

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

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

Wednesday
October 9, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

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

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

2. **Public Comment**

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

3. **Public Hearing: Proposal for Rezone and Preliminary Plat for Property Generally Located at the 1700 Block of Mix Road in the Area of City Impact - LUP2024-0031 and LUP2024-0032 (ACTION ITEM)**

1. Proposed rezone of a 9.08-acre area of land located at the 1700 Block of Mix Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone.
2. Proposed preliminary subdivision plat of a 9.08-acre area of land located at the 1700 Block of Mix Road within the Area of City Impact to create three (3) lots ranging from 3.02 acres to 3.03 acres in size, referred to as the Mix Road Subdivision.

The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

PROPOSED ACTIONS: Conduct the public hearing upon the proposed rezone and preliminary subdivision plat request and upon consideration of any testimony presented:

1. Recommend approval of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend approval of the rezone request to Latah County with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the rezone request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.
2. If the Commission recommends approval of the rezone request, recommend approval of the preliminary plat request to Latah County and direct Staff to prepare a reasoned

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.

statement of relevant criteria and standards; or recommend approval of the preliminary plat request to Latah County with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or recommend denial of the preliminary plat request to Latah County and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for October 23, 2024 at 7:00pm.

ADJOURN

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

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

**Wednesday
September 11, 2024**

7:00 PM

**Council Chambers
206 E Third Street**

Wilson called the meeting to order at 6:59 PM

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

REGULAR AGENDA

1. Approval of August 28, 2024 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Hamilton. Roll Call Vote; Ayes: Beebe, Gropp, Hamilton, Parish, Reese, Seever, Wilson (7). Nays: None. Abstentions: Scott (1). Motion carried.

2. Public Comment

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

None.

3. Update and Discussion on Moscow Affordable Housing Trust Projects – Nils Peterson

The Executive Director of the Moscow Affordable Housing Trust will give an update on the Palouse River Drive/Nursery Street project and also discuss potential strategies for making home ownership more affordable.

The Chair introduced Nils Peterson, Executive Director of the Moscow Affordable Housing Trust (MAHT). He walked the Commissioners through his presentation (see attached) and facilitated a discussion about the community land trust model. He talked about some of the upcoming projects in the next few years and his plan to have the whole Nursery Street subdivision built out by the end of 2027. Peterson provided the Commission with a book for their review and continuing education. Latah County is spearheading the formation of a local Housing Authority and would collaborate with MAHT, as well as other non-profits and developers.

REPORTS

1. Transportation Commission meeting report.

The next regular meeting is scheduled for Thursday, September 12th and on the agenda is a presentation from COAST regarding a potential Pullman-Moscow bus route.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next regular meeting scheduled for September 25th will be cancelled. The Commission will meet again on October 9, 2024 at 7:00pm.

Wilson declared the meeting adjourned at 8:04 PM

Dennis Wilson, Chair

Date

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: October 9, 2024

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject:

1. Proposed rezone of a 9.08-acre area of land located at the 1700 Block of Mix Road in within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone.
2. Proposed preliminary subdivision plat of a 9.08-acre area of land located at the 1700 Block of Mix Road within the Area of City Impact to create three (3) lots ranging from 3.02 acres to 3.03 acres in size, referred to as the Mix Road Subdivision.

Attachments:

1. Notice of Public Hearing
2. Application for Rezone
3. Application for Subdivision Plat
4. Preliminary Plat

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Phil Rheingans, is proposing to rezone a 9.08-acre area of land generally located at the 1700 Block of Mix Road from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone. Also included in the proposal is a subdivision plat to create three (3) lots ranging from 3.02 acres to 3.03 acres in size, referred to as the Mix Road Subdivision.

Since the subject property is located within the Area of City Impact, per the City of Moscow's ACI agreement with Latah County, Moscow's Planning and Zoning Commission is to conduct one hearing and forward a recommendation on to Latah County.

Site and Area Land Use: The subject property is a 9.08-acre area of land that currently undeveloped and being utilized as agricultural property. The subject property primarily surrounded by agricultural land and rural residential properties.



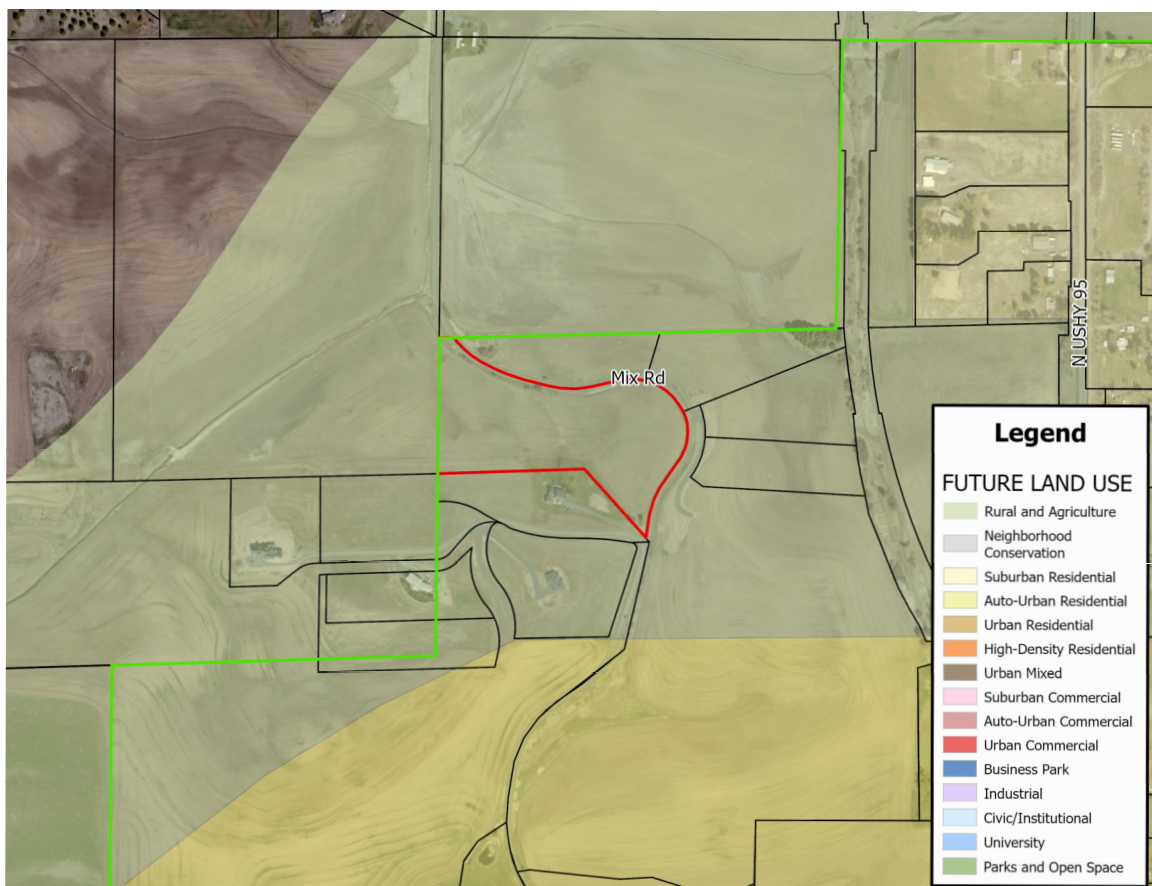
Vicinity Map



Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, which has been adopted within the Area of City Impact, the subject property is currently designated as Rural and Agriculture. According to the Comprehensive Plan, Rural and Agriculture designated areas are intended to,

“allow continued use for agricultural purposes with allowances for limited residential development at very low densities. Lands with this designation should be preserved for agricultural use and development should be directed to areas in closer proximity to the City where municipal utilities are available and land can be efficiently developed and serviced. Areas shown as Agriculture on the Future Land Use Plan are outside of the 10-year growth area (refer to Chapter 5, Public Utilities, Services, and Growth Capacity) and beyond the area for which the City is prepared to provide adequate facilities and services during the horizon of this Plan. Generally, these are found around the periphery of the City and throughout the Area of City Impact. The residential development options allow septic/well and septic/public water (where applicable and warranted) at very low densities, consistent with the intended agricultural character. Appropriate current zones for lands with this designation are Agriculture/ Forestry (AF) and Farm, Ranch, and Outdoor Recreation (FR).”



2019 Comprehensive Plan Land Use Map

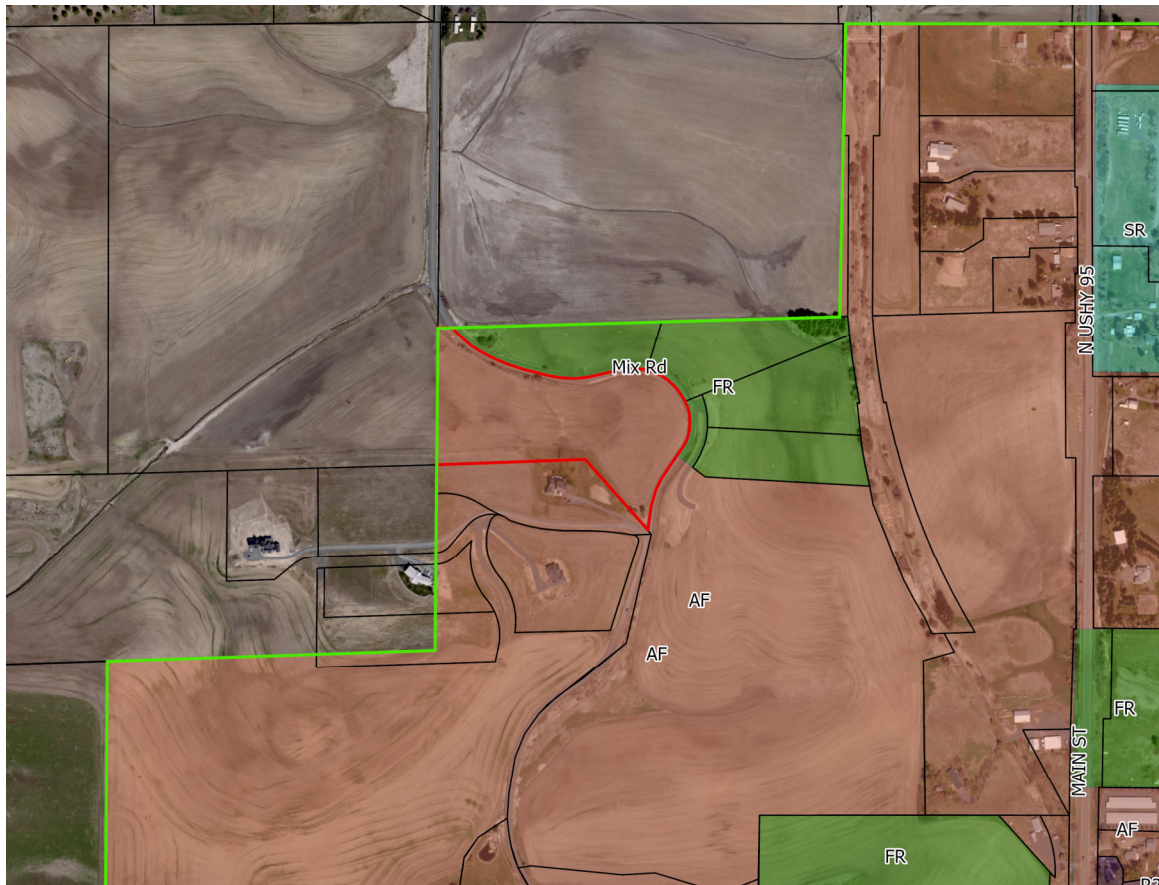
Zoning: The subject property and surrounding adjacent properties are primarily zoned Agriculture/Forestry (AF), except for the four-lot subdivision to the northeast of the subject

property which is currently zoned Farm Ranch and Outdoor Recreation (FR). Numerous properties located to the northeast adjacent to Highway 95 are within the Suburban Residential (SR) Zone. The applicant is proposing to rezone the 9.08-acre area from the Agriculture/Forestry (AF) Zone to the Farm Ranch and Outdoor Recreation (FR) Zone.

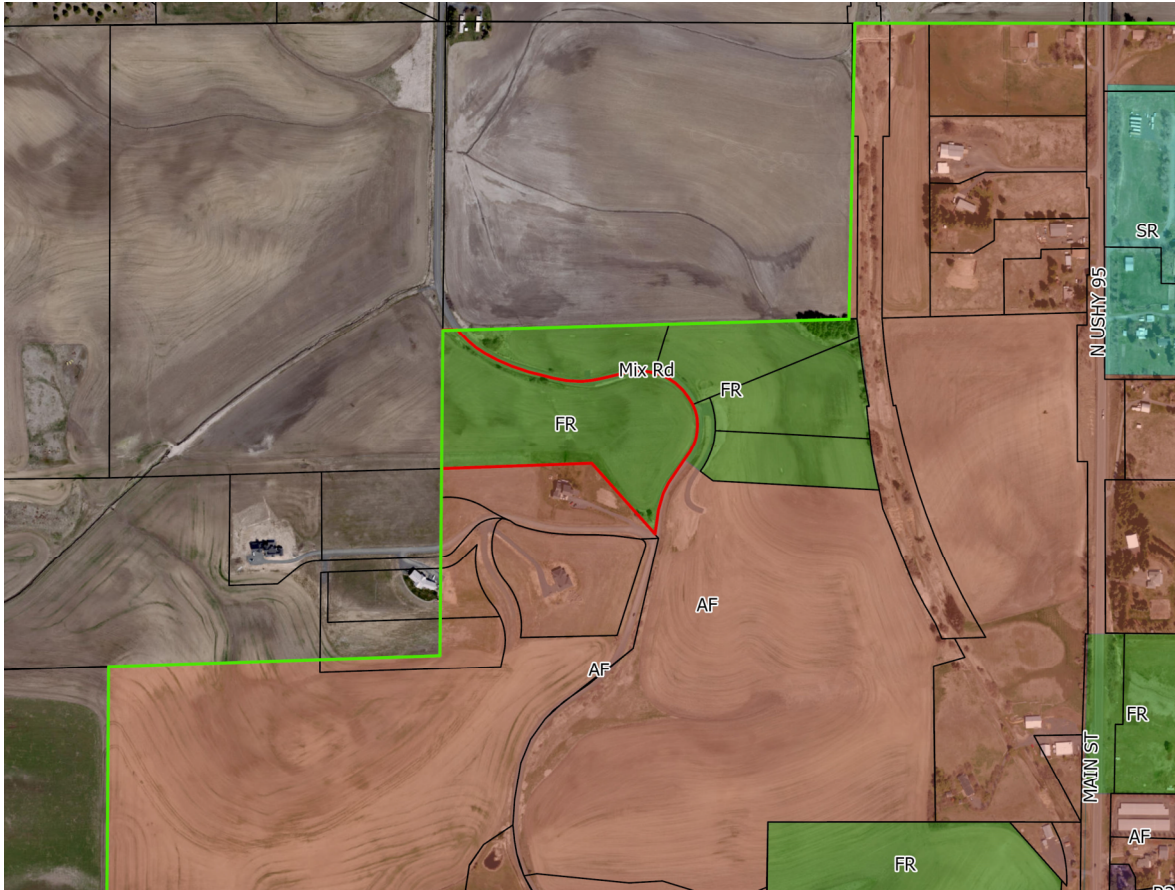
According to the City of Moscow Zoning Code, the FR Zone is,

“intended to permit current agricultural, outdoor recreation and other open land uses to be maintained and at the same time to set minimum standards for the development of similar new uses in order that this open zoning district be protected against spasmodic, disorderly and indiscriminate development until such time as another appropriate use of the land in this zoning district has been determined. It is also intended that newly annexed areas of the City be placed in this classification until land use studies determine the character and appropriate use of such areas.”

Uses permitted within the FR Zone include single family dwellings, market and community gardens, group child care facilities, public parks and recreation facilities, and bed and breakfast inns.



Existing Zoning



Proposed Zoning

Preliminary Plat: The preliminary plat proposal is to create three (3) lots ranging from 3.02 acres to 3.03 acres in size, referred to as the Mix Road Subdivision. The proposed lots will remain in Latah County and will be served by well and septic systems. Each lot will have a single driveway approach from Mix Road. All proposed lots meet the minimum lot size for the FR Zone which is 3 acres and the minimum lot width which is 125 feet.

Access, Streets, Traffic: The subject property has property frontage on Mix Road which is designated as a collector which transitions to minor arterial adjacent to the subject property. Mix Road is developed as a 24-foot-wide paved roadway two travel lanes and minimal gravel shoulders on both sides. Since the proposed subdivision has street frontage along Mix Road, an additional 10 feet of right-of-way dedicated for future roadway expansion is recommended by the Engineering Department, as well as street frontage improvements.

Input from Other Departments:

Engineering Division

The Engineering Department has provided comments within an attached memo from Todd Drage, Engineering Technician, dated October 4, 2024.

RECOMMENDATIONS:

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

1. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone with no conditions; and
2. Recommend approval of the proposed preliminary plat with two conditions:
 - a. The applicant shall dedicate an additional 10 feet of right-of-way along the full frontage of the property adjacent to Mix Road to provide 35 feet of width east of the existing centerline of Mix Road to meet the existing collector street standard.
 - b. The applicant shall construct public frontage improvements along Mix Road in accordance with the City of Moscow Standard Construction Drawings and Specifications.
3. Direct staff to prepare the Reasoned Statement of Relevant Criteria and Standards for the rezone and preliminary plat in accordance with the Commission's recommendation.

NOTICE OF PUBLIC HEARING

Proposal for Rezone and Preliminary Plat for Property Located at the 1700 Block of Mix Road in the Area of City Impact Permit Applications LUP2024-0031 and LUP2024-0032.

A public hearing at which you may be present and speak will be conducted by the Moscow Planning and Zoning Commission at which time the following proposition will be discussed for land generally shown on the vicinity map below:

1. Proposed rezone of a 9.08-acre area of land located at the 1700 Block of Mix Road within the Area of City Impact from the Agriculture/Forestry (AF) Zone to the Farm Ranch (FR) Zone.
2. Proposed preliminary subdivision plat of a 9.08-acre area of land located at the 1700 Block of Mix Road within the Area of City Impact to create three (3) lots ranging from 3.02 acres to 3.03 acres in size, referred to as the Mix Road Subdivision.

The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

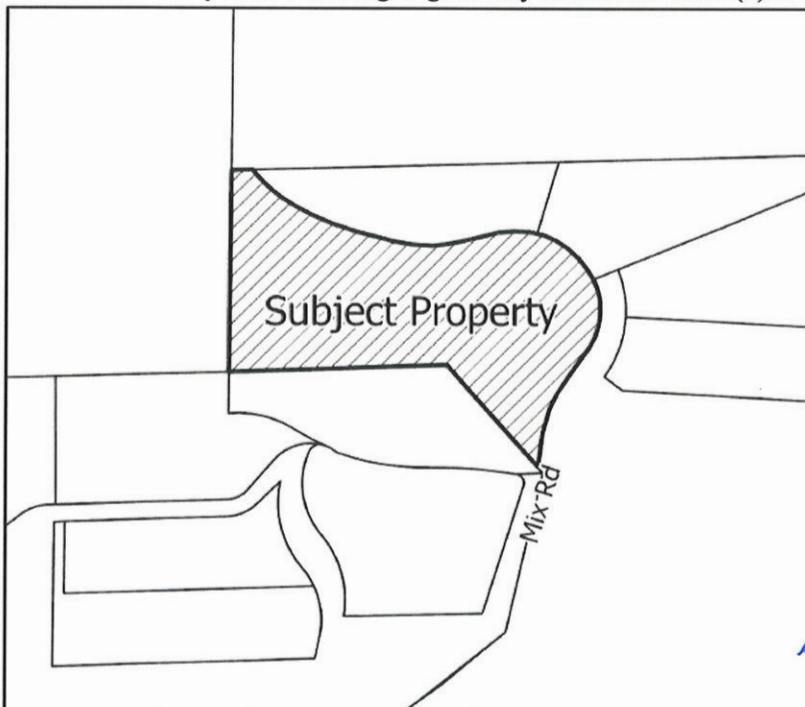
MEETING DATE: Wednesday, October 9, 2024

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

MEETING TIME: 7:00 p.m.

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

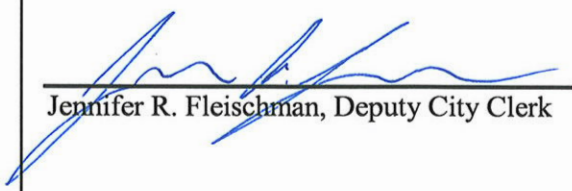
Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials



(less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City Website at:

<https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer R. Fleischman, Deputy City Clerk

Publish: Saturday, September 21, 2024



LATAH COUNTY
PLANNING and BUILDING
 Ph: 208-883-7220
 Fax: 208-883-7225
pb@latah.id.us



CITY of MOSCOW
COMMUNITY DEVELOPMENT
 Ph: 208-883-7035
 Fax: 208-883-7033
apeterson@ci.moscow.id.us

For Office Use Only			
Date Received		JUL 09 2024	
Dept	Fee Type	Fees	Paid
LC	Application Fee	\$550	7/10
Receipt Number		24-0144	
Forwarded to City			
CD	Hearing Date		

APPLICATION FOR ZONING AMENDMENT AREA OF IMPACT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Phil Rheingans Telephone: 619-520-8753
PO Box 8986 Moscow, ID 83843
 (mailing address)

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

2. Owner of Affected Property (if other than applicant)

Name: _____ Telephone: _____
 (mailing address)

3. Location of Affected Property: Mix Road

Acres: 9.08 Legal Description: portion of RP39N05W062400
 (Parcel Number) (Subdivision if Applicable)

If described by Metes and Bounds, please attach deed on a separate sheet.

INFORMATION ON REQUESTED REZONE

4. Proposal: The applicant requests a rezone on the above-described property as follows:

From: AF to: FR
 (current zoning) (proposed zoning)

5. **Reason:** Applicant requests a rezone for the following reason(s): Change in use from farming to provide rural residential property ownership opportunities.
-

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

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

The proposed rezone is consistent with comprehensive plan goals of preserving the character of this rural area.

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

The parcel to be rezoned is near other rural parcels with similar nature, land use, and services.

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

The proposed primary use of the property will be for residential development, similar to the surrounding area.

- D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

The proposed development is small rural development to not overburden local services: (3) 3+ acre parcels.

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

The development will be (3) 3+ acre residential lots. Mix Road is not heavily traveled due to connectivity to Highway 95.

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted regarding any rezone request.

The City/County shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone request.

All questions addressed on this application and the application itself must be filed with the County Planner who will forward the application within 7 days to the City of Moscow. The City will schedule a public hearing. The applicant will be notified by the City as to the time and place of the hearing pertaining to this application. The applicant or his/her duly-appointed representative must be present at the public hearings. The City will make written recommendation to the County within twenty-three (23) days. County may accept, reject, or modify City's recommendation in whole or in part. In doing so, County may rely on the record of City's public hearing, or may hold its own public hearing before County's Zoning Commission or Board of Commissioners.

The following materials must be included with this application:

1. Application fee.
2. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description.

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

Applicant's Signature

Date

7-9-2024

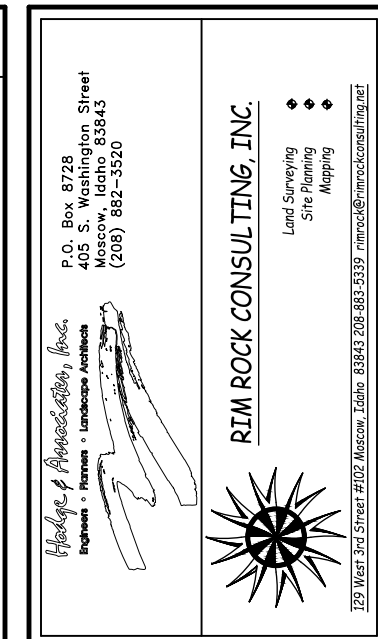
Property Owner's Signature

Date

7-9-2024



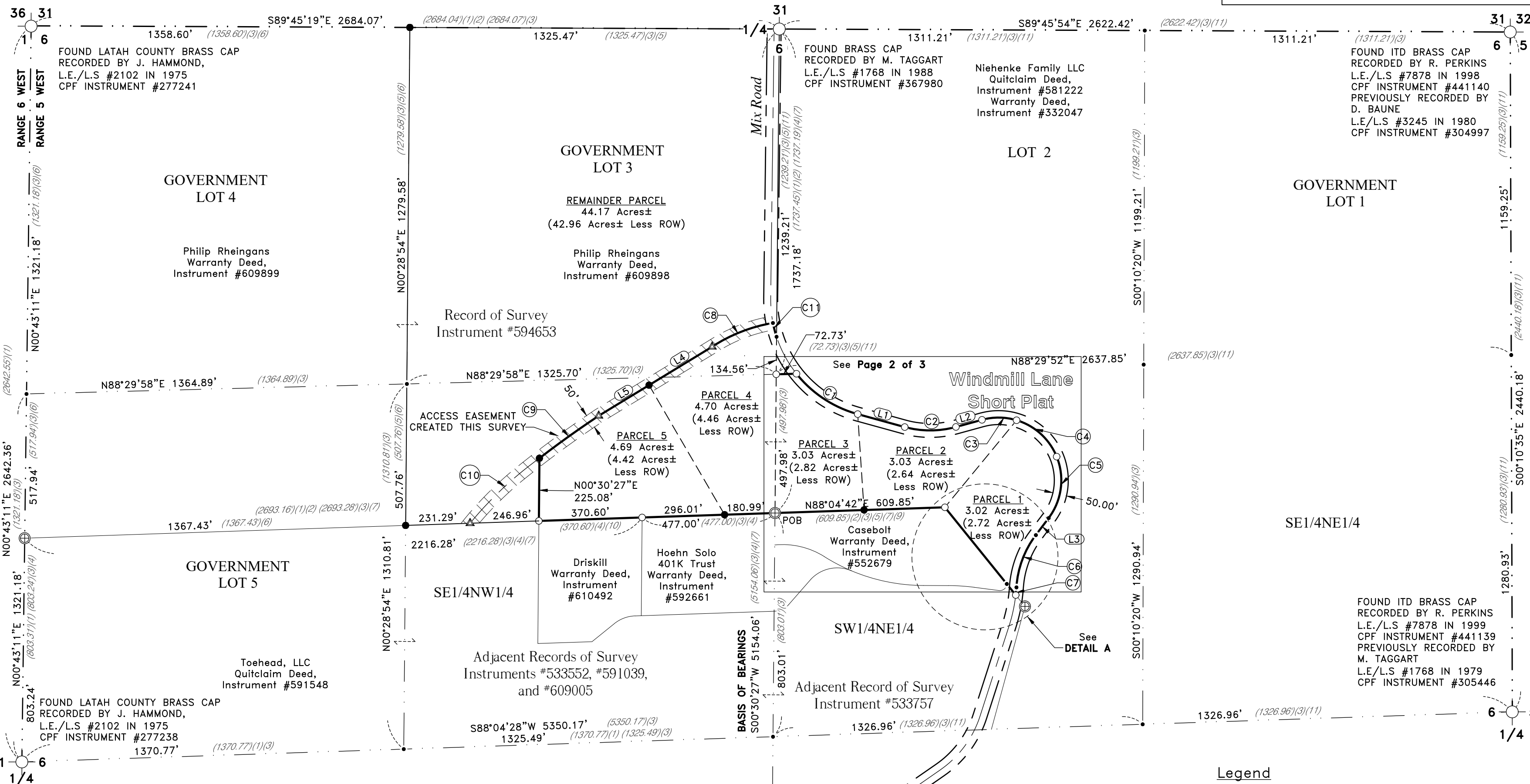
Section 06, T39N, R5W, BM



Record of Survey for:
Mix Road Subdivision
 Latah County, Idaho

Drafted by: BCB
 Checked by: MED
 File Name: 4764 ROS LC.dwg
 Tab: Layout
 Plot Style: OCE.ctb
 Project: 4764 05 2024
 Date: 7/11/24

1 of 1



Survey References:

1. Record of Survey, Instrument #533552, by D. Priest, L.S. #6449.
2. Record of Survey, Instrument #533757, by J. Dunn, L.S. #10162.
3. Record of Survey, Instrument #594653, by D. Priest, L.S. #6449.
4. Record of Survey, Instrument #609005, by D. Priest, L.S. #6449.
5. Warranty Deed, Instrument #609898, Mix Brothers, LLC, to Rheingans.
6. Warranty Deed, Instrument #609899, Mix Brothers, LLC, to Rheingans.
7. Record of Survey, Instrument #591039, by D. Priest, L.S. #6449.
8. Warranty Deed, Instrument #592661, Toehead LLC to Hoehn Solo 401K Trust.
9. Warranty Deed, Instrument #552679, Casebolt to Casebolt.
10. Warranty Deed, Instrument #610492, Toehead LLC to Driskill.
11. Windmill Lane Short Plat, Instrument #616264, by M. Dahlin, L.S. #17534.

Surveyor's Certificate

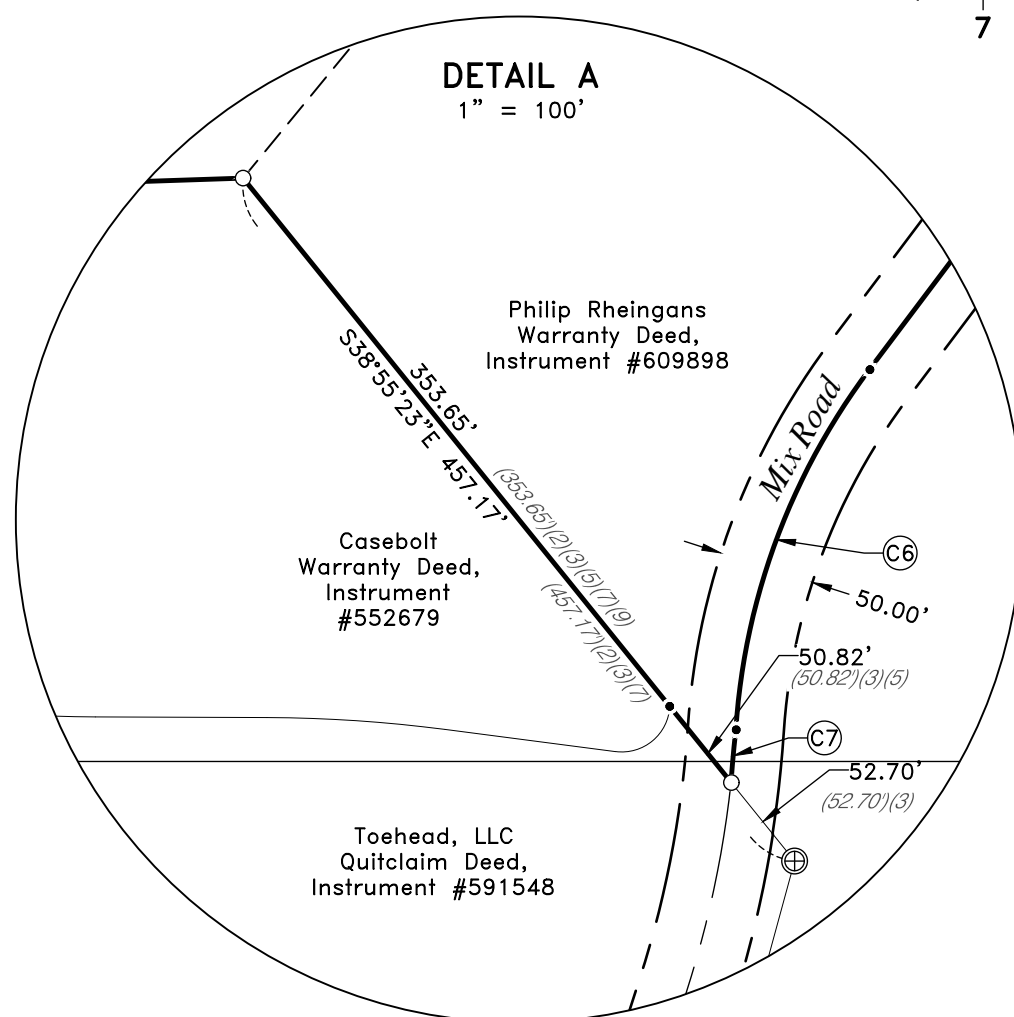
I, Michael E. Dahlin, PLS #17534, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Philip Rheingans in June 2024.

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 North Quarter corner of Section 6 and the found South Quarter corner of Section 6, said bearing being S00°30'27"W.

Surveyor Narrative

1. The purpose of this survey was to locate, monument and map the boundaries of the parcel described in Warranty Deed, Instrument #609898, and to create an easement for access purposes, as shown hereon.
2. The west line of the east half of Section 6 was located to establish the Basis of Bearings and primary boundary control. The Parcel described in Warranty Deed, Instrument #609898 was rotated to project basis and located accordingly.
3. This survey was conducted without a title search. It does not show the existence of all easements and or encumbrances, recorded or unrecorded that may affect this property.



Line Table			
Line	Bearing	Distance	Record
L1	N74°36'43"W	173.24'	(173.24')(3)(5)(11)
L2	S74°40'34"W	96.97'	(96.97')(3)(5)(11)
L3	N36°58'34"E	76.72'	(76.72')(3)(5)(11)
L4	S58°39'42"W	265.03'	~
L5	S58°39'42"W	211.38'	~

Curve Table					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	267.56'	36°04'13"	425.00'	263.16'	N56°34'35"W
C2	187.61'	30°42'43"	350.00'	185.37'	N89°58'04"W
C3	125.68'	32°00'13"	225.00'	124.05'	N89°19'21"W
C4	200.96'	51°10'30"	225.00'	194.35'	N47°44'00"W
C5	232.17'	59°07'22"	225.00'	222.01'	N07°24'56"E
C6	202.91'	33°13'00"	350.00'	200.08'	N20°22'06"E
C7	27.61'	2°46'32"	570.00'	27.61'	S05°08'53"W
C8	235.90'	23°30'41"	574.87'	234.25'	S68°39'15"W
C9	261.68'	3°59'31"	3755.84'	261.63'	S54°23'35"W
C10	342.07'	14°44'59"	1328.78'	341.13'	S46°50'06"W
C11	51.17'	6°59'06"	419.76'	51.14'	S14°38'44"E

See Record of Survey, Instrument #594653, and Windmill Lane Short Plat, Instrument #616264, for record measurements for C1 - C7.

Legend

- Found Monument as Described
- Found Aluminum Cap Stamped "PLS 6449"
- Found 5/8" Diameter Rebar w/ Plastic Cap Stamped "PLS 6449"
- Set Aluminum Cap Stamped "PLS 17534"
- Set 1/2" Diameter Rebar w/ Plastic Cap Stamped "PLS 17534"
- Calculated Position
- Record Data - See Survey References
- Subdivision Boundary Line
- Parent Parcel Boundary Line
- Subdivision Lot Line
- Section Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access Easement

NO. _____ AT THE REQUEST OF: _____
 DATE & HOUR: _____
 _____ M.
 LATAH COUNTY RECORDER

SCALE: 1" = 300'

FEE \$ _____ BY _____

September 23, 2024

PRELIMINARY DRAFT: THIS DESCRIPTION HAS NOT BEEN CHECKED NOR APPROVED BY A PROFESSIONAL LAND SURVEYOR

Legal Description for Mix Road Subdivision (Rezone Parcel Within City of Moscow Area of Impact)

By Hodge and Associates

That portion of a parcel of land described in Warranty Deed, Instrument #609898, Latah County Records, lying in the Southwest Quarter of the Northeast Quarter of Section 6, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of Government Lot 2 of said Section 6, also the northwest corner of a parcel described in Warranty Deed, Instrument #609898, Latah County Records, thence $S00^{\circ}30'27''W$, 1239.21 feet, to the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 6, and the **Point of Beginning**:

Thence $N88^{\circ}29'52''E$, 72.73 feet along the north line of the Southwest Quarter of the Northeast Quarter of said Section 6, to a point on the centerline of the county road known as Mix Road;

Thence continuing along said east line and said centerline the following eight (8) courses:

Thence 267.56 feet along a non-tangent curve to the left, said curve having a Delta = $36^{\circ}04'13''$,
Radius = 425.00 feet, Chord Distance = 263.16 feet, and Chord Bearing = $S56^{\circ}34'35''E$;

Thence $S74^{\circ}36'43''E$, 173.24 feet;

Thence 187.61 feet along a tangent curve to the left, said curve having a Delta = $30^{\circ}42'43''$,
Radius = 350.00 feet; Chord Distance = 185.37 feet, and Chord Bearing = $S89^{\circ}58'04''E$;

Thence $N74^{\circ}40'34''E$, 96.97 feet;

Thence 558.82 feet, along a curve to the right, said curve having a Delta = $142^{\circ}18'04''$,
Radius = 225.00 feet, Chord Distance = 425.87 feet, and Chord Bearing = $S34^{\circ}10'25''E$;

Thence $S36^{\circ}58'34''W$, 76.72 feet;

Thence 202.91 feet along a tangent curve to the left, said curve having a Delta = $33^{\circ}13'00''$,
Radius = 350.00 feet, Chord Distance = 200.08 feet, and Chord Bearing = $S20^{\circ}22'06''W$;

Thence 27.61 feet along a tangent curve to the left, said curve having a Delta = $02^{\circ}46'32''$,
Radius = 570.00 feet, Chord Distance = 27.61 feet, and Chord Bearing = $S05^{\circ}08'53''W$;

Thence leaving said centerline, $N38^{\circ}55'23''W$, 50.82 feet, to the southeast corner of a parcel described in Warranty Deed, Instrument #552679, Latah County Records;

Thence continuing $N38^{\circ}55'23''W$, 353.65 feet, to the northeast corner of said parcel;

Thence $S88^{\circ}04'42''W$, 609.85 feet, to the northwest corner of a said parcel, said corner being on the west line of the Southwest Quarter of the Northeast Quarter of Section 6;

Thence along said west line, $N00^{\circ}30'27''E$, 497.98 feet, to the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 6, and the **Point of Beginning**.

Parcel contains 9.08 acres, more or less.

SUBJECT TO: County Road Right-of-Way.

PRELIMINARY DRAFT: THIS DESCRIPTION HAS NOT BEEN CHECKED NOR APPROVED BY A PROFESSIONAL LAND SURVEYOR

M:\Community Development\Public\Plan Reviews\ACI Reviews\Mix Road Subdivision - ACI\2024
RZ\Admin Working File\App Materials 10.03.24\4764 Subdivision City Rezone Legal Description.docx

Received 10-03-2024



LATAH COUNTY
PLANNING and BUILDING
 Ph: 208-883-7220
 Fax: 208-883-7225
pb@latah.id.us



CITY of MOSCOW
COMMUNITY DEVELOPMENT
 Ph: 208-883-7035
 Fax: 208-883-7033
apeterson@ci.moscow.id.us

For Office Use Only			
Date Received		JUL 09 2024	
Dept	Fee Type	Fees	Paid
LC	Application Fee	\$1000	7/10
Receipt Number		07624-0144	
Forwarded to City			
CD	Hearing Date		

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT IN THE MOSCOW AREA OF CITY IMPACT

APPLICANT:

Name: Phil Rheingans Telephone: 619-520-8753
 Complete Address: 2700 E D St (mailing: POB 8986) Moscow, ID 83843
 E-Mail: office@rheingansfarms.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
 Complete Address: _____
 E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Hodge and Associates Telephone: _____
 Complete Address: 405 S Washington St, Moscow, ID 83843
 E-Mail: scottbecker@moscow.com Fax: _____

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

PROPERTY:

- Proposed Subdivision Name: _____
- Address(es) or Parcel Number(s): _____
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 9.08 acres, and/or _____ sq.ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
 _____ acres, and/or _____ square feet.
- Total number of lots: 3 Average lot size: 3 acres
- Existing Zoning of subject property: _____

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:

3+ acre rural residential sites

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 landowners/subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or easements 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
- _____ 21. Driveway Map: Access points, width, grade, length, turnouts, turnarounds, curve radius, cut and fill slopes with grades and heights, stream crossings, culverts/waterbars (Section 9.01 Design Standards)
- _____ 22. Signed Acknowledgement Forms

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

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Latah County Planning and Building:

- Completed application.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

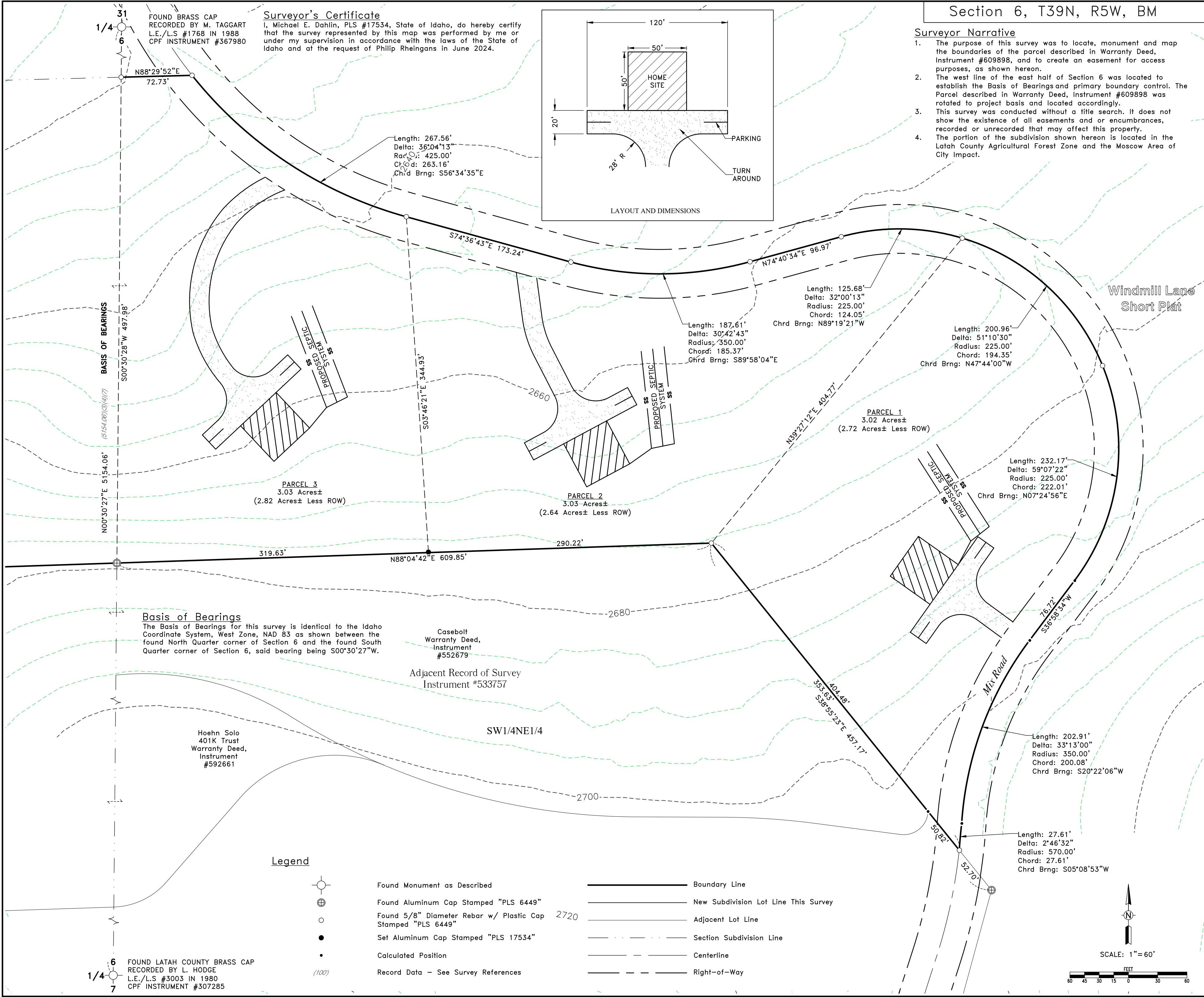
I understand this information is a public record and may be posted to a public website.

Applicant's Signature

Date

Property Owner's Signature (if different)

Date



RIM ROCK CONSULTING, INC.
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520
Lead Surveying
Site Mapping

Michael E. Dahlin, PLS #17534
Professional Land Surveyor
State of Idaho

PRELIMINARY
NOT FOR RECORDING

PROFESSIONAL LAND SURVEYOR
LICENSED UNDER
STATE OF IDAHO
MICHAEL E. DAHLIN
PLS #17534

Detail Map for:
Mix Road Subdivision
Within the Moscow Area of City Impact Zone

Drafted by:	BCB
Checked by:	MED
File Name:	4764 ROS.dwg
Tab:	City_Exhibit
Plot Style	OCE.ctb
Project:	4764 05 2024
Date:	8/30/24



OCTOBER 4TH, 2024

TO: MIKE RAY, PLANNING MANAGER

FROM: TODD DRAGE, ENGINEERING TECHNICIAN

SUBJECT: MIX ROAD SUBDIVISION

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon reviewing the preliminary plat for the Mix Road Subdivision, the Engineering Division has the following comments and recommendations:

Recommendations

Recommend approval of the proposed preliminary plat with two conditions:

1. The applicant shall dedicate an additional 10 feet of right-of-way along the full frontage of the property adjacent to Mix Road to provide 35 feet of width east of the existing centerline of Mix Road to meet the existing collector street standard.
2. The applicant shall construct public frontage improvements along Mix Road in accordance with the City of Moscow Standard Construction Drawings and Specifications.

October 3, 2024

Moscow Planning & Zoning Commission
206 E. Third Street
Moscow, ID83843

RE: Proposal for Rezone and Preliminary Plat for Property Located at the 1700 Block of Mix Road in the Area of City Impact Permit Applications LUP2024-0031 and LUP2024-0032

Dear Planning & Zoning Commission Members,

I reside in the Canterwood Estates neighborhood off Mix Road and am writing this letter in response to the proposed rezoning and preliminary plat of land at 1700 Mix Road.

Summary:

I am not opposed to development on Mix Road **but this development must be accompanied by safety improvements to Mix Road.** Improvements to the road are needed to protect the lives of the current residents (myself, my family, my neighbors) as well as the future residents of the homes that will be built.

Background: Characterization of Traffic on Mix Road

There has been a significant increase in the number of homes built around and off of Mix Road over the past few years, and along with it, a significant increase in automobile traffic. Additionally, there is much pedestrian traffic due to walkers, runners, and bicyclists. The Logos Cross-country team uses Mix Road for its practices.

Mix road has several blind corners. Problems arise on these corners when cars veer into oncoming traffic to go around pedestrians and bicyclist. When I moved to Canterwood fourteen years ago, this was a "once every 6 months" occurrence. It is nearly a monthly occurrence now. In talking with my neighbors, the consensus is that this is also happening to them on a regular basis.

Issue #1: No posted speed limit

There is no posted speed limit on Mix Road. The speed limit is generally accepted to be 50 mph and it is typical for people to drive this speed. This is problematic given the additional entrances and exits on Mix Road for these new homes. Adding the corners and elevation changes to the 50 mph speeds, it is easy to see how a collision could occur when entering or exiting the road. There have been several instances of people misjudging the speed of oncoming traffic or not seeing oncoming traffic and pulling out onto the road in an unsafe manner.

Issue #2: No shoulder

There is no shoulder or bike lane on Mix Road. This means that 1) people routinely run and bike in the road, 2) when faced with oncoming traffic in your lane, there is nowhere to pull off the road and get out of the way, 3) drifting snow during winter reduces the road to a single lane in some areas.

There have been LOTS of close calls involving autos and pedestrians and these close calls are occurring at an increasing rate.

Issue #3: Gravel

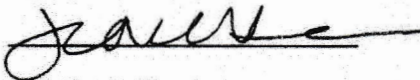
Mix Road is paved, however, the new roads and driveways connected to it are made of gravel. Drivers do not expect to encounter the amount of gravel that is continuously pulled onto Mix Road by the traffic entering and exiting these new driveways and roads. Even at reduced speeds, I have personally experienced coming around the corner near Swede Lane, hitting gravel in the road and having my car slide sideways.

Conclusion:

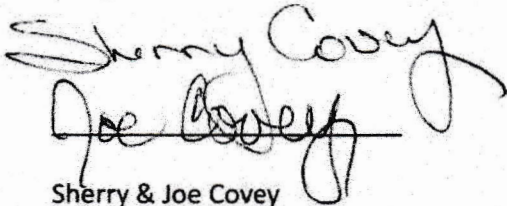
My request of each member of the Planning & Zoning Commission is simply this: Imagine that you and your loved ones live on or near Mix Road. Your spouse bikes on Mix Road each morning. Your teenagers drive it every day to and from school. Now ask yourself this question: would you increase traffic on this road without addressing these safety issues?

Several of my neighbors share my concerns and have asked to be included in this letter. Thank you for your time and thoughtful consideration.

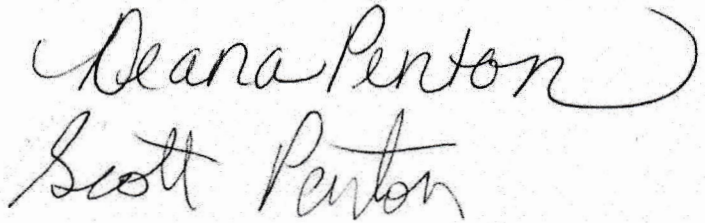
Respectfully,



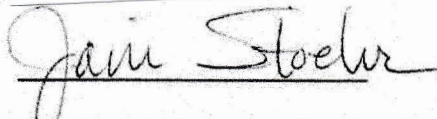
Jennifer & Tim Halvorson
985 Compton Court
Moscow, ID
jenhalvorson67@gmail.com
(208) 301-0318



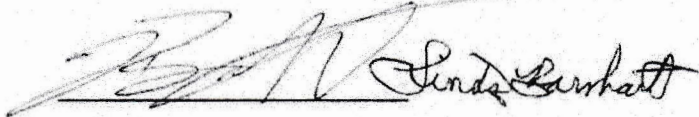
Sherry & Joe Covey
1152 Canterwood Drive
Moscow, ID



Scott & Deana Penton
1060 Canterwood Drive
Moscow, ID



Jani Stoehr
2601 Mix Road
Moscow, ID



Linda & John Barnhart
1088 Canterwood Drive
Moscow, ID