMITED TO, ALL EARTHWORK AND INSTALLATION OF PUBLIC IMPROVEMENTS.
- SHOULD THE CITY ENGINEER DETERMINE THAT THE EROSION CONTROL MEASURES INSTALLED AS INDICATED ON THIS EROSION CONTROL PLAN ARE INADEQUATE AND/OR INEFFECTIVE, THE CITY ENGINEER SHALL DIRECT THE IMPLEMENTATION OF ADDITIONAL EROSION CONTROL MEASURES (AT THE EXPENSE OF THE DEVELOPER) TO ALLEVIATE INADEQUACIES.
- THE OWNER AND/OR DEVELOPER OF THE PROPERTY IS ULTIMATELY RESPONSIBLE FOR THE FURNISHING, INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY FOR FULL COMPLIANCE WITH MOSCOW CITY CODE.

OWNERS AND OPERATORS OF CONSTRUCTION PROJECTS THAT: 1) DISTURB ONE OR MORE ACRES (OR ARE PART OF A COMMON PLAN OF DEVELOPMENT THAT DISTURBS ONE OR MORE ACRES) AND 2) DISCHARGE STORM WATER, MUST OBTAIN COVERAGE UNDER THE STORM WATER CONSTRUCTION GENERAL PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

SURFACE & WASTEWATER DEPARTMENT DIVISION
IDPES PROGRAM
1410 N. HILTON
BOISE, IDAHO 83706

PRIOR TO CONSTRUCTION ACTIVITIES:

- INFORM CITY, AND OTHER INSPECTORS, OF WORK SCHEDULED FOR WEEKENDS OR HOLIDAY.
- CONSTRUCT GRAVEL PADS AT ENTRANCES TO SITE, AS INDICATED ON PLAN.
- PLACE SILT FENCING AND CHECK DAMS AS INDICATED ON PLAN PRIOR TO ANY EXCAVATION OR EMBANKMENT WORK. IN GENERAL, CHECK DAMS SHALL BE PLACED AT MINIMUM 100 FOOT SPACING IN ALL AREAS AND AT MINIMUM 50 FOOT SPACING ALONG SILT FENCE. ON SLOPES GREATER THAN 10% CHECK DAMS SHALL BE MADE OF ROCK, STRAW BALES, OR SILT FENCE, PER MOSCOW CITY STANDARDS.
- GRADE ACCESS ROAD(S) TO ROADWAY CROSS-SLOPE TO PROVIDE DRAINAGE TO ROADSIDE DITCHES.
- PLACE SILT FENCING AND STRAW BALES TO PROTECT EXISTING STORM WATER DRAINAGE FACILITIES THAT WILL BE IMPACTED BY THIS WORK. PROTECT EXISTING FACILITIES ON ADJACENT PROPERTY, AS NECESSARY. EXISTING CATCH BASINS SHALL BE PROTECTED PER DETAIL 3, THIS PAGE. MAINTAIN UNIMPEDED FLOW INTO CATCH BASINS THROUGHOUT CONSTRUCTION.
- CONSTRUCT TEMPORARY SEDIMENT POND(S) IN THE LOCATION(S) AS SHOWN ON THE PLAN, INCLUDING DIRECTIVE DITCHES ALSO AS SHOWN THEREON AND/OR OTHERWISE REQUIRED.

DURING CONSTRUCTION ACTIVITIES AND WINTER SHUTDOWN, AS NECESSARY:

- SUSPEND ALL EXCAVATION AND EMBANKMENT WORK DURING RAIN STORMS TO MINIMIZE EROSION AND SEDIMENT IMPACTS. MONITOR SITE CONDITIONS DURING AND FOLLOWING RAIN EVENTS FOR EROSION AND SEDIMENT CONTROL PROBLEMS - INSTALL CORRECTIVE MEASURES AND INITIATE CLEANUP MEASURES AS REQUIRED.
- SPRAY WATER ON DISTURBED AREAS TO CONTROL DUST EROSION DURING DRY SEASON.
- CONSTRUCT STORM WATER FACILITIES AS EARLY AS POSSIBLE DURING CONSTRUCTION. PROTECT NEW STORM WATER FACILITIES SIMILAR TO EXISTING (SEE NOTE 5 OF "PRIOR TO CONSTRUCTION ACTIVITIES").
- SEED AND MULCH ALL DISTURBED AREAS.
- ALL GRADED AREAS, FINISHED OR UNFINISHED, SHALL HAVE ACCEPTABLE EROSION CONTROL MEASURES APPLIED PRIOR TO OCTOBER 1 - NO EXCEPTIONS WITHOUT PRIOR WRITTEN CITY APPROVAL. ACCEPTABLE EROSION CONTROL MEASURES SHALL BE CONSIDERED ONE OF THE FOLLOWING:
 - a. HYDRAULICALLY APPLIED MIXTURE OF MULCH AND TACKIFIER - OF A TYPE AND APPLICATION RATE RECOMMENDED FOR MOSCOW AREA OPEN SOIL EROSION PROTECTION - SEED TO BE INCLUDED IF AREA IS FINISH GRADED.
 - b. AREAS SLOPING LESS THAN 4:1 TILLED WITH A FARM IMPLEMENT SUCH AS A DISC, PLOW OR SPRING TOOTH THE RESULTS IN COARSE SURFACE TEXTURE.
 - c. STRAW SPREAD AND TRACKED INTO THE SURFACE. TRACK PERPENDICULAR TO THE DIRECTION OF FLOW.
 - d. EROSION CONTROL BLANKETS - INCLUDING AN APPROVED GRASS SEED/FERTILIZER MIX IF AREA IS FINISH GRADED.
 - e. OTHER METHODS AS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- ALL SLOPES 4:1 OR STEEPER SHALL BE CAT-TRACKED PERPENDICULAR TO THE DIRECTION OF FLOW PRIOR TO OCTOBER 1 - IN ADDITION TO ONE OF THE ACCEPTABLE EROSION CONTROL MEASURES SET FORTH IN NO. 5 ABOVE.
- SEED MIXTURES SHALL INCLUDE FERTILIZERS OF THE TYPE AND RATE OF APPLICATION AS RECOMMENDED BY GENERALLY ACCEPTED AREA PRACTICES.
- PRIOR TO OCTOBER 1 CONTINUOUS EROSION CONTROL BLANKETS PLUS STRAW BALES AND/OR ROCK CHECK DAMS @ 100 FOOT INTERVALS SHALL BE INSTALLED IN ALL AREAS HAVING A POTENTIAL FOR CONCENTRATED WATER FLOW (I.E. SWALES AND DRAINAGE CHANNELS).
- SEDIMENT PONDS INCLUDING CUTOFF / DIRECTIVE DITCHING, AS REQUIRED AND AS SHOWN ON THE PLANS SHALL BE IN PLACE AND OPERATIONAL PRIOR TO OCTOBER 1.

- SILT FENCING SHALL REMAIN AFTER THE COMPLETION OF CONSTRUCTION UNTIL SUFFICIENT VEGETATION IS ESTABLISHED TO PREVENT EROSION AND MOBILIZATION OF SEDIMENT, AND UNTIL APPROVAL FOR REMOVAL IS OBTAINED FROM THE CITY ENGINEER.
- PERIODIC MAINTENANCE OF EROSION CONTROL MEASURES IS REQUIRED UNTIL PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND SUFFICIENT VEGETATION IS ESTABLISHED. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO: CLEANING OF CATCH BASINS AND STORM SEWER MANHOLES; MAINTAINING SILT FENCING AND STRAW BALE STRUCTURE; REMOVAL OF ACCUMULATED SOIL; AND STREET CLEANING. A TYPICAL SCHEDULE FOR SUCH MAINTENANCE WOULD BE AT LEAST ONCE PER MONTH AND AFTER ALL SIGNIFICANT STORM EVENTS.

UPON ESTABLISHMENT OF SUFFICIENT VEGETATION AND PERMANENT DRAINAGE FACILITIES OPERATION:

- REMOVE ALL EROSION CONTROL MEASURES UPON RECEIPT OF APPROVAL FOR SUCH REMOVAL FROM CITY ENGINEER. CLEAR STREETS AND SIDEWALKS OF ACCUMULATED SILT, MUD, AND DEBRIS.
- CONTINUED EROSION CONTROL IS THE PROPERTY OWNER'S RESPONSIBILITY AFTER EROSION CONTROL MEASURES ARE REMOVED, AND RECEIPT OF APPROVAL FROM THE CITY ENGINEER.

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

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PRELIMINARY
NOT FOR
CONSTRUCTION

WILDROSE COURT
EROSION CONTROL AND GRADING PLAN
RON STRUTHERS
FLOWER LANE
MOSCOW, IDAHO
(208) 892-4339

Designed By:	SB
Drafted by:	DC
Checked by:	SB
File Name:	GRADING.dwg
Tab:	OVERALL GRADING
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4543-06-22
Date:	12/22/2023

C2

Wildrose Court PUD – Base Density Bonuses

- Provision of Common Open Space (10% Total Area) – **5% BONUS**
 - *“Bonuses may be awarded for providing functional, common open space, which may be in the form of natural areas, floodplains, wetlands, stands of trees or other natural vegetation or riparian areas, playgrounds, active or passive recreational areas, internal pedestrian and/or bike paths and similar areas. Up to a **10% maximum bonus** may be awarded if at least 20% of the proposed PUD area is devoted for functional common open space, in excess of any open space required elsewhere in this Code.”*
 - Total Parcel Area: 110,407 ft²
 - Required Common Space: 22,081 ft² (20% Total Area)
 - Proposed Open Space: 10,885 ft² (10% Total Area)
 - Proposed Roadway Area: 29,316 ft² (27% Total Area)
 - Proposed Sidewalk Facilities within Common Space: 4,834 ft² (4% Total Area)
 - Proposed Stormwater Tract: 5,319 ft² (5% Total Area)

- Provision of Street, Pedestrian and Bicycle Path Connectivity – **10% BONUS**
 - *“Bonuses may be awarded for increasing pedestrian, bicycle and/or vehicular connectivity between the proposed development and existing and/or future neighborhoods. To be awarded the bonus, such connectivity shall be in excess of adopted city policy standards. Connectivity shall promote neighborhood connectivity without overwhelming any particular street, bicycle or pedestrian path, or neighborhood. Examples of such connectivity include reduced block length, provision of alleys, extremely limited cul-de-sac utilization, provision of pedestrian and or bicycle paths, and provision of traditional “grid pattern” street system. A **maximum 10% bonus** may be awarded under this category.”*
 - A pathway within the open space area at the northwest corner of the parcel, to be the required Parkland Dedication per City of Moscow zoning code, will provide pedestrian connectivity between the Wildrose Court PUD and Southgate 3rd Addition. At the west end of Flomer Lane, there is an existing pathway within Southgate 3rd Addition, which connects with Hampton Court. The pathway will provide pedestrian connectivity to the sidewalk facilities with Wildrose Court and allow for foot traffic to connect with the pedestrian facilities within the Southgate 3rd Addition plat. This will allow for increased pedestrian facility connection to the homes along Lundquist and Flomer Lane to the newly constructed Ridgeview subdivision. Currently, there are no facilities connecting the two, as the only roadway connection between these two sets of houses would be Highway 8.

- Landscaping Plan – **5% BONUS**
 - *“A **5% maximum bonus** may be awarded if the applicant provides a landscaping plan that is significantly in excess of the minimum landscaping otherwise required by the Zoning Code and that it would provide significantly greater benefit to the PUD side or the neighborhood.”*
- Maintenance of Existing Land Contours, Vegetation, or other Special Site Features – **10% BONUS**
 - *“Bonuses may be awarded for proposals which are considerate of and sensitive to the existence of significant amounts of slopes in excess of 20%, wetlands, drainages, ponds. Consideration shall be given to the minimization of excavations, fills, retaining walls, and removal of natural vegetative cover and other physical alterations to the site. Lands which already have been significantly graded or where natural vegetation has been removed with five years previous to the date of the PUD application are not eligible for this bonus. Bonuses will be awarded based on the amount of site disturbance including whether there is minimal slight disturbance; whether there is excavation other than for structural found foundations; whether streets follow contours of the land; amount of grading; and whether there is removal of natural vegetation. Up to a **10% bonus** may be awarded under this category.”*
- Wall Cavities Netted and Blown, Resulting in a R-23 Rating – **2% BONUS**
- Energy Star Rated Windows and HVAC System – **2% BONUS**
- Energy Star Efficient Appliances – **2% BONUS**
- Efficient Framing Methods – **2% BONUS**
- Onsite Recycling for Construction Materials – **2% BONUS**
- Locate HVAC System in Living Space Envelope (Not in Garage) – **2% BONUS**
- Use of Local Materials and/or Environmentally Preferred Products – **2% BONUS**



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$984.00	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: Joe and Pam Juscen Phone: 509-595-2251
Address: 705 E 8th St Moscow, ID 83843 Email: _____

OWNER: (if other than applicant)

Name: _____ Phone: _____
Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: Scott Becker, PE/ Mike Dahlin, PLS Phone: 208-882-3520
Address: 405 S Washington, Moscow ID 83843 Email: scottbecker@moscow.com

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

PROPERTY:

- Proposed Subdivision Name: Pine View Addition
- Address(es) or Parcel Number(s): RP39N05W097850/ RP39N05W98270
- Legal Description: *Please attach copy of full description.*
- Gross Area of all land involved: 17.64 acres, and/or 768,272 sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
17.64 acres, and/or 768,272 square feet.
- Total number of lots: 40 Average lot size: 19,207
- Existing Zoning of subject property: AG-Forest

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 parkland dedicated prior to platting

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 written approval of such a request is issued by the City Engineer.

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.

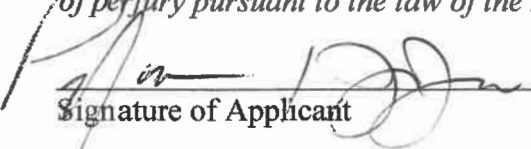
APPLICATION SUBMITTAL:

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

The following items must be submitted with this application before it will be processed:

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. 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. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.


Signature of Applicant

2/2/24
Date

Signature of Property Owner (if different)

Date

Legal Description

A parcel of land located in the West Half of the Southeast Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Thence along the north line thereof, S89°36'45"E, 658.48 feet to the northeast corner of a parcel of land described in Quitclaim Deed, Instrument #616270, Latah County Records, a point on the south line of a parcel of land described in Warranty Deed, Instrument #550272, Latah County Records, and the Point of Beginning

Thence continuing along said north line and along said south line and the south line of a parcel described in Quitclaim Deed, Instrument #611364, Latah County Records, S89°36'45"E, 311.60 feet to a point on said north line and on the south line of the parcel described in said Quitclaim Deed; Thence leaving said common line, S00°32'24"W, 208.00 feet; Thence S77°26'57"E, 198.73 feet; Thence S28°59'58"E, 190.43 feet; Thence S00°00'02"W, 236.44 feet; Thence N51°16'00"E, 73.49 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of Section 9 and the west line of a parcel of land described in Quitclaim Deed, Instrument #563612, Latah County Records; Thence along said east line and along said west line, S00°29'32"W, 313.03 feet to the northeast corner of a parcel of land described in Warranty Deed, Instrument #538806, Latah County Records; Thence leaving said common line along the north boundary of the parcel described in said Warranty Deed, the following two courses:

S58°10'31"W, 175.00 feet; Thence S66°55'34"W, 165.62 feet to the northwest corner of said parcel; Thence S38°40'27"W, 145.37 feet; Thence 71.77 feet along a curve to the right, said curve having a Delta = 30°27'37", Radius = 135.00 feet, Chord = 70.93 feet and a Chord Bearing = S73°54'15"W; Thence S12°53'20"W, 117.05 feet; Thence 88.86 feet along a curve to the right, said curve having a Delta = 27°31'11", Radius = 185.00 feet, Chord = 88.01 feet and a Chord Bearing = S26°38'56"W to a point on the north line of a parcel of land described in Quitclaim Deed, Instrument #513742, Latah County Records; Thence along said north line N89°30'19"W, 243.87 feet to a point on the east boundary of City of Moscow, Moser Park, described in Deed of Dedication, Instrument #412761, Latah County Records; Thence along said east boundary the following two courses:

N60°04'41"E, 30.00 feet; Thence N17°41'38"W, 47.17 feet to the northeast corner of Moser Park; Thence along the north boundary thereof the following two courses: N5°45'35"W, 64.31 feet; Thence N76°59'58"W, 398.00 feet to the southeast corner of a parcel of land described in Warranty Deed, Instrument #618456, Latah County Records; Thence, leaving said north boundary, along the east line of the parcel described in said Warranty Deed, N12°58'47"E, 117.36 feet to the northeast corner of said parcel; Thence along the north boundary thereof the following two courses: N77°06'40"W, 61.56 feet;

Thence 31.09 feet along a curve to the left, said curve having a Delta = 7°55'02", Radius = 225.00 feet, Chord = 31.07 feet and a Chord Bearing = N81°04'11"W to the northwest corner of said parcel and a point on the north boundary of Moser Park; Thence along said north boundary, 10.01 feet, along a curve to the left, said curve having a Delta = 2°33'00", Radius = 225.00 feet, Chord = 10.01 feet and a Chord Bearing = N88°18'12"W to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Third Addition to the City of Moscow, Instrument #390760, Latah County Records; Thence along said west line and along said east line N00°43'42"E, 50.02 feet to the southwest corner of a parcel of land described in Warranty Deed, Instrument #629829, Latah County Records; Thence leaving said common line, along the south boundary of the parcel described in said warranty Deed the following two courses:

S87°34'42"E, 1.48 feet; Thence 8.56 feet along curve to the right, said curve having a Delta = 1°47'01", Radius = 275.00 feet, Chord = 8.56 feet and a Chord Bearing = S86°41'11"E to the southwest corner of a parcel of land described in Warranty Deed, Instrument #456068, Latah County Records; Thence along the south boundary thereof the following two courses: 41.68 feet along a curve to the right, said curve having a Delta = 8°41'01", Radius = 275.00 feet, Chord = 41.64 feet and a Chord Bearing = S81°27'10"E;

Thence S77°06'40"E 48.29 feet, to the southeast corner of said parcel; Thence along the east line thereof, N12°59'39"E, 120.00 feet to the northeast corner of said parcel; Thence along the north line thereof, N77°02'29"W, 126.86 feet to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Third Addition; Thence along said west line and along said east line and the east line of Moser Estates Fourth Addition to the City of Moscow, Instrument #391351, Latah County Records, N00°43'42"E, 208.35 feet to a point on said west line and on the east line of Moser Estates Fourth Addition and the southwest corner of the parcel of land described in Quitclaim Deed, Instrument #616270; Thence leaving said common line, along the south line of said parcel, S89°33'46"E, 660.62 feet to the southeast corner thereof; Thence along the east line of said parcel, N00°32'24"E, 653.79 feet to the Point of Beginning.

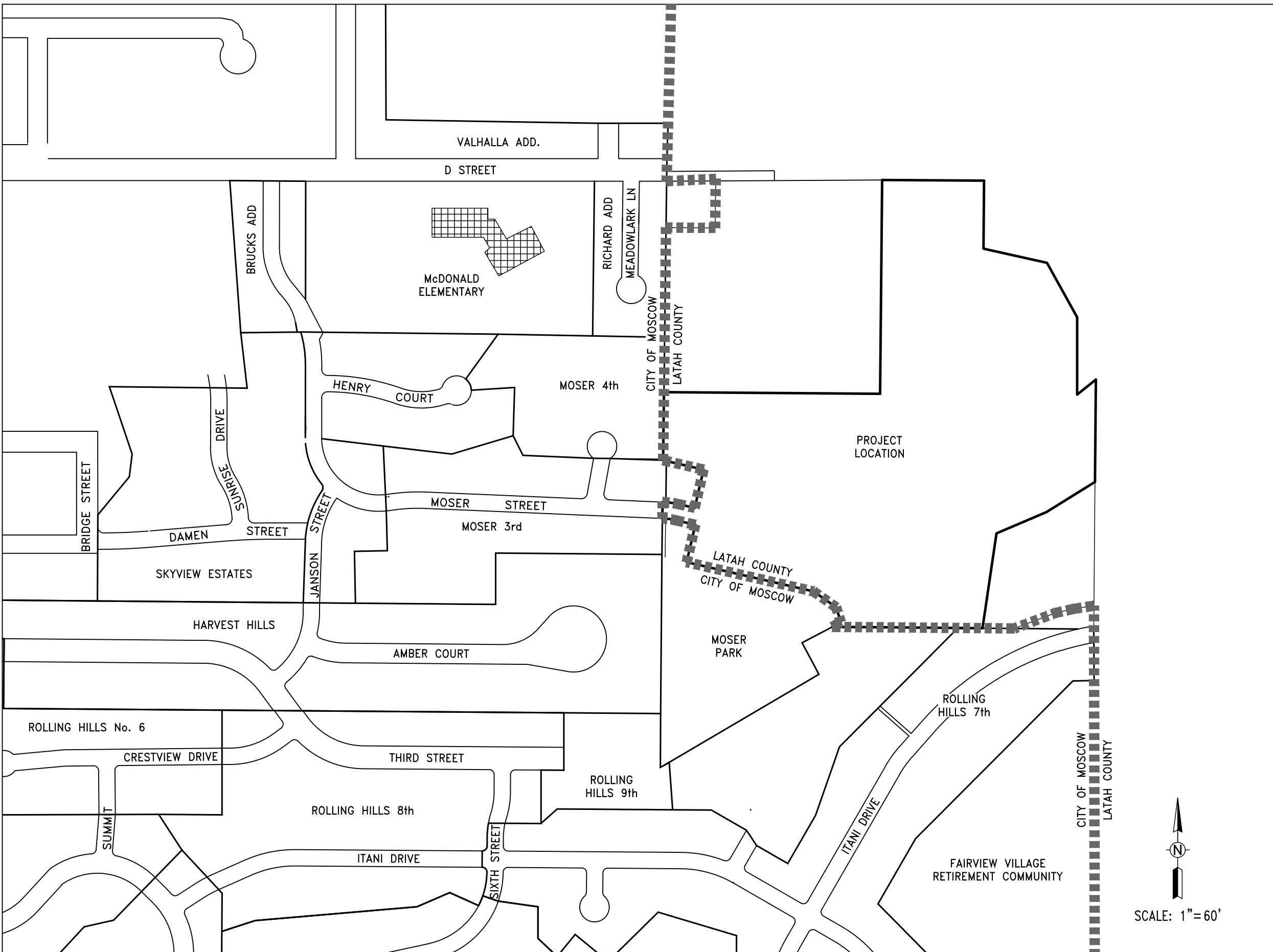
Parcel contains 22.93 acres, more or less.

Notes

1. Plat area is currently in Latah County jurisdiction, within the City of Moscow Area of Impact and is Zoned Ag-Forest. It is to be annexed into the City of Moscow and Re-zoned to Low Density, Single Family Residential Zoning District (R-1).
2. Total plat area: 23.93 acres±
Plat R/W area: 4.80 acres±
Stormwater Parcel: 19,825 Square Feet± (0.46 acres±)
Net Lot Area: 18.67 acres±.
3. All the area of Juscen Addition is within designated Flood Zone "C". Areas of minimal flooding.
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600860240C, dated 9-01-1983. No delineated wetlands on site.
4. A portion of the area within Juscen Addition is currently owned by Michael and Jennifer Fereday. A survey will be done and this area will be transferred to Juscen prior to final platting of Juscen Addition.
5. A portion of the Juscen property, shown hereon as "Parcel to be Transferred to Lopez", contains the driveway and drain field for the adjacent parcel, owned by Felix and Irma Lopez. This parcel will be transferred to Lopez prior to final platting.

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northwest corner of the Southeast Quarter of Section 9 and the found northeast corner of the Northwest Quarter of said Southeast Quarter, said bearing being S89°36'45"E.



Vicinity Map

P.O. Box 8728
Moscow, Idaho 83843
Phone: (208) 882-1520
Fax: (208) 882-1520

John & Pamela Lopez, Inc.
Surveyors - Engineers
Professional Seal

RIM ROCK CONSULTING, INC.
Land Surveying
Soil Sampling
Soil Testing
2017-2024
2017-2024
2017-2024

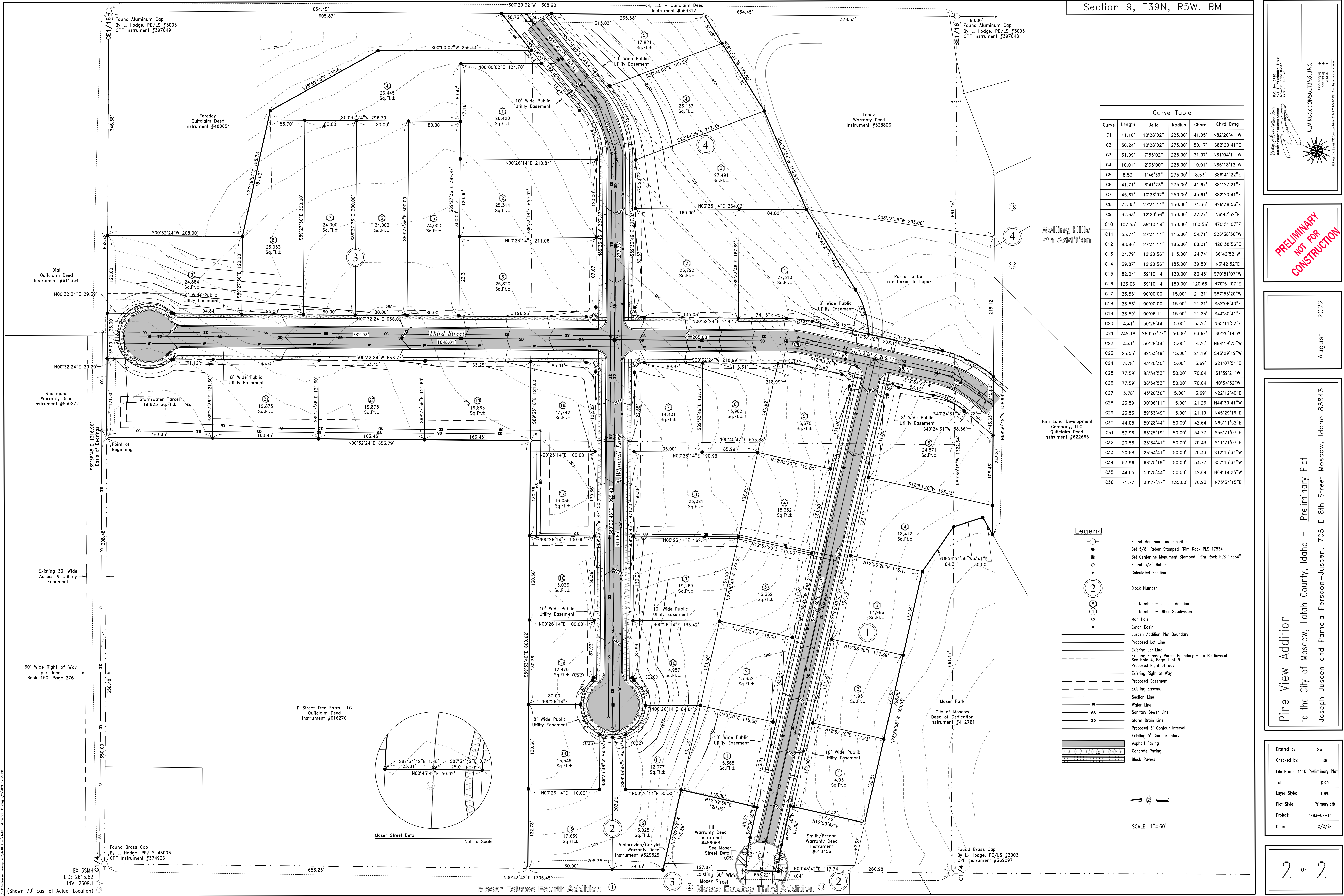
PRELIMINARY
NOT FOR
CONSTRUCTION

August – 2022

Pine View Addition
to the City of Moscow, Latah County, Idaho – Preliminary Plat
Joseph Juscen and Pamela Persoon–Juscen, 705 E 8th Street Moscow, Idaho 83843

Drafted by:	SW
Checked by:	SB
File Name:	4410 Preliminary Plat
Tab:	notes
Layer Style:	TOPO
Plot Style	Primary.ctb
Project:	3483-07-13
Date:	2/2/24

1 OF 2



Section 9, T39N, R5W, BM

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	41.10'	10°28'02"	225.00'	41.05'	N82°20'41"W
C2	50.24'	10°28'02"	275.00'	50.17'	S82°20'41"E
C3	31.09'	7°55'02"	225.00'	31.07'	N81°04'11"W
C4	10.01'	2°33'00"	225.00'	10.01'	N86°18'12"W
C5	8.53'	1°46'39"	275.00'	8.53'	S86°41'22"E
C6	41.71'	8°41'23"	275.00'	41.67'	S81°27'21"E
C7	45.67'	10°28'02"	250.00'	45.61'	S82°20'41"E
C8	72.05'	27°31'11"	150.00'	71.36'	N26°38'56"E
C9	32.33'	12°20'56"	150.00'	32.27'	N6°42'52"E
C10	102.55'	39°10'14"	150.00'	100.56'	N70°51'07"E
C11	55.24'	27°31'11"	115.00'	54.71'	S26°38'56"W
C12	88.86'	27°31'11"	185.00'	88.01'	N26°38'56"E
C13	24.79'	12°20'56"	115.00'	24.74'	S6°42'52"W
C14	39.87'	12°20'56"	185.00'	39.80'	N6°42'52"E
C15	82.04'	39°10'14"	120.00'	80.45'	S70°51'07"W
C16	123.06'	39°10'14"	180.00'	120.68'	N70°51'07"E
C17	23.56'	90°00'00"	15.00'	21.21'	S57°53'20"W
C18	23.56'	90°00'00"	15.00'	21.21'	S32°06'40"E
C19	23.59'	90°06'11"	15.00'	21.23'	S44°30'41"E
C20	4.41'	50°28'44"	5.00'	4.26'	N65°11'52"E
C21	245.18'	280°57'27"	50.00'	63.64'	S0°26'14"W
C22	4.41'	50°28'44"	5.00'	4.26'	N64°19'25"W
C23	23.53'	89°53'49"	15.00'	21.19'	S45°29'19"W
C24	3.78'	43°20'30"	5.00'	3.69'	S21°07'51"E
C25	77.59'	88°54'53"	50.00'	70.04'	S1°39'21"W
C26	77.59'	88°54'53"	50.00'	70.04'	N0°34'32"W
C27	3.78'	43°20'30"	5.00'	3.69'	N22°12'40"E
C28	23.59'	90°06'11"	15.00'	21.23'	N44°30'41"W
C29	23.53'	89°53'49"	15.00'	21.19'	N45°29'19"E
C30	44.05'	50°28'44"	50.00'	42.64'	N65°11'52"E
C31	57.96'	66°25'19"	50.00'	54.77'	S66°21'07"E
C32	20.58'	23°34'41"	50.00'	20.43'	S11°21'07"E
C33	20.58'	23°34'41"	50.00'	20.43'	S12°13'34"W
C34	57.96'	66°25'19"	50.00'	54.77'	S57°13'34"W
C35	44.05'	50°28'44"	50.00'	42.64'	N64°19'25"W
C36	71.77'	30°27'37"	135.00'	70.93'	N73°54'15"E

Legend

- Found Monument as Described
- Set 5/8" Rebar Stamped "Rim Rock PLS 17534"
- Set Centerline Monument Stamped "Rim Rock PLS 17534"
- Found 5/8" Rebar
- Calculated Position
- Block Number
- Lot Number - Juscen Addition
- Lot Number - Other Subdivision
- Man Hole
- Catch Basin
- Juscen Addition Plat Boundary
- Proposed Lot Line
- Existing Lot Line
- Existing Feread Parcel Boundary - To Be Revised
- See Note 4, Page 1 of 9
- Proposed Right of Way
- Existing Right of Way
- Proposed Easement
- Existing Easement
- Section Line
- Water Line
- Sanitary Sewer Line
- Storm Drain Line
- Proposed 5' Contour Interval
- Existing 5' Contour Interval
- Asphalt Paving
- Concrete Paving
- Block Pavers

SCALE: 1"=60'

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Pine View Addition
to the City of Moscow, Latah County, Idaho - Preliminary Plat
Joseph Juscen and Pamela Persoon-Juscen, 705 E 8th Street Moscow, Idaho 83843

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