

# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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  
August 13, 2025

7:00 PM

Council Chambers  
206 E Third Street

## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. Approval of Minutes from July 9, 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: Proposed Preliminary Subdivision Plat of a 4.59-acre area within Southgate 3<sup>rd</sup> Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2025-0017 (ACTION ITEM)

Proposed Preliminary Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision.

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

1. Recommend approval of the proposed Preliminary Plat with no conditions; or recommend approval of the proposed Preliminary Plat with conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards document.

### 4. Public Hearing: Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area within Southgate 3<sup>rd</sup> Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2025-0018 and LUP2025-0019 (ACTION ITEM)

Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

**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](mailto: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.

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

1. Recommend approval of the proposed PUD with conditions; or recommend approval of the proposed PUD with no conditions; or recommend denial of the proposed PUD; or take such other action deemed appropriate.
2. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the PUD and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

**5. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Ave Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011.

1. Proposed Preliminary Subdivision Plat of four existing parcels totaling 4.06-acres in size to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
2. Proposed Preliminary Planned Unit Development (PUD) of a 4.06-acre area to construct a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

**PROPOSED ACTIONS:** Review the draft Relevant Criteria and Standards documents and approve; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

**REPORTS**

1. Transportation Commission meeting report.

**ANNOUNCEMENTS**

**UPCOMING EVENTS/MEETINGS**

The next Planning & Zoning Commission regular meeting is scheduled for August 27, 2025.

**ADJOURN**

**AMENDMENT ON AUGUST 11, 2025:**

**PAGE 44 AMENDED**

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# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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**  
**July 7, 2025**

**7:00 PM**

**Council Chambers**  
**206 E. Third Street**

**Wilson called the meeting to order at 6:59 PM**

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

## **REGULAR AGENDA**

### **1. Approval of Minutes from June 25, 2025 (ACTION ITEM)**

Seever moved for approval of the minutes as written, seconded by Reese. Roll Call Vote; Ayes: Hamilton, Mize, Reese, Seever (4). Nays: None. Abstentions: Gropp, Scott, Wilson (3). 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 offered.

### **3. Public Hearing: Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Ave Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011 (ACTION ITEM)**

- 1. Proposed Preliminary Subdivision Plat of four existing parcels totaling 4.06-acres in size to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.*
- 2. Proposed Preliminary Planned Unit Development (PUD) of a 4.06-acre area to construct a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.*

Ray presented the Preliminary Plat and Preliminary PUD proposals as described above and recommended approval with one condition for the Preliminary Plat. There was a brief clarification about the layout of the proposed 10-unit complexes. Density Bonus conformity would be confirmed during the building permit process and before a certificate of occupancy could be issued. Staff informed the Commission that a PUD could be approved without a Plat. The City of Moscow requires a floodplain development permit for any buildings constructed within the floodplain which would show that the structures would not be below the floodplain elevation. The City expects updated floodway and floodplain maps from Federal Emergency Management Agency (FEMA) in the next couple of years. The developers could build the proposed plan by right, according to the zoning code, but have chosen to pursue a PUD and subdivision plat to that they could

sell the individual lots.

A Commissioner had concerns about how close some of the buildings appeared to be and what the snow management policy would be. There was also some concern about how many bedrooms are on the second floor of the Alfred complex, which is served by a singular staircase. The Building and Fire Departments have safety requirements that would be met during the building permit process. There was a short conversation about the number of parking spaces and potential places for guest vehicles.

Public Hearing opened at 07:31 PM

Scott Sumner (applicant's representative), Moscow, offered to answer any questions that the Commissioners have and explained the developers desire to provide more varied apartment housing opportunities. He answered some of the questions regarding the process of development in the floodplain. There will be a Homeowner's Association (HOA) that provides snow removal service for the building occupants. The developers chose to create a PUD instead of building a large apartment complex so that more property owners could be involved and providing the opportunity to invest in owning their own building.

Some of the proposed studio apartments do not have a designated kitchen area, according to the submitted plans, but that would be up to the individual developers during the permitting process to plan for kitchen appliance layouts. Building Code requires full housing keeping facilities for each individual unit, including a full stove/range and a sink, as well as full electrical connections sufficient to power a refrigerator.

Doug Gadwa, Moscow, spoke in general of the project and asked that the land not be rezoned. In addition, he was also concerned about the dangers for residents using Augustine Avenue to access W Palouse River Drive. A residential care facility is currently being constructed next to the subject property. Staff explained that the zoning will not be changing as part of the submitted proposals and that buildings could be built by right, without subdividing the lots. He mentioned that his house was one of the residences hit during the rock blasting when the infrastructure improvements were made for Edington First Addition.

Scott Sumner (applicant), Moscow, talked about the previous blasting incident and how that hired contractor did not use the appropriate safety equipment which resulted as a liability for that company. There continued to be a discussion about development in the floodplain. The current elevation of the proposed lots is much higher than the floodplain map shows, as much work has been done since the maps were drawn. The developers have over-mitigated the development requirements for a floodplain permit.

Public Hearing closed at 07:57 PM

The Commissioners talked about the sight triangle requirements for the intersection of Augustine Avenue and W Palouse River Drive and ways the corner could become safer. The Parks and Recreation Manager made a recommendation regarding parkland dedication, which will be brought before the Parks and Recreation Commission for formal consideration and recommendation before City Council. There continued to be conversation regarding the parking. Staff reiterated that the site could accommodate more dwelling units and with parking, by right without creating a PUD. There was a short conversation about allowed uses in the Residential Office zone.

Reese moved to recommend approval of the Augustine Avenue Apartments Preliminary Plat with one condition and the Augustine Avenue Apartments Preliminary PUD with no conditions, as recommended by Staff. The motion was seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

Gropp moved to direct Staff to draft the Relevant Criteria and Standards for both the Augustine Avenue Apartments Preliminary Plat and Preliminary PUD, seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

#### **4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

*Proposal for a Major Planned Unit Development (PUD) Amendment and a Preliminary Subdivision Replat of the Woodbury 1st Addition Subdivision, Generally Located North of Slonaker Drive, East of Arborcrest Road, and South of Trail Road within the City of Moscow. Permit Applications LUP2025-0015 and LUP2025-0016.*

- 1. Proposed Major Planned Unit Development (PUD) Amendment of the existing 21.73-acre Woodbury 1st Addition Subdivision to increase the number of lots from 79 to 107, ranging from 715 square feet to 22,215 square feet in size.*
- 2. Proposed Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots. The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat. The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 79 to 107.*

Seever moved to approve both draft Relevant Criteria and Standards for the Woodbury Major PUD Amendment and Preliminary Replat, as written. The motion was seconded by Reese. Roll Call Vote; Ayes: Hamilton, Gropp, Mize, Reese, Seever, Wilson (6). Nays: None. Abstentions: Scott (1). Motion carried.

#### **REPORTS**

- 1. Transportation Commission meeting report.*

The next regular meeting is scheduled for July 10<sup>th</sup>, 2025. Hamilton reviewed some of the agenda items that will be discussed.

#### **ANNOUNCEMENTS**

#### **UPCOMING EVENTS/MEETINGS**

*The next Planning & Zoning Commission regular meeting is scheduled for July 23, 2025.*

The July 23<sup>rd</sup> meeting will be cancelled.

**The meeting was adjourned at 8:18 PM**

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Dennis Wilson, Chair

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Date

# COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

**HEARING DATE:** August 13, 2025

## **GENERAL INFORMATION**

**Hearing Body:** Planning and Zoning Commission

**Subject:** Proposed Preliminary Subdivision Plat of a 4.59-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: LUP2025-0017

### **Attachments:**

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials

**Prepared by:** Mike Ray, AICP – Planning Manager

## **STAFF REVIEW**

**Proposal:** The applicant, Mike Salisbury, is requesting a preliminary plat of a 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. The subject property was originally platted as a portion of Phase III of the Southgate 3<sup>rd</sup> Addition and the applicant is requesting a replat of the property.

**Background:** A proposed replat and a rezone of the property were previously submitted in 2021 and subsequently approved by City Council on October 18, 2021. The preliminary plat was approved with the condition that a right-of-way vacation request shall be approved by City Council prior to final plat. The rezone was approved with the condition that the proposed R-3 Zone be limited to no more than detached single-family dwellings.

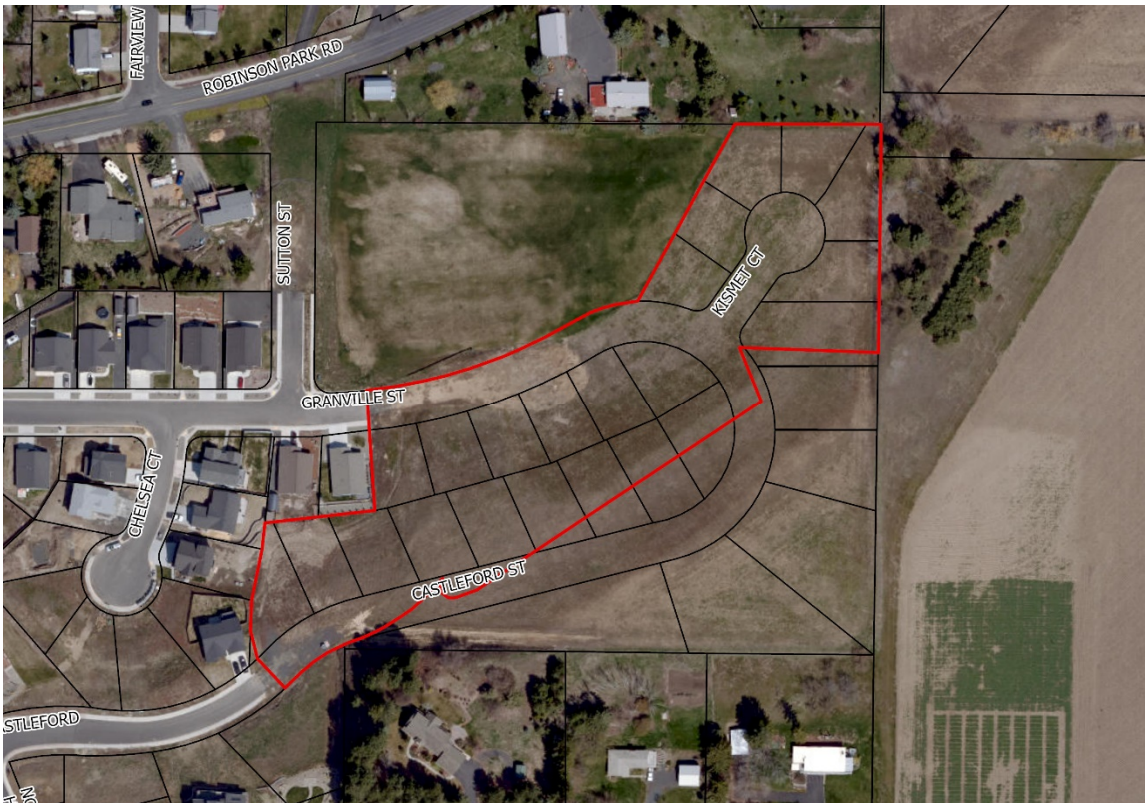
The right-of-way vacation request for the Granville Street and Kismet Court public right-of-way was subsequently approved by City Council on November 1, 2021. However, the applicant never submitted final plat documents within the 18 months required by M.C.C. 5-1-8(C), so the preliminary plat approval is null and void. Therefore, the applicant has now submitted the preliminary plat again for review by the Planning and Zoning Commission and City Council.

**Site and Area Land Use:** The subject property is a 4.59-acre area that is currently vacant and is platted as a portion of Phase III of Southgate 3<sup>rd</sup> Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.



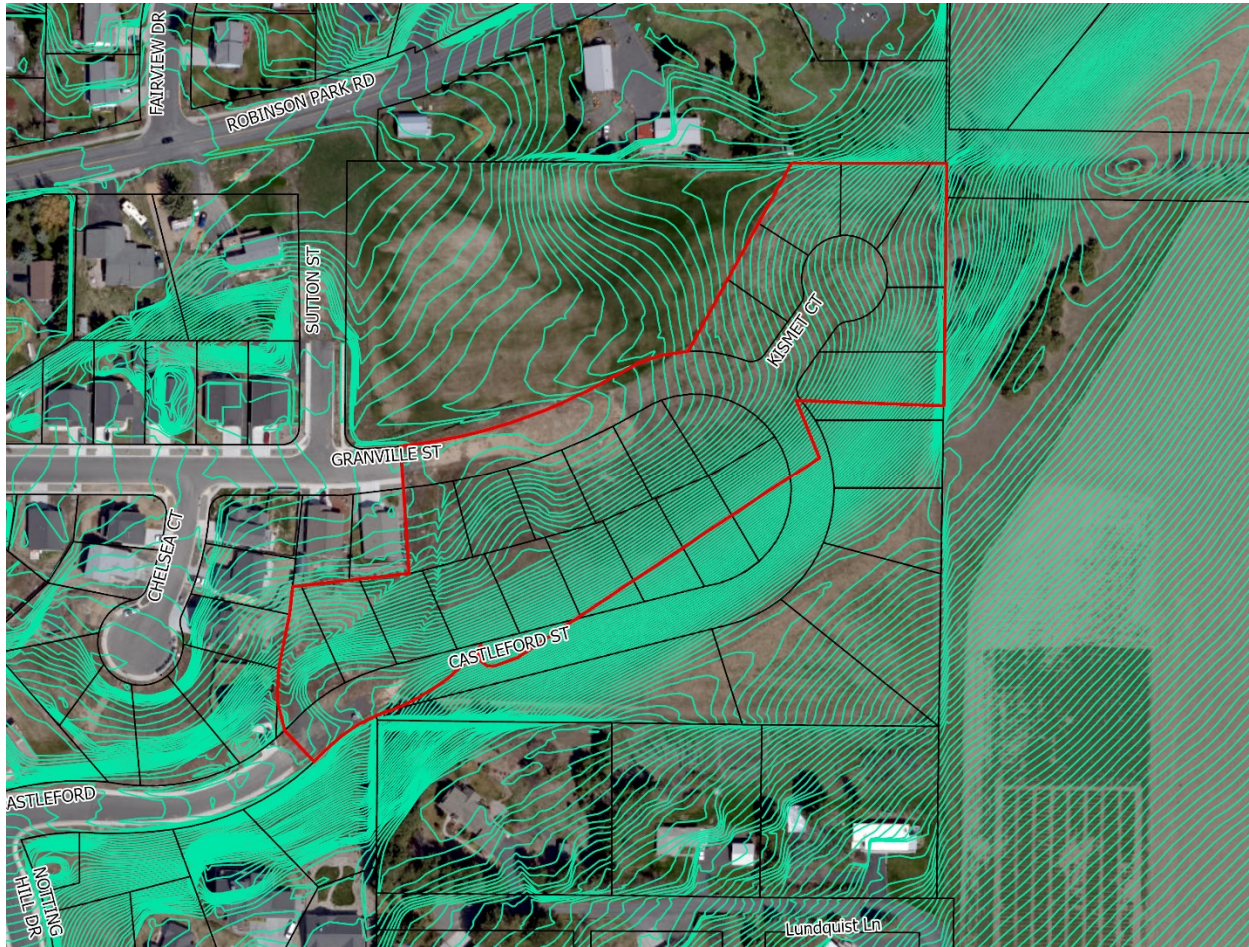


Vicinity Map



Aerial





Topography Map

**Comprehensive Plan Land Use Designation:**

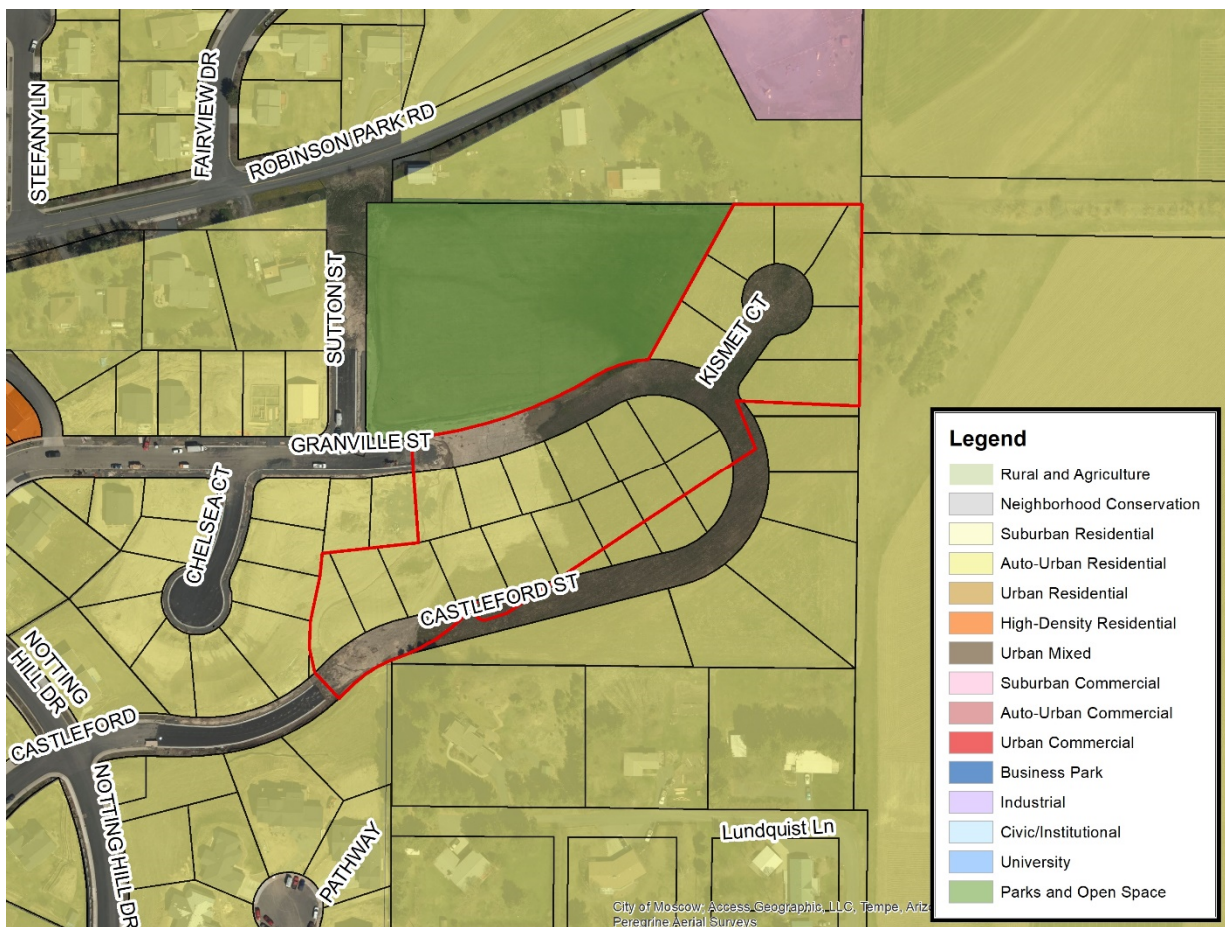
The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

*“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 of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

The Comprehensive Plan designates Granville Street and Castleford Street as local neighborhood streets. All other surrounding streets are also designated as local neighborhood streets.



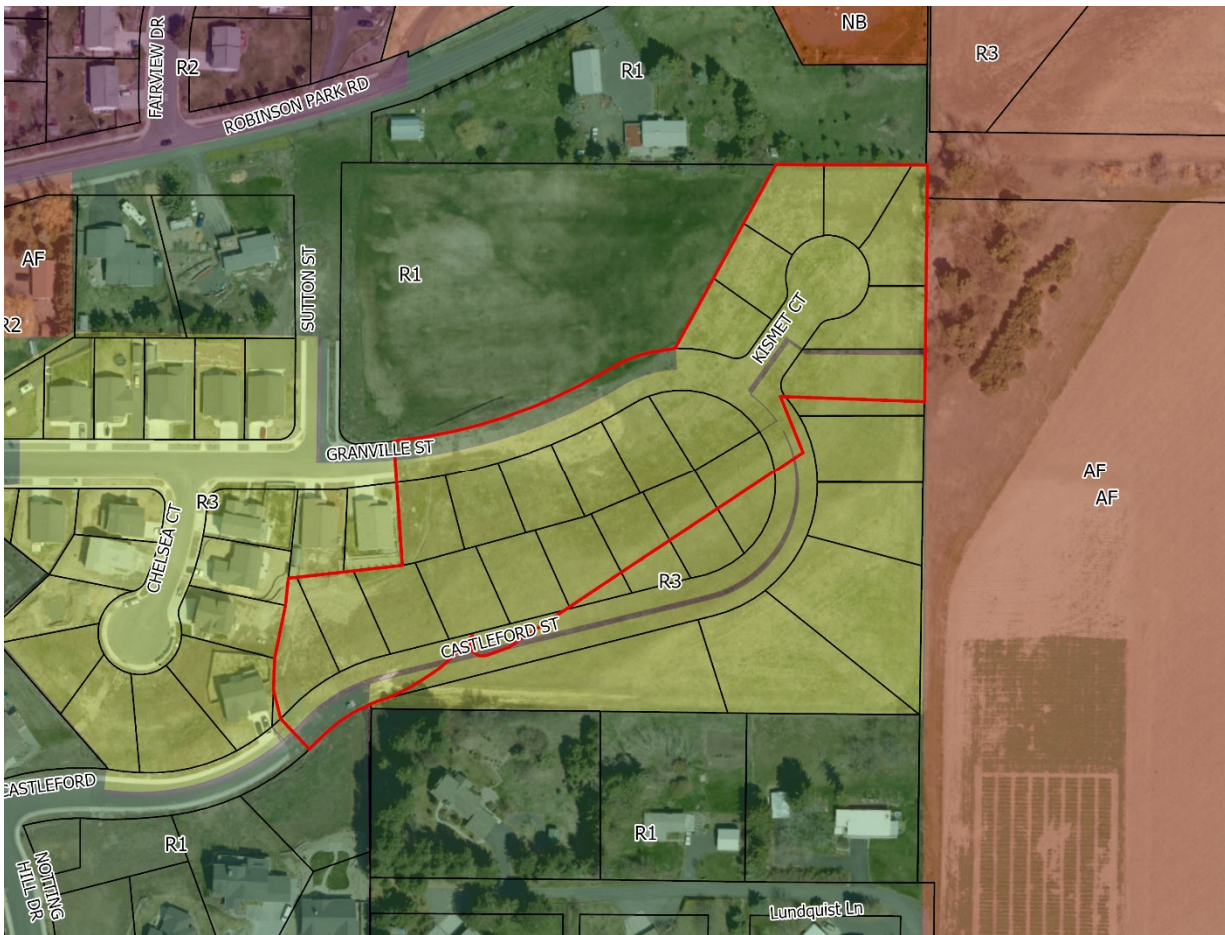


Current Comprehensive Plan Land Use Designations

**Zoning:** The subject property is currently designated as the Medium Density Residential (R-3) Zone. As was stated previously, the subject property was rezoned in 2021 with the condition that the proposed R-3 Zone be limited to no more than detached single-family dwellings.

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

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities. However, per the condition of the 2021 rezone, residential uses are limited to only detached single-family dwellings.



Current Zoning

**Preliminary Plat:** The applicant is proposing to subdivide the existing 4.59-acre area to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.

**Water and Sewer:** Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Granville Street and Castleford Street in Southgate 3<sup>rd</sup> Addition Phase II. A new water main will be extended off of the existing and will extend along the Castleford Street alignment to serve the proposed subdivision.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 12 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (12 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 1.12 M gallons/year).

Sanitary sewer currently exists within the Granville Street alignment and currently terminates at the Phase II boundary of Southgate 3<sup>rd</sup>. Sanitary sewer mains will be extended through Granville and Castleford Streets to the eastern subdivision boundary.

Storm Sewer will be conveyed through the subdivision through a main in Granville and Castleford Streets which will connect to the existing stormwater system in Southgate 3<sup>rd</sup> Addition.

**Access, Streets, Traffic:** The subject property is located adjacent to Granville Street and Castleford Street which are designated as local neighborhood streets. The sections Granville Street and Castleford Street adjacent to the subject property are developed as a 28-foot-wide roadway with curb, gutter, and sidewalks on both sides of the street. On-street parking is only permitted on one side of the street.

The proposed continuation of Granville Street is also proposed to utilize the 28-foot-wide local neighborhood street section until the “T” intersection with Castleford Street. Castleford Street is proposed to transition into the 36-foot-wide local neighborhood street section which includes parking on both sides of the street.

The applicant is proposing a pedestrian path which would connect Castleford Street with Milton Arthur Park at the common property line of Lots 3 and 4 of Block 2.

**Parkland Dedication:** Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

#### **Input From Other Departments:**

##### Engineering

The Engineering Department has provided comments within the attached August 7, 2025 memo from Bob Buvel, Senior Civil Engineer.

#### **RELEVANT CRITERIA & STANDARDS:**

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

#### **RECOMMENDATIONS:**

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



# NOTICE OF PUBLIC HEARING

Proposal for Replat and Planned Unit Development (PUD) for a 7.56-Acre Area within Southgate 3<sup>rd</sup> Addition, located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow as shown on the Vicinity Map below.

Permit Applications LUP2025-0017, LUP2025-0018, and LUP2025-0019.

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

1. Proposed Preliminary Subdivision Plat of a 4.59-acre to create 12 lots ranging from 7,207 to 59,241 square feet in size, referred to as Park Valley Subdivision.
2. Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision.

**MEETING DATE:** Wednesday, August 13, 2025

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

**MEETING TIME:** 7:00 p.m.

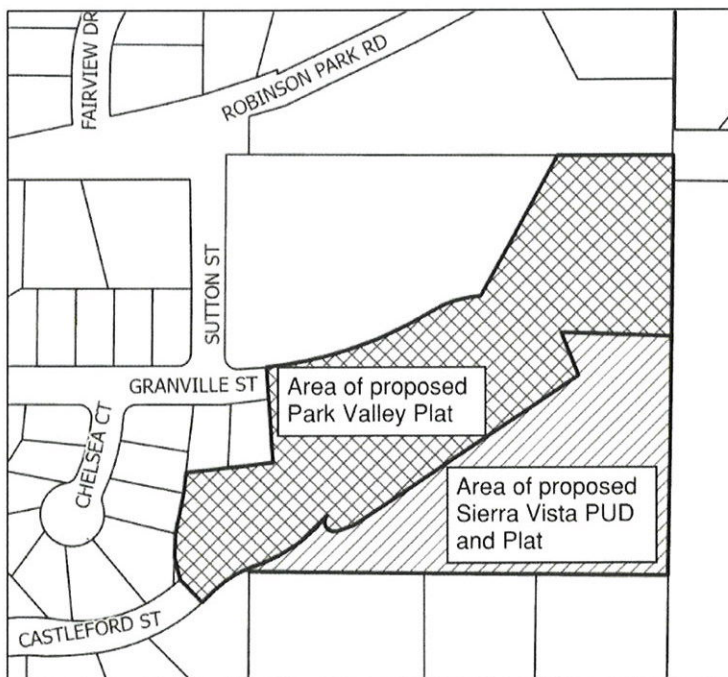
*Note:* Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter 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. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making Board. 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 Fleischman, Deputy City Clerk



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

LUP2025-0017

| For City Use Only |                 |            |      |
|-------------------|-----------------|------------|------|
| Date Received     |                 |            |      |
| Dept              | Fee Type        | Fees       | Paid |
| CDV               | Application Fee | \$1,023.00 |      |
| Receipt Number    |                 |            |      |

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

### APPLICANT:

Name: Mike Salisbury, Manager, Jemca LLC Phone: 208-301-2370  
Address: 2315 Shelby Lane Moscow, Idaho Email: \_\_\_\_\_

### OWNER: (if other than applicant)

Name: Jemca LLC Phone: 208-301-2370  
Address: 5053 Robinson Park Road Moscow, Idaho Email: \_\_\_\_\_

### ENGINEER/SURVEYOR:

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

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

### PROPERTY:

- Proposed Subdivision Name: Park Valley Addition
- Address(es) or Parcel Number(s): Portions of Block 2 & 3 of Southgate 3rd
- Legal Description: *Please attach copy of full description.*
- Gross Area of all land involved: 4.59 acres, and/or \_\_\_\_\_ sq. ft.
- Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:  
3.44 acres, and/or \_\_\_\_\_ square feet.
- Total number of lots: 12 Average lot size: 12,507 Sq Ft
- Existing Zoning of subject property: R1, R2 & R3

### 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:

All Single Family

**SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:**

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

**PRELIMINARY PLAT CHECKLIST - Please provide the following information:**

- \_\_\_\_\_ 1. Subdivision name
- \_\_\_\_\_ 2. Location: Section, Township, Range
- \_\_\_\_\_ 3. Subdivider's name & address
- \_\_\_\_\_ 4. Engineer/surveyor name & address
- \_\_\_\_\_ 5. Date of subdivision
- \_\_\_\_\_ 6. Reference to adjoining subdivisions with names
- \_\_\_\_\_ 7. North arrow
- \_\_\_\_\_ 8. Scale, not less than 1 in. = 60 ft.
- \_\_\_\_\_ 9. Existing and proposed right-of-way or public tracts with widths and names
- \_\_\_\_\_ 10. Lot and block layout with numbering and dimensions
- \_\_\_\_\_ 11. Existing zoning designation, or proposed if a rezone is requested
- \_\_\_\_\_ 12. All existing and proposed easements of record stating width and purpose
- \_\_\_\_\_ 13. Location of any existing open spaces or permanent structures
- \_\_\_\_\_ 14. General layout of sewer and water utilities
- \_\_\_\_\_ 15. Proposed phasing, if any
- \_\_\_\_\_ 16. Acreage breakdown with gross and net (less right-of-way)
- \_\_\_\_\_ 17. Plan/profile of proposed street grades
- \_\_\_\_\_ 18. Existing Topography\*
- \_\_\_\_\_ 18. Proposed finished grading plan\*
- \_\_\_\_\_ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is  $\geq 5$  acres or  $\geq 50$  lots)
- \_\_\_\_\_ 20. Vicinity sketch

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

**APPLICATION SUBMITTAL:**

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

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

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. One full-sized Preliminary Plat Map and one electronic copy.

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

MA S  
Signature of Applicant

6/9/25  
Date

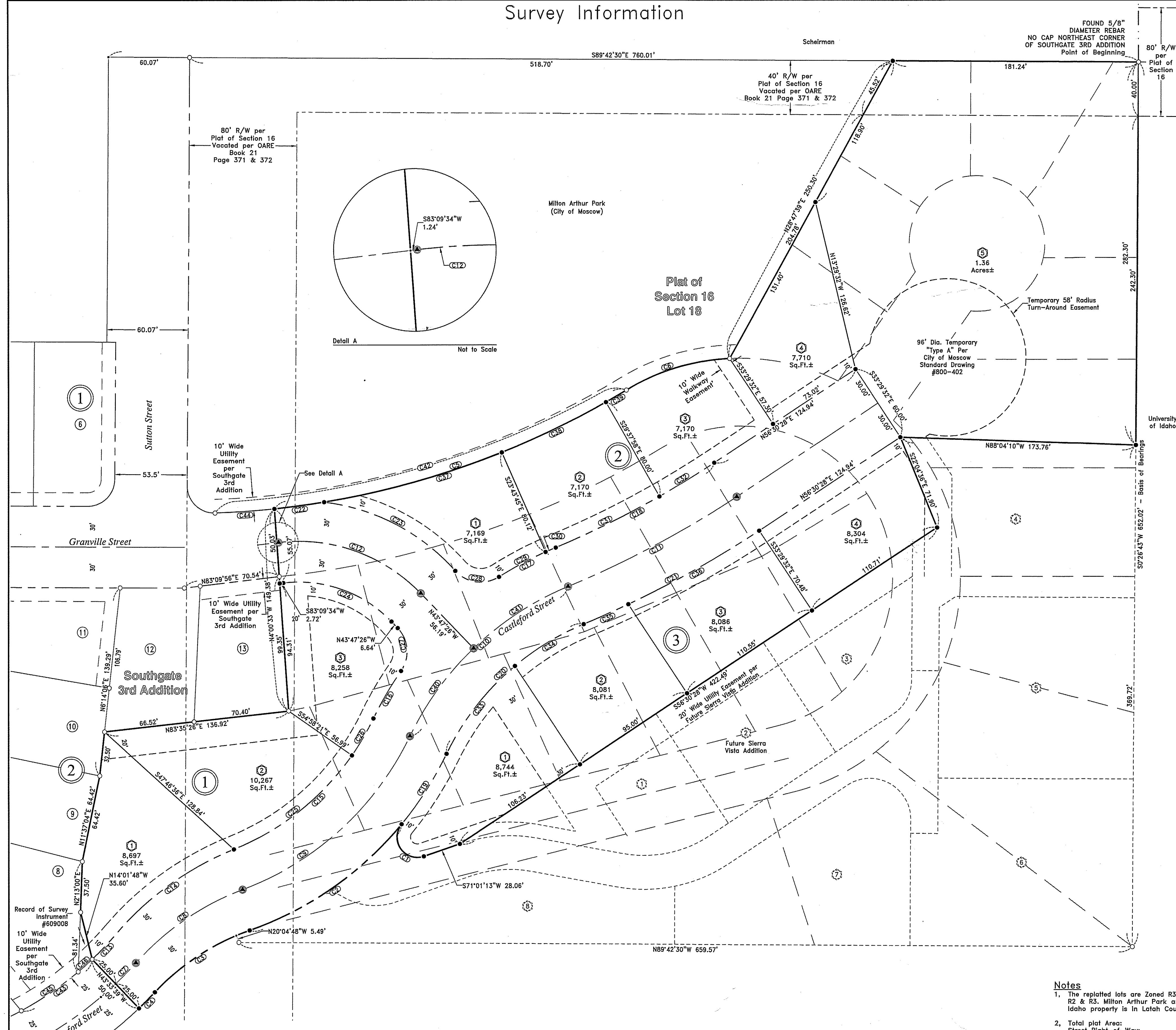
\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date



Survey Information

Section 16, T39N, R5W, BM

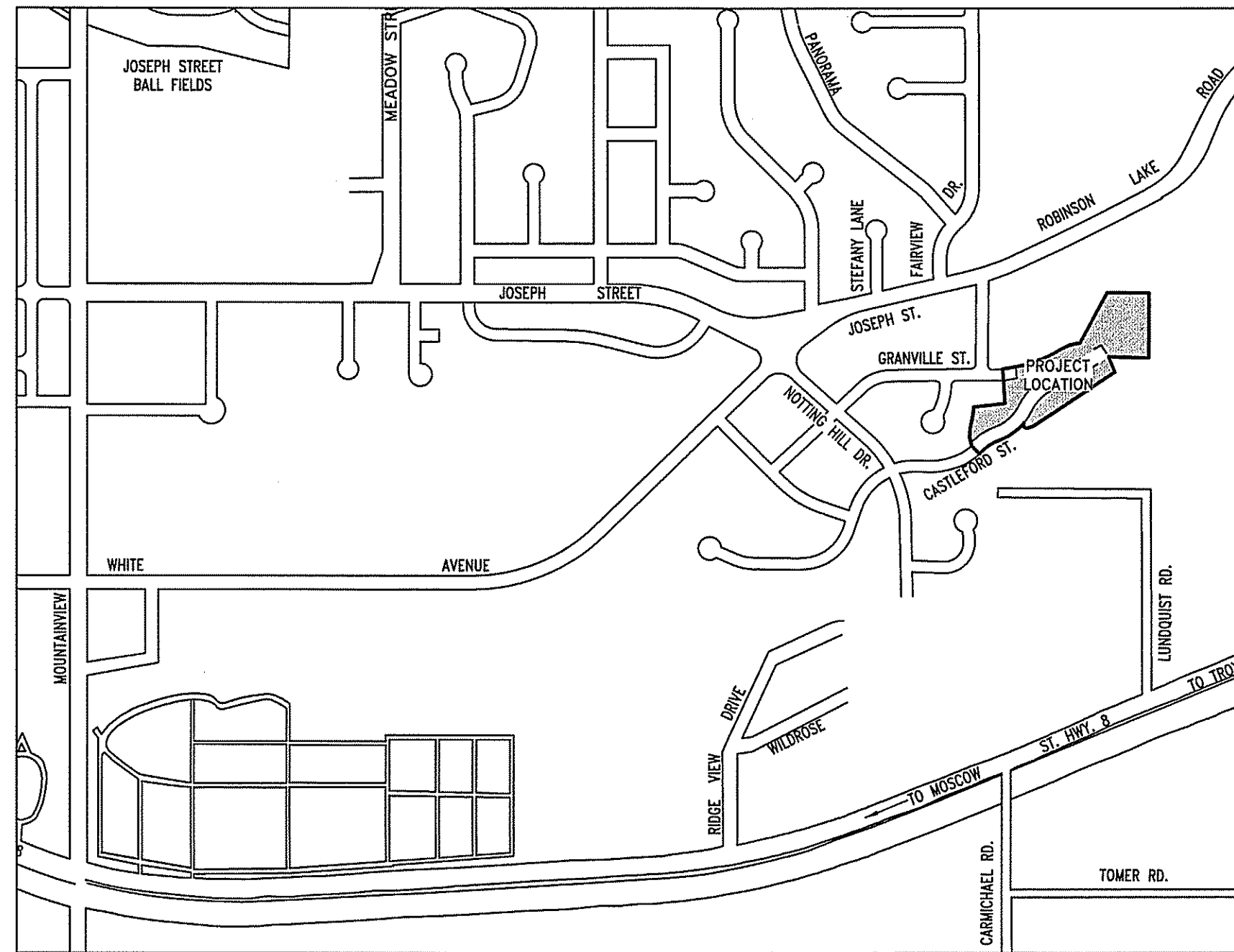


Legal Description

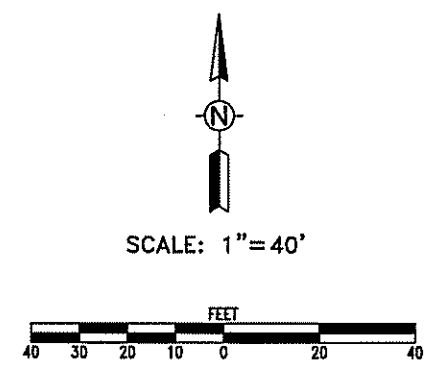
A parcel of land located in portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northeast corner of Southgate 3rd Addition;  
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northeast corner of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet;  
Thence leaving said common east line, N88°04'10"W, 173.76 feet;  
Thence S22°04'36"E, 71.90 feet;  
Thence S56°30'28"W, 422.49 feet;  
Thence S71°01'13"W, 28.06 feet;  
Thence 38.91 feet along a curve to the right, said curve having a Delta = 148°37'21",  
Radius = 15.00 feet, Chord = 28.88 feet and a Chord Bearing = N34°40'08"W;  
Thence 138.64 feet along a non-tangent curve to the left, said curve having a Delta = 31°09'04",  
Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = S55°13'07"W;  
Thence 84.31 feet along a curve to the left, said curve having a Delta = 27°36'12",  
Radius = 175.00 feet, Chord = 83.50 feet and a Chord Bearing = S56°59'34"W;  
Thence 16.72 feet along a curve to the right, said curve having a Delta = 3°14'53",  
Radius = 295.00 feet, Chord = 16.72 feet and a Chord Bearing = S44°48'54"W to a point on the south right-of-way line of Castleford Street;  
Thence N43°33'39"W, 50.00 feet to a point on the north right-of-way line thereof;  
Thence N14°01'48"W, 35.60 feet to a point on the east line of Lot 8, Block 2 of Southgate 3rd Addition;  
Thence along said east line N02°13'00"E, 37.50 feet to the southeast corner of Lot 9, Block 2 of Southgate 3rd Addition;  
Thence along the east line thereof, N11°37'04"E, 64.42 feet to the southeast corner of Lot 10, Block 2 of Southgate 3rd Addition;  
Thence along the east line thereof N06°14'06"E, 32.50 feet to the southwest corner of Lot 12, Block 2 of Southgate 3rd Addition;  
Thence along the south line thereof and the south line of Lot 13, Block 2 of Southgate 3rd Addition  
N83°35'26"E, 136.92 feet to the southeast corner of said Lot 13;  
Thence along the east line thereof, N04°00'33"W, 99.35 feet to a point on the south right-of-way line of Granville Street;  
Thence N04°00'33"W, 50.03 feet to a point on the north right-of-way line thereof and the south line of Milton Arthur Park, shown as Parcel A on the Plat of Southgate 3rd Addition;  
Thence along said south line the following two courses:  
Thence 276.43 feet along a non-tangent curve to the left, said curve having a Delta = 25°20'30",  
Radius = 625.00 feet, Chord = 274.19 feet and a Chord Bearing = N71°25'39"E;  
Thence 80.54 feet along a curve to the right, said curve having a Delta = 28°26'48",  
Radius = 162.22 feet, Chord = 79.72 feet and a Chord Bearing = N72°58'48"E to the southeast corner of said Parcel A;  
Thence along the east line thereof N28°47'39"E, 204.78 feet to a point on the north line of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line, N28°47'39"E, 45.52 feet to the north line of Southgate 3rd Addition;  
Thence along said north line, S89°42'30"E, 181.24 feet to the Point of Beginning.

Parcel contains 4.59 acres more or less.



Vicinity Map



Legend

- Found Monument as Described
- Set 5/8" Rebar Stamped "Hodge PLS 6271566"
- Set Centerline Monument Stamped "Hodge PLS 6271566"
- Found 5/8" Rebar
- Found Centerline Monument
- Calculated Position
- Block Number
- Lot Number - Park Valley Addition
- Lot Number - Future Sierra Vista Addition
- Lot Number - Other Subdivision
- Curve Data - See Curve Table
- Park Valley Addition Plat Boundary
- Proposed Lot Line
- Future Sierra Vista Addition Lot Line
- Southgate 3rd Addition Lot Line - to be Made Obsolete
- Existing Lot Line
- Road Centerline
- Proposed Right of Way
- Existing Right of Way
- Vacated Right of Way
- Proposed Public Utility and Access Easement
- Existing Public Easement

Notes

- The replatted lots are Zoned R3. Surrounding area in Southgate 3rd Addition is Zoned R1, R2 & R3. Milton Arthur Park and the Scheilman property are Zoned R1. University of Idaho property is in Latah County and is Zoned Ag-Forest.
- Total plat Area: 4.59 acres±  
Street Right-of-Way: 1.15 acres±  
Net Lot Area: 3.44 acres±.
- All the area within Park Valley Addition is within designated Flood Zone "C". Areas of minimal flooding.  
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600860330D, dated 4-15-2002. No delineated wetlands on site.
- This subdivision is part of the Tree Planting Dedication Fund. The homeowner may submit a permit to plant. If approved, a tree voucher will be issued for street trees in the public right of way.

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 northeast corner of Southgate 3rd Addition and the found southeast corner of said Addition, said bearing being S00°26'43"W.

Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.
- Record of Survey, Instrument #609008, by D. Priest, PLS #6449.

| Curve Table |         |            |         |         |             | Curve Table |         |           |         |         |             | Curve Table |         |           |         |         |             | Curve Table |         |           |         |         |             |
|-------------|---------|------------|---------|---------|-------------|-------------|---------|-----------|---------|---------|-------------|-------------|---------|-----------|---------|---------|-------------|-------------|---------|-----------|---------|---------|-------------|
| Curve       | Length  | Delta      | Radius  | Chord   | Chrd Brng   | Curve       | Length  | Delta     | Radius  | Chord   | Chrd Brng   | Curve       | Length  | Delta     | Radius  | Chord   | Chrd Brng   | Curve       | Length  | Delta     | Radius  | Chord   | Chrd Brng   |
| C1          | 38.91'  | 148°37'21" | 15.00'  | 28.88'  | N34°40'06"W | C13         | 25.13'  | 5°52'31"  | 245.06' | 25.12'  | N43°30'04"E | C25         | 121.73' | 35°46'01" | 195.00' | 119.76' | N52°54'39"E | C37         | 136.30' | 12°29'42" | 625.00' | 136.03' | N74°26'55"E |
| C2          | 138.64' | 31°09'04"  | 255.00' | 136.94' | S55°13'07"W | C14         | 108.60' | 27°39'21" | 225.00' | 107.55' | N54°23'29"E | C26         | 31.52'  | 9°15'41"  | 195.00' | 31.49'  | N30°23'48"E | C38         | 85.45'  | 7°50'02"  | 625.00' | 85.39'  | N64°17'03"E |
| C3          | 84.31'  | 27°36'12"  | 175.00' | 83.50'  | S56°59'34"W | C15         | 144.48' | 42°27'12" | 195.00' | 141.20' | N46°59'33"E | C27         | 34.33'  | 78°40'19" | 25.00'  | 31.69'  | N4°27'17"W  | C39         | 17.57'  | 1°36'38"  | 625.00' | 17.57'  | N59°33'43"E |
| C4          | 16.72'  | 3°14'53"   | 295.00' | 16.72'  | S44°48'54"W | C16         | 40.57'  | 9°06'55"  | 255.00' | 40.53'  | N30°19'25"E | C28         | 35.26'  | 80°48'17" | 25.00'  | 32.41'  | N82°05'08"W | C40         | 80.28'  | 20°26'36" | 225.00' | 79.86'  | S35°59'16"W |
| C5          | 276.43' | 25°20'30"  | 625.00' | 274.19' | N71°25'39"E | C17         | 44.57'  | 10°00'54" | 255.00' | 44.52'  | S62°31'11"W | C29         | 36.65'  | 8°14'05"  | 255.00' | 36.62'  | S62°09'12"W | C41         | 83.72'  | 21°19'04" | 225.00' | 83.23'  | S56°52'06"W |
| C6          | 80.54'  | 28°26'48"  | 162.22' | 79.72'  | N72°58'48"E | C18         | 135.59' | 11°01'10" | 705.00' | 135.38' | S62°01'03"W | C30         | 5.99'   | 1°15'24"  | 255.00' | 5.99'   | N66°53'56"E | C42         | 320.34' | 29°22'01" | 625.00' | 316.85' | N73°26'25"E |
| C7          | 21.50'  | 4°33'46"   | 270.00' | 21.50'  | N44°09'28"E | C19         | 61.76'  | 13°52'38" | 255.00' | 61.61'  | N32°42'17"E | C31         | 88.08'  | 7°09'31"  | 705.00' | 88.03'  | N63°56'53"E | C43         | 64.85'  | 15°09'41" | 245.06' | 64.66'  | N54°01'10"E |
| C8          | 96.47'  | 27°38'14"  | 200.00' | 95.54'  | N55°41'42"E | C20         | 142.13' | 41°45'41" | 195.00' | 139.00' | N46°38'48"E | C32         | 47.51'  | 3°51'39"  | 705.00' | 47.50'  | N58°26'17"E | C44         | 43.91'  | 4°01'31"  | 625.00' | 43.90'  | N86°06'40"E |
| C9          | 171.80' | 43°44'51"  | 225.00' | 167.65' | N47°38'23"E | C21         | 147.13' | 11°01'10" | 765.00' | 146.90' | N62°01'03"E | C33         | 82.53'  | 24°14'55" | 195.00' | 81.91'  | N37°53'25"E | C45         | 53.06'  | 12°24'16" | 245.06' | 52.95'  | N55°53'08"E |
| C10         | 164.00' | 41°45'41"  | 225.00' | 160.39' | N46°38'48"E | C22         | 37.11'  | 3°24'08"  | 625.00' | 37.11'  | N82°23'50"E | C34         | 59.60'  | 17°30'46" | 195.00' | 59.37'  | N58°46'15"E | C46         | 13.88'  | 3°14'41"  | 245.06' | 13.88'  | N48°03'40"E |
| C11         | 141.36' | 11°01'10"  | 735.00' | 141.14' | N62°01'03"E | C23         | 111.75' | 41°18'27" | 155.00' | 109.34' | N62°20'13"W | C35         | 36.19'  | 2°42'38"  | 765.00' | 36.19'  | N66°10'19"E |             |         |           |         |         |             |
| C12         | 115.74' | 53°03'00"  | 125.00' | 111.65' | N70°18'56"W | C24         | 87.96'  | 53°03'00" | 95.00'  | 84.85'  | N70°18'56"W | C36         | 110.94' | 8°18'32"  | 765.00' | 110.84' | N60°39'44"E |             |         |           |         |         |             |

Park Valley Addition - Preliminary Plat

Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow

Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho

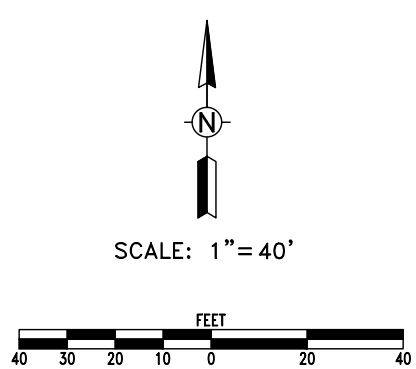
Mike Salisbury, Manager, Jemco LLC, 2315 Shelby Lane, Moscow, Idaho 83843

June - 2025

|              |                    |
|--------------|--------------------|
| Drafted by:  | SW                 |
| Checked by:  | MEB                |
| File Name:   | 4235 PV prelim.dwg |
| Tab:         | P1                 |
| Layer Style: | TOPO               |
| Plot Style:  | Primary.ctb        |
| Project:     | 3483-07-13         |
| Date:        | 8/6/25             |



## Section 16, T39N, R5W, BM



A parcel of land located in portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the northeast corner of Southgate 3rd Addition;  
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northeast corner of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet;  
Thence leaving said common east line, N88°04'10"W, 173.76 feet;  
Thence S22°04'36"E, 71.90 feet;  
Thence S56°30'28"W, 422.49 feet;  
Thence S71°01'13"W, 28.06 feet;  
Thence 38.91 feet along a curve to the right, said curve having a Delta = 148°37'21",  
Radius = 15.00 feet, Chord = to 28.88 feet and a Chord Bearing = N34°40'06"W;  
Thence 138.64 feet along a non-tangent curve to the left, said curve having a Delta = 31°09'04",  
Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = S55°13'07"W;  
Thence 84.31 feet along a curve to the left, said curve having a Delta = 27°36'12",  
Radius = 175.00 feet, Chord = 83.50 feet and a Chord Bearing = S56°59'34"W;  
Thence 16.72 feet along a curve to the right, said curve having a Delta = 31°14'53",  
Radius = 295.00 feet, Chord = 16.72 feet and a Chord Bearing = S44°48'54"W to a point on the south right-of-way line of  
Castford Street;  
Thence N43°53'39"W, 50.00 feet to a point on the north right-of-way line thereof;  
Thence N14°01'48"W, 35.60 feet to a point on the east line of Lot 8, Block 2 of Southgate 3rd Addition;  
Thence along said east line N02°13'00"E, 37.50 feet to the southeast corner of Lot 9, Block 2 of Southgate 3rd Addition;  
Thence along the east line thereof, N11°37'04"E, 64.42 feet to the southeast corner of Lot 10, Block 2 of Southgate 3rd Addition;  
Thence along the east line thereof N06°14'06"E, 32.50 feet to the southwest corner of Lot 12, Block 2 of Southgate 3rd Addition;  
Thence along the south line thereof and the south line of Lot 13, Block 2 of Southgate 3rd Addition  
N83°35'26"E, 136.92 feet to the southeast corner of said Lot 13;  
Thence along the east line thereof, N04°00'33"W, 99.35 feet to a point on the south right-of-way line of Granville Street;  
Thence N04°00'33"W, 50.03 feet to a point on the north right-of-way line thereof and the south line of Milton Arthur Park,  
shown as Parcel A on the Plat of Southgate 3rd Addition;  
Thence along said south line the following two courses:  
Thence 276.43 feet along a non-tangent curve to the left, said curve having a Delta = 25°20'30",  
Radius = 625.00 feet, Chord = 274.19 feet and a Chord Bearing = N71°25'39"E;  
Thence 80.54 feet along a curve to the right, said curve having a Delta = 28°26'48",  
Radius = 162.22 feet, Chord = 79.72 feet and a Chord Bearing = N72°58'48"E to the southeast corner of said Parcel A;  
Thence along the east line thereof N28°47'39"E, 204.78 feet to a point on the north line of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line, N28°47'39"E, 45.52 feet to the north line of Southgate 3rd Addition;  
Thence along said south line, S89°42'30"E, 181.24 feet to the Point of Beginning.

Parcel contains 4.59 acres more or less.



**2**

**1**

**14**

**0**

**0**

**Black Number**

**Lot Number – Park Valley Addition**

**Lot Number – Future Sierra Vista Addition**

**Lot Number – Other Subdivision**

**Proposed Man Hole**

**Existing Man Hole**

**Park Valley Addition Plat Boundary**

**Proposed Lot Line**

**Future Sierra Vista Addition Lot Line**

**Existing Lot Line**

**Road Centerline**

**Proposed Right of Way**

**Existing Right of Way**

**Vacated Right of Way**

**Proposed Public Utility and Access Easement**

**Existing Public Easement**

**Proposed Water Line**

**Proposed Sanitary Sewer Line**

**Proposed Storm Drain Line**

**Existing Water Line**

**Existing Storm Drain Line**

**Existing Sanitary Sewer Line**

**Existing 5' Contour Interval**

**Type B Curb and Gutter**

**Asphalt Paving**

**Concrete Paving**

## Notes

1. The reported lots are Zoned R3. Surrounding area in Southgate 3rd Addition is Zoned R1, R2 & R3. Milton Arthur Park and the Scheirman property are Zoned R1. University of Idaho property is in Latah County and is Zoned Ag-Forest.
2. Total plot Area: 4.59 acre±  
Street Right-of-Way: 1.15 acre±  
Net Lot Area: 3.44 acre±.
3. All the area within Park Valley Addition is within designated "Street Zone "C":  
Areas of minimal flooding.  
Flood Zone designations and definitions from Flood Insurance Rate Map (FIRM)  
Community-Panel Number 1600860330D, dated 4-15-2002. No delineated wetlands on site
4. This subdivision is part of the Tree Planting Dedication Fund. The homeowner may submit a permit to plant. If approved, a tree voucher will be issued for street trees in the public right of way.

## 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 northeast corner of Southgate 3rd Addition and the found southeast corner of said Addition, said bearing being S00°26'43"W.

Survey References:

1. Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
2. Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
3. Southgate 3rd Addition to the City of Moscow, Instrument #540165.
4. Record of Survey, Instrument #609008, by D. Priest, PLS #6449.



**City of Moscow  
Engineering Dept.**

# Memo

**To:** Michael Ray, Planning Manager  
**From:** Bob Buvel, Senior Civil Engineer  
**CC:** Jennifer Fleischman, Administrative Assistant  
**Date:** 2025-08-07  
**Re:** Engineering Review of the Park Valley Addition Preliminary Re-plat

---

Upon reviewing the preliminary re-plat for the Park Valley Replat, the Engineering Department has the following recommendations:

- 1) Extension of Sutton Roadway and water main to Robinson Park Roadway and watermain should be required as it was with the Southgate Subdivision.
- 2) For the pathway shown between lots 3 and 4 on block 1, we recommend a 10' pathway be constructed per City Standard Drawing No. 7.
- 3) Castleford and Grandville Streets sections should match City of Moscow STD DWG 1a. The City Engineer agrees to allow the 5' green strip.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Bob Buvel



# COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

**HEARING DATE:** August 13, 2025

## **GENERAL INFORMATION**

**Hearing Body:** Planning and Zoning Commission

**Subject:** Proposed Preliminary Subdivision Plat and Planned Unit Development (PUD) of a 2.97-acre area within Southgate 3rd Addition and located east of the current terminuses of Granville Street and Castleford Street within the City of Moscow: Permit Application LUP2025-0018

### **Attachments:**

1. Notice of Public Hearing
2. Application for Planned Unit Development
3. Planned Unit Development Materials
4. Application for Preliminary Plat
5. Proposed Preliminary Plat
6. Neighborhood Meeting Materials

## **STAFF REVIEW**

**Proposal:** The applicant, Mike Salisbury, is requesting a proposed preliminary subdivision plat and Planned Unit Development (PUD) of a 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. The subject property was originally platted as Phase III of the Southgate 3<sup>rd</sup> Addition and the applicant is requesting a replat and Planned Unit Development (PUD) on the property.

**Background:** The proposed subdivision, PUD, and a rezone of the property were previously submitted in 2021 and subsequently approved by City Council on October 18, 2021. The preliminary plat was approved with five conditions and the PUD was approved with no conditions. One of the conditions on the preliminary plat was that a right-of-way vacation request shall be approved by City Council prior to final plat. The rezone was approved with the condition that the proposed R-3 Zone be limited to no more than detached single-family dwellings.

The right-of-way vacation request for the Granville Street and Kismet Court public right-of-way was subsequently approved by City Council on November 1, 2021. However, the applicant never submitted final plat or final PUD documents within the 18 months required by M.C.C. 5-1-8(C), so the preliminary plat and PUD approval is null and void. Therefore, the applicant has now submitted the preliminary plat and preliminary PUD again for review by the Planning and Zoning Commission and City Council.

**Site and Area Land Use:** The subject property is a 2.97-acre area that is currently vacant is platted as Phase III of Southgate 3<sup>rd</sup> Addition. The subject property is surrounded by University of Idaho's Parker Farm to the east, prior Southgate Additions to the west, Milton Arthur Park and residential properties to the north, and residential properties within the Area of City Impact to the south.

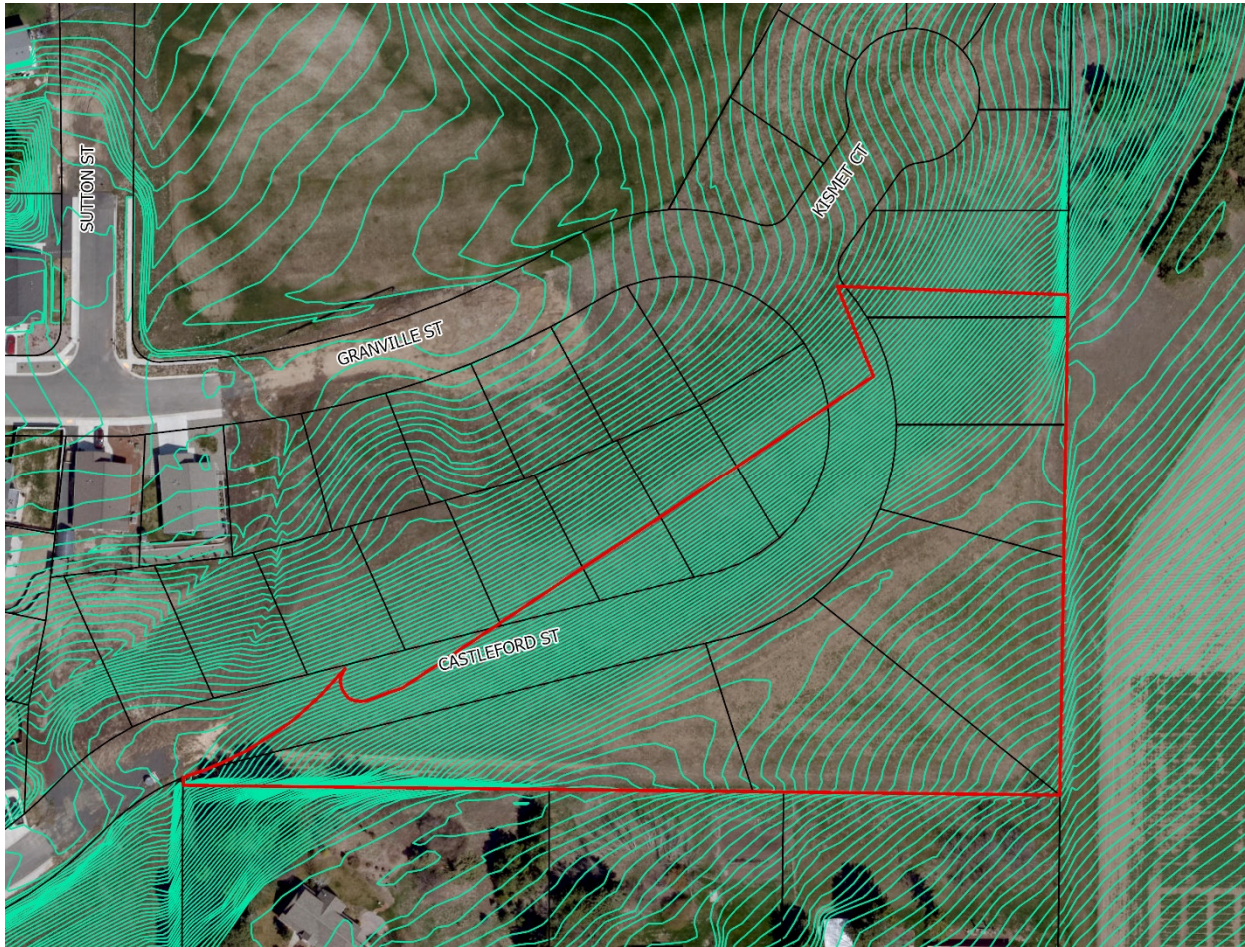


Vicinity Map



Aerial





Topography Map

**Comprehensive Plan Land Use Designation:**

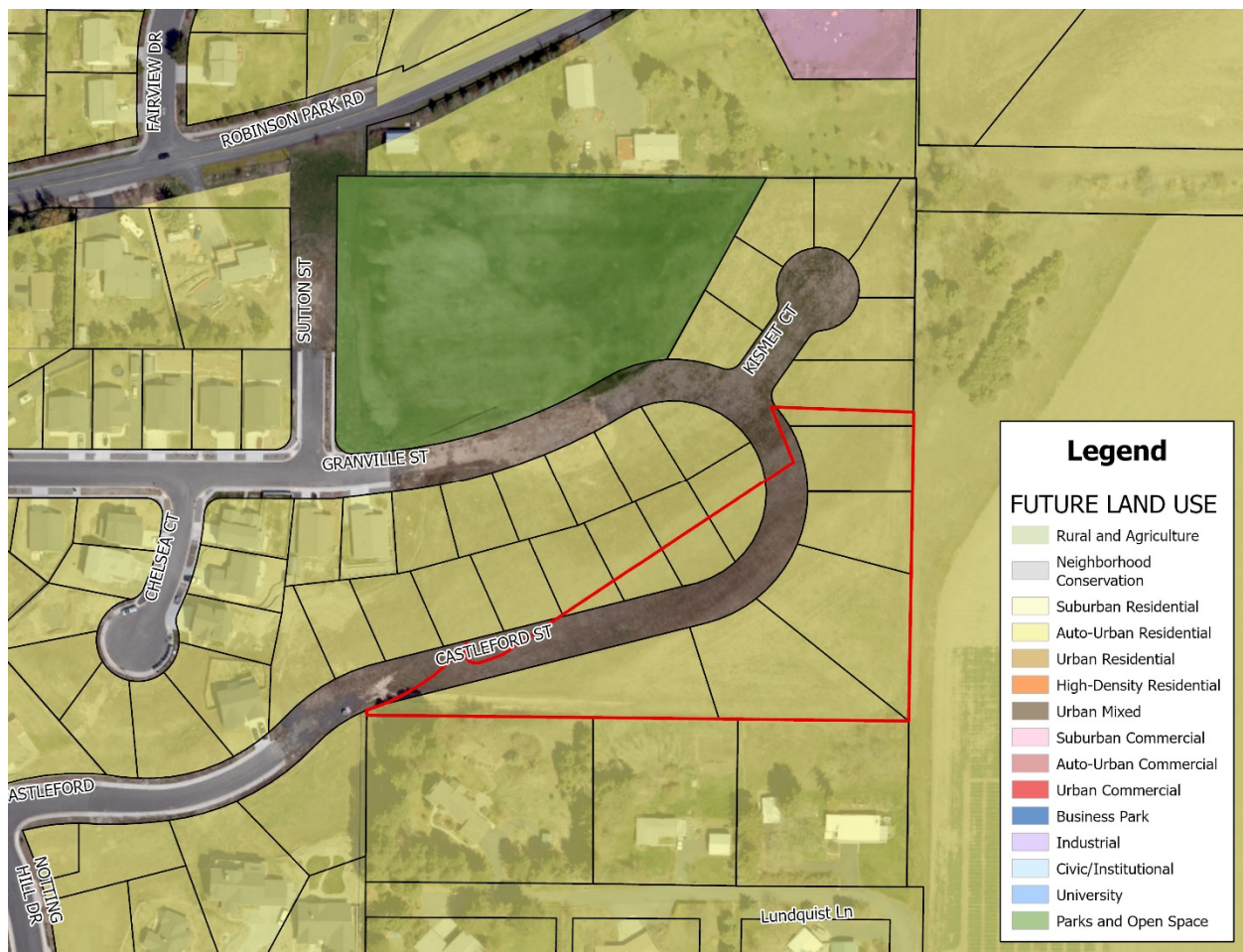
The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

*“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 of the surrounding properties are also designated as Auto-Urban Residential, with the exception of Milton Arthur Park to the north which is designated as Parks and Open Space.

The Comprehensive Plan designates Granville Street and Castleford Street as local neighborhood streets. All other surrounding streets are also designated as local neighborhood streets.





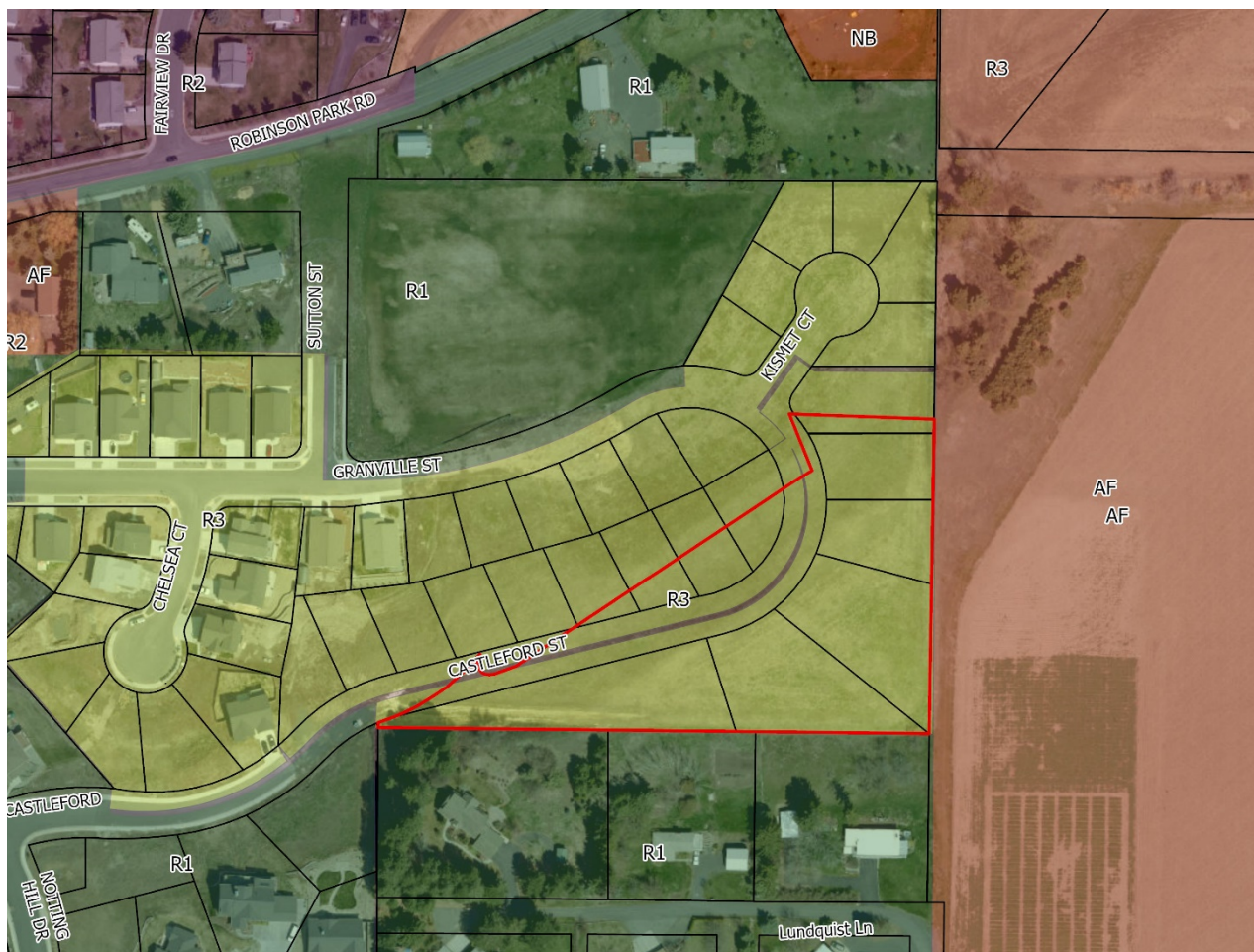
Current Comprehensive Plan Land Use Designations

**Zoning:** The subject property is currently designated as the Medium Density Residential (R-3) Zone. As was stated previously, the subject property was rezoned in 2021 with the condition that the proposed R-3 Zone be limited to no more than detached single-family dwellings.

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

Uses permitted within the R-3 Zone include single-family dwellings, two family dwellings, twinhomes, townhouses, market and community gardens, group and small child care facilities, and public parks and recreation facilities. However, per the condition of the 2021 rezone, residential uses are limited to only detached single-family dwellings.





Current Zoning

**Preliminary Plat:** The applicant is proposing to subdivide the existing 2.97-acre area to create 8 lots ranging from 9,189 to 19,589 square feet in size, referred to as Sierra Vista Subdivision. All of the proposed lots meet the minimum lot size of 6,000 sf and minimum lot width of 60 feet for the R-3 Zoning District.

**PUD:** The applicant is proposing to construct 8 single family dwellings that will be on separately platted lots and will be accessed via a private street. The primary reason for the PUD request is to allow a private street which serves the proposed lots and also a reduction in setbacks because of challenging topography.

The proposed single family lots range from 9,189 to 19,589 square feet in size and the buildings are of similar design as the homes that have already been constructed within Southgate 3<sup>rd</sup> Addition. There are six building plans that have been chosen to fit within the design of each lot. The houses range between one story and three stories with the square footage ranging between 860 to 4,319 square feet.

The setback requirements for the R-3 Zone are a minimum of 15 feet in the front, with the exception of the garage door which is required to be 20 feet if facing the street; a minimum of 5 feet on the side, but both sides are required to equal 15 feet; and 20 feet at the rear yard. The applicant is proposing a 10 foot setback at the front to accommodate for the challenging topography of the site.

The base density requirement of the R-3 Zone 9.5 dwelling units per acre. With 8 dwelling units being proposed on 2.97 acres, the proposed density is 2.7 dwelling units per acre which is under the base density requirement. Therefore, no density bonuses are required as part of the PUD.

**Water and Sewer:** Water service is proposed to be extended via water mains that will be extended along the Castleford Street extension. A water main will then be extended along the proposed private street to serve the proposed lots.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 8 lots could be reasonably anticipated to use approximately 0.74 million gallons of water per year (8 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 0.74 M gallons/year).

Sanitary sewer will be extended to the future main within Castleford Street via an easement on Lot 1 and an easement on Lot 1 Block 2 of the proposed Park Valley Addition to the north. Storm Sewer will be conveyed along the same alignment as the sanitary, through sewer easements on individual lots.

**Access, Streets, Traffic:** The subject property is located to the east of Castleford Street which is proposed to be extended with the Park Valley Addition. A private street is proposed to connect to Castleford Street and serve the 8 lots. The private street will meet the City's private street standard which includes a 20-foot-wide paved surface, curbing, and a sidewalk on the north side of the street. The applicant is proposing that the private street terminate with a hammerhead turnaround which will meet fire code requirements.

**Parkland Dedication:** Parkland dedication requirements have previously been satisfied with the dedication, grading, and hydroseeding of Milton Arthur Park, so no further dedication is required.

#### **Input From Other Departments:**

Engineering Division: The Engineering Department has provided comments within the attached August 7, 2025 memo from Bob Buvel, Senior Civil Engineer.

#### **RELEVANT CRITERIA & STANDARDS:**

1. The proposed subdivision is in conformance with all applicable City Code requirements.
  2. The proposed subdivision is in general conformance with the Comprehensive Plan.
  3. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.
  4. The proposed subdivision will not be detrimental to the public health, safety, or general welfare.
- 
1. The proposed PUD is consistent with the Comprehensive Plan.
  2. The proposed PUD is consistent with the intents and purposes of this Chapter.
  3. The proposed PUD is compatible with the character and uses in the surrounding area.



4. Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.
5. The proposed PUD will not endanger the public health or safety.
6. The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.

**RECOMMENDATIONS:**

Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented:

1. Recommend approval of the proposed Planned Unit Development (PUD) with no conditions.
2. Recommend approval of the preliminary plat with no conditions.
3. In accordance with the Commission's decision on the PUD and preliminary plat, direct staff to prepare Relevant Criteria and Standards documents.



**CITY OF MOSCOW  
COMMUNITY  
DEVELOPMENT**

Ph.: 208-883-7035  
504 S. Washington Street  
jfleischman@ci.moscow.id.us  
mray@ci.moscow.id.us

| For City Use Only |                                  |          |      |
|-------------------|----------------------------------|----------|------|
| Date Received     |                                  |          |      |
| Dept              | Fee Type                         | Fees     | Paid |
| CDV               | Preliminary or Major Amendment   | \$749.00 |      |
| CDV               | Minor Amendment or Design Review | \$316.00 |      |
| Receipt Number    |                                  |          |      |

**APPLICATION FOR PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)  
OR PUD AMENDMENT**

(Please type or print plainly with blue ink.)

**APPLICANT:**

Name: Mike Salisbury, Manger, Jemca LLC Phone: 208-301-2370

Address: ~~2315 Shelby Lane~~ 5053 Robinson Park Rd Email: \_\_\_\_\_

**OWNER: (if other than applicant)**

Name: Jemca LLC Phone: 208-301-2370

Address: ~~2315 Shelby Lane~~ 5053 Robinson Park Rd Email: \_\_\_\_\_

**PROPERTY:**

1. Proposed PUD Name: Sierra Vista

2. Address(es) or Parcel Number(s): Portions of blocks 2 & 3 southgate 3rd

3. Legal Description: See attached description on pre plat  
(Subdivision) (Block) (Lot)

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

**PROJECT DESCRIPTION:**

Please describe the new (or revised) use, design and construction for the above property:

The revised use is for single family residential. The reason for the PUD request is due to proposed road width

issues to overcome grading.

*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 include all required notations and detail drawings pursuant to Moscow City Code Title 4, Chapter 7, Section 7-4.B. and shall show, label and include dimensions of all property lines, easements, existing and proposed buildings, parking lot(s), driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.*

**For Minor Amendments/Design Review only: Skip to Page 3**



**AUTHORIZATION:**

1. Section 7 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Planned Unit Development application.
2. Before the Moscow Planning and Zoning Commission ("Commission") can approve a Type 1 Planned Unit Development ("PUD") or City Council can approve a Type 2 PUD request, the Commission or City Council must first make findings of compliance in accordance with MCC 4-7-9, with the following six **Relevant Criteria and Standards**. Please describe in the spaces provided below how your proposed PUD is in compliance with each of the Relevant Criteria and Standards:

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

Meets comprehensive plan intent for innovative development.

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B. The proposed PUD is consistent with the intents and purposes of Title 4, Chapter 7 of the City Zoning Code.

The proposed PUD is more harmonious with existing land features than traditional development.

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

The development and surrounding uses are single family residential.

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

Public services have been deemed adequate for this development in previous plat reviews.

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

No foreseen hazards are associated with this development.

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

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**CONDITIONS OF APPROVAL:**

The Commission or City Council may impose required modifications or conditions as part of the approval pursuant to MCC 4-7-10, including but not limited to, (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 on-site or off-site 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 PUD upon delivery of services by any political subdivision, including school districts, providing services within the planning jurisdiction.

**COMPLIANCE:**

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

**REVOCATIONS:**

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

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

1. Application Fees
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings and/or Renderings, drawn to scale

*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 the legal authority to submit this application.*

  
\_\_\_\_\_  
Signature of Applicant

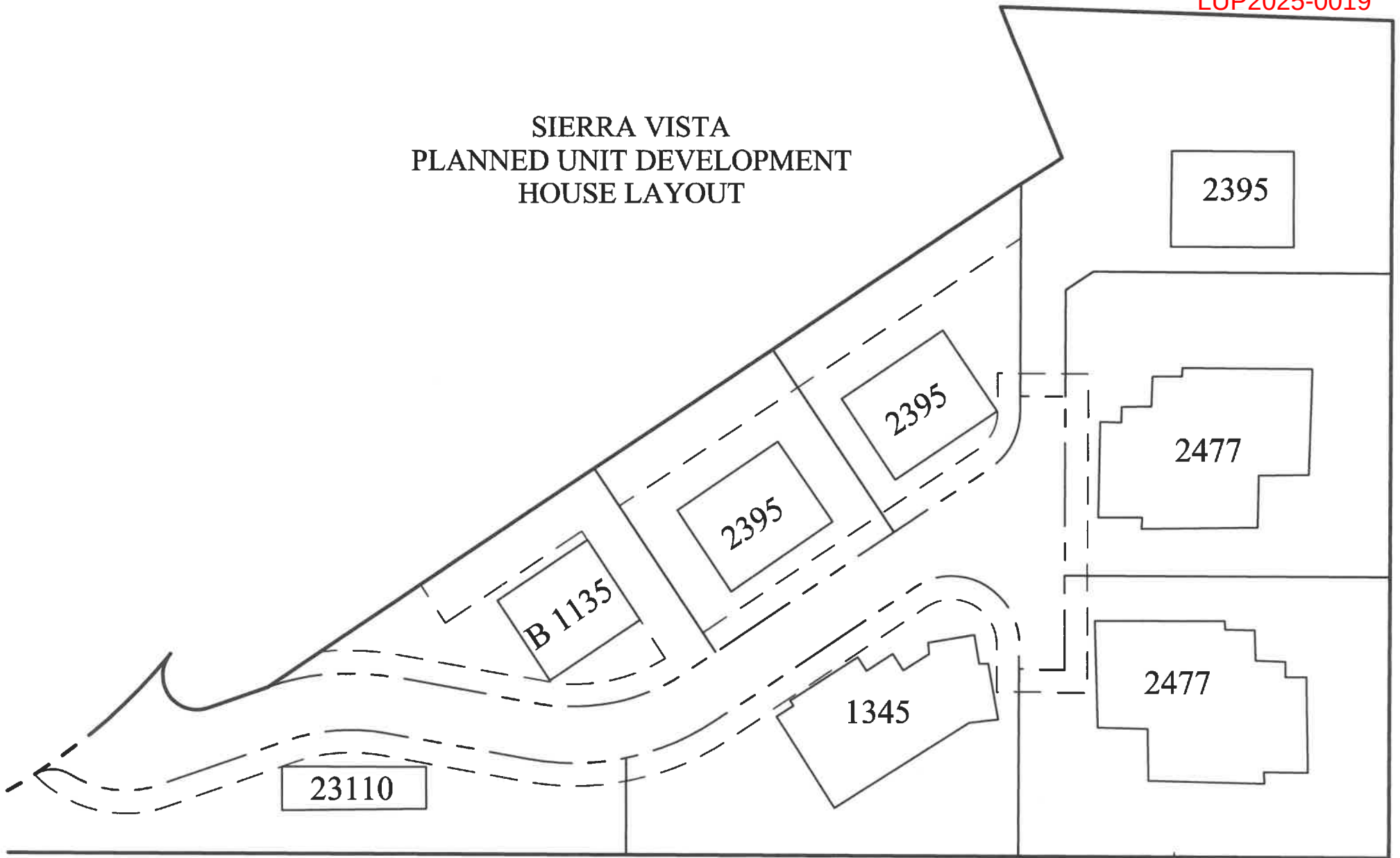
  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date



SIERRA VISTA  
PLANNED UNIT DEVELOPMENT  
HOUSE LAYOUT

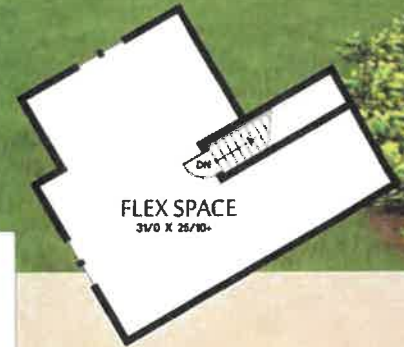


SCALE: 1"=60'

Received 06-10-2025

LUP2025-0019

# The Wilson 1345



Sub Total 3163 Sq. Ft  
Bonus +632 Sq. Ft

Width 118'-4" Depth 62'-8"

Height (Main Flr to Peak): 23'-11"  
(to Midpt of Roof): 19'-0"



ALAN MASCORD DESIGN ASSOCIATES, INC

2187 NW Reed St. Suite 100, Portland, OR 97210 503 225 9161

mascord.com | houseplans.co

Received 06-10-2025





*Mascord*  
ALAN MASCORD DESIGN ASSOCIATES, INC.

The Millersburg  
**2477**



|                   |                     |
|-------------------|---------------------|
| Upper Floor       | 911 Sq. Ft.         |
| Main Floor        | 3408 Sq. Ft.        |
| <b>Total Area</b> | <b>4319 Sq. Ft.</b> |

|              |              |
|--------------|--------------|
| <b>Width</b> | <b>Depth</b> |
| 99'-0"       | 75'-0"       |

|               |                            |
|---------------|----------------------------|
| <b>Height</b> | (Main Flr to Peak): 32'-6" |
|               | (to Midpt of Roof): 19'-0" |



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2187 NW Reed St. Suite 100, Portland, OR 97210 • 503.225.9161  
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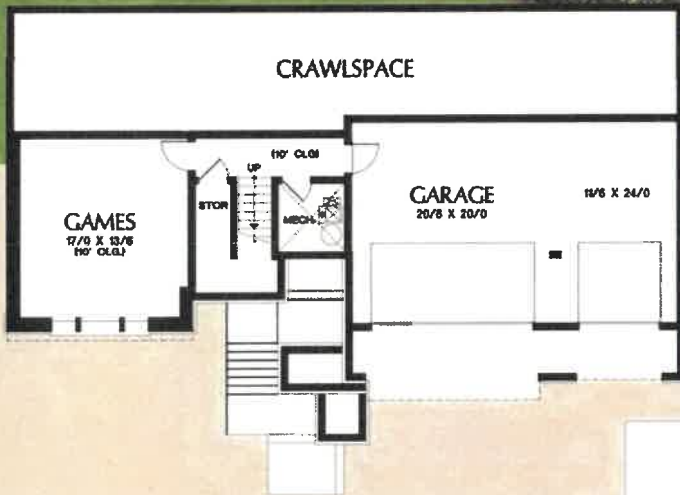


LUP2025-0019



**Mascord**  
ALAN MASCORD DESIGN ASSOCIATES, INC.

**The Milwaukee**  
**23110**



|                  |                    |
|------------------|--------------------|
| Upper Floor      | 641 Sq. Ft         |
| Main Floor       | 1989 Sq. Ft        |
| Lower Floor      | 175 Sq. Ft         |
| <b>Sub Total</b> | <b>2805 Sq. Ft</b> |
| <b>Bonus</b>     | <b>+349 Sq. Ft</b> |

|              |              |
|--------------|--------------|
| <b>Width</b> | <b>Depth</b> |
| 66'-0"       | 39'-0"       |

**Height** (Main Flr to Peak): 25'-10"  
(to Midpt of Roof): 22'-11"

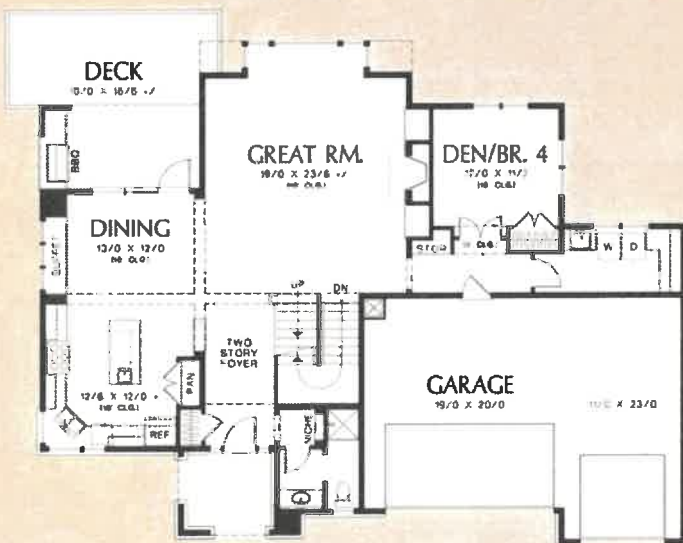
Plan Designed for Sloping Lots



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2187 NW Reed St. Suite 100, Portland, OR 97210 503 225.9161  
mascord.com | houseplans.co

Received 06-10-2025





|                   |                    |
|-------------------|--------------------|
| Upper Floor       | 1367 Sq. Ft        |
| Main Floor        | 1465 Sq. Ft        |
| Lower Floor       | 1084 Sq. Ft        |
| <b>Total Area</b> | <b>3916 Sq. Ft</b> |

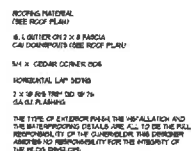
|              |              |
|--------------|--------------|
| <b>Width</b> | <b>Depth</b> |
| 61'-0"       | 48'-0"       |

**Height (Main Flr to Peak): 25'-10"**

Plan Designed for Sloping Lots



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 2187 NW Reed St, Suite 100, Portland, OR 97210 • 503.225.9161  
[mascord.com](http://mascord.com) | [houseplans.co](http://houseplans.co)



SCALE: 1/4" = 1'-0"

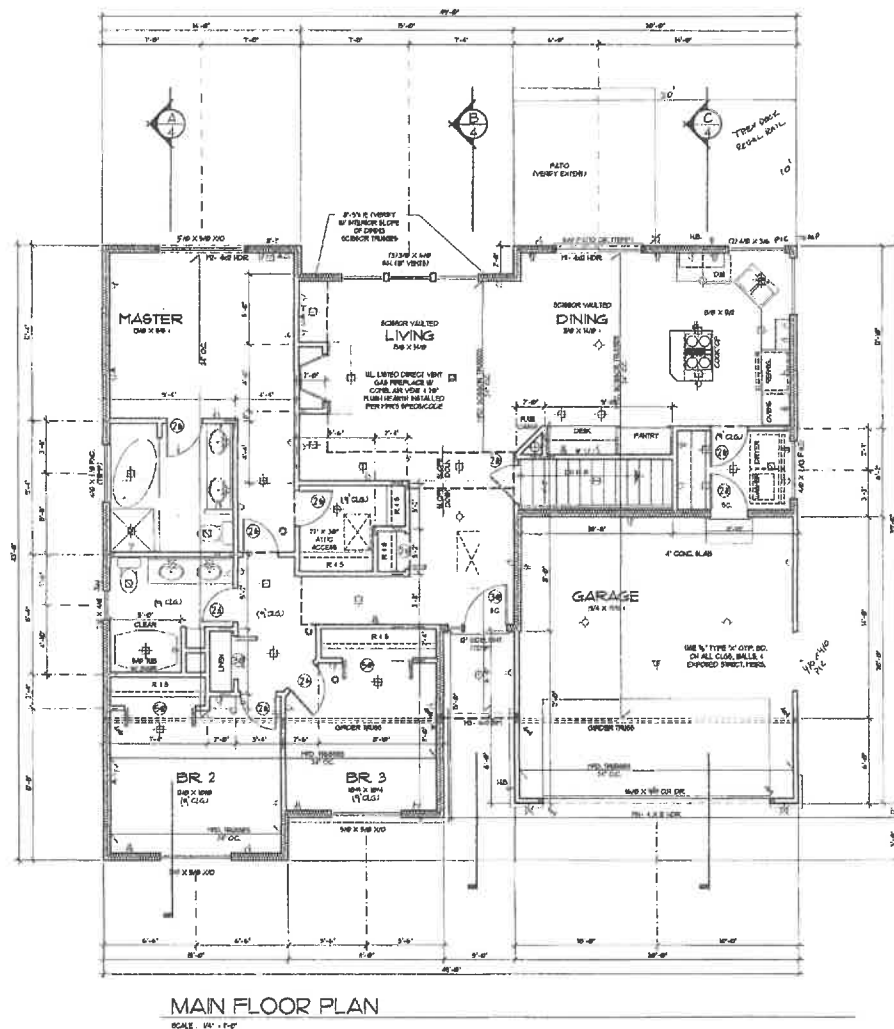
B1135

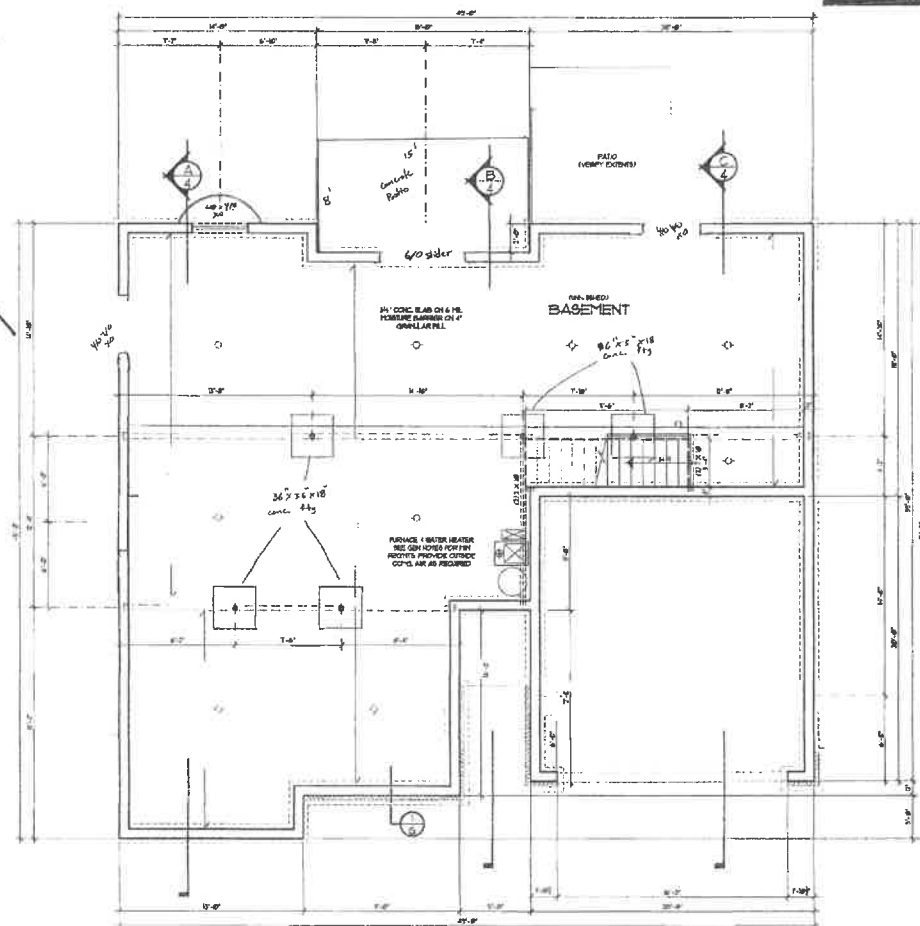
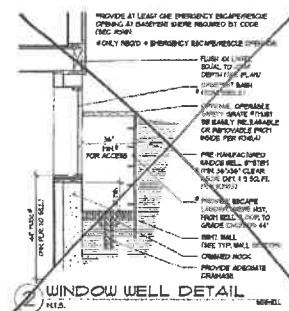
1 M

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY  
FOR THE CORRECT INSTALLATION OF ALL  
EXTERIOR FINISHES AND WEATHER-PROOFING.

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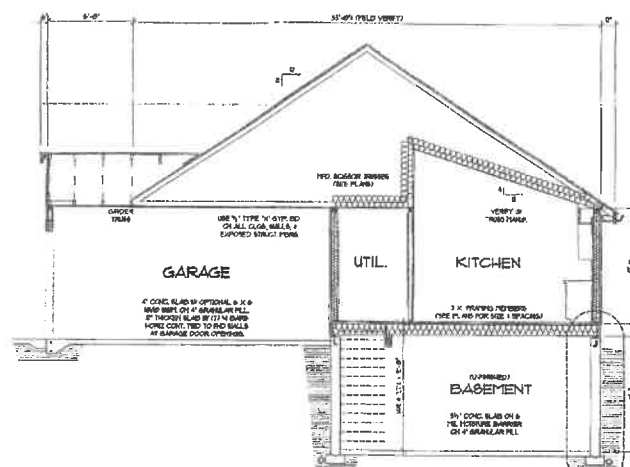


### LEGEND

- RECEIVED EXACTLY THE SAME
- DURABLE MOUNT LIGHT
- BEARING POINT LOCATION (SEE GENERAL NOTES FOR OTHER SPEC'S)
- BEARING POINT LOCATION (1/4" DIAL BEARS - 1/4" PER INCH MOUNTING)
- POINT LOAD FROM ABOVE
- BEARINGS SHALL SUPPORT STRUCTURE ABOVE
- 4 x 8 HOR = BEARING WALL
- DOOR 4 OPENING 17' 11" (7' 11" SUPPORT EA END 12' 10")
- DROPPED STRUCT. BEARING BEARINGS = WALL

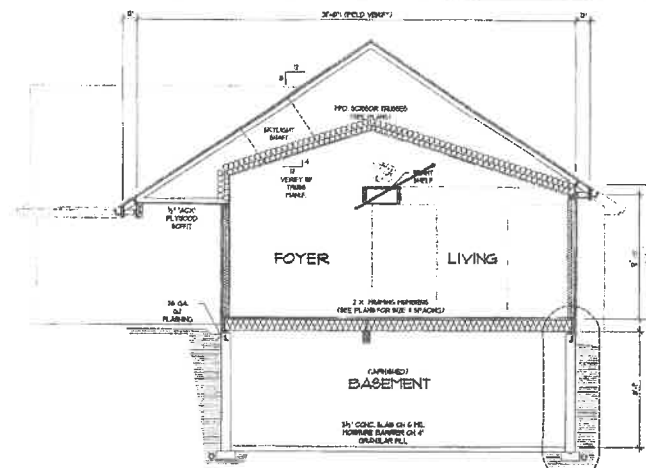
### BASEMENT PLAN



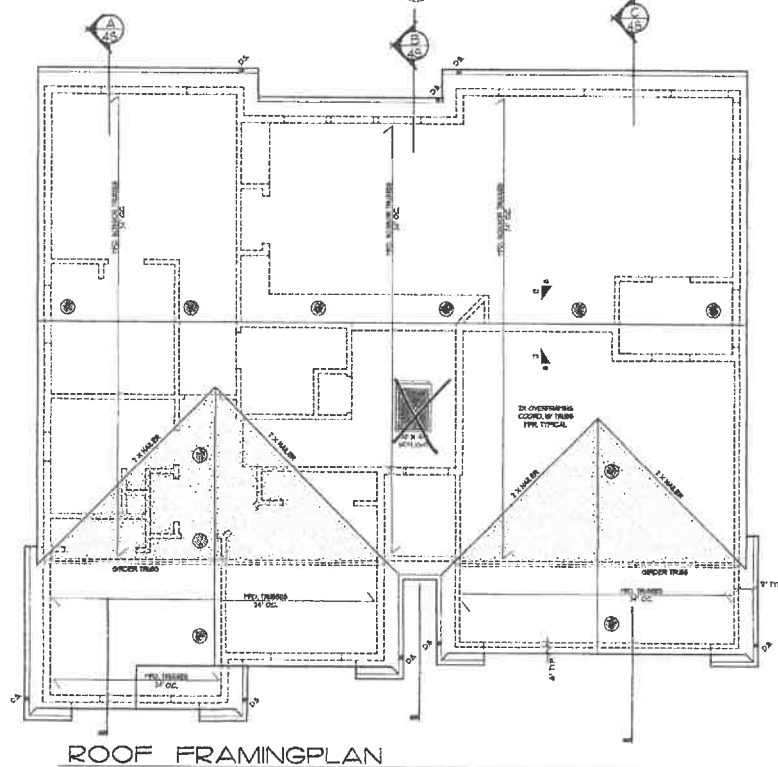


**C BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

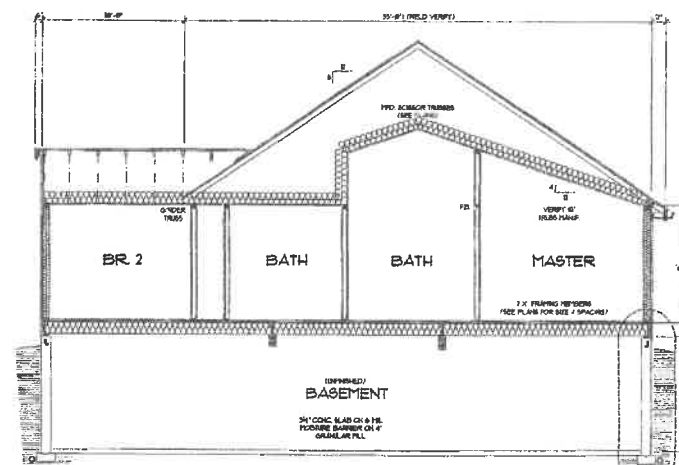
**ENERGY ENVELOPE KEY:**  
WALLS: 2\"/>



**B BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**A BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**Harvard**  
COLLECTION

40 KNOW LOAD

|    |    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |

**B1135**  
**4** SM

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Plan 484-5



860 sq/ft, 2 beds, 2 baths, 56' wide, 36' deep



Pricing

|                  |           |
|------------------|-----------|
| <b>Plan Set</b>  |           |
| PDF Set          | \$1395.00 |
| 5 Copy Set       | \$1495.00 |
| Reproducible Set | \$1495.00 |
| 8 Copy Set       | \$1550.00 |
| Study Set        | \$990.00  |
| Single Set       | \$1395.00 |

|                   |           |
|-------------------|-----------|
| <b>Foundation</b> |           |
| Crawlspace        | +\$0.00   |
| Slab              | +\$0.00   |
| Pier              | +\$590.00 |

|                              |          |
|------------------------------|----------|
| <b>Right-Reading Reverse</b> |          |
| Each                         | +\$95.00 |

|                                     |               |
|-------------------------------------|---------------|
| <b>Additional Construction Sets</b> |               |
| Each Additional Set                 | +\$95.00/each |

|                           |          |
|---------------------------|----------|
| <b>Audio Video Design</b> |          |
| Each                      | \$100.00 |

|                           |         |
|---------------------------|---------|
| <b>Construction Guide</b> |         |
| Each                      | \$39.00 |

|                             |          |
|-----------------------------|----------|
| <b>Mirror Reversed Sets</b> |          |
| Each Additional Set         | +\$95.00 |



| House Features            |                          |
|---------------------------|--------------------------|
| Guest Suite               | Hobby Rec Room Game Room |
| Main Floor Bedrooms       | Suited For Narrow Lot    |
| Main Floor Master Bedroom | Suited For View Lot      |
| Walk In Closet            | Grill Deck Sundeck       |
| Eating Bar                | Economical To Build      |
| Kitchen Island            | Empty Nester             |
| Den Office Study Computer | Suited For Vacation Home |
| Great Room Living Room    |                          |
| Styles Classifications    |                          |
| Modern                    |                          |

| Specifications                                                                                                                                                                                                                                                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Decks                                                                                                                                                                                                                                                           | 630 sq/ft |
| Main Floor                                                                                                                                                                                                                                                      | 860 sq/ft |
| Depth                                                                                                                                                                                                                                                           | 36'       |
| Height                                                                                                                                                                                                                                                          | 16'       |
| Width                                                                                                                                                                                                                                                           | 56'       |
| Primary Pitch                                                                                                                                                                                                                                                   | 1:12      |
| Roof Framing                                                                                                                                                                                                                                                    | Wood      |
| Ceiling-DetailsKITCHEN/Greatroom/bedroom is 9' FLAT -CLEARSTORY 13.5' FLAT -MASTER BEDROOM 12' FLAT -MASTER BATH 9' FLAT "Heat Stack" design draws air from lower ceiling areas and ventilates through the upper ceiling clerestory cooling the home passively. |           |
| Main Ceiling                                                                                                                                                                                                                                                    | 8'        |
| Upper Ceiling Ft                                                                                                                                                                                                                                                | 14'       |

# Floor Plan - Main Floor







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

LUP2025-0018

| For City Use Only |                 |            |      |
|-------------------|-----------------|------------|------|
| Date Received     |                 |            |      |
| Dept              | Fee Type        | Fees       | Paid |
| CDV               | Application Fee | \$1,023.00 |      |
|                   | Receipt Number  |            |      |

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

(Please type or print plainly with blue ink.)

### APPLICANT:

Name: Mike Salisbury, Manager, Jemca LLC Phone: 208-301-2370  
Address: 2315 Shelby Lane Moscow, Idaho Email: \_\_\_\_\_

### OWNER: (if other than applicant)

Name: Jemca LLC Phone: 208-301-2370  
Address: 5053 Robinson Park Road Moscow, Idaho Email: \_\_\_\_\_

### ENGINEER/SURVEYOR:

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

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

### PROPERTY:

1. Proposed Subdivision Name: Sierra Vista Addition
2. Address(es) or Parcel Number(s): Portions of Block 2 & 3 of Southgate 3rd
3. Legal Description: *Please attach copy of full description.*
4. Gross Area of all land involved: 2.97 acres, and/or \_\_\_\_\_ sq. ft.
5. Total Net Area of land area, exclusive of proposed or existing public street and/or other public lands:  
2.62 acres, and/or \_\_\_\_\_ square feet.
6. Total number of lots: 8 Average lot size: 13,081 Sq Ft
7. Existing Zoning of subject property: Primarily R1, some R2

### 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:

All Single Family

**SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY:**

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

**PRELIMINARY PLAT CHECKLIST - Please provide the following information:**

- \_\_\_\_\_ 1. Subdivision name
- \_\_\_\_\_ 2. Location: Section, Township, Range
- \_\_\_\_\_ 3. Subdivider's name & address
- \_\_\_\_\_ 4. Engineer/surveyor name & address
- \_\_\_\_\_ 5. Date of subdivision
- \_\_\_\_\_ 6. Reference to adjoining subdivisions with names
- \_\_\_\_\_ 7. North arrow
- \_\_\_\_\_ 8. Scale, not less than 1 in. = 60 ft.
- \_\_\_\_\_ 9. Existing and proposed right-of-way or public tracts with widths and names
- \_\_\_\_\_ 10. Lot and block layout with numbering and dimensions
- \_\_\_\_\_ 11. Existing zoning designation, or proposed if a rezone is requested
- \_\_\_\_\_ 12. All existing and proposed easements of record stating width and purpose
- \_\_\_\_\_ 13. Location of any existing open spaces or permanent structures
- \_\_\_\_\_ 14. General layout of sewer and water utilities
- \_\_\_\_\_ 15. Proposed phasing, if any
- \_\_\_\_\_ 16. Acreage breakdown with gross and net (less right-of-way)
- \_\_\_\_\_ 17. Plan/profile of proposed street grades
- \_\_\_\_\_ 18. Existing Topography\*
- \_\_\_\_\_ 18. Proposed finished grading plan\*
- \_\_\_\_\_ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is  $\geq 5$  acres or  $\geq 50$  lots)
- \_\_\_\_\_ 20. Vicinity sketch

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

**APPLICATION SUBMITTAL:**

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

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

1. Payment of application fees.
2. Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
3. One full-sized Preliminary Plat Map and one electronic copy.

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

MA S  
Signature of Applicant

6/9/25  
Date

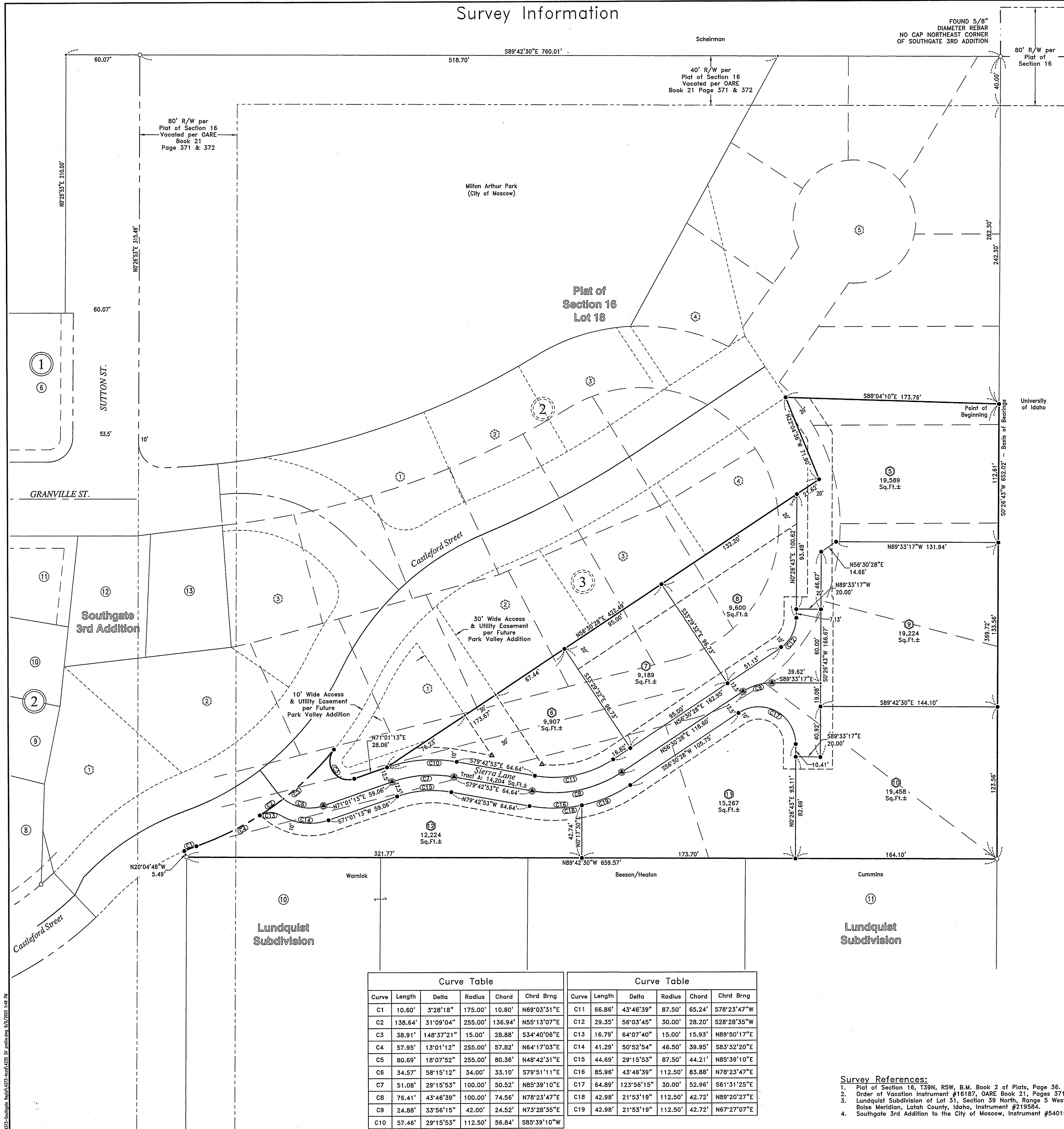
\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date



## Survey Information

Section 16, T39N, R5W, BM



## Legal Description

A parcel of land located in Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northeast corner of Southgate 3rd Addition;  
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northwest corner of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet to the Point of Beginning;  
Thence continuing along said common east line S00°26'43"W, 369.72 feet to the common southeast corner of said Lot 18 and of Southgate 3rd Addition;  
Thence along the common south line of said Lot 18 and said Southgate 3rd Addition, N89°42'30"W, 659.57 feet to the southwest corner of said Lot 18;  
Thence leaving the south line of said Lot 18 and continuing along the south line of said Southgate 3rd Addition, N20°04'48"W, 5.49 feet;  
Thence leaving said southline, 10.60 feet along a non-tangent curve to the right, said curve having a Delta = 3°28'18", Radius = 175.00 feet, Chord = 10.60 feet and a Chord Bearing = N69°03'31"E;  
Thence 138.64 feet along a curve to the left, said curve having a Delta = 31°09'04", Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = N55°13'07"E;  
Thence 38.91 feet along a non-tangent curve to the left, said curve having a Delta = 148°37'21", Radius = 15.00 feet; Chord = 28.88 feet and a Chord Bearing = S34°40'06"E;  
Thence N71°01'13"E, 28.06 feet;  
Thence N50°30'28"E, 422.49 feet;  
Thence N22°04'36"W, 71.80 feet;  
Thence S88°04'10"E, 173.76 feet to the Point of Beginning.

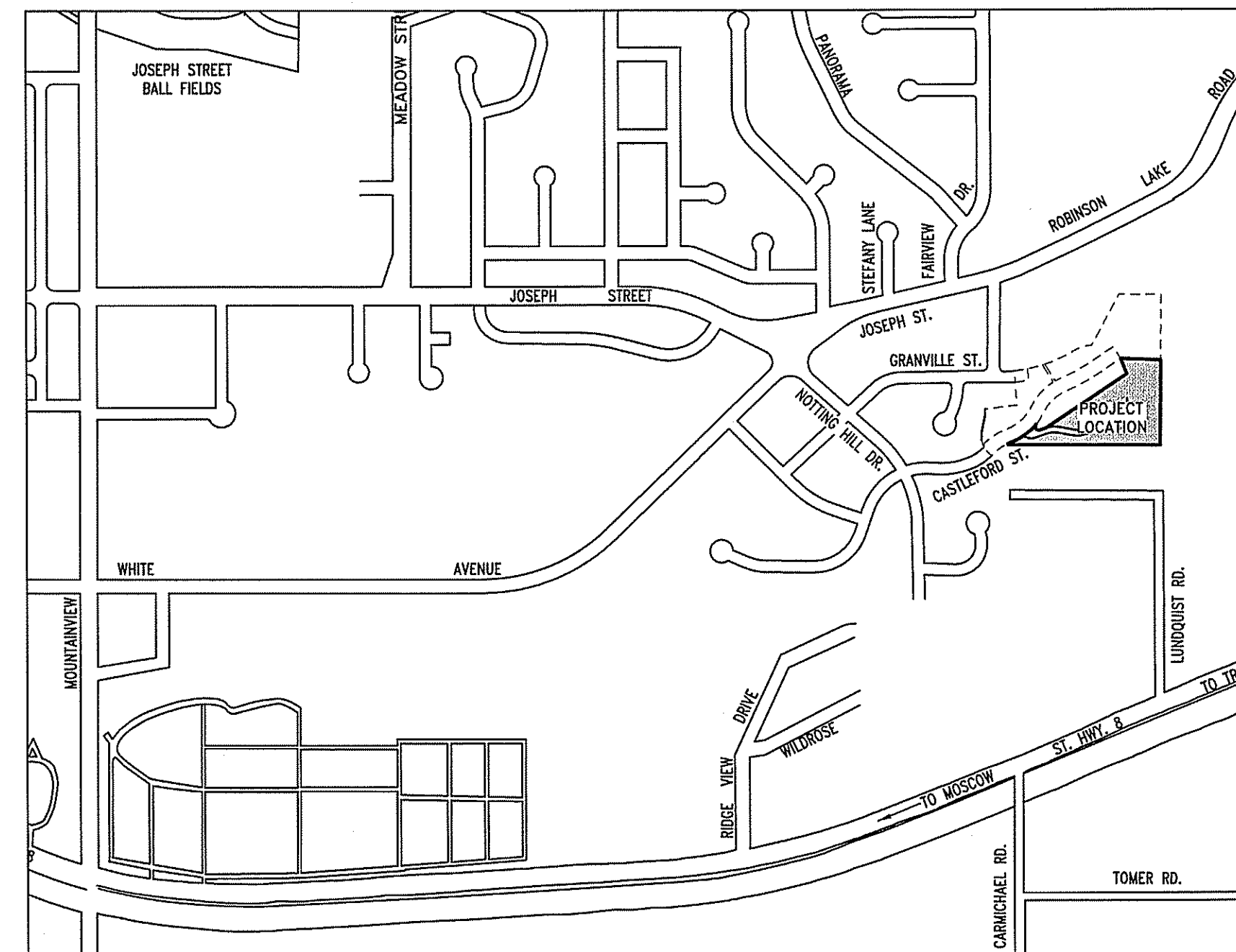
Parcel contains 2.97 acres more or less.

## Notes

- The replatted lots are Zoned R3. Surrounding area in Southgate 3rd Addition is Zoned R1, R2 & R3. Land to the south and the east are in Latah County. University of Idaho property to the east is Zoned Ag-Forest. Warnick, Beeson/Heaton & Cummins properties to the south are Zoned Single Family Residential.
- Total plat Area: 2.97 acres;  
Sierra Court/Tract A Area: 0.35 acres;  
Net Lot Area: 2.62 acres.
- All the area within Sierra Vista Addition is within designated Flood Zone "C": Areas of minimal flooding.  
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 16008603300, dated 9-01-1985. No delineated wetlands on site.
- This subdivision is part of the Tree Planting Dedication Fund. The homeowner may submit a permit to plant. If approved, a tree voucher will be issued for street trees in the public right of way.

## 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 northeast corner of Southgate 3rd Addition and the found southeast corner of said Addition, said bearing being S00°26'43"W.



Vicinity Map

## Legend

- Found Monument as Described
- Set 5/8" Rebar Stamped "Hodge PLS 6271566"
- Set Centerline Monument Stamped "Hodge PLS 6271566"
- Found 5/8" Rebar
- Found Centerline Monument
- Calculated Position
- Block Number
- Lot Number - Sierra Vista Addition
- Lot Number - Future Park Valley Addition
- Lot Number - Other Subdivision
- Curve Data - See Curve Table
- Sierra Vista Addition Plat Boundary
- Proposed Lot Line
- Future Park Valley Addition Lot Line
- Southgate 3rd Addition Lot Line - to be Made Obsolete
- Existing Lot Line
- Road Centerline
- Proposed Right of Way
- Existing Right of Way
- Vacated Right of Way
- Proposed Public Utility and Access Easement
- Existing Public Easement

## Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Lundquist Subdivision of Lot 31, Section 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, Instrument #219584.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.

## Curve Table

| Curve | Length  | Delta      | Radius  | Chord   | Chrd Brng   |
|-------|---------|------------|---------|---------|-------------|
| C1    | 10.60'  | 3°28'18"   | 175.00' | 10.60'  | N69°03'31"E |
| C2    | 138.64' | 31°09'04"  | 255.00' | 136.94' | N55°13'07"E |
| C3    | 38.91'  | 148°37'21" | 15.00'  | 28.88'  | S34°40'06"E |
| C4    | 57.95'  | 13°01'12"  | 255.00' | 57.82'  | N64°17'03"E |
| C5    | 80.69'  | 18°07'52"  | 255.00' | 80.36'  | N48°42'31"E |
| C6    | 34.57'  | 58°15'12"  | 34.00'  | 33.10'  | S79°51'11"E |
| C7    | 51.08'  | 29°15'53"  | 100.00' | 50.52'  | N85°39'10"E |
| C8    | 76.41'  | 43°46'39"  | 100.00' | 74.56'  | N78°23'47"E |
| C9    | 24.88'  | 33°56'15"  | 42.00'  | 24.52'  | N73°28'35"E |
| C10   | 57.46'  | 29°15'53"  | 112.50' | 56.84'  | S85°39'10"W |

## Curve Table

| Curve | Length | Delta      | Radius  | Chord  | Chrd Brng   |
|-------|--------|------------|---------|--------|-------------|
| C11   | 66.86' | 43°46'39"  | 87.50'  | 65.24' | S78°23'47"W |
| C12   | 29.35' | 56°03'45"  | 30.00'  | 28.20' | S28°28'35"W |
| C13   | 16.79' | 64°07'40"  | 15.00'  | 15.93' | N89°50'17"E |
| C14   | 41.29' | 50°52'54"  | 46.50'  | 39.95' | S83°32'20"E |
| C15   | 44.69' | 29°15'53"  | 87.50'  | 44.21' | N85°39'10"E |
| C16   | 85.96' | 43°46'39"  | 112.50' | 83.88' | N78°23'47"E |
| C17   | 64.89' | 123°56'15" | 30.00'  | 52.96' | S61°31'25"E |
| C18   | 42.98' | 21°53'19"  | 112.50' | 42.72' | N89°20'27"E |
| C19   | 42.98' | 21°53'19"  | 112.50' | 42.72' | N67°27'07"E |

## Sierra Vista Addition - Preliminary Plat

Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow

Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho

Mike Salibury, Manager, Jemco, LLC, 2515 Shelby Lane, Moscow, Idaho 83843

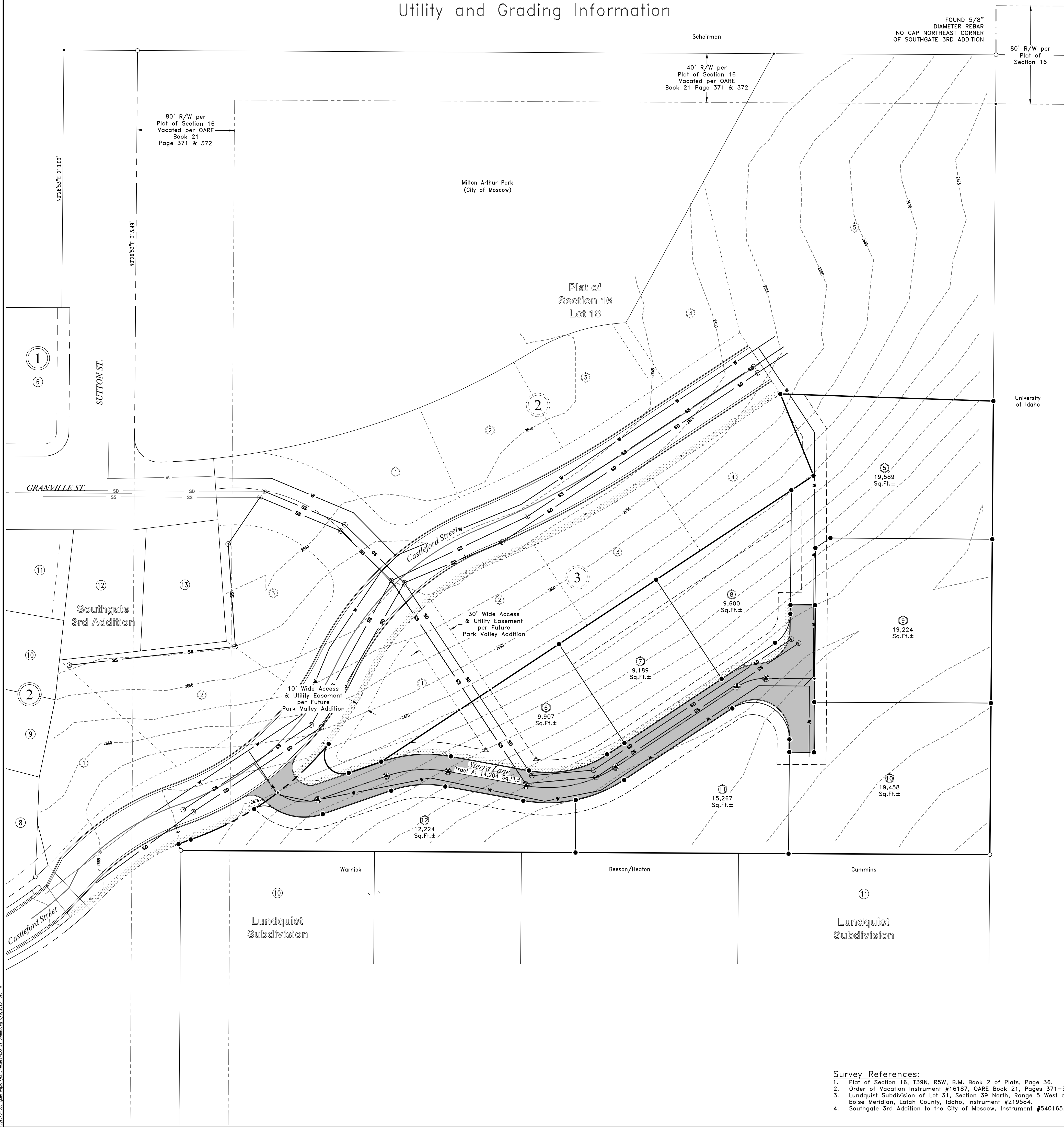
June - 2025

|              |                    |
|--------------|--------------------|
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| Checked by:  | WED                |
| File Name:   | 4235 SV prelim.dwg |
| Tab:         | P1                 |
| Layer Style: | TOPO               |
| Plot Style:  | Primary.ctb        |
| Project:     | 3483-07-13         |
| Date:        | 8/6/25             |



Utility and Grading Information

Section 16, T39N, R5W, BM



Legal Description

A parcel of land located in Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow, Instrument #540165, Latah County Records, Portions of which are in Lot 18 of the Plat of Section 16, Book 2 of Plats, Page 36, Latah County Records, in the Northeast Quarter of Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northeast corner of Southgate 3rd Addition;  
Thence along the east line thereof, S00°26'43"W, 40.00 feet to the northwest corner of Lot 18 of the Plat of Section 16;  
Thence continuing along said east line and along the east line of said Lot 18, S00°26'43"W, 242.30 feet to the Point of Beginning;  
Thence continuing along said common east line S00°26'43"W, 369.72 feet to the common southeast corner of Said Lot 18 and of Southgate 3rd Addition;  
Thence along the common south line of said Lot 18 and said Southgate 3rd Addition, N89°42'30"W, 659.57 feet to the southwest corner of said Lot 18;  
Thence leaving the south line of said Lot 18 and continuing along the south line of said Southgate 3rd Addition, N20°04'48"W, 5.49 feet;  
Thence leaving said southline, 10.60 feet along a non-tangent curve to the right, said curve having a Delta = 3°28'18", Radius = 175.00 feet, Chord = 10.60 feet and a Chord Bearing = N69°03'31"E;  
Thence 135.64 feet along a curve to the left, said curve having a Delta = 31°09'04", Radius = 255.00 feet, Chord = 136.94 feet and a Chord Bearing = N55°13'07"E;  
Thence 38.91 feet along a non-tangent curve to the left, said curve having a Delta = 148°37'21", Radius = 15.00 feet; Chord = 28.88 feet and a Chord Bearing = S34°40'06"E;  
Thence N71°01'13"E, 28.06 feet;  
Thence N56°30'28"E, 422.49 feet;  
Thence N22°04'36"W, 71.90 feet;  
Thence S88°04'10"E, 173.76 feet to the Point of Beginning.

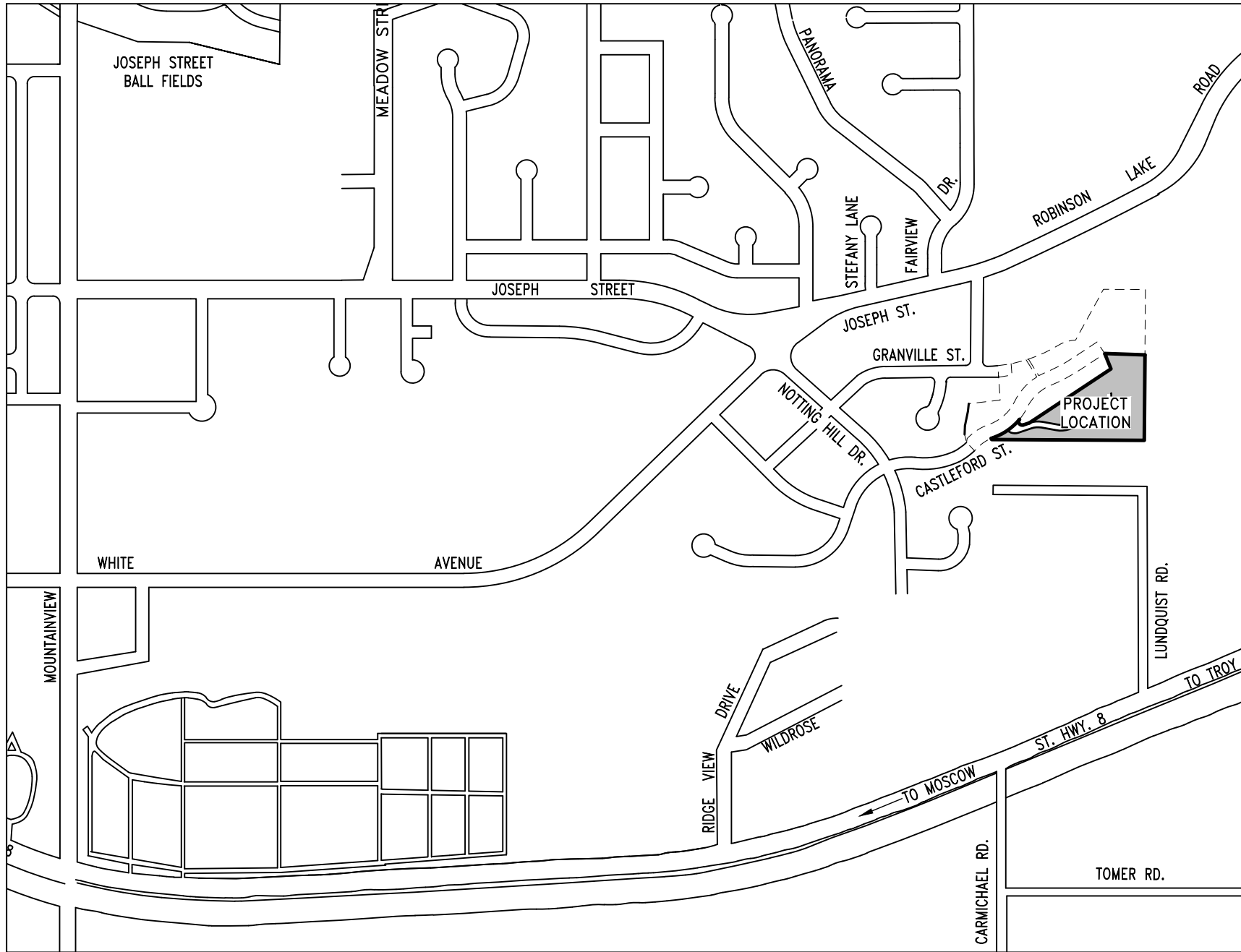
Parcel contains 2.97 acres more or less.

Notes

- The replatted lots are Zoned R3. Surrounding area in Southgate 3rd Addition is Zoned R1, R2 & R3. Land to the south and the east are in Latah County. University of Idaho property to the east is Zoned Ag-Forest. Warnick, Beeson/Heaton & Cummins properties to the south are Zoned Single Family Residential.
- Total plat Area: 2.97 acres±  
Sierra Court/Tract A Area: 0.35 acres±  
Net Lot Area: 2.62 acres±.
- All the area within Sierra Vista Addition is within designated Flood Zone "C": Areas of minimal flooding.  
Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 16008603300, dated 9-01-1983. No delineated wetlands on site.
- This subdivision is part of the Tree Planting Dedication Fund. The homeowner may submit a permit to plant. If approved, a tree voucher will be issued for street trees in the public right of way.

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 northeast corner of Southgate 3rd Addition and the found southeast corner of said Addition, said bearing being S00°26'43"W.



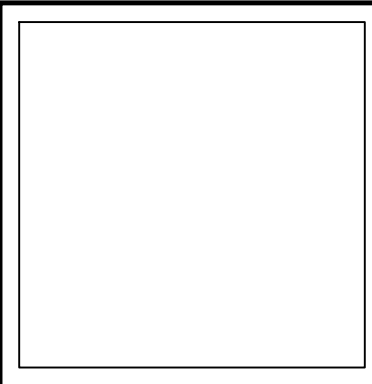
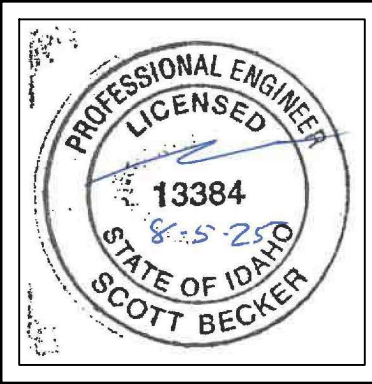
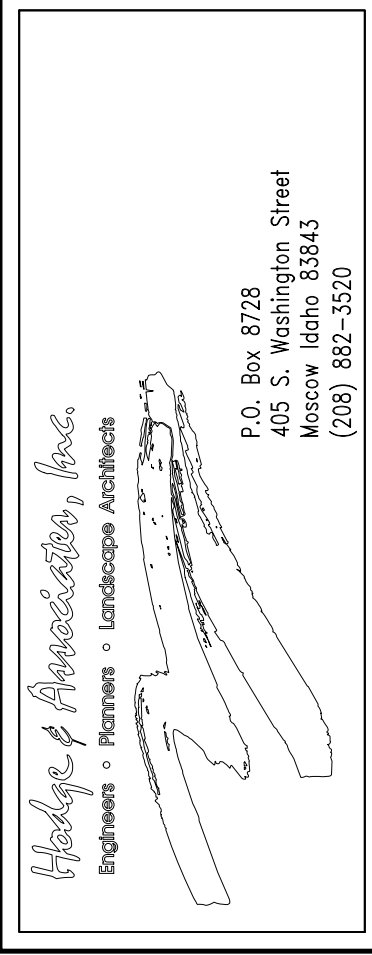
Vicinity Map

Legend

- Block Number
- Lot Number - Sierra Vista Addition
- Lot Number - Future Park Valley Addition
- Lot Number - Other Subdivision
- Proposed Man Hole
- Existing Man Hole
- Sierra Vista Addition Plat Boundary
- Proposed Lot Line
- Future Park Valley Addition Lot Line
- Existing Lot Line
- Road Centerline
- Proposed Right of Way
- Existing Right of Way
- Vacated Right of Way
- Proposed Public Utility and Access Easement
- Existing Public Easement
- Proposed Water Line
- Proposed Sanitary Sewer Line
- Proposed Storm Drain Line
- Existing Water Line
- Existing Storm Drain Line
- Existing Sanitary Sewer Line
- Existing 5' Contour Interval
- Type A Curb
- Type B Curb and Gutter
- Asphalt Paving
- Concrete Paving

Survey References:

- Plat of Section 16, T39N, R5W, B.M. Book 2 of Plats, Page 36.
- Order of Vacation Instrument #16187, OARE Book 21, Pages 371-375.
- Lundquist Subdivision of Lot 31, Section 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, Instrument #219584.
- Southgate 3rd Addition to the City of Moscow, Instrument #540165.



Sierra Vista Addition - Preliminary Plat  
Re-Plat of Portions of Blocks 2 & 3 of Southgate 3rd Addition to the City of Moscow  
Section 16, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho  
Mike Salisbury, Manager, Jemco, LLC, 2315 Shelby Lane, Moscow, Idaho 83843  
June - 2025

|              |                    |
|--------------|--------------------|
| Drafted by:  | SW                 |
| Checked by:  | MED                |
| File Name:   | 4235 SV prelim.dwg |
| Tab:         | P2                 |
| Layer Style: | TOPO               |
| Plot Style   | Primary.ctb        |
| Project:     | 3483-07-13         |
| Date:        | 8/6/25             |

# Memo

**To:** Michael Ray, Planning Manager  
**From:** Bob Buvel, Senior Civil Engineer  
**cc:** Jennifer Fleischman, Administrative Assistant  
**Date:** 2025-08-07  
**Re:** Engineering Review of the Sierra Vista Preliminary Re-plat

---

Upon reviewing the preliminary re-plat for the Sierra Vista Replat, the Engineering Department has the following recommendations:

- 1) The Easement around Tract A Sierra Court should be designated as a Public Utility and Public Access Easement, as the sidewalk lies within the Easement and not Tract A.
- 2) Water modeling will be required to determine whether the existing water system is adequate to serve the proposed subdivision prior to final plat.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Bob Buvel



# STORMWATER DRAINAGE REPORT

## SOUTHGATE 3<sup>RD</sup> ADDITION: PARK VIEW AND SIERRA VISTA CASTLEFORD STREET AND SIERRA LANE

*Prepared for:*

**MIKE SALISBURY – JEMCA LLC**

*Moscow, Idaho*



August 5, 2025

*Prepared by:*



*405 South Washington Street  
Moscow, ID 83843  
(208) 882-3520*

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| 2.0 Project Description         | 1           |
| 3.0 Model and Design Parameters | 1           |
| 4.0 Results                     | 2           |
| 5.0 Conclusions                 | 3           |
| 6.0 References                  | 3           |

### List of Appendices

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| Appendix I   | Area of Analysis Map |
| Appendix II  | HydroCAD Analysis    |
| Appendix III | HydroCAD Hydrographs |
| Appendix IV  | HydroCAD Summaries   |
| Appendix V   | Support Material     |



## 1.0 Introduction

The lot development of Southgate 3<sup>rd</sup> Addition to the City of Moscow, Latah County, Idaho, and more specifically Sierra Vista Addition and Park Valley Addition, located along Castleford Street, Granville Street and Sierra Lane. This development will include a residential development, consisting of twenty (20) lots. This development includes three different two-lane travel roadways, including pedestrian facilities and a pedestrian pathway. In addition to making a connection of Castleford Street to Granville Street, a "Type A" temporary turnaround will be constructed at the dead end of Castleford. The development is currently zoned as portions of R-1 (Low Density, Single Family Residential), R-2 (Moderate Density, Single Family Residential), and R-3 (Medium Density Residential). This will be rezoned to where both Sierra Vista and Park Valley Additions are entirely zoned as R-3 (Medium Density Residential). Stormwater on this site shall be collected by the means of catch basins and then conveyed through underground pipes to the detention pond. The area of analysis for this project can be seen within the Appendix.

An analysis of the existing watershed is required to determine the required stormwater runoff storage volume for the fully developed site. The purpose of this report is to describe the methods and measures that will be taken to control the quantity of stormwater runoff from the addition of impervious surfaces which accompany the development of property. The methods, descriptions, and design calculations in this report conform to the Moscow Stormwater Runoff Control Standards (MSRCS) and *Stormwater Runoff Control* and are under the jurisdiction of the City of Moscow relative to the collection, treatment, and disposal of stormwater runoff.

## 2.0 Project Description

The proposed stormwater management concept for this project is to provide the required stormwater collection and discharge as outlined in the MSRCS and required by the City of Moscow. The proposed stormwater runoff control facilities will provide zero net increase runoff from the property. These facilities had been designed by HEDCO, more specifically Jack S. Hammond, PE #2102. A stormwater management analysis and design has been completed for the existing development and stormwater facilities present at Southgate 3<sup>rd</sup> Addition. The purpose of this report, is to reanalyze the existing facilities for Southgate 3<sup>rd</sup> Addition and ensure the existing detention pond and control structure are capable of handling the stormwater runoff created by Sierra Vista and Park Valley Additions. The IDF Curves used by HEDCO, and an adjustment of their assumed runoff coefficients were utilized in our analysis. See Appendix for additional information.

## 3.0 Model and Design Parameters

The specific hydrologic analysis method used in this analysis is the Rational Method. The Rational Method of predicting a design peak runoff rate is expressed by the equation  $Q=CiA$ , where  $Q$  is the design peak runoff rate,  $C$  is a runoff coefficient,  $i$  is the rainfall intensity, and  $A$  is the watershed area. The runoff coefficient is a function off the soil type, land use, and drainage basin slope and the rainfall intensity is determined utilizing the Intensity-Duration-Frequency (IDF) curve from local rainfall data. This method is used for computing peak runoff rates and runoff volumes for the design of runoff control systems and runoff treatment Best Management Practices (BMPs). The analysis will compare the pre-developed condition to the post-developed condition at full build-out. The rational method was chosen for the method of analysis, to try and recreate the calculations that had been completed by HEDCO. In order to ensure that the existing facilities are properly sized, we utilized the same methods to come to our solutions as Jack Hammond had when he had designed the stormwater management facilities.

The computer software used for this analysis is “HydroCAD” by HydroCAD Software Solutions LLC. This program uses runoff coefficients for various ground covers, regional precipitation depths, intensities and durations, travel times, and times of concentration to analyze a storm event through an entire site.

To generate a complete hydrograph; as required by HydroCAD, it is assumed that the runoff begins at the start of the storm and increases linearly to the peak value, which is sustained until the storm duration has elapsed and then decreases linearly to zero. The Rational method requires that the correct critical duration and the corresponding intensity be used at each point of study. This is typically defined as the duration that produces the highest peak flow. HydroCAD evaluates the peak flow for a range of durations and automatically determines the critical duration. When analyzing a pond, this procedure will determine the duration that produces the highest peak water surface elevation.

The pre-development condition and the post-development condition are modeled using HydroCAD. A summary of the design parameters is included in Table 1 and 2.

**Table 1 Summary of Pre-Development Design Parameters**

| Description           |                 |
|-----------------------|-----------------|
| Condition             | Pre-Development |
| Hydrograph Type       | Rational Method |
| Area (square feet)    | 552,403         |
| Time of Concentration | 5.0             |
| Runoff Coefficient    | C = 0.30        |

**Table 2 Summary of Post-Development Design Parameters**

| Description                 |                   |
|-----------------------------|-------------------|
| Condition                   | Post-Development  |
| Hydrograph Type             | Rational Method   |
| Area (square feet)          | 552,403           |
| Time of Concentration (min) | 5.0               |
| Runoff Coefficient          | Weighted C = 0.45 |

## 4.0 Results

Model results for the pre-development and post-development peak runoff conditions are summarized in Tables 3 through 6.

**Table 3 Pre-Development Results**

| Event    | Stormwater Runoff (cfs) | Volume (ft <sup>3</sup> ) |
|----------|-------------------------|---------------------------|
| 2-year   | 4.18                    | 1,298                     |
| 10-year  | 7.33                    | 2,275                     |
| 25-year  | 9.11                    | 2,827                     |
| 100-year | 12.14                   | 3,769                     |

cfs = cubic feet per second

ft<sup>3</sup> = cubic feet

**Table 4 Post-Development Results**

| Event    | Stormwater Runoff (cfs) | Volume (ft <sup>3</sup> ) |
|----------|-------------------------|---------------------------|
| 2-year   | 4.91                    | 4,705                     |
| 10-year  | 8.79                    | 8,429                     |
| 25-year  | 10.95                   | 10,501                    |
| 100-year | 14.48                   | 13,886                    |

cfs = cubic feet per second

ft<sup>3</sup> = cubic feet**Table 5 Post-Development vs Pre-Development**

| Event    | Stormwater Runoff Difference (cfs) | Volume Difference (ft <sup>3</sup> ) |
|----------|------------------------------------|--------------------------------------|
| 2-year   | 0.73                               | 3,407                                |
| 10-year  | 1.46                               | 6,154                                |
| 25-year  | 1.84                               | 7,674                                |
| 100-year | 2.34                               | 10,117                               |

cfs = cubic feet per second

ft<sup>3</sup> = cubic feet**Table 6 Post-Development Post Detention**

| Event    | Stormwater Runoff Discharge Rate(cfs) | Detention Pond Outflow (cfs) | Storage Volume (ft <sup>3</sup> ) | Detention Pond Water Surface Elevation (feet) |
|----------|---------------------------------------|------------------------------|-----------------------------------|-----------------------------------------------|
| 2-year   | 4.91                                  | 4.14                         | 1,277                             | 2623.24                                       |
| 10-year  | 8.79                                  | 7.29                         | 2,971                             | 2625.44                                       |
| 25-year  | 10.95                                 | 8.52                         | 3,959                             | 2626.39                                       |
| 100-year | 14.48                                 | 13.91                        | 4,918                             | 2627.17                                       |

cfs = cubic feet per second

ft<sup>3</sup> = cubic feet

## 5.0 Conclusions

The post-development stormwater runoff discharge rate does not exceed the pre-development rate of stormwater runoff for the 2-year storm, 10-year storm, or 25-year storm. The detention ponds are equipped with an emergency overflow structure directing flow resulting from the 100-year, 24-hour storm event and larger generated under the developed conditions to the downstream conveyance system. The runoff from this storm event is contained within the limits of the detention ponds and protects against breaching of the system. The existing pond dimensions, with an updated outlet pipe and control structure, allows for the post-development stormwater runoff from the watershed area to not exceed the pre-development rate of stormwater runoff for the 2-year storm, 10-year storm, or 25-year storm. If the increase in outlet size, from 12" to 15", is not feasible. Additional topographic survey work will be completed on the existing detention pond, as-built versus the designed dimensions. We believe the pond is larger than what was designed, and that will give us more storage to ensure the 12" outlet pipe would be feasible in containing the 100-year storm while limiting the rates of runoff into the conveyance system for the remainder of the storms. We are in the process of receiving said topographic survey information and will update our findings in a future submittal.



## 6.0 References

City of Moscow, 2000. *City of Moscow Stormwater Runoff Control Standards and Stormwater Runoff Control Standards*. April.

City of Moscow, 2015. *Moscow City Code, Title 5 – Public Ways and Property, Chapter 15, Stormwater Runoff Control*. December.

## Appendix I

## Area of Analysis Map

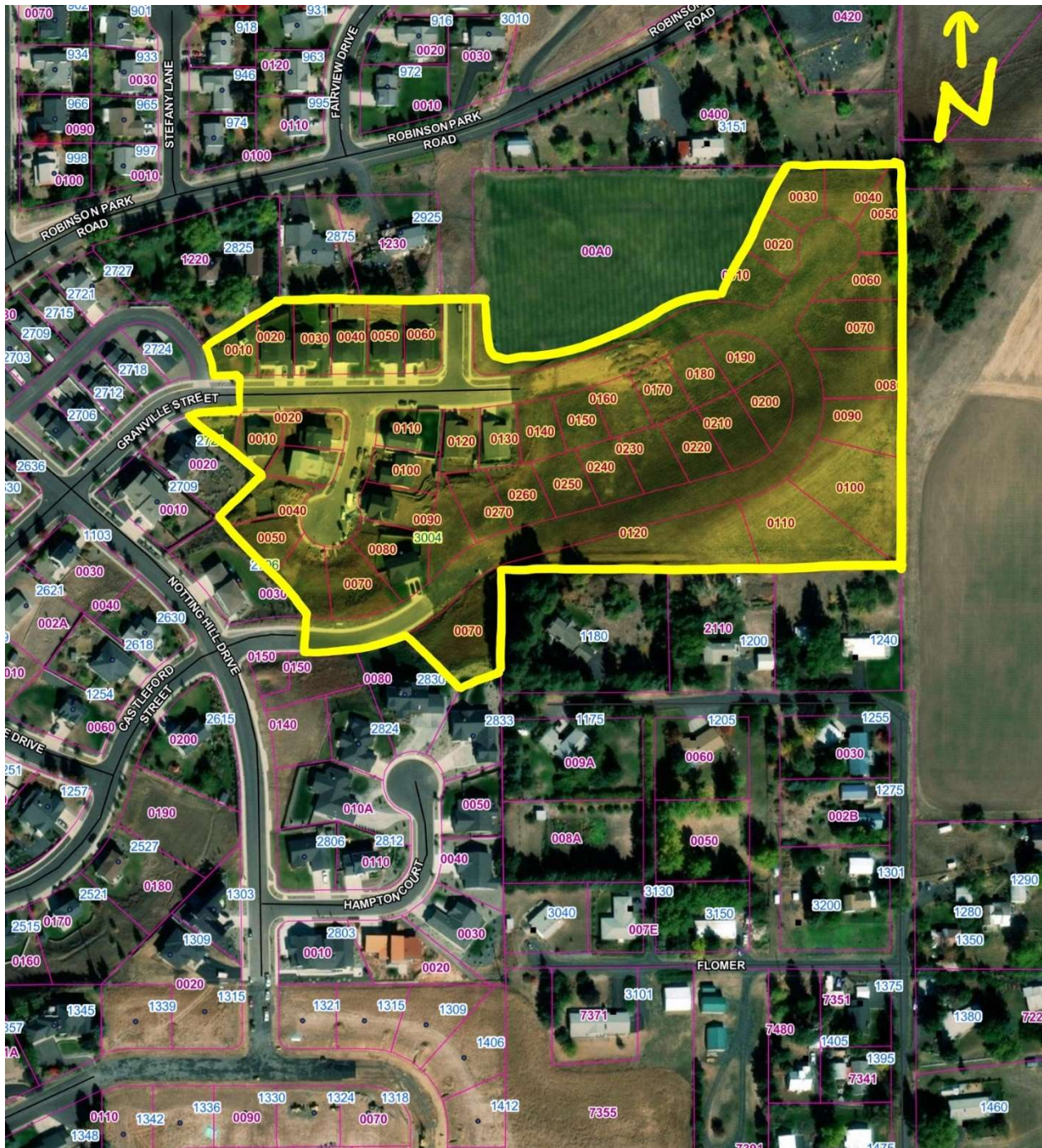


Figure 1- Area of Analysis

## Appendix II HydroCAD Analysis

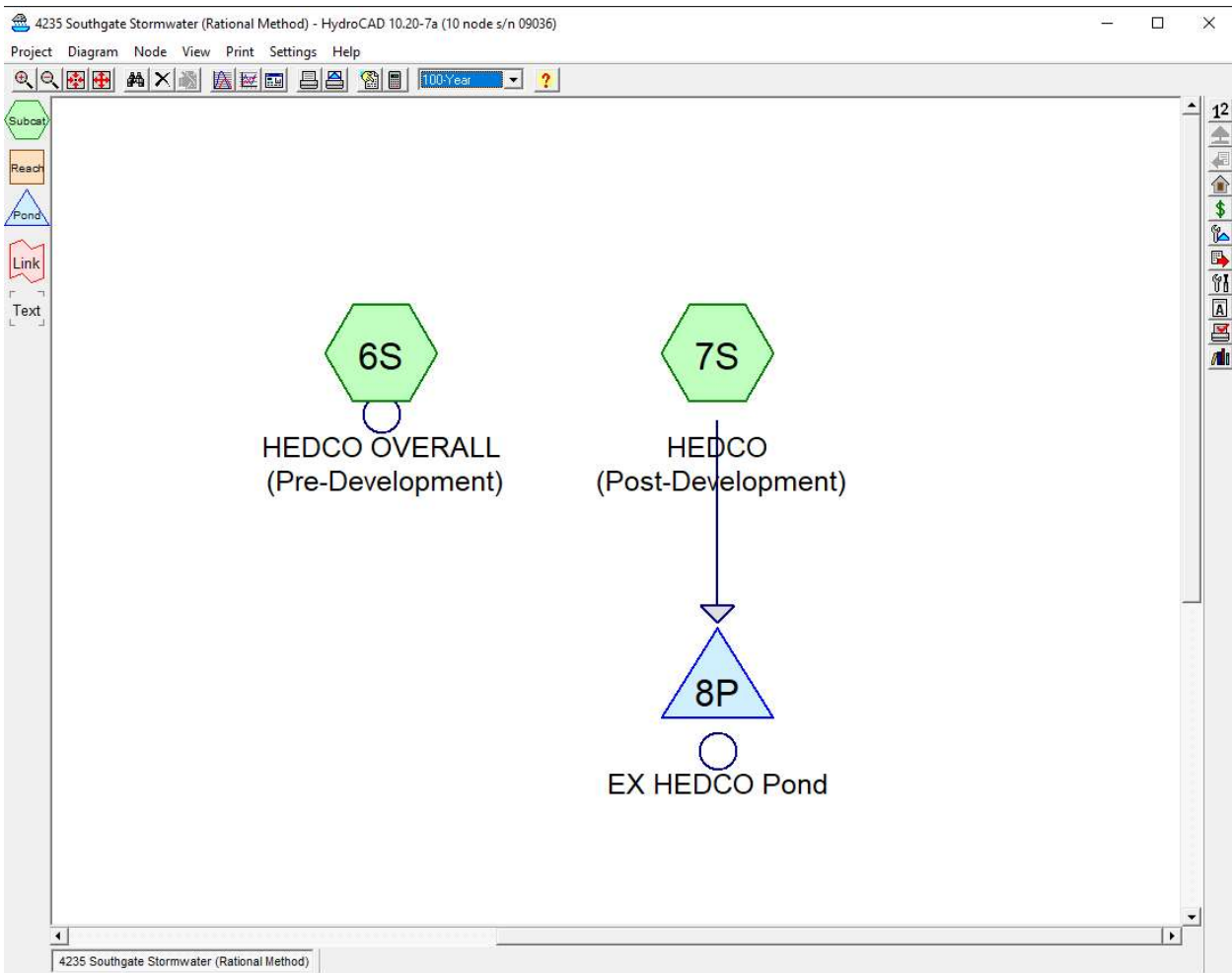


Figure 2- HydroCAD Analysis



```

C:\Program Files (x86)\HydroCAD\IDF\Moscow IDF HEDCO.hci

// HydroCAD IDF file
// Copyright (c) 2007 HydroCAD Software Solutions LLC
// To create a custom IDF definition, copy this file and
// edit the content as required. For details see IDF.txt

// The following name should match the file name, with the
// comment used for any additional information.
name=Moscow IDF HEDCO
comment=Latah County, Idaho IDF data

// The following lines set default units, and may be omitted
// unless other units are required.
depthunits=inches
timeunits=hours
duratunits=minutes

// The following line defines the duration steps for all events.
// When using graphical IDF data, these are usually the durations
// that are marked on the graph.
duration=5 10 20 30 1*60 6*60 24*60

// Now define each of the events.
// This sample file shows several different techniques.

// The following 2-Year event is defined with intensity values.
// The number of intensity values must match the number of
// duration values defined above.
event=2-Year
inten=1.13 .95 .81 .57 .36 .18 .10

// The following 5-year event is 110% of the initial (2-year)
// intensity values. Use this technique only for an event that
// is an exact multiple of the intensity values for the FIRST
// event in the file.
// Now define two more events using specific intensity values.
// For 25-year and greater, also set a frequency factor.
event=10-Year
inten=1.98 1.68 1.46 1.03 .63 .22 .10

event=25-Year
inten=2.46 2.09 1.82 1.29 .79 .26 .12

event=100-Year
inten=3.28 2.78 2.40 1.69 1.04 .32 .14

// Note: For demonstration purposes, this file uses several
// different types of IDF definitions in the same file. Your
// actual file will generally use the same technique for all
// the events.

```

OK Cancel Reformat Help Instructions

Figure 3- HEDCO IDF Curve Information

### Appendix III HydroCAD Hydrographs

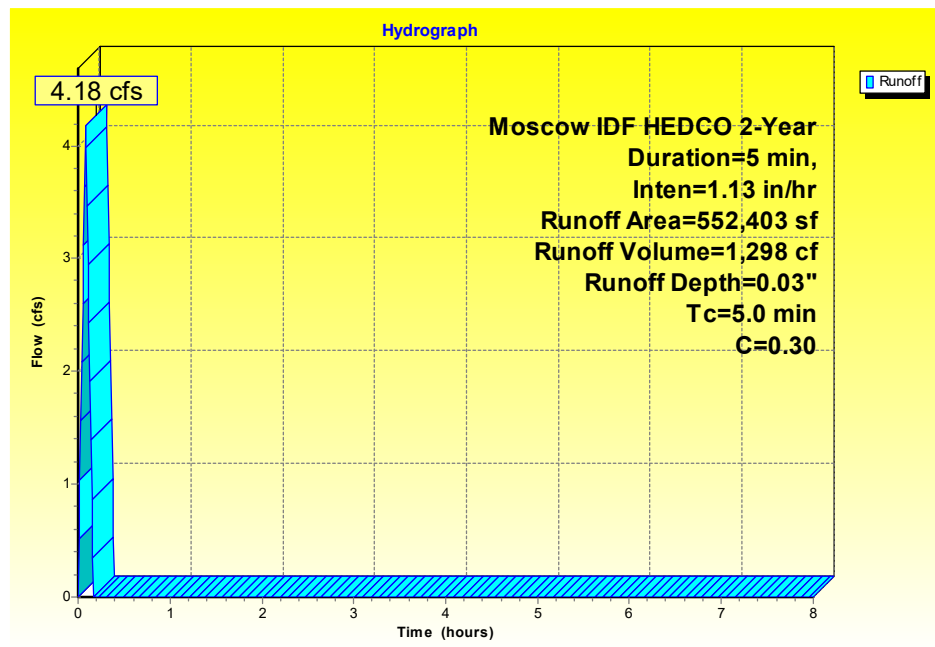


Figure 4- 2-Year Pre-Development Hydrograph

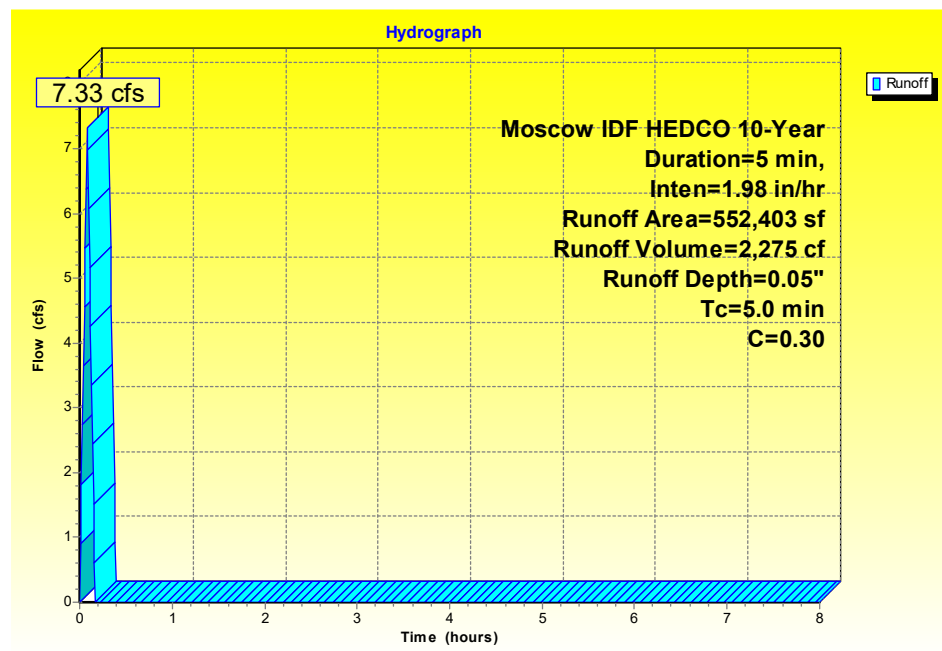


Figure 5- 10-Year Pre-Development Hydrograph

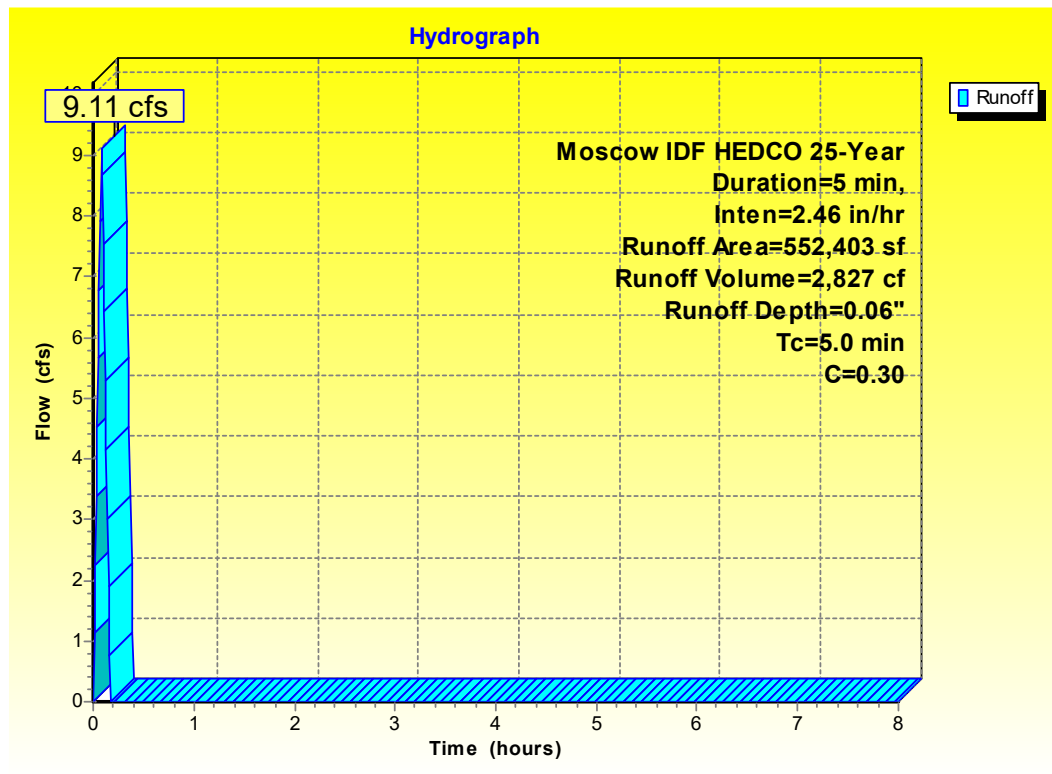


Figure 6- 25-Year Pre-Development Hydrograph (Catchment 1)

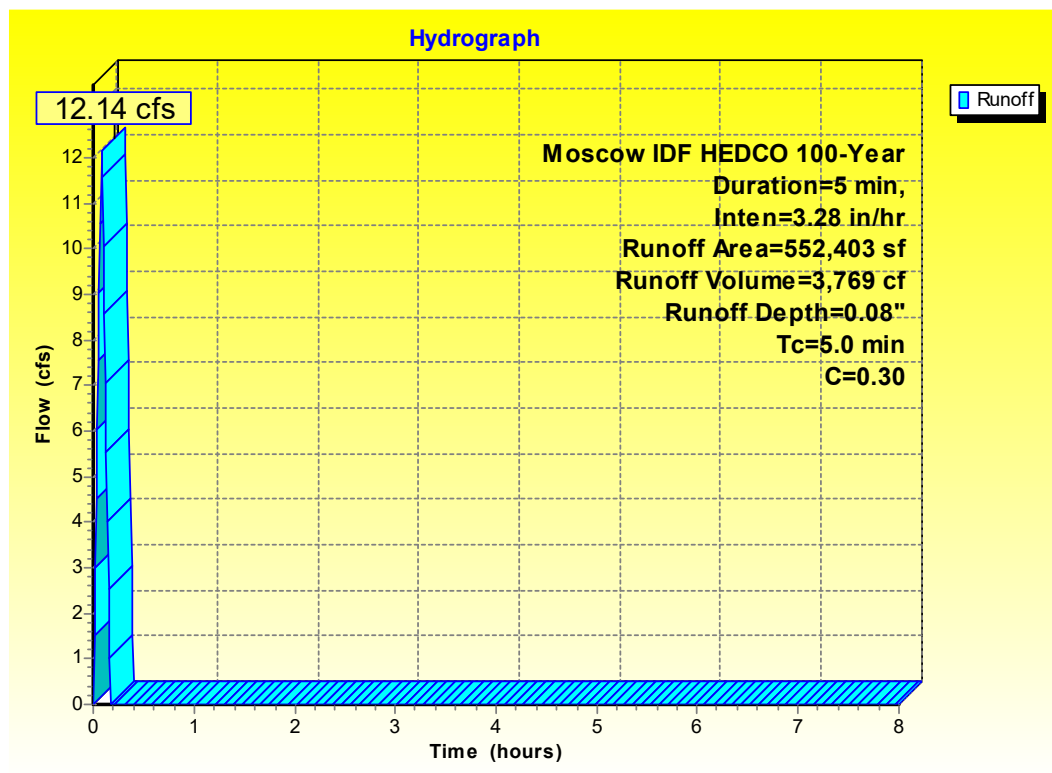


Figure 7- 100-Year Pre-Development Hydrograph (Catchment 1)



## Appendix III

## HydroCAD Summary

## Summary for Pond 8P: EX HEDCO Pond

Inflow Area = 552,403 sf, 0.00% Impervious, Inflow Depth = 0.10" for 2-Year event  
 Inflow = 4.91 cfs @ 0.09 hrs, Volume= 4,705 cf  
 Outflow = 4.14 cfs @ 0.28 hrs, Volume= 4,705 cf, Atten= 16%, Lag= 11.4 min  
 Primary = 4.14 cfs @ 0.28 hrs, Volume= 4,705 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs  
 Peak Elev= 2,623.24' @ 0.28 hrs Surf.Area= 597 sf Storage= 1,277 cf

Plug-Flow detention time= 4.3 min calculated for 4,705 cf (100% of inflow)  
 Center-of-Mass det. time= 4.1 min ( 14.6 - 10.5 )

| Volume | Invert    | Avail.Storage | Storage Description                                        |
|--------|-----------|---------------|------------------------------------------------------------|
| #1     | 2,620.00' | 6,067 cf      | <b>Custom Stage Data (Irregular)</b> Listed below (Recalc) |

| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Perim.<br>(feet) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) | Wet.Area<br>(sq-ft) |
|---------------------|----------------------|------------------|---------------------------|---------------------------|---------------------|
| 2,620.00            | 221                  | 70.3             | 0                         | 0                         | 221                 |
| 2,628.00            | 1,482                | 182.0            | 6,067                     | 6,067                     | 2,680               |

| Device | Routing  | Invert    | Outlet Devices                                                                                                                                                          |
|--------|----------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary  | 2,620.00' | <b>15.0" Round Culvert</b> L= 27.0' Ke= 0.630<br>Inlet / Outlet Invert= 2,620.00' / 2,618.76' S= 0.0459 ' S= 0.0459 ' n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf |
| #2     | Device 1 | 2,620.00' | <b>5.5" Vert. Orifice/Grate X 3.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                                    |
| #3     | Device 1 | 2,623.85' | <b>2.0" W x 14.0" H Vert. Orifice/Grate X 2.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                        |
| #4     | Device 1 | 2,626.75' | <b>17.0" x 17.0" Horiz. Orifice/Grate</b><br>C= 0.600 in 24.0" Grate (64% open area)<br>Limited to weir flow at low heads                                               |

**Primary OutFlow** Max=4.14 cfs @ 0.28 hrs HW=2,623.24' (Free Discharge)  
 1=Culvert (Passes 4.14 cfs of 8.80 cfs potential flow)  
 2=Orifice/Grate (Orifice Controls 4.14 cfs @ 8.36 fps)  
 3=Orifice/Grate ( Controls 0.00 cfs)  
 4=Orifice/Grate ( Controls 0.00 cfs)

Figure 8 – 2-Year Detention Pond Post Development Analysis

**Summary for Pond 8P: EX HEDCO Pond**

Inflow Area = 552,403 sf, 0.00% Impervious, Inflow Depth = 0.18" for 10-Year event  
 Inflow = 8.79 cfs @ 0.09 hrs, Volume= 8,429 cf  
 Outflow = 7.29 cfs @ 0.28 hrs, Volume= 8,429 cf, Atten= 17%, Lag= 11.5 min  
 Primary = 7.29 cfs @ 0.28 hrs, Volume= 8,429 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs  
 Peak Elev= 2,625.44' @ 0.28 hrs Surf.Area= 957 sf Storage= 2,971 cf

Plug-Flow detention time= 6.0 min calculated for 8,429 cf (100% of inflow)  
 Center-of-Mass det. time= 5.8 min ( 16.3 - 10.5 )

| Volume              | Invert               | Avail.Storage    | Storage Description                                        |                           |                     |
|---------------------|----------------------|------------------|------------------------------------------------------------|---------------------------|---------------------|
| #1                  | 2,620.00'            | 6,067 cf         | <b>Custom Stage Data (Irregular)</b> Listed below (Recalc) |                           |                     |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Perim.<br>(feet) | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) | Wet.Area<br>(sq-ft) |
| 2,620.00            | 221                  | 70.3             | 0                                                          | 0                         | 221                 |
| 2,628.00            | 1,482                | 182.0            | 6,067                                                      | 6,067                     | 2,680               |

| Device | Routing  | Invert    | Outlet Devices                                                                                                                                                             |
|--------|----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary  | 2,620.00' | <b>15.0" Round Culvert</b> L= 27.0' Ke= 0.630<br>Inlet / Outlet Invert= 2,620.00' / 2,618.76' S= 0.0459 ' / Cc= 0.900<br>n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf |
| #2     | Device 1 | 2,620.00' | <b>5.5" Vert. Orifice/Grate X 3.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                                       |
| #3     | Device 1 | 2,623.85' | <b>2.0" W x 14.0" H Vert. Orifice/Grate X 2.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                           |
| #4     | Device 1 | 2,626.75' | <b>17.0" x 17.0" Horiz. Orifice/Grate</b><br>C= 0.600 in 24.0" Grate (64% open area)<br>Limited to weir flow at low heads                                                  |

**Primary OutFlow** Max=7.29 cfs @ 0.28 hrs HW=2,625.44' (Free Discharge)

- ↑ **1=Culvert** (Passes 7.29 cfs of 11.93 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 5.44 cfs @ 10.99 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 1.85 cfs @ 4.76 fps)
- ↑ **4=Orifice/Grate** ( Controls 0.00 cfs)

*Figure 9 - 10-Year Detention Pond Post Development Analysis*

**Summary for Pond 8P: EX HEDCO Pond**

Inflow Area = 552,403 sf, 0.00% Impervious, Inflow Depth = 0.23" for 25-Year event  
 Inflow = 10.95 cfs @ 0.09 hrs, Volume= 10,501 cf  
 Outflow = 8.52 cfs @ 0.29 hrs, Volume= 10,501 cf, Atten= 22%, Lag= 11.7 min  
 Primary = 8.52 cfs @ 0.29 hrs, Volume= 10,501 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs  
 Peak Elev= 2,626.39' @ 0.29 hrs Surf.Area= 1,138 sf Storage= 3,959 cf

Plug-Flow detention time= 6.3 min calculated for 10,488 cf (100% of inflow)  
 Center-of-Mass det. time= 6.3 min ( 16.8 - 10.5 )

| Volume              | Invert               | Avail.Storage    | Storage Description                                        |                           |                     |
|---------------------|----------------------|------------------|------------------------------------------------------------|---------------------------|---------------------|
| #1                  | 2,620.00'            | 6,067 cf         | <b>Custom Stage Data (Irregular)</b> Listed below (Recalc) |                           |                     |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Perim.<br>(feet) | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) | Wet.Area<br>(sq-ft) |
| 2,620.00            | 221                  | 70.3             | 0                                                          | 0                         | 221                 |
| 2,628.00            | 1,482                | 182.0            | 6,067                                                      | 6,067                     | 2,680               |

| Device | Routing  | Invert    | Outlet Devices                                                                                                                                                             |
|--------|----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary  | 2,620.00' | <b>15.0" Round Culvert</b> L= 27.0' Ke= 0.630<br>Inlet / Outlet Invert= 2,620.00' / 2,618.76' S= 0.0459 ' / Cc= 0.900<br>n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf |
| #2     | Device 1 | 2,620.00' | <b>5.5" Vert. Orifice/Grate X 3.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                                       |
| #3     | Device 1 | 2,623.85' | <b>2.0" W x 14.0" H Vert. Orifice/Grate X 2.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                           |
| #4     | Device 1 | 2,626.75' | <b>17.0" x 17.0" Horiz. Orifice/Grate</b><br>C= 0.600 in 24.0" Grate (64% open area)<br>Limited to weir flow at low heads                                                  |

**Primary OutFlow** Max=8.51 cfs @ 0.29 hrs HW=2,626.38' (Free Discharge)

- ↑ **1=Culvert** (Passes 8.51 cfs of 13.04 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 5.91 cfs @ 11.94 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 2.60 cfs @ 6.69 fps)
- ↑ **4=Orifice/Grate** ( Controls 0.00 cfs)

*Figure 10 - 25-Year Detention Pond Post Development Analysis*



**Summary for Pond 8P: EX HEDCO Pond**

Inflow Area = 552,403 sf, 0.00% Impervious, Inflow Depth = 0.30" for 100-Year event  
 Inflow = 14.48 cfs @ 0.09 hrs, Volume= 13,886 cf  
 Outflow = 13.91 cfs @ 0.27 hrs, Volume= 13,886 cf, Atten= 4%, Lag= 10.8 min  
 Primary = 13.91 cfs @ 0.27 hrs, Volume= 13,886 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs  
 Peak Elev= 2,627.17' @ 0.27 hrs Surf.Area= 1,300 sf Storage= 4,918 cf

Plug-Flow detention time= 6.6 min calculated for 13,886 cf (100% of inflow)  
 Center-of-Mass det. time= 6.3 min ( 16.8 - 10.5 )

| Volume              | Invert               | Avail.Storage    | Storage Description                                        |                           |                     |  |
|---------------------|----------------------|------------------|------------------------------------------------------------|---------------------------|---------------------|--|
| #1                  | 2,620.00'            | 6,067 cf         | <b>Custom Stage Data (Irregular)</b> Listed below (Recalc) |                           |                     |  |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Perim.<br>(feet) | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) | Wet.Area<br>(sq-ft) |  |
| 2,620.00            | 221                  | 70.3             | 0                                                          | 0                         | 221                 |  |
| 2,628.00            | 1,482                | 182.0            | 6,067                                                      | 6,067                     | 2,680               |  |

| Device | Routing  | Invert    | Outlet Devices                                                                                                                                                             |
|--------|----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary  | 2,620.00' | <b>15.0" Round Culvert</b> L= 27.0' Ke= 0.630<br>Inlet / Outlet Invert= 2,620.00' / 2,618.76' S= 0.0459 ' / Cc= 0.900<br>n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf |
| #2     | Device 1 | 2,620.00' | <b>5.5" Vert. Orifice/Grate X 3.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                                       |
| #3     | Device 1 | 2,623.85' | <b>2.0" W x 14.0" H Vert. Orifice/Grate X 2.00</b> C= 0.600<br>Limited to weir flow at low heads                                                                           |
| #4     | Device 1 | 2,626.75' | <b>17.0" x 17.0" Horiz. Orifice/Grate</b><br>C= 0.600 in 24.0" Grate (64% open area)<br>Limited to weir flow at low heads                                                  |

**Primary OutFlow** Max=13.91 cfs @ 0.27 hrs HW=2,627.17' (Free Discharge)

- ↑ **1=Culvert** (Inlet Controls 13.91 cfs @ 11.34 fps)
- ↑ **2=Orifice/Grate** (Passes < 6.28 cfs potential flow)
- ↑ **3=Orifice/Grate** (Passes < 3.09 cfs potential flow)
- ↑ **4=Orifice/Grate** (Passes < 5.08 cfs potential flow)

*Figure 11 - 100-Year Detention Pond Post Development Analysis*

**Appendix V**  
**Support Material**



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

**Custom Soil Resource  
Report for  
Latah County,  
Idaho**

**HEDCO Area of Analysis**



July 29, 2025

Received 08-05-2025

## Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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## How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil



## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

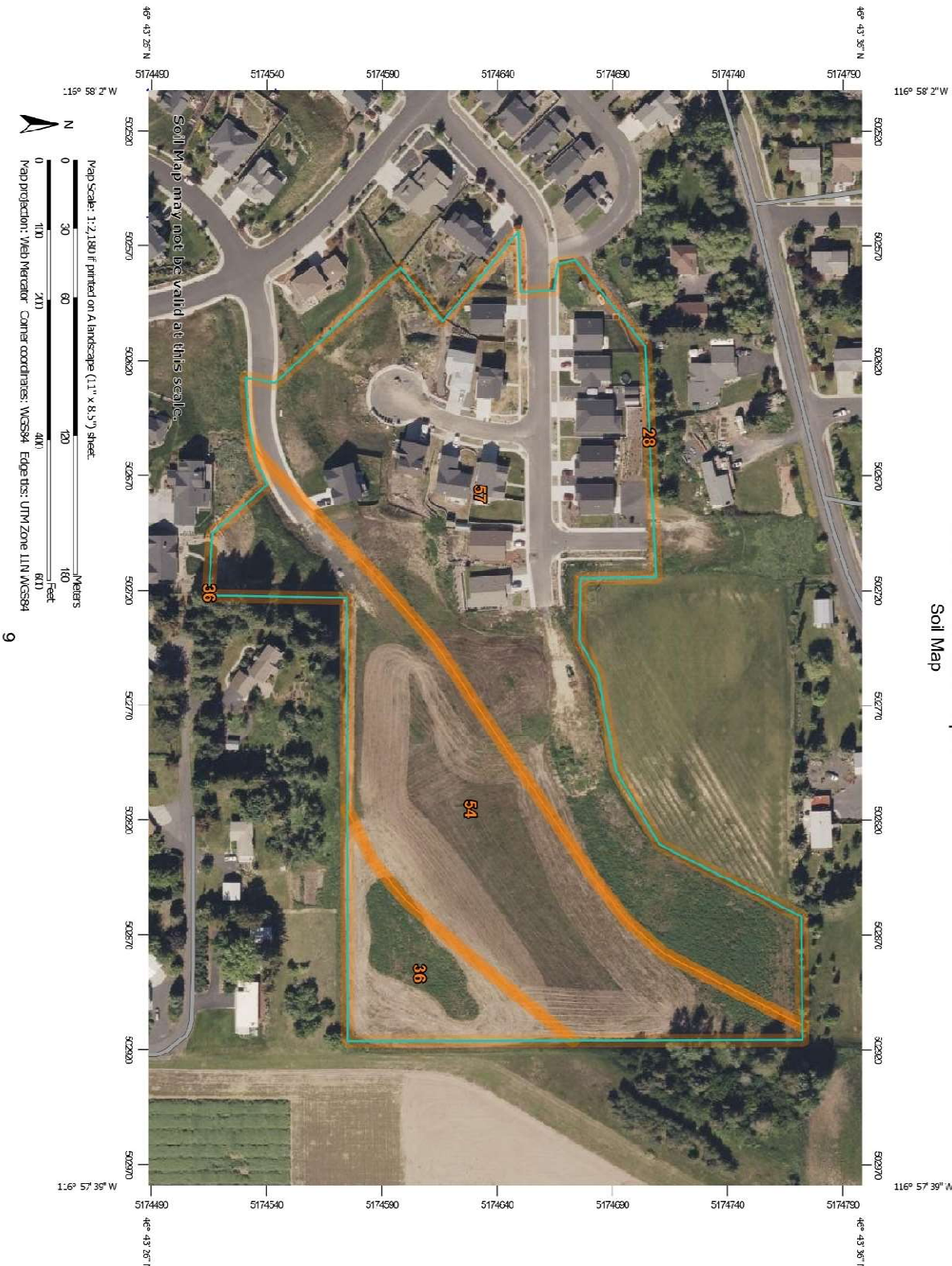
## Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



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Soil Map





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## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                  | Acres in AOI | Percent of AOI |
|------------------------------------|------------------------------------------------|--------------|----------------|
| 28                                 | Latahco-Thatuna complex, 0 to 5 percent slopes | 0.0          | 0.0%           |
| 36                                 | Palouse silt loam, 7 to 25 percent slopes      | 1.0          | 8.3%           |
| 54                                 | Thatuna-Naff complex, 25 to 40 percent slopes  | 4.2          | 33.6%          |
| 57                                 | Tilma-Thatuna complex, 7 to 25 percent slopes  | 7.3          | 58.1%          |
| <b>Totals for Area of Interest</b> |                                                | <b>12.5</b>  | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.



## Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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## Latah County, Idaho

## 28—Latahco-Thatuna complex, 0 to 5 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2ph6m  
*Elevation:* 2,210 to 3,170 feet  
*Mean annual precipitation:* 23 to 29 inches  
*Mean annual air temperature:* 43 to 46 degrees F  
*Frost-free period:* 95 to 130 days  
*Farmland classification:* Prime farmland if drained

**Map Unit Composition**

*Latahco and similar soils:* 55 percent  
*Thatuna and similar soils:* 30 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Latahco****Setting**

*Landform:* Flood plains  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Loess

**Typical profile**

*A1 - 0 to 14 inches:* silt loam  
*A2 - 14 to 20 inches:* silt loam  
*Ec - 20 to 28 inches:* silt loam  
*Btc - 28 to 60 inches:* silty clay loam

**Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* About 10 to 16 inches  
*Frequency of flooding:* Occasional  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 11.1 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 4w  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* R009XY019ID - DRY MEADOW  
*Hydric soil rating:* No

**Description of Thatuna****Setting**

*Landform:* Loess hills  
*Landform position (two-dimensional):* Footslope, toeslope

## Custom Soil Resource Report

*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Convex  
*Parent material:* Loess

**Typical profile**

*A - 0 to 20 inches:* silt loam  
*B/Ec - 20 to 39 inches:* silt loam  
*Btcb - 39 to 60 inches:* silty clay loam

**Properties and qualities**

*Slope:* 0 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 24 to 48 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 12.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3w  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* C  
*Ecological site:* R009XB555WA - North Aspect Dwarf Shrub 18-24 PZ  
*Hydric soil rating:* No

**Minor Components****Aquolls**

*Percent of map unit:* 5 percent  
*Landform:* Flood plains  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R009XY018ID - MEADOW  
*Hydric soil rating:* Yes

**36—Palouse silt loam, 7 to 25 percent slopes****Map Unit Setting**

*National map unit symbol:* 2ph6w  
*Elevation:* 1,060 to 3,240 feet  
*Mean annual precipitation:* 19 to 29 inches  
*Mean annual air temperature:* 46 to 50 degrees F  
*Frost-free period:* 120 to 145 days  
*Farmland classification:* Farmland of statewide importance



## Custom Soil Resource Report

**Map Unit Composition***Palouse and similar soils: 90 percent**Estimates are based on observations, descriptions, and transects of the mapunit.***Description of Palouse****Setting***Landform: Loess hills**Landform position (two-dimensional): Backslope**Landform position (three-dimensional): Side slope**Down-slope shape: Linear**Across-slope shape: Convex**Parent material: Loess***Typical profile***A - 0 to 25 inches: silt loam**Bt - 25 to 60 inches: silt loam***Properties and qualities***Slope: 7 to 25 percent**Depth to restrictive feature: More than 80 inches**Drainage class: Well drained**Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high  
(0.57 to 2.00 in/hr)**Depth to water table: More than 80 inches**Frequency of flooding: None**Frequency of ponding: None**Available water supply, 0 to 60 inches: High (about 12.0 inches)***Interpretive groups***Land capability classification (irrigated): None specified**Land capability classification (nonirrigated): 4e**Hydrologic Soil Group: B**Ecological site: R009XB535WA - Loamy Dwarf Shrub 18-24 PZ**Hydric soil rating: No***54—Thatuna-Naff complex, 25 to 40 percent slopes****Map Unit Setting***National map unit symbol: 2ph7g**Elevation: 2,300 to 3,290 feet**Mean annual precipitation: 23 to 31 inches**Mean annual air temperature: 46 to 50 degrees F**Frost-free period: 120 to 145 days**Farmland classification: Not prime farmland***Map Unit Composition***Thatuna and similar soils: 60 percent**Naff and similar soils: 30 percent**Estimates are based on observations, descriptions, and transects of the mapunit.*

## Custom Soil Resource Report

**Description of Thatuna****Setting**

*Landform:* Loess hills  
*Landform position (two-dimensional):* Backslope, footslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Loess

**Typical profile**

*A - 0 to 20 inches:* silt loam  
*B/Ec - 20 to 39 inches:* silt loam  
*Btcb - 39 to 60 inches:* silty clay loam

**Properties and qualities**

*Slope:* 25 to 40 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 24 to 48 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 12.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* C  
*Ecological site:* R009XB555WA - North Aspect Dwarf Shrub 18-24 PZ  
*Hydric soil rating:* No

**Description of Naff****Setting**

*Landform:* Loess hills  
*Landform position (two-dimensional):* Summit, backslope  
*Landform position (three-dimensional):* Interfluve, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Loess

**Typical profile**

*Ap - 0 to 7 inches:* silt loam  
*Bt - 7 to 60 inches:* silty clay loam

**Properties and qualities**

*Slope:* 25 to 40 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 10.4 inches)

## Custom Soil Resource Report

**Interpretive groups***Land capability classification (irrigated):* None specified*Land capability classification (nonirrigated):* 6e*Hydrologic Soil Group:* C*Ecological site:* R009XB535WA - Loamy Dwarf Shrub 18-24 PZ*Hydric soil rating:* No**57—Tilma-Thatuna complex, 7 to 25 percent slopes****Map Unit Setting***National map unit symbol:* 2ph7k*Elevation:* 2,480 to 3,170 feet*Mean annual precipitation:* 23 to 29 inches*Mean annual air temperature:* 46 to 50 degrees F*Frost-free period:* 120 to 145 days*Farmland classification:* Farmland of statewide importance, if drained**Map Unit Composition***Tilma and similar soils:* 50 percent*Thatuna and similar soils:* 30 percent*Estimates are based on observations, descriptions, and transects of the mapunit.***Description of Tilma****Setting***Landform:* Loess hills*Landform position (two-dimensional):* Backslope*Landform position (three-dimensional):* Side slope*Down-slope shape:* Linear*Across-slope shape:* Linear*Parent material:* Loess**Typical profile***A - 0 to 11 inches:* silt loam*Bw - 11 to 20 inches:* silt loam*E - 20 to 22 inches:* silt loam*Btb - 22 to 60 inches:* silty clay**Properties and qualities***Slope:* 7 to 25 percent*Depth to restrictive feature:* 20 to 36 inches to abrupt textural change*Drainage class:* Moderately well drained*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)*Depth to water table:* About 18 to 30 inches*Frequency of flooding:* None*Frequency of ponding:* None*Available water supply, 0 to 60 inches:* Low (about 4.3 inches)



## Custom Soil Resource Report

**Interpretive groups***Land capability classification (irrigated):* None specified*Land capability classification (nonirrigated):* 4w*Hydrologic Soil Group:* C/D*Ecological site:* R009XB535WA - Loamy Dwarf Shrub 18-24 PZ*Hydric soil rating:* No**Description of Thatuna****Setting***Landform:* Loess hills*Landform position (two-dimensional):* Backslope, footslope*Landform position (three-dimensional):* Side slope*Down-slope shape:* Concave*Across-slope shape:* Linear*Parent material:* Loess**Typical profile***A - 0 to 20 inches:* silt loam*B/Ec - 20 to 39 inches:* silt loam*Btcb - 39 to 60 inches:* silty clay loam**Properties and qualities***Slope:* 7 to 25 percent*Depth to restrictive feature:* More than 80 inches*Drainage class:* Moderately well drained*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)*Depth to water table:* About 24 to 48 inches*Frequency of flooding:* None*Frequency of ponding:* None*Available water supply, 0 to 60 inches:* High (about 12.0 inches)**Interpretive groups***Land capability classification (irrigated):* None specified*Land capability classification (nonirrigated):* 3e*Hydrologic Soil Group:* C*Ecological site:* R009XB555WA - North Aspect Dwarf Shrub 18-24 PZ*Hydric soil rating:* No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

## Custom Soil Resource Report

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# Neighborhood Meeting

TO: Neighbors and Interested Community Members

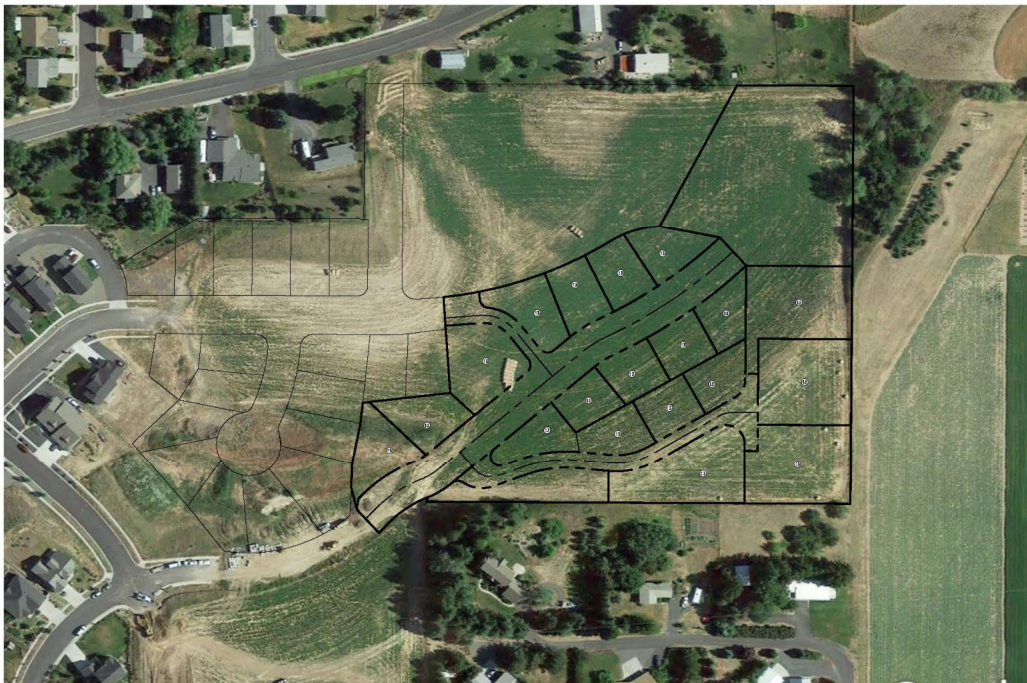
RE: Replat a portion of Southgate 3<sup>rd</sup> Addition

WHEN: Friday April 12<sup>th</sup> @ 4:00 pm

WHERE: End of Granville St (East of 2724 Granville St)

WHAT: You are invited to a neighborhood meeting regarding a Subdivision and Planned Development for the proposed Southgate Addition. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

I will also respond to email questions and comments at [scottbecker@moscow.com](mailto:scottbecker@moscow.com) as well as phone calls at (208) 882-3520 through April 12, 2024. All questions and comments will be recorded and submitted to the City as part of the subdivision request submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Scott Becker, PE  
Project Manager  
Hodge and Associates, Inc.

ABBOTT, DWAYNE  
2830 HAMPTON CT  
MOSCOW, ID 83843

BEESON, PETER  
1200 LUNDQUIST LN  
MOSCOW, ID 83843

BILLING, DEBORAH  
2721 GRANVILLE ST  
MOSCOW, ID 83843

BUTLER, SCOTT  
1275 LUNDQUIST LN  
MOSCOW, ID 83843

CARBONNEAU, RICHARD  
2712 GRANVILLE ST  
MOSCOW, ID 83843

CLARK, AMY  
946 STEFANY LN  
MOSCOW, ID 83843

DE WING, CARL  
2824 HAMPTON CT  
MOSCOW, ID 83843

ECKLES, BLAINE  
2833 HAMPTON CT  
MOSCOW, ID 83843

FERGUSON, DENNIS  
1175 LUNDQUIST LN  
MOSCOW, ID 83843

GOSSELIN, SHARON  
2875 ROBINSON PARK RD  
MOSCOW, ID 83843

AMADOR, SHERMAN  
2630 CASTLEFORD ST  
MOSCOW, ID 83843

BERTLIN, SHAWNA  
2803 GRANVILLE ST  
MOSCOW, ID 83843

BLAIR, DOLORES  
963 FAIRVIEW DR  
MOSCOW, ID 83843

CALDWELL, JODENE  
916 FAIRVIEW DR  
MOSCOW, ID 83843

CARLSON, KIRK  
1254 WILTSHIRE DR  
MOSCOW, ID 83843

CUMMINGS LIVING TRUST  
1240 LUNDQUIST LN  
MOSCOW, ID 83843

DEBERARDINIS, MICHAEL  
2818 HAMPTON CT  
MOSCOW, ID 83843

FARWELL, DEBRA  
1118 CHELSEA CT  
MOSCOW, ID 83843

FIELDS, JAMES  
3010 ROBINSON PARK RD  
MOSCOW, ID 83843

HANSEN, TIKI  
1106 CHELSEA CT  
MOSCOW, ID 83843

BECKER, MATTHEW  
PO BOX 9352  
MOSCOW, ID 83843

BIDDY, JEFFREY  
2909 GRANVILLE ST  
MOSCOW, ID 83843

BROWN, DAVID  
676 PULLMAN RD  
MOSCOW, ID 83843

CARBONNEAU, KIRA  
2825 ROBINSON PARK RD  
MOSCOW, ID 83843

CITY OF MOSCOW  
ATTN: JENNIFER FLEISCHMAN  
MOSCOW, ID 83843

CURTIS TRUST  
1303 NOTTING HILL DR  
MOSCOW, ID 83843

DINOTO, MICHAEL  
PO BOX 8966  
MOSCOW, ID 83843

FEMREITE, ERIC  
3004 CASTLEFORD ST  
MOSCOW, ID 83843

FOSTER, IVAN  
2824 GRANVILLE ST  
MOSCOW, ID 83843

HARDER, CARYN  
PO BOX 183  
POTLATCH, ID 83855

HAVRILLA, MARK  
3150 FLOMER LN  
MOSCOW, ID 83843

HERDT, MARK  
896 FAIRVIEW DR  
MOSCOW, ID 83843

JOHNSTON, JASON  
1109 CHELSEA CT  
MOSCOW, ID 83843

LAWRENCE, RANDY  
1255 LUNDQUIST LN  
MOSCOW, ID 83843

MAC LEOD, MELISSA  
3643 S GILES AVE  
CHICAGO, IL 60653

MCMAHAN, BLAINE  
543 PARK ST  
LEWISTON, ID 83501

MITCHELL, BRIAN  
1103 NOTTING HILL DR  
MOSCOW, ID 83843

NASSUTT, KARSTEN  
2527 CASTLEFORD ST  
MOSCOW, ID 83843

PETERSEN, JONATHAN  
974 STEFANY LN  
MOSCOW, ID 83843

RACICOT, TIMOTHY D  
3100 ROBINSON PARK RD  
MOSCOW, ID 83843

HEDLER, LANCE  
2818 GRANVILLE ST  
MOSCOW, ID 83843

HOOD LIVING TRUST  
1009 PLANT SCIENCE RD  
MOSCOW, ID 83843

KIRKLAND, TIMOTHY  
2615 CASTLEFORD ST  
MOSCOW, ID 83843

LEPPELMAN, LARRY  
1040 BROWNS LN  
POTLATCH, ID 83855

MARTINSON, LLOYD  
972 FAIRVIEW DR  
MOSCOW, ID 83843

METZKER, NORMAN  
2709 GRANVILLE ST  
MOSCOW, ID 83843

MORGAN, TROY  
2905 GRANVILLE ST  
MOSCOW, ID 83843

PARR, JOYCE  
2718 GRANVILLE ST  
MOSCOW, ID 83843

PRATHER, BROOKS  
1301 LUNDQUIST LN  
MOSCOW, ID 83843

ROSVALL, DENNIS  
2809 HAMPTON CT  
MOSCOW, ID 83843

HELMKE, MATHEW  
886 FAIRVIEW DR  
MOSCOW, ID 83843

JEMCA LLC  
5053 ROBINSON PARK RD  
MOSCOW, ID 83843

KREYCIK, RAND  
2812 GRANVILLE ST  
MOSCOW, ID 83843

LEWIS, RAND  
2806 HAMPTON CT  
MOSCOW, ID 83843

MC PHETRIDGE LIVING TRUST  
2815 HAMPTON CT  
MOSCOW, ID 83843

MILLER REVOCABLE LIVING TRUST  
1205 LUNDQUIST LN  
MOSCOW, ID 83843

NAAR, ERICK  
2836 GRANVILLE ST  
MOSCOW, ID 83843

PENBERTHY FAMILY TRUST  
2821 HAMPTON CT  
MOSCOW, ID 83843

PROVVIDENZA, LLC  
103 N BLAINE ST  
MOSCOW, ID 83843

ROURKE LIVING TRUST  
2827 HAMPTON CT  
MOSCOW, ID 83843



SCHIERMAN, TERRY

3151 ROBINSON PARK RD

MOSCOW, ID 83843

SIEBRECHT, CAMILLE

2925 ROBINSON PARK RD

MOSCOW, ID 83843

STALEY, MARTHA

2830 GRANVILLE ST

MOSCOW, ID 83843

UEBELHER, ROBERT JOHN

3831 W DEERPATH

BOISE, ID 83714

WALKER, ELIZABETH

3040 FLOMER LN

MOSCOW, ID 83843

WELCH, DAMON

PO BOX 8374

MOSCOW, ID 83843

SCHLECT, BRIAN

1103 CHELSEA CT

MOSCOW, ID 83843

SNODGRASS, WALTER

3130 FLOMER LN

MOSCOW, ID 83843

THOMPSON DEVELOPMENT LLC

1024 PINE CREST RD

MOSCOW, ID 83843

UNIVERSITY OF IDAHO

ATTN: GERARD BILLINGTON

MOSCOW, ID 83844

WARFEL, WILLIAM

618 E SIXTH ST

MOSCOW, ID 83843

WILLARD, BEN

1290 LUNDQUIST LN

MOSCOW, ID 83843

SENTZ, ADAM

2706 CASTLEFORD ST

MOSCOW, ID 83843

SONG, JIA

2812 HAMPTON ST

MOSCOW, ID 83843

TRUONG, BAC VAN

2621 GRANVILLE ST

MOSCOW, ID 83843

VOORHIES, MATTHEW

1221 WILTSHIRE DR

MOSCOW, ID 83843

WARNICK REVOCABLE TRUST

1180 LUNDQUIST LN

MOSCOW, ID 83843

YEAGER, KEVIN

1112 CHELSEA CT

MOSCOW, ID 83843

# Meeting Attendance Sheet

LUP2025-0019

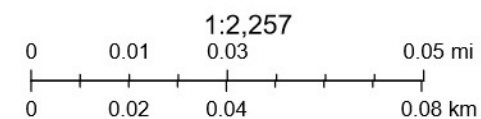
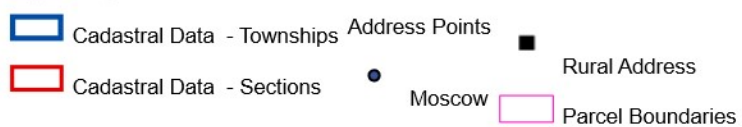
|                   |                                       |
|-------------------|---------------------------------------|
| Project Name:     | Partial Replat Southgate 3rd Addition |
| Project Number:   | 4373                                  |
| Meeting Type:     | Neighborhood Meeting                  |
| Meeting Location: | Granville Street, Moscow, ID          |
| Meeting Time:     | April 12, 2024, 4:00 PM               |

| Name            | Contact Information                               |
|-----------------|---------------------------------------------------|
| N. Metzger      | 2709 Granville                                    |
| Marty Staley    | 2830 Granville St                                 |
| Marie Naar      | 2836 Granville St.                                |
| Jeff LOR4       | 2709 GRANVILLE ST.                                |
| Alex Carbonneau | 2712 Granville St                                 |
| Zenathony       | 2809 Hampton Ct.                                  |
| Jim McPhetridge | 2815 Hampton Ct. Utilities.<br>jim.jcmc@gmail.com |
| Shane Eckler    | 2852 Hampton Ct.                                  |
|                 |                                                   |
|                 |                                                   |

Received 06-10-2025



April 10, 2024



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Received 06-10-2025



Partial Replat Southgate 3rd Addition

Neighborhood Meeting Minutes

Friday, April 12, 2024; 4:00pm

Presenter: Scott Becker, PE; Hodge & Associates, Inc

Meeting Location: Granville Street, Southgate 3rd Addition, Moscow, ID

### **Meeting Purpose**

Provide a project summary for the proposed Partial Replat of Southgate 3rd Addition followed by a question and answer session.

### **Meeting**

The meeting was called to order at 4:00pm.

Scott Becker opened the meeting and described the project scope and related City standards for said work.

Upon completion Scott invited the neighbor's questions.

Q: There appears to be some wet ground in the area of the replat; what will come of that?

A: Naturally occurring springs and stormwater runoff will be collected and routed to the storm sewer per City standards.

Q: How many duplexes and apartment units are going to be a part of this project

A: These are all single-family residential units. There are no duplex lots or multi family units planned for this subdivision.

Q: How will the stormwater be addressed

A: The stormwater will be collected from streets, foundation and rood drains then connected to the existing storm system.

Q: Does the developer have a selling price estimate for the new lots?

A: Not available at this time.

Q: When will the park be finished. The materials have been on site for over 6 months

A: Unsure when the City will finish the park but my guess is they will move to finish it as soon as the ground and weather permit.

Q: When will construction begin?

A: Possibly next year but there are no plans for construction this year.

Q: Does the developer have house plans selected for the new lots and a price range?

A: Not at this time.

Q: Is this development tied in any way to the new development that is planned for on the other side of the hill?

A: The developer of Southgate 3rd Addition is different than the Ridgeview Estates 2nd Addition developer.

With no further questions or comments the meeting adjourned at 4:35pm.

Attached, please find a copy of the meeting attendance sheet.

Sincerely,

Scott Becker, PE

Hodge & Associates, Inc

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MOSCOW, COUNTY OF LATAH,  
STATE OF IDAHO**

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PLANNED UNIT DEVELOPMENT (PUD) OF A FOUR POINT ZERO SIX (4.06) ACRE AREA LOCATED AT 2300 AUGUSTINE AVENUE, KNOWN AS THE AUGUSTINE AVENUE APARTMENTS ADDITION TO THE CITY OF MOSCOW, IDAHO.

**WHEREAS**, the applicant filed an application for a Planned Unit Development and Preliminary Plat on April 4, 2025; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 9, 2025; and

**WHEREAS**, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

**THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:**

**I. RELEVANT FACTS AND CONCLUSIONS**

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue.
3. The subject properties on the west side Augustine Ave currently contain two large shop outbuildings. The subject property is surrounded by primarily agricultural land to the west, a single-family dwelling to the south, and Edington 1<sup>st</sup> Addition Subdivision to the southeast.
4. The West Palouse River Drive ball fields property is located to the northeast of the subject property. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
6. High-Density Residential designated areas are intended to,  
*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector*



*streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO)."*

7. The subject property and adjacent properties immediately to the north and east are designated as the Residential Office (RO) Zone.
8. Property to west is located within Latah County in the Agriculture/Forestry (AF) Zone. The portion of the Edington 1<sup>st</sup> Addition to the southeast is currently designated as a combination of the Medium Density Residential (R-3) Zone and the Residential Office (RO) Zone. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property further to the east is designated as Motor Business (MB).
9. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
10. The RO Zoning District is appropriately applied in the following circumstances:
  1. On the perimeter of commercial or industrial districts where they abut residential land uses;
  2. Where transportation network use is greater than desirable for lower density residential uses;
  3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
  4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
11. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, townhomes, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
12. The applicant is proposing to subdivide the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
13. The applicant is proposing a Planned Unit Development (PUD) to coincide with the preliminary plat in order to allow for separate ownership of 10 buildings which are each proposed to be constructed on the individual lots.
14. The minimum lot size for lots within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. With the existing size of the properties being 4.06 acres, the number of dwelling units which would be permitted by right on the property would be 221 dwelling units. The applicant has chosen to go through the PUD process in order to divide the property in a configuration which would create lots for each of the 10 proposed buildings with two common tract properties which include all of the common features such as parking lots, stormwater detention pond, open space, and sidewalks. Every lot which is created within the City is required to have a certain length of property frontage on a public street right-of-way.

Since that would not be achievable with the applicant's proposal, they have chosen to go through the PUD process in order for each building to be on a separately platted lot.

15. The proposed PUD is a mixed-use development which includes 10 buildings with a total of 114 dwelling units and 16 commercial live/work units. The applicant is proposing two different building types, one referred to as the Alfred and the other referred to as the 10-plex.
16. The Alfred is a three-story, 40 ft by 100 ft building which contains four commercial live/work suites and two studio apartments on the ground floor, and five studio apartments and two 2-bedroom apartments on each of the second and third floors. The applicant has provided different façade variations for the exterior so that each building will appear unique.
17. The 10-plex is proposed to be a two-story, 40 ft by 100 ft building which contains four 2-bedroom, 2.5 bath townhouse apartments; two 1-bedroom apartments; and four studio apartments. The applicant has provided different façade variations so that each building will appear unique.
18. The setback requirements for the RO Zone are a minimum of 10 feet in the front, 5 feet on the side, and 20 feet at the rear yard. Looking at the original lot boundaries, the proposed building footprints will meet all the setback requirements for the RO Zone. The proposed buildings within the proposed new lots will have a 5-foot setback to their property lines.
19. The total number of off-street parking spaces which are required for the entire PUD is 192 spaces. The applicant has provided 198 off-street parking spaces including 6 ADA accessible spaces. The applicant has also proposed to provide 88 bike parking spaces both sheltered and not sheltered.
20. The applicant is proposing to construct a total of 114 dwelling units as part of the Augustine Avenue Apartments PUD. The base density of the RO Zone is 24 units per acre, which equates to a base density of 97 dwelling units for the entire project. Therefore, the applicant needs an 18% density bonus in order to achieve the proposed 114 units. The PUD section allows for numerous ways of achieving bonus density and the applicant has chosen to focus on the provision of mixed housing types and/or land uses, sustainable development, and other function or aesthetic development features.
21. Bonuses of up to 10% may be provided for providing a mix of housing types and/or uses. Any combination of single family, duplex, multiple family residences, and/or commercial, institutional or civic uses may qualify. The applicant has proposed a mixture of various sizes and configurations of multi-family dwellings and also incorporated commercial spaces on the ground floor of the Augustine Avenue street frontage. The Commission finds that the applicant's request of 5% for the proposed mixture of uses is warranted.
22. The applicant has also proposed to incorporate a number of sustainable development provisions pertaining to indoor environmental quality, provisions of alternative mode transportation features, and water saving features. Bonuses may be awarded up to eight percent (8%) of the base density for PUD projects which make an extended effort to improve the ongoing indoor environment. Provision of outside air ventilation, exhaust vents, air distribution systems and HVAC air filters that exceed requirements of any applicable Code are eligible for a two percent (2%) bonus. Installation of permanent walk-off mats and central vacuums help to mitigate dirt and dust and may be awarded a two percent (2%) bonus. Homes should be protected from car emissions by tightly sealing walls between the garage and the home, providing an exhaust fan linked to the overhead door, and not locating air handling

equipment in the garage; such provisions may be awarded a bonus of two percent (2%). Not providing a garage may satisfy any bonus given for mitigating car exhaust in a garage. The use of finishing products, such as paint or carpeting, which minimize or eliminate toxic fumes that are common in standard products, may be awarded up to an additional two percent (2%) bonus.

23. The applicant is proposing to incorporate features related to indoor environmental quality such as enhanced outside air ventilation, exhaust vents, and superior HVAC air filtration which shall exceed minimum code requirements. Walk-off mats, no attached garages, and the use of low-VOC paints and carpeting are also being proposed. The applicant has requested a 4% bonus for providing these features, which the Commission concurs with.
24. Features which accommodate alternative mode transportation or promote decrease in automobile usage or traffic, such as bus shelters, turnouts, alternative fuel vehicle support facilities, carpool lots, pedestrian paths, bike racks, etc. may be awarded up to a two (2%) percent bonus. To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to public sidewalks. The applicant has also indicated that the development is a 7-minute bike ride to the nearest Smart Transit bus stop on Styner Ave and is in close proximity to the Arboretum which provides a pedestrian route to the University of Idaho campus. The Commission finds that the 1% bonus being requested is warranted.
25. A bonus may be awarded for inclusion of a storm water reuse system, xeriscaping or other water saving development features which are not otherwise required by the Code. Such other water saving features may include those which are sensitive to or which promote aquifer recharge. A total bonus of up to ten percent (10%) may only be awarded if both storm water reuse (five percent [5%] maximum bonus) and xeriscaping (five percent [5%] maximum bonus) are incorporated into the development. A detailed written statement and/or plan shall be provided by the applicant to justify a bonus under this category. The applicant has indicated that the project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping. The applicant has provided a landscape plan showing the xeriscaped areas and has indicated that they will provide a more detailed landscaping plan with the construction drawings. The Commission finds that a 5% density bonus is warranted for this category.
26. Other qualifying development features which are designed to visually complement or visually preserve the natural environment, especially scenic views, through use of appropriate materials may include, but are not limited to, architectural variety, building mass and height softening features, building location with regard to lot lines (staggered setbacks), the provision of alley access and scenic view corridor preservation for the benefit of others, recessed, side or rear loading garages, and the arrangement of parking such that it is not located within the required front nor street side yard or such that it is located behind or underneath the building(s) and not readily visible from the street. Locating the parking behind or below structures shall warrant a higher bonus than locating the parking outside of the required front and street side yard, where it is visible from the street. The maximum bonus under this category will be up to ten percent (10%). The parking for the Augustine Apartments is designed and located such that it is not readily visible from the street, thereby



enhancing the streetscape and overall aesthetic of the development. The Commission finds that a 4% density bonus is warranted in this category.

27. The sum of the total density bonuses proposed totals 19%, which exceeds the density bonus required to achieve 141 dwelling units on the property.
28. The subject property has access via Augustine Avenue which is designated as a collector street and was constructed as part of Edington 1<sup>st</sup> Addition. Augustine is constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curbing, gutters, tree lawns, and sidewalks are also constructed on both sides of the street.
29. Water mains will be extended throughout the subdivision from the existing mains within Augustine Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
30. Sanitary sewer is proposed to be extended throughout the subdivision from existing main in Augustine Avenue and the alley to the north of Edington Avenue. The Engineering Department has determined that the existing system has adequate capacity to accommodate the proposed subdivision.
31. Storm sewer will be piped and directed to a stormwater detention pond located behind Lot 6. The detention facilities of the proposed development will need to meet Moscow's Stormwater Runoff Control Standards which required the stormwater to be detained to the pre-development rate. The stormwater is then conveyed from the detention facilities to the South Fork of the Palouse River.
32. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement. However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021. Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres). However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:
  1. 152,189 sf (3.49 acres) of net developable area of platted RO Residential Office (9%), which required 13,697 sf (0.31 acres) of parkland dedication.
  2. 389,675 sf (8.95 acres) of net developable area of platted R-3 Medium Density Residential (7%), which required 27,227 (0.63 acres) of parkland dedication.
33. Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).
34. It is the Parks and Facilities Manager's recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways.

35. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 14, 2025 to discuss the proposal.

**BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:**

## **II. RELEVANT CRITERIA AND STANDARDS**

1. **The proposed PUD is consistent with the Comprehensive Plan.** The proposed PUD is consistent with the uses and densities designated within the 2019 Comprehensive Plan. The High-Density Residential allows the highest density residential development at common densities between 15 and 26 units per acre. Therefore, the Commission finds that the proposed PUD is consistent with the Comprehensive Plan.
2. **The proposed PUD is consistent with the intents and purposes of this Chapter.** The proposed PUD meets the intent of the PUD chapter to permit and encourage innovative, economical, and attractive development; which includes land uses which harmonize with natural features and constraints; which promotes efficient, innovative, economical, attractive, and environmentally sensitive development; and which efficiently phases and locates public and private services and facilities. The proposed PUD is a mixture of various sizes and configurations of multi-family dwellings and also incorporates commercial spaces on the ground floor of the Augustine Avenue street frontage.
3. **The proposed PUD is compatible with the character and uses in the surrounding area.** The PUD is consistent with the surrounding area which is primarily a mixture of residential developments. The proposed PUD provides separate ownership of each of the buildings, which provides more affordable options for property ownership.
4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.** The Engineering Department has indicated that water, sanitary sewer, and storm sewer systems are readily available in the area and have enough capacity to accommodate the proposed PUD.
5. **The proposed PUD will not endanger the public health or safety.** There is no evidence that the proposed PUD would have an impact on the public health and safety. The proposed PUD will help serve the need of providing additional residential dwelling units to meet the needs of a diverse population, and also providing space for commercial services.
6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.** The parking for the Augustine Apartments is designed and located such that it is not readily visible from the street, thereby enhancing the streetscape and overall aesthetic of the development. To accommodate and encourage alternative modes of transportation, the development will include secure bicycle parking/racks with sheltered charging ports for e-bikes, designated areas for ridesharing, and pedestrian-friendly pathways connecting to public sidewalks. The applicant has also indicated that the project will incorporate significant water-saving features, including xeriscaping with native and drought-tolerant plants, high-efficiency irrigation systems, and potentially a stormwater reuse system for landscaping.

### III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the Planned Unit Development (PUD) request for the 4.06-acre area located at 2300 Augustine Avenue with no conditions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW  
this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Dennis Wilson, Chair  
Planning and Zoning Commission



**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MOSCOW, COUNTY OF LATAH,  
STATE OF IDAHO**

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A REQUEST FOR A PRELIMINARY SUBDIVISION PLAT OF A FOUR POINT ZERO SIX (4.06) ACRE AREA LOCATED AT 2300 AUGUSTINE AVENUE, KNOWN AS THE AUGUSTINE AVENUE APARTMENTS ADDITION TO THE CITY OF MOSCOW, IDAHO.

**WHEREAS**, the applicant filed an application for a Planned Unit Development and Preliminary Plat on April 4, 2025; and

**WHEREAS**, this matter came before the Moscow Planning and Zoning Commission during a duly noticed public hearing on July 9, 2025; and

**WHEREAS**, having reviewed the application, including all exhibits entered, and having considered the issues presented by the applicant and the opponents:

**THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:**

**I. RELEVANT FACTS AND CONCLUSIONS**

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow 2019 Comprehensive Plan, City of Moscow Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The subject property is a 4.06-acre area that consists of four parcels, two on each side of Augustine Avenue.
3. The subject properties on the west side Augustine Ave currently contain two large shop outbuildings. The subject property is surrounded by primarily agricultural land to the west, a single-family dwelling to the south, and Edington 1<sup>st</sup> Addition Subdivision to the southeast.
4. The West Palouse River Drive ball fields property is located to the northeast of the subject property. The South Fork of the Palouse River currently flows through the ball fields property to the north.
5. Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as High-Density Residential.
6. High-Density Residential designated areas are intended to,

*“allow the highest density residential development at common densities between 15 and 26 units per acre. Areas appropriate for this designation include those located adjacent*

*to areas of higher activity where there is a range of uses. High-Density Residential areas should be located adjacent or in close proximity to designated arterial or collector streets. New areas of high-density residential development should be located near mixed-use activity areas and corridors that accommodate multi-modal transportation. Lands designated as Urban Residential are generally appropriately zoned Medium Density Residential (R3), Multiple Family Residential (R-4), or Residential Office (RO).”*

7. The subject property and adjacent properties immediately to the north and east are designated as the Residential Office (RO) Zone.
8. Property to west is located within Latah County in the Agriculture/Forestry (AF) Zone. The portion of the Edington 1<sup>st</sup> Addition to the southeast is currently designated as a combination of the Medium Density Residential (R-3) Zone and the Residential Office (RO) Zone. The West Palouse River Drive ball fields to the north is currently designated as Farm, Ranch and Open Space and the Schweitzer property further to the east is designated as Motor Business (MB).
9. According to the City of Moscow Zoning Code, the RO Zone is a moderately intensive zone including both offices and high-density housing. It serves as a transitional Zoning District between residential Zoning Districts and commercial or industrial Zoning Districts.
10. The RO Zoning District is appropriately applied in the following circumstances:
  1. On the perimeter of commercial or industrial districts where they abut residential land uses;
  2. Where transportation network use is greater than desirable for lower density residential uses;
  3. Where landforms create sites which are reasonably accessible by transportation systems and which are buffered from nearby residential areas; and
  4. Where the development patterns in a neighborhood will allow development of moderate intensity to occur without producing adverse visual impact or harm to the transportation network.
11. Uses permitted within the RO Zone include single family dwellings, two family dwellings, multi-family dwellings, townhomes, market and community gardens, veterinary services, professional offices, restaurants up to 1,500 sf in size, group and small child care facilities, community/neighborhood centers, health care services, public parks and recreation facilities, telecommunications services, personal care services, and bed and breakfast inns.
12. The applicant is proposing to subdivide the 4.06-acre area to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
13. The applicant is proposing a Planned Unit Development (PUD) to coincide with the preliminary plat in order to allow for separate ownership of 10 buildings which are each proposed to be constructed on the individual lots.
14. The minimum lot size for lots within the RO Zone is 5,000 sf or 800 sf per dwelling unit, whichever is greater. With the existing size of the properties being 4.06 acres, the number of dwelling units which would be permitted by right on the property would be 221 dwelling units. The applicant has chosen to go through the PUD process in order to divide the property in a configuration which would create lots for each of the 10 proposed buildings with two common tract properties which include all of the common features such as parking lots,

stormwater detention pond, open space, and sidewalks. Every lot which is created within the City is required to have a certain length of property frontage on a public street right-of-way. Since that would not be achievable with the applicant's proposal, they have chosen to go through the PUD process in order for each building to be on a separately platted lot.

15. The subject property has access via Augustine Avenue which is designated as a collector street and was constructed as part of Edington 1<sup>st</sup> Addition. Augustine is constructed to a 34-foot paved width with two travel lanes, bike lanes on both sides, and no on-street parking. Curbing, gutters, tree lawns, and sidewalks are also constructed on both sides of the street.
16. Water mains will be extended throughout the subdivision from the existing mains within Augustine Avenue. The Engineering Department has determined that the existing system has adequate potable and fire flows to serve the proposed subdivision.
17. Sanitary sewer is proposed to be extended throughout the subdivision from existing main in Augustine Avenue and the alley to the north of Edington Avenue. The Engineering Department has determined that the existing system has adequate capacity to accommodate the proposed subdivision.
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19. The proposed subdivision falls under the requirements of the parkland dedication codes of the City. Based on the preliminary plat for the Augustine Avenue Apartments Subdivision (Lots 1-7) to the southwest of Augustine Avenue, the net developable area includes 118,670 square feet (sf) or 2.72 acres of platted RO Zoning, which has a 9% or 10,680 sf (0.25 acres) parkland dedication requirement. However, the parkland dedication requirements for Lots 8-10 to the northeast of Augustine Avenue have been previously deferred as part of the Edington Subdivision First Addition final plat, see attached memo dated May 6, 2021. Based on the Edington Subdivision First Addition preliminary plat, the total parkland dedication requirement was 44,404 sf (1.02 acres). However, minor changes to the Edington Subdivision First Addition final plat from the preliminary plat resulted in the following:
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20. Because of the changes between the preliminary plat and the final plat the total parkland dedication requirement for the Edington Subdivision First Addition was reduced to 40,974 sf (0.94 acres).
21. It is the Parks and Facilities Manager's recommendation to defer and add the 10,680 sf (0.25 acres) based on the Augustine Avenue Apartments preliminary plat to the previously deferred parkland dedication for the Edington Subdivision final plat (0.94 acres) for a total parkland dedication of 1.19 acres to a later phase of the entire Edington Subdivision. The total parkland dedication requirement to date is 1.19 acres for a future park that is relatively flat and over three (3) miles of public pathways.

22. The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on March 14, 2025 to discuss the proposal.

**BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:**

## **II. RELEVANT CRITERIA AND STANDARDS**

1. **The proposed subdivision is in conformance with all applicable City Code requirements.** The proposed preliminary plat is consistent with and in conformance with the requirements and provisions of Planned Unit Development chapter of the City Code. The proposed preliminary plat is also in conformance with the general requirements of the Moscow Subdivision Ordinance including, but not limited to, the provision of the logical and orderly connection to the City's street network, public utilities, and the provision of public parkland.
2. **The proposed subdivision is in general conformance with the Comprehensive Plan.** The proposed preliminary plat is consistent with the City of Moscow Comprehensive Plan and provides for the logical and orderly development of lots within an existing subdivision. The proposed lots sizes and densities are consistent with the proposed Comprehensive Plan Land Use designation of High-Density Residential.
3. **Public Services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.** The subject property has direct access to Augustine Avenue which is a collector street. Water and Sewer connections are readily available in the area and are proposed to be extended through the subdivision.
4. **The proposed subdivision will not be detrimental to the public health, safety, or general welfare.** The proposed preliminary plat provides for the development of four existing lots within the Edington Subdivision and will not be detrimental to the public health, safety, or general welfare.

## **III. DECISION**

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Moscow recommends approval of the preliminary subdivision plat request for the 4.06-acre area located at 2300 Augustine Avenue with the following condition:

1. The applicant shall be required to submit a stormwater report for the proposed subdivision and include any mitigation actions necessary to ensure that the stormwater facilities will have no downstream adverse impacts subject to the approval of the City Engineer.



PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW  
this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Dennis Wilson, Chair  
Planning and Zoning Commission

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