

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
March 12, 2025

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from January 22, 2025 (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: Conditional Use Permit to Allow a Proposed RV Park at 1751 N Polk Extension. LUP2025-0003 (ACTION ITEM)**

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension, within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

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

1. Approve the conditional use permit for the proposed RV Park; or approve the conditional use permit for the proposed RV Park with conditions; or deny the conditional use permit for the RV Park; or provide Staff further direction as deemed necessary.
2. In accordance with the Commission's decision on the conditional use permit, direct staff to prepare the Relevant Criteria and Standards documents.

4. **Proposed Final Subdivision Plat for the South Moscow Business Park (SOMO) Addition. LUP2025-0002 (ACTION ITEM)**

Proposed Final Plat of a 29.48-acre property to create fifteen (15) lots with an average lot size of 1.77 acres, referred to as the SOMO Addition.

PROPOSED ACTIONS: Review the SOMO Addition final plat and recommend approval to City Council; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

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.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for March 26, 2025.

ADJOURN

CANCELLED LACK OF QUORUM

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
January 22, 2025

7:00 PM

Council Chambers
206 E Third Street

Wilson called the meeting to order at 7:01 PM

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

REGULAR AGENDA

1. Approval of November 13, 2024 Minutes (ACTION ITEM)

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

2. Public Comment

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

None.

3. Election of Officers for 2025 (ACTION ITEM)

The Commission will need to nominate officers for 2025.

The Commissioners discussed who would like to be nominated for the 2025 Officer positions. All current officers are okay serving again for another year.

Hamilton moved to re-elect Dennis Wilson as Chair, Rich Beebe as Vice Chair, and Cole Mize as Second Vice Chair for the 2025 Planning & Zoning Commission. Reese seconded the motion. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. Fiscal Year 2026 Commission Budget (ACTION ITEM)

The City is currently preparing the 2026 fiscal year budget, and the Commission will need to submit their request by the end of February.

There was a short conversation about past budgets and how funds have been spent in previous years.

Hamilton moved for approval of the FY2026 budget request as written, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

None.

ANNOUNCEMENTS

A continuing education magazine was distributed for reading.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for February 12, 2025.

Staff anticipate some new applications coming in soon. However, the next meeting will be cancelled if nothing is ready for the Commission's review.

The Citizen Commission Report to City Council is scheduled for March 3rd.

Wilson declared the meeting adjourned at 7:06 PM

Dennis Wilson, Chair

Date

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

HEARING DATE: March 12, 2025

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

Attachments:

1. Proposal Letter
2. CUP Application
3. Site Plan
4. Topographical Map

Prepared by: Mike Ray, AICP

STAFF REVIEW

Proposal: The applicant, JD Morris, is requesting the allowance of Recreational Vehicle (RV) spaces within the Bel-Air Mobile Home Park located at 1751 N Polk Extension. There are currently approximately 59 manufactured home spaces within the park with two of those spaces being vacant. As with most of the other manufactured home parks within the City, there has been an interest in allowing tiny homes to occupy some of the open manufactured home spaces. The applicant is proposing to allow tiny homes that are on wheels and a chassis in the park, which are classified as RVs.

Site and Area Land Use: The subject property was first established as a mobile home park in the 1970's. The subject property is currently 9.34 acres and contains two looped access drives which are accessed from Polk Street. There are currently approximately 59 spaces within the park and the average sized space is 35 feet in width by 100 feet in depth.

Access to the subject property is provided via two access drives which extend to Polk Street to the east. To the east of the subject property is another manufactured home park, a single-family dwelling, and Moscow Hide and Fur. To the north are rural residential properties located within Latah County, to the west is vacant land, and to the south is a residential subdivision containing single-family dwellings.



Vicinity Map



Aerial Image

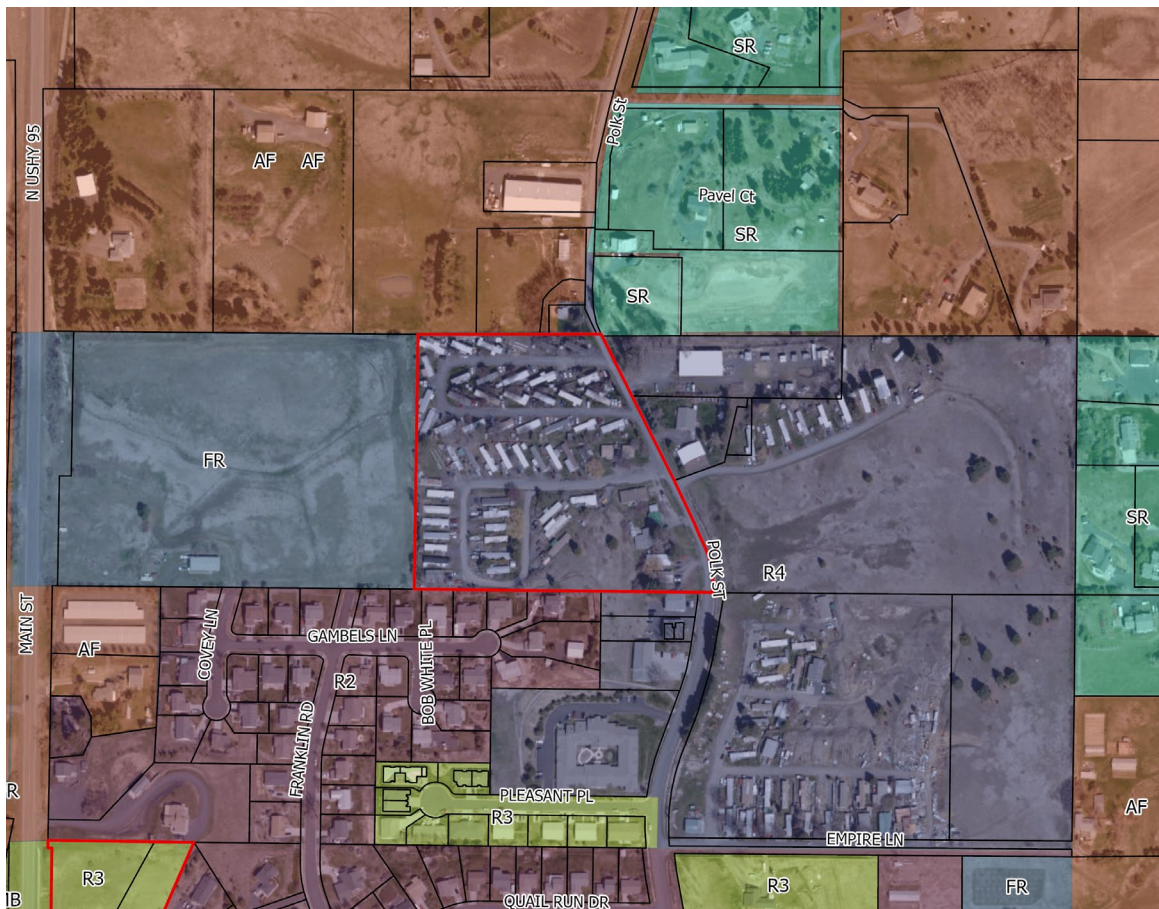
Zoning: The subject property and adjacent properties to the east and southeast are currently zoned Multiple Family Residential (R-4). Properties to the south are zoned Moderate Density Residential (R-2), properties to the west are zoned Farm Ranch (FR), and properties to the north are zoned Agriculture Forestry (AF).

According to the Zoning Code the R-4 Zoning District,

“Provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts.”

Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.

Recreational Vehicle (RV) Parks are a conditional use within the R-4 Zoning District and require review and approval by the Planning and Zoning Commission, per the RV Park Ordinance.



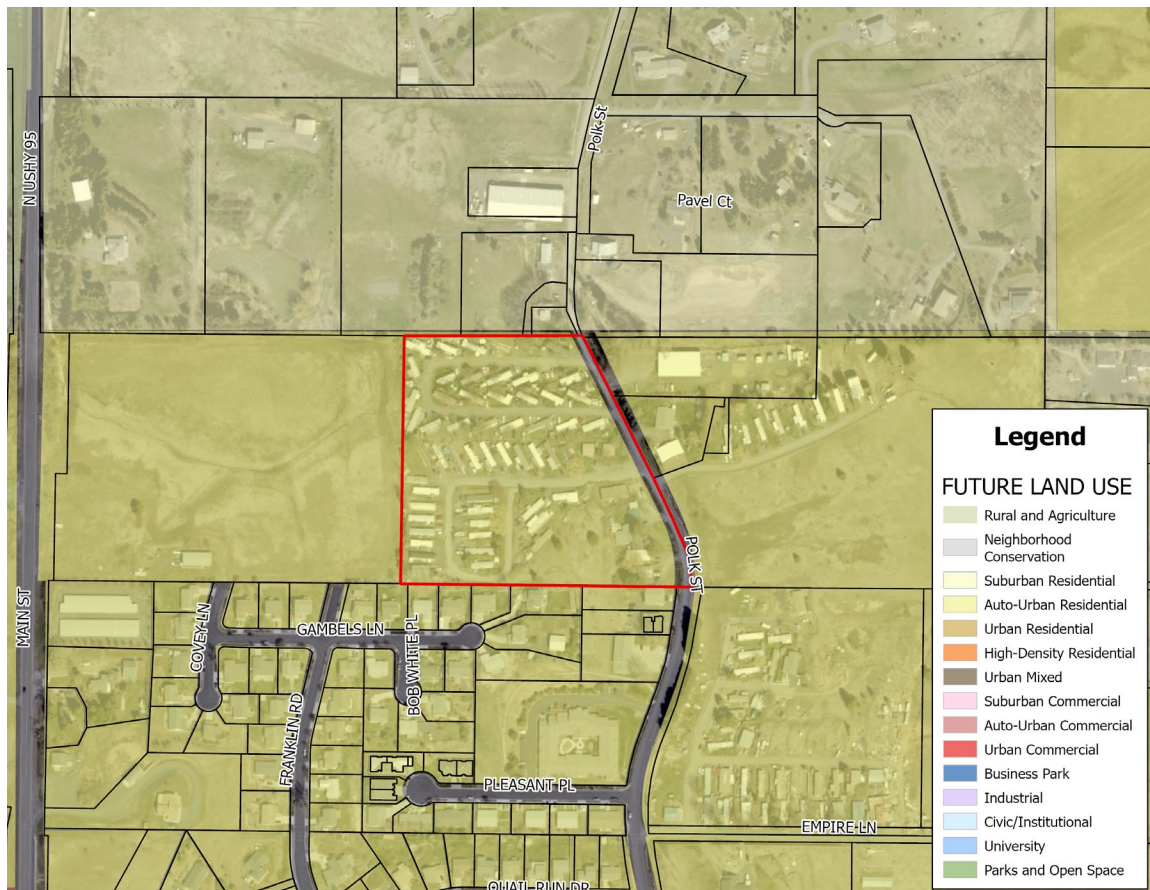
Existing Zoning

Comprehensive Plan: The entirety of the subject property is currently designated as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

All surrounding properties to the west, south, and east are also designated as Auto-Urban Residential (AU-R). Properties within Latah County to the north are designated as Suburban Residential (SR).

The subject property has property frontage on Polk Street which is designated as a collector in the 2019 Comprehensive Plan.



Access, Streets, Traffic: The subject property has existing access via Polk Street which is developed as a 20-foot-wide paved street with gravel shoulders and drainage ditches on either side of the street.

RV Park Standards:

Size of RV Spaces: *The minimum space size within an RV Park shall be 20' x 40'; however, up to forty percent (40%) of the spaces may be a minimum of 20' x 25'.* The majority of the manufactured home spaces within the existing park are at least 35' wide by 100' in depth, which exceed the minimum required.

Separation: *Design of spaces shall be such that minimum space between recreational vehicles is ten feet (10').* The proposed spaces will have at least 10' of clearance between adjacent RVs or manufactured homes.

Sanitary Facilities: *Toilet facilities and potable water shall be provided in all campgrounds and in all recreational vehicle parks that allow tents or recreational vehicles which are not self-contained.* The applicant is not proposing to have any tents or RVs that are not self-contained, so this standard does not apply.

Open Space: *Common open space will be provided for each space in the park. This area shall be exclusive of all setback areas and shall be developed with turf and trees. The size of the open spaces shall be left to the discretion of the developer.* There is a large open space at the southeastern portion of the property.

Refuse: *Trash receptacles shall be provided, and shall be located no further than one hundred fifty feet (150') away from any recreational vehicle or campground space.* Each RV space and mobile home space has a designated roll cart which is collected weekly to satisfy this requirement.

Streets: *Internal private streets shall be a minimum of twenty-eight feet (28') (including a 20-foot surface and 4 foot shoulders) in width for two-way streets and twenty feet (20') (including a 12 foot surface and 4 foot shoulders) for one-way streets, with a minimum of three-quarters inch (3/4") processed rock, six inches (6") in depth. Minimum outside radius of all curves in streets shall be forty feet (40').* The existing mobile home park has existing internal streets with a 20-foot gravel surface and 4 foot shoulders on either side, which meets the minimum requirement for two-way traffic. All corners in the park meet the 40 foot outside radius requirement.

Utilities: *All recreational vehicle parks and campgrounds with access to City sewer and/or water shall be served by such.* The existing mobile home park is currently serviced off existing water and sewer mains that are connected to the City's mains. Each individual RV space will have connections to water and sewer.

Buffer Yards:

1. *Adjoining Public Streets. Portions of a recreational vehicle park that adjoin public streets shall have a B buffer yard, as defined in Code Section 4-6-9, except in such areas required for access and/or a vision clearance triangle. Portions of a public right-of-way may be used as a part of the buffer yard at the discretion of the City;*

There are existing mature trees and vegetation along the majority of the east side of the subject property adjacent to Polk Street.

2. *Adjoining Undeveloped Land. Portions of a recreational vehicle park that adjoin undeveloped land shall have an 'A' buffer yard, as defined in Code Section 4-6-9, except in such areas required for access and/or a vision clearance triangle.*

There is a developed portion of the subject property that is adjacent to undeveloped land to the west. There are existing mature trees along the entire west property line which satisfy the Type A landscape buffer requirement.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony presented, approve the Conditional Use Permit for the RV Park proposal for the Bel-Air Mobile Home Park at 1751 N Polk Ext and waive the final plan review.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension.
Permit Application LUP2025-0003

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

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

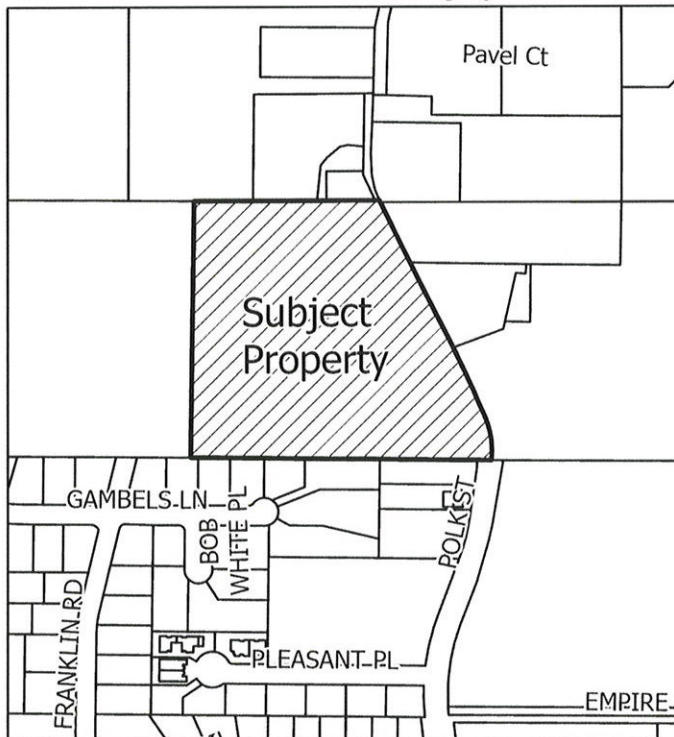
HEARING DATE: Wednesday, March 12, 2025

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

MEETING TIME: 7:00 pm

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.

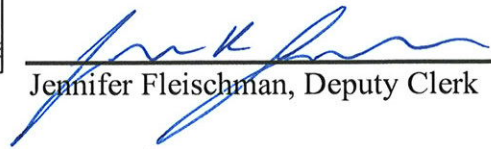
The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.



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's Website at:

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

Laurie Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy Clerk

Publish: Saturday, February 22, 2025

February 5, 2025

Bel-Air Mobile Home Park
1751 N. Polk Ext.
Moscow ID 83843

Long Shot Properties LLC.
PO Box 37
De Leon TX 76444

City of Moscow,

Enclosed is our application for a Conditional Use Permit to allow RV's to reside in Bel-Air Mobile Home Park.

I have no intention of allowing overnight type RV stays. I am only wanting "tiny homes" to be allowed. They will be skirted and hooked up to city sewer and water in a more permanent fashion. These homes will not be temporary or transient.

After speaking with City staff, I was informed that since someone has labeled a tiny home as an RV, this Conditional Use permit is necessary. If a modified permit that allows tiny homes only and not RV's, is possible, I would gladly accept that. I will not bring in motorhomes, trailers or 5th wheel trailers.

Thank you,

JD Morris – owner
Long Shot Properties/Bel-Air MHP

[REDACTED]
[REDACTED]

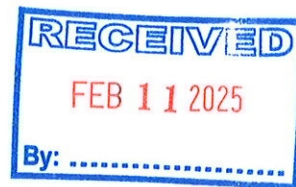


**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
ahennrich@ci.moscow.id.us

For City Use Only			
Date Received		2/11/25	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$583.00	2/11/25 ✓
Receipt Number		LUP2025-0003	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)



GENERAL INFORMATION

1. Applicant

Name: Bel-Air MHP - LongShot Properties LLC Phone: [REDACTED]

Address: 1751 N. Polk Ext. Moscow, 83843 Email: [REDACTED]

mailing P.O. Box 37, DeLeon, TX. 76444

Relationship to affected property (please check one):

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

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

Name: LongShot Properties / JD Morris Phone: [REDACTED]

Address: P.O. Box 37 DeLeon, Tx. 76444 Email: [REDACTED]

3. Location of Affected Property: 1751 N. Polk Ext. Moscow, 76444

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

Legal Description: _____
(Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED CONDITIONAL USE

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

To gain the right to allow Tiny homes in Bel-Air MHP.
Since Tiny homes are defined as an RV, this CUP
is needed.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot, driveway(s), fencing, and landscaping. A site topography map shall be provided when appropriate.

5. **Authorization:** Section Ty 3.4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.
6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day-to-day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts the proposed use may have.

There will be no change in the operation of Bel-Air.

7. Before the Board of Adjustment may issue a Conditional Use Permit, the Board of Adjustment must first make findings of compliance with the following seven **Relevant Criteria and Standards**. Please describe in the spaces provided below how your requested Conditional Use is in compliance with each of the relevant criteria and standards.

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Per Title 4 Chap. 3 Sec 3-4 Land use Table.
RV's are Allowed as a conditional use.

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

This property is a Mobile Home Park and will
continue to be.

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

No changes at all.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

NO Change

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

NO Change

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

NO Change

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

NO Change

CONDITIONS OF APPROVAL

The Board of Adjustment, pursuant to Moscow City Code Title 4, Chapter 8, Sec. 8-4.D., 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. In the event of failure to comply with the plans approved by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board of Adjustment as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board of Adjustment. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board of Adjustment for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one (1) year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

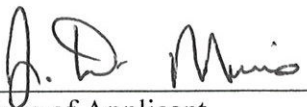
Application Submittal:

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 of Adjustment. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

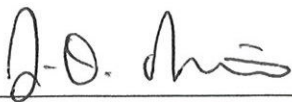
The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.

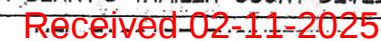

Signature of Applicant

2-10-25
Date


Signature of Property Owner (if different)

2-10-25
Date







Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: March 6, 2025
Re: SOMO Addition Final Plat Review

The Planning & Zoning Commission conducted a public hearing on May 24, 2023 to consider the request of TWO-GM, LLC for a Preliminary Plat of a 29.46-acre area to create 15 lots ranging from 0.82 to 4.18 acres in size, referred to as SOMO Subdivision. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with the following two conditions:

1. The applicant shall be required to conduct a detailed stormwater discharge analysis to include any mitigation actions necessary to ensure that the stormwater facility shall have no downstream adverse impacts subject to the approval of the City Engineer.
2. The applicant shall gain access approval from the Idaho Transportation Department and complete any necessary mitigation for the connection of SOMO Drive to the highway system.

City Council then conducted a public hearing on October 7, 2024 and approved the SOMO Addition preliminary plat with the same two conditions recommended by the Planning and Zoning Commission.

On January 21, 2025 the applicant submitted the final subdivision plat to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat for conformance with City and State Code requirements and found it to be in conformance.


**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		01/21/2025	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$492.00 plus \$29.50/lot	1/21 ✓
Receipt Number		LUP2025-0002	

APPLICATION FOR FINAL SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

APPLICANT:

Name: TWO-GM, LLC _____ Phone: 509-432-6533 _____

Address: 6901 Sr270 , PULLMAN, WA 99163 _____ Email: j@motleymotley.com

OWNER: (if other than applicant)

Name: _____ Phone: _____

Address: _____ Email: _____

ENGINEER/SURVEYOR:

Name: ANACLIN ENGINEERING/RYAN FISKE _____ Phone: 208-791-8055 _____

Address: LEWISTON IDAHO _____ Email: anacline@aol.com

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


☒

Owner

☐
PROPERTY:

- Proposed Subdivision Name: SOUTH MOSCOW BUSINESS PARK "SOMO" _____
- Address(es) or Parcel Number(s): LOTS 1-7, BLOCK 1, LOTS 1-8 BLOCK 2
- Legal Description: Please attach copy of full description.
- Gross Area of all land involved: 29.48 _____ acres, and/or _____ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:
26.57 acres, and/or _____ square feet.
- Total number of lots: 15 _____ Average lot size: 1.77 _____

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

FINAL PLAT CHECKLIST:

All final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the City Engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- ___ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- ___ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- ___ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- ___ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ___ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- ___ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- ___ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- ___ 8. Basis of bearing used to determine bearings shown on the plat.
- ___ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- ___ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow Standard Specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- ___ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owner(s)'s signatures upon the certificate shall be

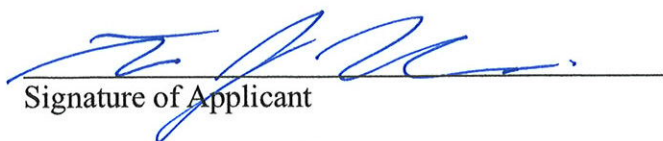
notarized upon the plat by an officer duly authorized to take acknowledgements. If the property is being mortgaged, the signature of the mortgagee's representative is also required.

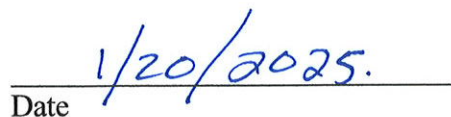
- ____ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by them or under their direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- ____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- ____ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- ____ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, of the Idaho Code, and with the requirements of Moscow City Code Title 5, Chapter 1.
- ____ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- ____ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13 of the Idaho Code.
- ____ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- ____ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- ____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

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

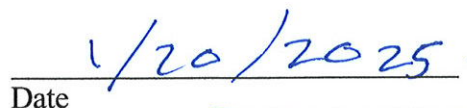
1. Application fees
2. One full-sized Final Plat Map and one electronic copy.

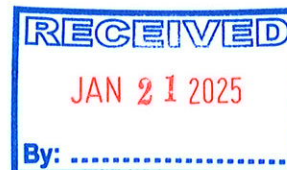
I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.


Signature of Applicant


Date


Signature of Property Owner (if different)


Date



CONTACT INFORMATION

OWNER – DEVELOPER
NAME: TWO-GM, LLC,
CONTACT: FRANK MOTLEY
ADDRESS: 6901 SR 270
CITY: PULLMAN, WA 99163
TELEPHONE: (509) 432 6553
EMAIL: j@motleymotley.com

PROFESSIONAL LAND SURVEYOR
NAME: CUDDY & ASSOCIATES, INC.
CONTACT: BRAD CUDDY, PLS
ADDRESS: 13950 HIGHWAY 12
CITY: OROFINO, ID 83544
PHONE: (208) 790-2672
EMAIL: bradcuddy@cebridge.net

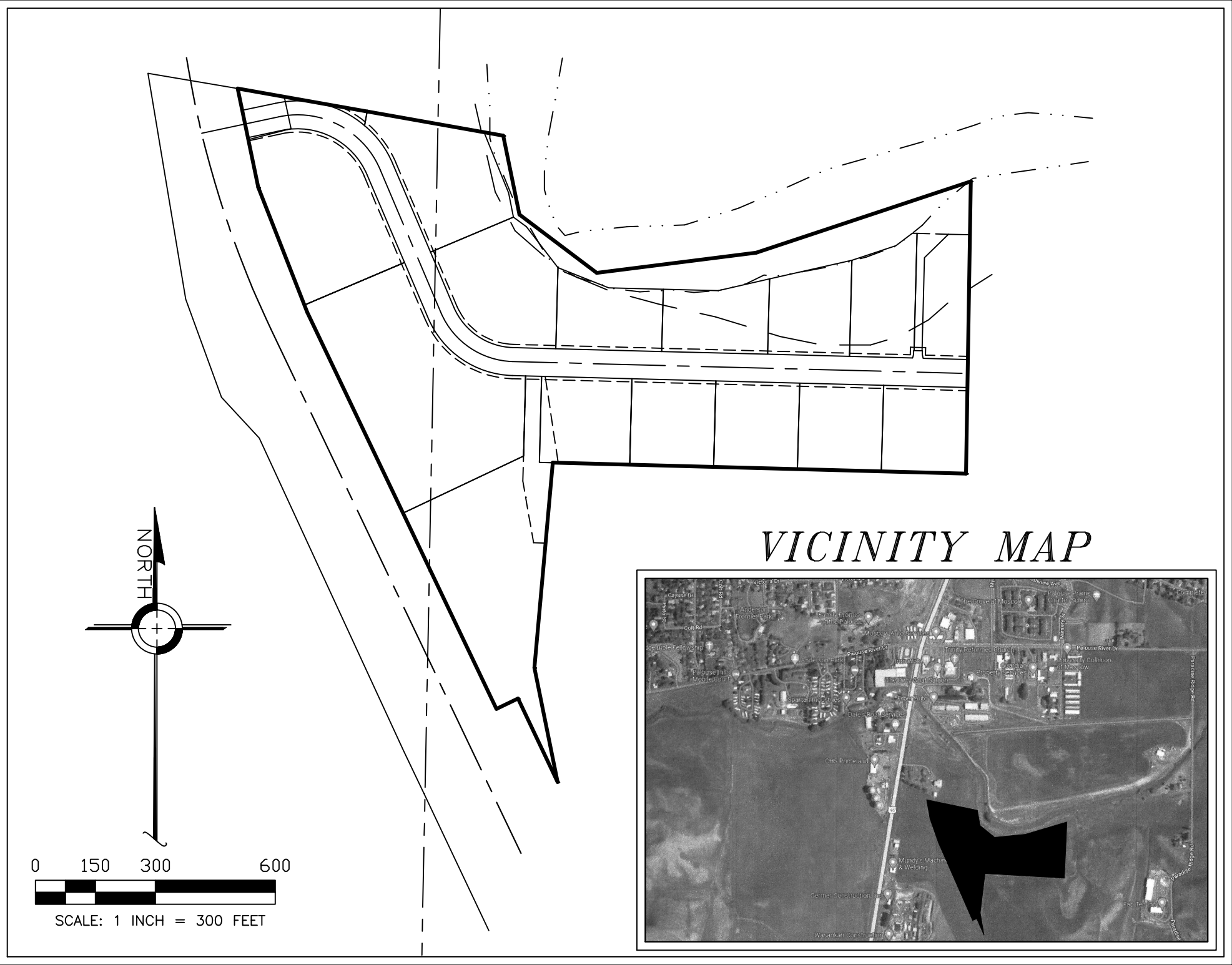
PROFESSIONAL ENGINEER
NAME: ANACLINE ENGINEERING
CONTACT: C. RYAN FISKE, P.E.
ADDRESS: 4025 EAGLE CT.,
CITY: LEWISTON, ID 83501
PHONE: (208) 791-8055
EMAIL: anacline@aol.com

SOUTH MOSCOW BUSINESS PARK

SOMO DRIVE & HIGHWAY 95

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

SITE OVERVIEW



VICINITY MAP



SHEET INDEX

- SHEET 1 – OVERVIEW, CONTACT INFORMATION, LEGEND,
LEGAL DESCRIPTION, PLAT INFORMATION,
VICINITY MAP
SHEET 2 – PLAT MAP, NARRATIVE, CURVE TABLE
SHEET 3 – DETAILS, POINT OF BEGINNING TIES,
REFERENCES
SHEET 4 – APPROVALS, OWNERS CERTIFICATE

PLAT INFORMATION

1. AVERAGE LOT SIZE: 1.73 ACRES
2. FLOOD PLAIN ZONE: N/A ELEVATING
3. CENTERLINE MONUMENTS AND MONUMENTS FOR INTERIOR LOT CORNERS WILL BE SET POST CONSTRUCTION AND BY NOVEMBER 30, 2025.
4. THE EAST 1/4 CORNER OF SECTION 19 WILL BE REPLACED OR REFERENCE MONUMENTS WILL BE SET IF IT IS DESTROYED DURING CONSTRUCTION.
5. GROSS AREA OF ALL LAND INVOLVED: 29.46 ACRES.
6. TOTAL NET AREA OF LAND AREA, EXCLUSIVE OF PROPOSED OR EXISTING PUBLIC STREET AND/OR OTHER PUBLIC LANDS: 23.64 ACRES.

THERE ARE NO RECORDED SUBDIVISION
PLAT MAPS IMMEDIATELY ADJACENT TO
THE SUBJECT PROPERTY.

LEGEND:

Found as noted.	Description	Set as noted.
	Section corner	
	1/4 section corner	
	Right of way monument as noted	
	Set centerline monument	
	Rebar – found	
	Rebar – set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
	Set 5/8" diameter, 30" long rebar with 2" diameter aluminum cap stamped "PLS 9165" & "ESMT"	
	Calculated point. Nothing found or set this survey.	
	Diameter	
	Corner Perpetuation and Filing Record (w/ instrument #)	
	Measured	
	Reference R1	
	Section line/Section subdivision line	
	Boundary of subject property	
	Floodway boundary	
	100 year flood boundary	
	Easement as noted	
	Tie line	
	Lot 7 (block 1) access easement, and fire apparatus turnaround	
	Existing permanent easement for approach construction per R1	
	Public access and utility easement	

02.14.25 PARKLAND DEDICATION SUMMARY – FINAL PLAT
SOUTH MOSCOW BUSINESS PARK

	SQUARE FEET	ACRES	PARKLAND DEDICATION SQUARE FEET	PARKLAND DEDICATION ACRES
TOTAL NET DEVELOPABLE AREA (LOTS):	1,030,942	23.67		
MOTOR BUSINESS ZONING @ 9%:			92,785	2.13
TRACT 2 PARKLAND DEDICATION (MINUS RETENTION POND):			79,910	1.83
REMAINING PARKLAND DEDICATION REQUIRED:			12,875	0.30
IN LIEU FEE (0.3 ACRES X \$13,500):				\$4,050.00

DESCRIPTION OF EXTERIOR PLAT BOUNDARY

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

COMMENCING at the northwest corner of Section 20; thence along the west line of said Section, S. 01°06'41" W., 1823.71 feet to the southeast corner of the parcel described in Warranty Deed Instrument No. 592934, Latah County records, and the POINT OF BEGINNING; thence S. 79°56'59" E., 165.93 feet to a point on the west line of the parcel described in Trustee's Deed Instrument No. 553985, Latah County records; thence along the west line of said parcel, S. 11°31'21" E., 201.80 feet; thence along the southern line thereof the next three courses: thence S. 53°00'21" E., 242.55 feet; thence N. 82°47'39" E., 401.86 feet; thence N. 71°36'39" E., 566.11 feet the east line of the southwest quarter of the northwest quarter (SW1/4NW1/4); thence along the said east line, S. 00°55'41" W., 731.48 feet to the southeast corner of the southwest quarter of the northwest quarter (SW1/4NW1/4); thence along the south line of said quarter-quarter, N. 88°29'41" W., 1034.41 feet; thence leaving said south line, S. 05°08'59" W., 515.41 feet; thence S. 11°29'21" E., 292.04 feet to a point on the east Right of Way line of Highway 95, Project No. DHP-NH 4110(156); thence along the said Right of Way line the following five courses: thence N. 25°20'30" W., 231.51 feet; thence S. 64°30'27" W., 60.00 feet; thence N. 25°29'48" W., 1099.80 feet; thence N. 21°25'33" W., 335.67 feet; thence N. 11°39'44" W., 252.84 feet to a point on the south line of the parcel described in Warranty Deed Instrument No. 592934, Latah County records; thence leaving said Right of Way line, S. 79°56'59" E., 508.88 feet to the POINT OF BEGINNING.

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

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

LANDSCAPING

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

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RECORDER'S CERTIFICATE

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

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

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF FRANK MOTLEY
BRADLEY C. CUDDY, PLS 9165
DATE 2-24-25



Cuddy & Associates, Inc.
Licensed Surveyors

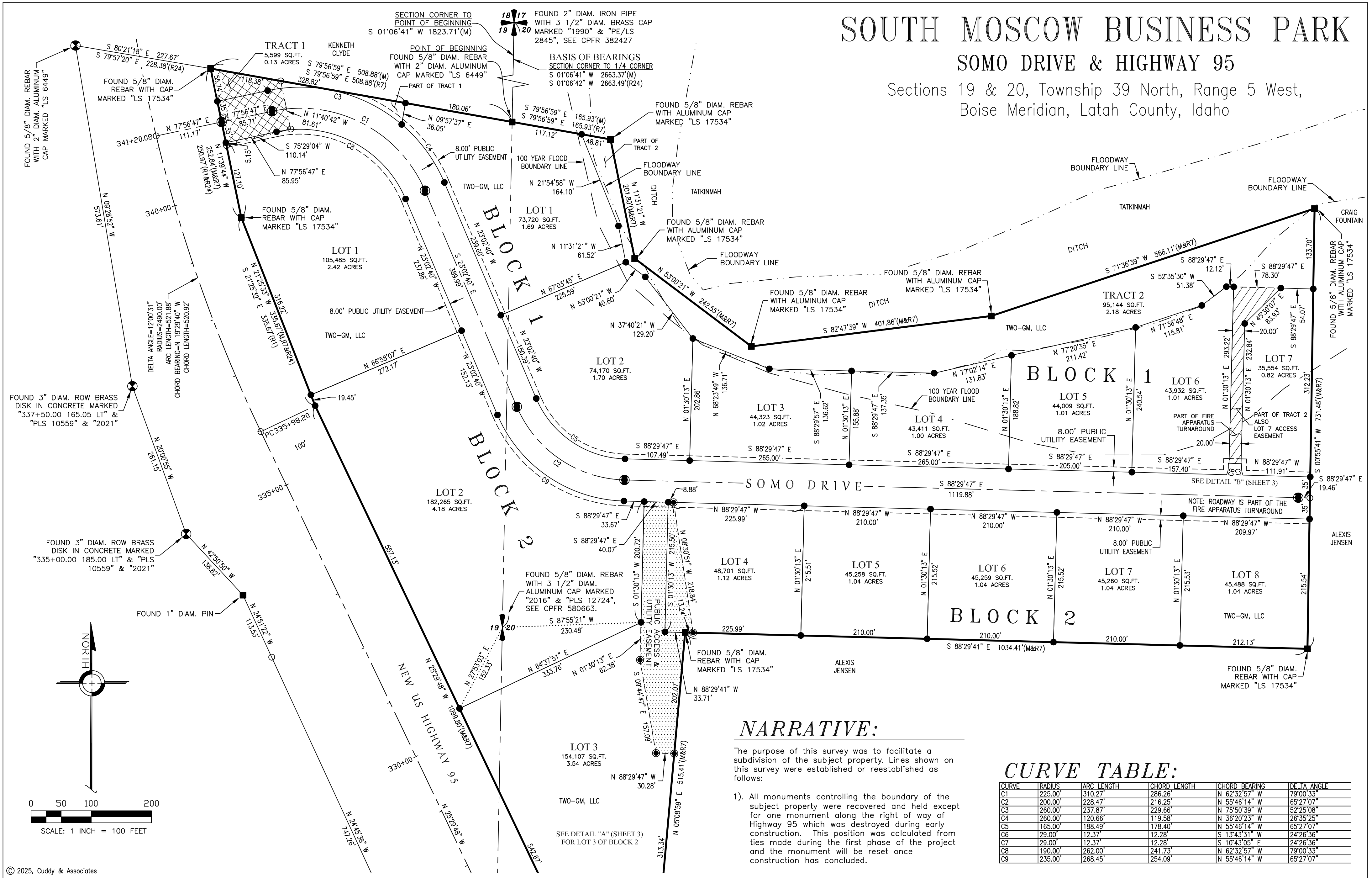
13950 Highway 12
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Anacline 8.0	DRAWN BY: JPF
SURVEY COMPLETED: 1/29/2025	CHECKED BY: BCC
FILE LAST MODIFIED: 2/24/2025	SHEET: 1 OF 4
FILE NAME: ANACLINE 8.0.dwg	
LOCATION: S.19&20, T.39N., R.5W., B.M., Latah Co., ID.	

SOUTH MOSCOW BUSINESS PARK

SOMO DRIVE & HIGHWAY 95

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



NARRATIVE:

The purpose of this survey was to facilitate a subdivision of the subject property. Lines shown on this survey were established or reestablished as follows:

- 1). All monuments controlling the boundary of the subject property were recovered and held except for one monument along the right of way of Highway 95 which was destroyed during early construction. This position was calculated from ties made during the first phase of the project and the monument will be reset once construction has concluded.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	310.27'	286.26'	N 62°32'57" W	79°00'33"
C2	200.00'	228.47'	216.25'	N 55°46'14" W	65°27'07"
C3	260.00'	237.87'	229.66'	N 75°50'39" W	52°25'08"
C4	260.00'	120.66'	119.58'	N 36°20'23" W	26°35'25"
C5	165.00'	188.49'	178.40'	N 55°46'14" W	65°27'07"
C6	29.00'	12.37'	12.28'	S 13°43'31" W	24°28'36"
C7	29.00'	12.37'	12.28'	S 10°43'05" E	24°28'36"
C8	190.00'	262.00'	241.73'	N 62°32'57" W	79°00'33"
C9	235.00'	268.45'	254.09'	N 55°46'14" W	65°27'07"

NOTES:

- 1). The Basis of Bearings for this survey is S01°06'34"W along the East line of Section 19 between the monuments found at the Northeast section corner and the East 1/4 section corner, as shown hereon.
- 2). This survey was performed using a Carlson BRX-7 with a Topcon FC-5000 data collector, and a Sokkia SX-105T total station with a Topcon FC-5000 data collector.
- 3). This survey has an unadjusted mathematical error of closure less than the legally allowed maximum of one (1) part in five thousand (5000).
- 4). No attempt was made to show all the physical features of the property or all easements, recorded or unrecorded, written or unwritten.

RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF LATAH

FILED FOR RECORD AT _____ M.
AT THE REQUEST OF _____

COUNTY RECORDER
DEPUTY

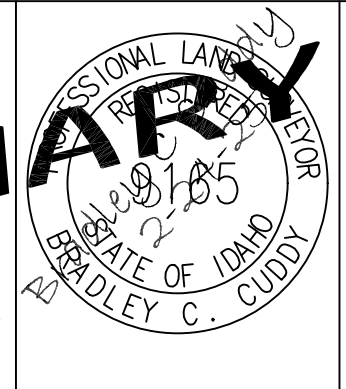
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

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PRELIMINARY

BRADLEY C. CUDDY, PLS 9165
DATE 2-24-25



C UDDY & ASSOCIATES, Inc.
Licensed Surveyors

13950 Highway 12
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Anacline 8.0
SURVEY COMPLETED: 1/29/2025
FILE LAST MODIFIED: 2/24/2025
FILE NAME: ANACLINE 8.0.dwg

DRAWN BY: JPF
CHECKED BY: BCC
SHEET: 2 OF 4

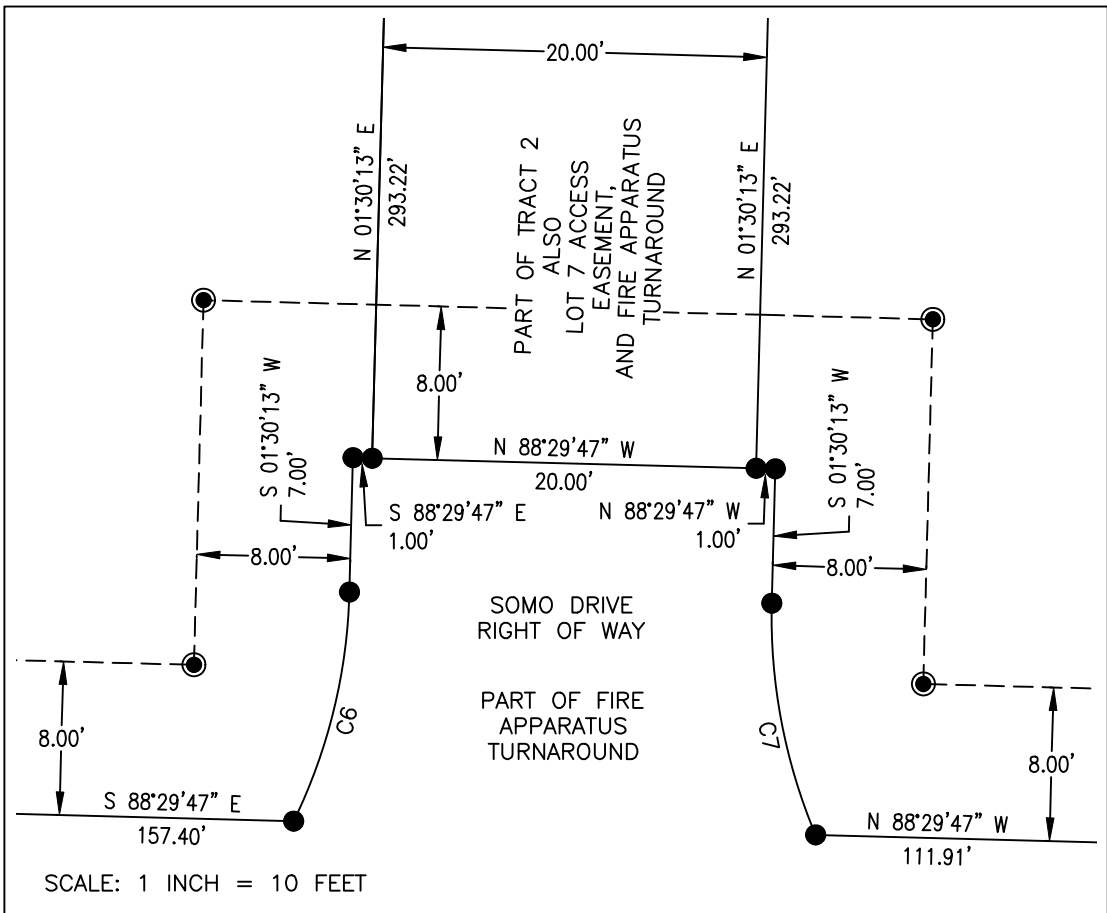
LOCATION: S.19&20, T.39N., R.5W., B.M., Latah Co., ID.

SOUTH MOSCOW BUSINESS PARK

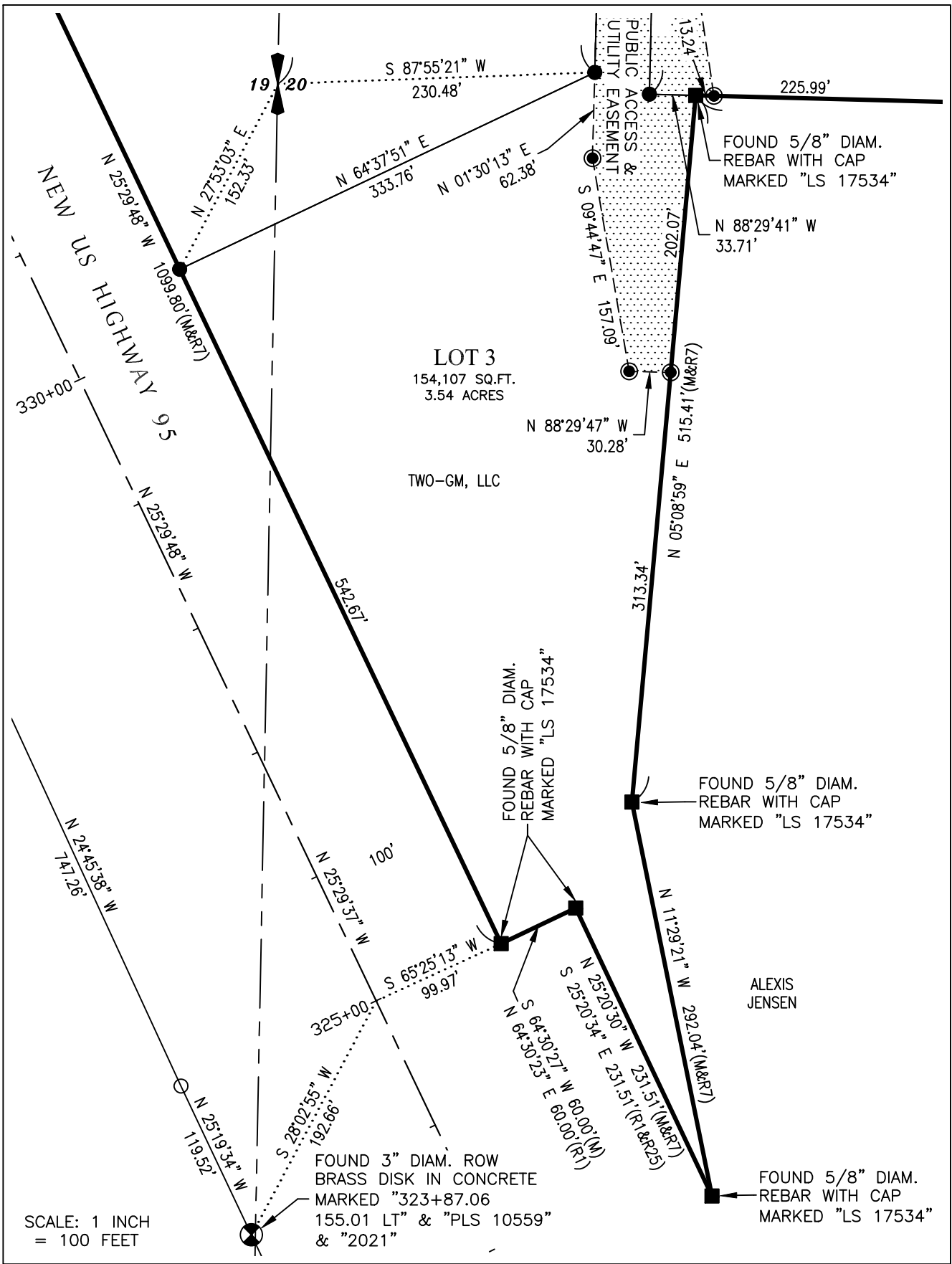
SOMO DRIVE & HIGHWAY 95

Sections 19 & 20, Township 39 North, Range 5 West,
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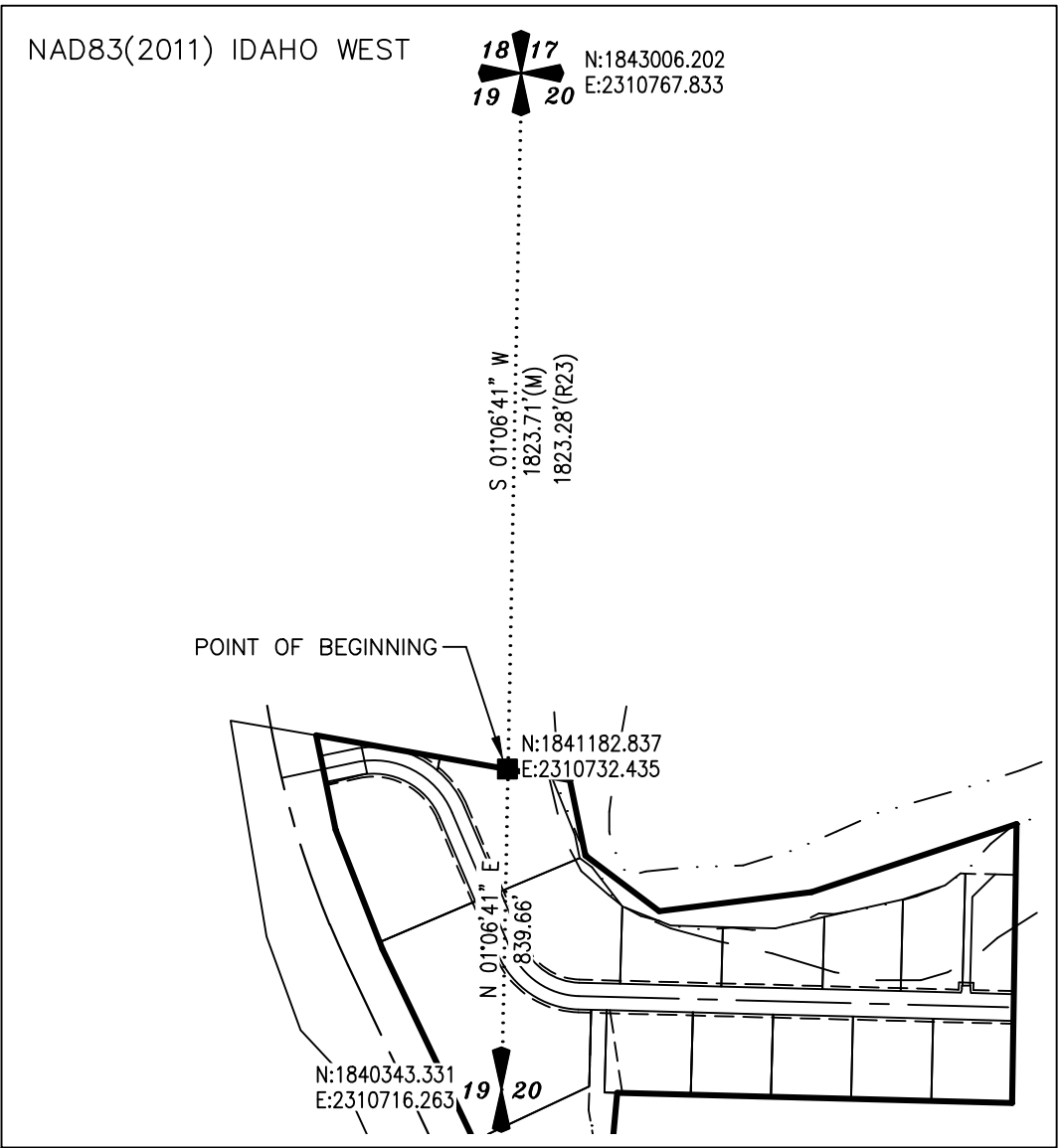
DETAIL "B"



DETAIL "A"



POINT OF BEGINNING TIES



REFERENCES:

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

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RECORDER'S CERTIFICATE

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

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

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY
DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY
HEREON SHOWN IS ACCURATE AND CORRECT AND WAS
COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE
BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH
THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST
OF FRANK MOTLEY
PRELIMINARY
BRADLEY C. CUDDY, PLS 9165 2-24-25
DATE





Cuddy & Associates, Inc.
Licensed Surveyors

13950 Highway 12
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Anacline 8.0	DRAWN BY: JPF
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SOUTH MOSCOW BUSINESS PARK
SOMO DRIVE & HIGHWAY 95

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

LATAH COUNTY SURVEYOR

THIS PLAT HAS BEEN CHECKED AND MEETS THE REQUIREMENTS
OF TITLE 50, CHAPTER 13, IDAHO CODE. EXAMINED AND
APPROVED BY THE LATAH COUNTY SURVEYOR THIS _____ DAY
OF _____, 20_____.

LATAH COUNTY SURVEYOR DATE

CITY OF MOSCOW ENGINEER

EXAMINED AND APPROVED BY THE CITY OF MOSCOW ENGINEER
THIS _____ DAY OF _____, 20_____.

ENGINEER, CITY OF MOSCOW, IDAHO DATE

PUBLIC HEALTH-IDAHO NORTH CENTRAL 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.

ENVIRONMENTAL HEALTH SPECIALIST DATE
PUBLIC HEALTH-IDAHO NORTH CENTRAL DISTRICT

LATAH COUNTY TREASURER

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS FOR THE
PROPERTY SHOWN HEREON HAVE BEEN PAID FOR THE YEAR
_____. AND PRECEDING YEARS. AS OF THIS _____DAY OF
_____, 20_____.

LATAH COUNTY TREASURER DATE

CITY OF MOSCOW PLANNING & ZONING

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 REGUALR MEETING
WITH A QUORUM PRESENT THIS _____ DAY OF
_____, 20_____.

CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

MOSCOW CITY COUNCIL

EXAMINED AND APPROVED BY ACTION OF THE MOSCOW CITY
COUNCIL AT A REGULAR MEETING WITH A QUORUM PRESENT
THIS _____ DAY OF _____, 20_____.
DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND
PARKLAND DESCRIBED ON THIS PLAT IS HEREBY ACCEPTED IN
ACCORDANCE WITH SECTION 50-1313, IDAHO CODE.

MAYOR, CITY OF MOSCOW DATE

MOSCOW CITY CLERK DATE

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE
OFFICE OF THE RECORDER OF LATAH COUNTY, IDAHO AT THE REQUEST
OF _____ THIS _____ DAY
OF _____, 20____, AT ____O'CLOCK ____M., AND
DULY RECORDED AS INSTRUMENT NUMBER _____.

RECORDER, LATAH COUNTY, IDAHO DATE

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT TWO-GM, L.L.C., IS
THE OWNER OF THE LAND AND PREMISES HEREON DESCRIBED, AND
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 "SOUTH MOSCOW BUSINESS PARK". THE
UNDERSIGNED DOES HEREWITH DECLARE HIS INTENTION TO DEDICATE
FOR PUBLIC USE THE RIGHTS OF WAY, THE PUBLIC UTILITY
EASEMENTS, AND OTHER PUBLIC EASEMENTS SHOWN HEREON. THE
UNDERSIGNED CERTIFIES THAT ALL LOTS WITHIN THIS PLAT WILL BE
ELIGIBLE TO RECEIVE WATER SERVICES 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 UNDERSIGNED DOES
HEREWITH DEDICATE TO THE PUBLIC TRACT 1 AND TRACT 2 FOR
DRAINAGE AND DETENTION POND PURPOSES.

IN WITNESS THEREOF, THE UNDERSIGNED HAS SET HIS HAND.

FRANK MOTLEY (MANAGING MEMBER) DATE

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF LATAH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK
MOTLEY, KNOWN OR IDENTIFIED BY ME TO BE THE PERSONS WHO EXECUTED
THE FOREGOING OWNERS CERTIFICATE, A FREE AND VOLUNTARY ACT.

IN WITNESS THEREOF, THIS_____DAY OF_____20_____,
I SET MY HAND AND AFFIX MY SEAL.

NOTARY PUBLIC, IN AND FOR THE SAID STATE

RESIDING AT

MY COMMISSION EXPIRES

RECORDER'S CERTIFICATE

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

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

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY
DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY
HEREON SHOWN IS ACCURATE AND CORRECT AND WAS
COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE
BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH
THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST
OF FRANK MOTLEY
PRELIMINARY
Bradley C Cuddy
BRADLEY C. CUDDY, PLS 9165
DATE 2-24-25



DOCUMENTS PREPARED WITH THIS SURVEY

13950 Highway 12 Orofino, ID 83544	
(208)-476-4643 bradcuddy@cebridge.net	
PROJECT: Anacline 8.0	DRAWN BY: JPF
SURVEY COMPLETED: 1/29/2025	CHECKED BY: BCC
FILE LAST MODIFIED: 2/24/2025	SHEET: 4 OF 4
FILE NAME: ANACLINE 8.0.dwg	
LOCATION: S.19&20, T.39N., R.5W., B.M., Latah Co., ID.	