

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Lucy Falcy
Staff Liaison
208.883.7095

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

Tuesday
January 13, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from December 23, 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 Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. **Public Hearing: Proposal for a Conditional Use Permit at 1132 White Avenue. Permit Application LUP2025-0035 (ACTION ITEM)**

Conditional Use Permit application for the expansion of an existing Public Service Facility located at 1132 White Avenue within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-3-4.

PROPOSED ACTIONS: Conduct the Public Hearing for the Conditional Use Permit (CUP) request, and upon consideration of any testimony received, approve the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or approve the CUP with conditions and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or deny the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 5:30 PM on January 20, 2026.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adaordinator@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.

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
BOA@ci.moscow.id.us

Public Meeting
~ Minutes~

Lucy Falcy
Staff Liaison
208.883.7095

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Tuesday
December 23, 2025

5:30 PM

Council Chambers
206 E. Third Street

Schutz called the meeting to order at 5:34 PM

MEMBERS PRESENT: Jerry Schutz, Chair; Steve Bush, Laura Weldon
MEMBERS ABSENT: Marshall Comstock, Ivy Dickinson, Tim Kinkeade, Tim Thomson
STAFF: Lucy Falcy, Jennifer Fleischman

REGULAR AGENDA

1. Approval of Minutes from December 16, 2025 (ACTION ITEM)

Bush moved for approval of the minutes as corrected, seconded by Weldon. Vote by Acclamation; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None offered.

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

Variance application to reduce combined and street side yard setbacks on a nonconforming lot located at 939 N Mountain View Rd within the Single-Family Residential (R-1) Zoning District, per Moscow City Code 4-4-2. Permit Application LUP2025-0023.

Weldon moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Variance as written, seconded by Bush. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

4. Election of Officers for 2026 (ACTION ITEM)

The Board will need to nominate officers for 2026.

Thomson indicated he would be willing to serve again as Vice Chair in 2026 and Schutz offered to continue serving as Chair. The Board agreed to elect Comstock as 2nd Vice Chair.

Bush moved to elect Jerry Schutz as the Chair, Tim Thomson as the Vice Chair, and Marshall Comstock as the 2nd Vice Chair for the 2026 Officers, seconded by Weldon. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next meeting of the Board of Adjustment has been scheduled for 7:00 PM on Tuesday January 13th, 2026.

The meeting was adjourned at 5:40 PM

Jerry Schutz, Chair

Date

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE: Tuesday, January 13, 2026

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2025-0035 - Conditional Use Permit application for the expansion of an existing Public Service Facility located at 1132 White Avenue within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-3-4. Two building projects on the existing North Latah County Highway District Facility are proposed to include dry material storage and a vehicle storage shed.

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, December 27, 2025
2. Conditional Use Permit Application
 - a. Site Plan
 - b. Building Plans
 - c. Hydrology Report

Prepared by: Lucy Falcy, Planner 1

STAFF REVIEW

Proposal:

The applicant, North Latah County Highway District (NLCHD), is proposing to construct a shop building extension and stand-alone vehicle storage shed on the existing NLCHD property located at 1132 White Avenue. The lean-to extension on an existing building is proposed to cover 1,663 additional square feet in area and be used to store sand. The proposed stand-alone building, located within the 100-year floodplain and partially within the floodway of Paradise Creek, is proposed to store vehicles, cover 2,500 square feet in area, and be designed so as to allow water flow through the structure. All other existing shop buildings will remain. The activities historically conducted on the site will not change. No additional utilities are proposed to serve the proposed development.

Background:

Latah County Highway District obtained the subject site in 1952. In 1986, the City issued the first Special Use Permit (LUP1986-0005) to NLCHD for its use of 1132 White Avenue

as a Public Service Facility. Three additional Conditional Use Permits (LUP1991-0010, LUP1994-0056, and LUP1994-0059) have been issued since then, both for building construction and expansion. The site is currently used to store materials, equipment and vehicles.



Aerial



Subject Property

Site and Area Land Use:

The subject property is approximately 2.9 acres in area and is owned by the Highway District #2. The site is mostly paved and houses three separate structures, used for storage and day-to-day operations of NLCHD. Most of the property is surrounded by a chain link fence topped with barbed wire which is used to secure the site. There is a fueling pump station located approximately in the center of the site and eighty (80) feet east of the proposed lean-to addition slated for sand storage.

Property to the west and north of the subject site is owned by Latah County and operated as the Latah County Fairgrounds and Lion Park. Property to the east is owned by the City of Moscow and houses Fire Station 2. Properties to the south are various commercial ventures housed in the Eastside Marketplace.

Paradise Creek borders the subject site along its entire southern edge. The southeast corner of the subject site is within the Paradise Creek floodway and a larger portion of the subject site is located within the 100-year floodplain.



Proposed Site Plan

Streets and Access:

The property is accessed by a shared driveway off White Avenue, in the southwest corner of the site. The driveway continues north to the Latah County Fairgrounds site and eventually connects with Harold Street. White Avenue is classified as an arterial street in the Moscow Comprehensive Plan. Approximately 100 linear feet of unstriped parking exists for the site along the west edge of the existing southern building, located outside of the security fence.

Comprehensive Plan:

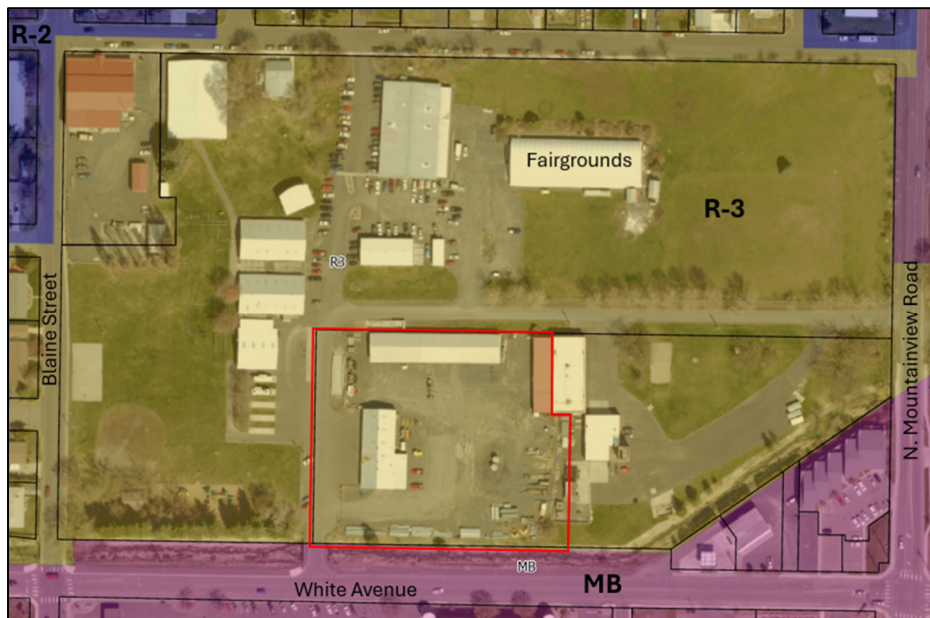
Chapter 2, Community Character, designates the subject property as Civic/Institutional (CI) which identifies lands which are governmentally owned or leased and are used for public services necessary for the community.

A general goal of Chapter 5.9, Public Utilities, Services, and Growth Capacity, is to “provide for the orderly and efficient delivery and location of public facilities, utilities and services to the residents and businesses within the community.” NLCHD has owned the subject site for seventy-three (73) years and has operated out of that site continuously since at least 1986. The site provides easy arterial access to a necessary public service. The site is surrounded by compatible public and commercial uses.

A Natural Resource Objective in the Moscow Comprehensive Plan is to, “*minimize hazard potentials to new developments from flooding, excessive erosion, and earth slide. (MCP 4-1-2-D).*” The applicant has modified their original proposal to relocate sand storage outside of the floodplain. They have also modified their proposed structure within the floodplain and floodway to allow the free flow of flood waters.

Zoning:

The subject property is located in the Medium Density Residential (R-3) Zoning District which requires Public Service Facilities to obtain a Conditional Use Permit (MCC 4-3-4). The property is surrounded by a large R-3 Zone which is adjacent to the north, east, and west. Commercial properties to the south are zoned Motor Business (MB).



Zoning

MCC 4-3-4 Land Use Table allows ‘Public Service and Utility Facilities’ as a conditionally permitted use in the R-3 Zone. The proposed use is considered a public service and utility facility.

Per MCC 4-4-2 Bulk Placement and Regulations Table, the following setbacks are required for property within the R-3 Zone:

- Front-fifteen (15) feet
- Rear-twenty (20) feet
- Side Yard-five (5) feet
- Combined Side Yard- fifteen (15) feet

The proposed lean-to meets all required setbacks. The proposed stand-alone storage shed will meet the required side yard setbacks and will be located eleven (11) feet north of the site's south property line. As an unenclosed structure, it is allowed to extend up to four (4) feet into a front yard setback per MCC 4-4-4-C. The proposed structure meets the setback requirements.

A significant portion of the subject site, as well as one of the proposed structures is within a FEMA delineated floodplain of Paradise Creek. The following provisions of MCC 4-5 Flood Hazard Areas apply to this proposal:

MCC 4-5-2-D. Area of Special Flood Hazard. The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Zone designation on maps always includes the letters A, AE, or V. Also known as the Special Flood Hazard Area (SFHA).

MCC 4-5-2-FF. Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

MCC 4-5-5-A-1-a. All development shall be consistent with the need to minimize flood damage.

MCC 4-5-5-A-4 Storage of Materials and Equipment.

- a. Placement, storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plant life is prohibited.*
- b. Storage of other materials or equipment may be allowed if not subject to major damage by floods and if firmly anchored to prevent flotation or readily removable from the area within the time available after flood warning.*

MCC 4-5-5-A-2 Construction Standards, outlines construction standards that any structure within a SFHA will have to meet and addresses such considerations such as materials and structure anchoring.

MMC 4-5-5-B-2 Nonresidential Construction, outlines floodproofing standards that any nonresidential structure must meet if built within a SFHA.

MCC 4-5-5-C Floodways - The following provisions shall apply in a floodway:

1. A proposed project in the regulatory floodway:

- a. Must be certified by a licensed professional engineer or architect in a hydrologic and hydraulic analysis, performed in accordance with standard engineering practice that the proposed project will not result in any increase in flood levels within the community during the occurrence of the base flood discharge;*
- b. The Administrator may make the encroachment determination for minor projects, such as projects that do not increase the natural grade (e.g., paving a driveway or parking lot at existing grade, open fences and small isolated obstructions such as a mailbox or telephone pole).*

2. Upon demonstrating that there are no alternatives, the applicant may propose an encroachment in the floodway that will cause an increase in the base flood elevation,

provided that the applicant obtain a Conditional Letter of Map Revision from FEMA before the development can be approved and permitted.



FEMA Delineated Floodplain

The proposed freestanding vehicle storage shed is located entirely within a Special Flood Hazard Area as well as partially within a Regulatory Floodway. This prompts additional layers of review. If this CUP is approved and the applicant is allowed to move forward with the construction of the building within the regulatory floodway, the applicant will need to provide a no-rise certificate showing that the proposed development will not cause an increase in the water flow within the floodway in order to obtain a Floodplain Development Permit. The Floodplain Development Permit will also look at the building and site specifications to ensure that they meet City Standards (MCC 4-5-5-B-2). The hydrological analysis provided with this application is the initial step towards obtaining a no-rise certificate.

The original application was to store sand within the freestanding structure within the SFHA and vehicles within the building lean-to, to be located outside of the SFHA. After receiving feedback on the initial application, the applicant modified the proposal to store the sand in the proposed building lean-to and vehicles within the freestanding structure. The proposal was further modified to change the six (6) foot tall concrete stem walls on the freestanding structure, which could potentially have impacted water flow. Scott Becker, the engineer for the application, notes that in the new proposal, “The shed in the floodplain will be open across the bottom at least to the BFE or higher and completely open on the west end.” Final determination on floodwater impact will be dependent on the findings of the elevation study and no-rise certificate that will be required as part of the Floodplain Development Permit. This structure is currently proposed to be constructed of flood-proof materials and any building plans for the proposed structure must be certified by a professional engineer or architect regarding adherence to City and Federal floodproofing standards.

Input from other Departments/Agencies:

No comments were received from other departments/agencies upon review of the request for the Conditional Use Permit.

Other Considerations:

None

RELEVANT CRITERIA AND STANDARDS

The following are Staff’s comments relating to the criteria required for approval of a Conditional Use Permit. See the attached worksheet for each of the criteria. The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board. A blank RCS form is included in the packet for additional reference.

1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.

The R-3 Zone permits public service and utility facilities with a Conditional Use Permit.

2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.

The proposed use will be in harmony with the area. Existing adjacent uses include a fairground, park, fire station, and commercial businesses. The application is for further development of an existing use that has been continuously operating at the site for at least forty years.

3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).

The two proposed structures will not generate nuisances or be injurious or detrimental to adjoining properties or the neighborhood. No additional external lighting is proposed at the site. The proposed sand storage is located outside of the adjacent flood zone. The structures will utilize existing utilities already on site.

4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.

The existing use of the site has been adequately served by existing street, public facilities, and services for decades. No additional utilities or services are requested or required.

5. The proposed use (will/will not) endanger the public health or safety if located where proposed.

The proposed facility will not endanger public health or safety. Traffic to the site will follow historic patterns and have direct access off of an arterial. The proposed storage shed to be located within the floodplain and partially within the floodway will be required to meet City and Federal standards regarding construction standards and floodwater regulations.

6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.

The proposed use will meet all applicable development standards, including building setback and height restrictions and additional standards applicable to the proposed structure within the 100-year floodplain.

7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.

The use is consistent with the Comprehensive Plan as it supports the goals and strategies of multiple chapters and does not conflict with other sections of the Plan.

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

The Board has the option to approve, approve with conditions, or deny the application subject to the Relevant Criteria and Standards and any public testimony provided at the public hearing. The board may also table the decision for the application in order to request more information, including studies of social, economic, fiscal and environmental effects of the proposed Conditional Use Permit.

The Board of Adjustment may impose conditions including, but not limited to those 1) minimizing adverse impact on other development; 2) controlling the sequence and timing of development; 3) controlling the duration of development; 4) assuring that development is maintained properly; 5) designating the exact location and nature of development; 6) requiring the provision for on- 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 development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Staff recommends that the City of Moscow Board of Adjustment **approve** the Conditional Use Permit for the expansion of an existing Public Service Facility located at 1132 White Avenue with no conditions.

In accordance with the Board’s decision, direct staff to prepare the Relevant Criteria and Standards document.

The Board of Adjustment’s actions are to conduct the public hearing and upon consideration of testimony received:

1. Approve the Conditional Use Permit application; or
2. Approve the Conditional Use Permit application with conditions; or
3. Deny the Conditional Use Permit application; or
4. Take other such action as deemed appropriate.

In accordance with the Board’s decision, direct staff to prepare the Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit at 1132 White Avenue.

Permit Application LUP2025-0035

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

A Conditional Use Permit application for the expansion of an existing Public Service Facility located at 1132 White Avenue within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-3-4.

HEARING DATE: Tuesday, January 13, 2026

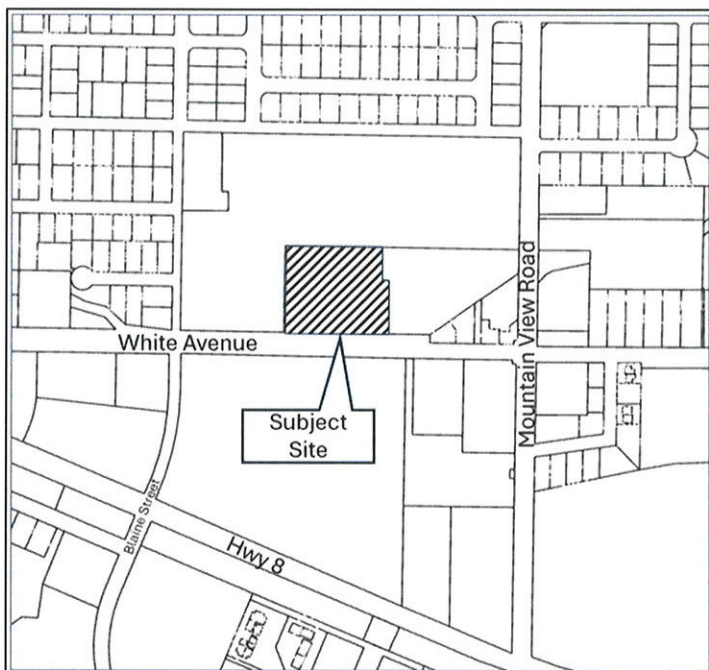
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

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 to get 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's Website at:

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



Laurie Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Published: Saturday, December 27, 2025



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$600.00	
Receipt Number			

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: North Latah County Highway District Phone: [REDACTED]

Address: 132 White Ave, Moscow ID 83843 Email: [REDACTED]

Relationship to affected property (please check one):

Owner Purchaser Lessee Other (explain below)

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

Name: North Latah County Highway District Phone: [REDACTED]

Address: _____ Email: _____

3. Location of Affected Property: 1132 White Ave

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

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

INFORMATION ON REQUESTED CONDITIONAL USE

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

Addition to the existing building and covered open bay shed.

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

5. **Authorization:** Section 3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.

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

Protected storage of equipment and materials. Dry sand is proposed to be stored under he lean-to. Loaded trucks to be stored in the open bay shed.

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

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

R-3 zone lists public service facilities as a conditional use in section 3-4

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

The proposed project is located within an existing facility with the same use.

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

Proposed use will be a minor expansion of the current use.

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

No additional public services will be required. The project will improve public services.

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

The proposed open bay shed will not cause an increase flooding risk from diversion or structural failure.
Water will flow through the structure un-impeded while the supports are anchored to concrete footings.

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

yes

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

There is no conflict with the comprehensive plan

CONDITIONS OF APPROVAL

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

COMPLIANCE

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

REVOCATIONS

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

Application Submittal:

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

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

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

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

Signature of Applicant

Date

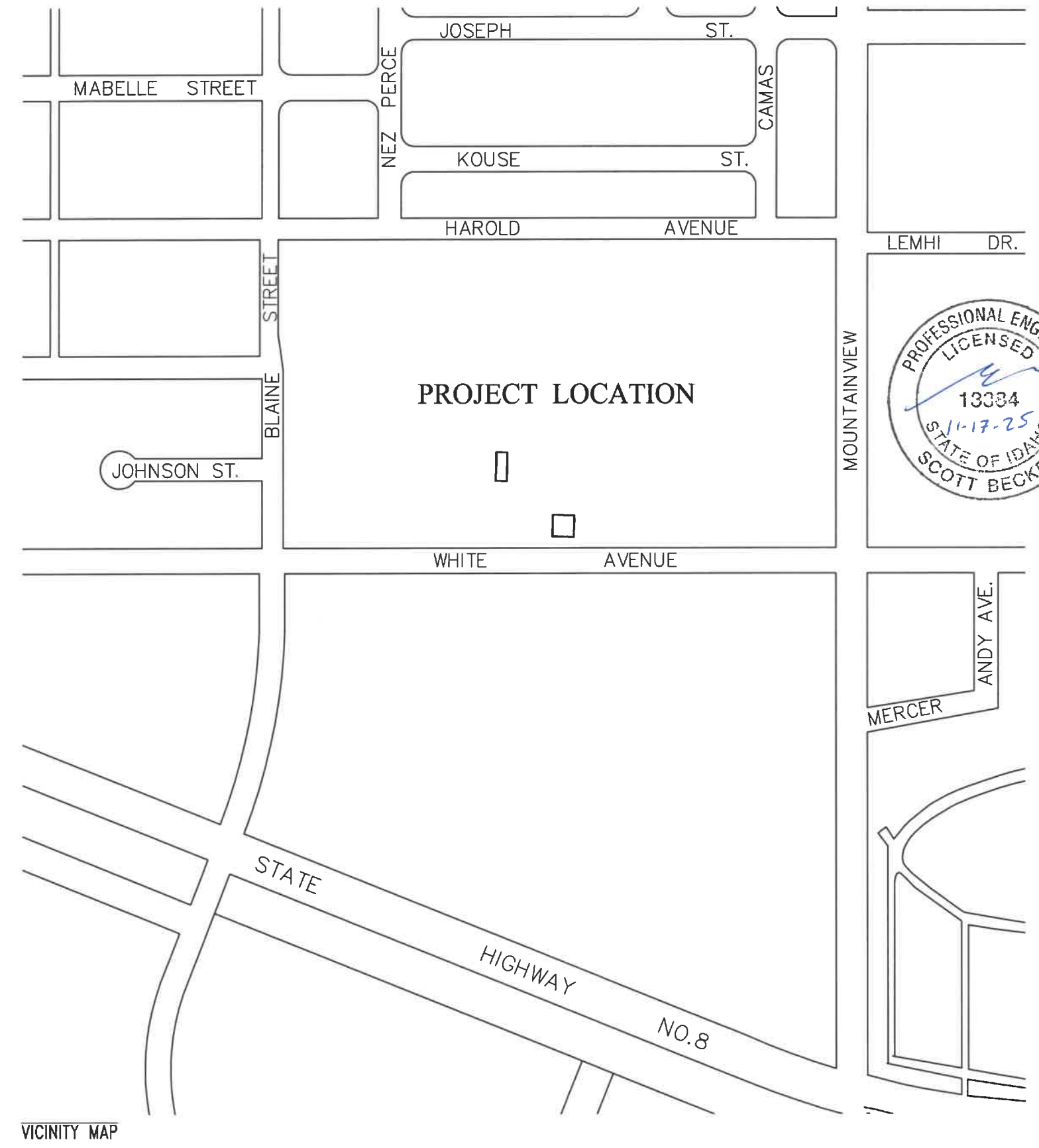


Signature of Property Owner (if different)

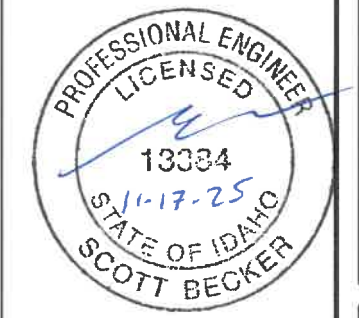
11/5/2025

Date

NORTH LATAH COUNTY HIGHWAY DISTRICT DEVELOPMENT PERMIT



VICINITY MAP



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

Hydroge & Professional, Inc.
 Engineers • Planners • Landscape Architects

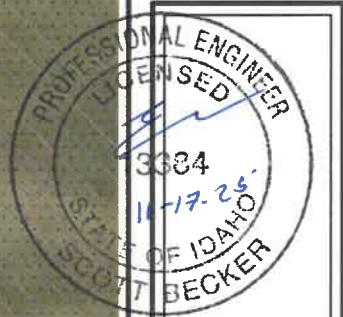
NORTH LATAH COUNTY HIGHWAY DEPARTMENT
 DEVELOPMENT PERMIT COVER SHEET
 NORTH LATAH COUNTY HIGHWAY DISTRICT
 WHITE AVENUE

Designed By:	SB
Drafted By:	SW
File Name:	4881-plan.dwg
Checked By:	
Revisions:	
Project:	4881-11-25
Date:	11/17/2025

FILE: F:\4881 - NLCRD Conditional Use Permit\4881 - 4881 - plan.dwg DATE: Nov, 17 2025 TIME: 02:59 pm



P.O. Box 8728
 405 S. Washington Street
 Moscow, Idaho 83843
 (208) 887-3520
 Hodge & Associates, Inc.
 Engineers • Planners • Landscape Architects

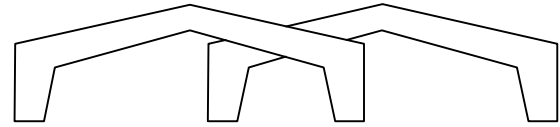


NORTH LATAH COUNTY HIGHWAY DEPARTMENT
 DEVELOPMENT PERMIT SITE PLAN
 NORTH LATAH COUNTY HIGHWAY DISTRICT
 WHITE AVENUE

Designed By:	SB
Drafted By:	SW
File Name:	4881-plan.dwg
Checked By:	
Revisions:	
Project:	4881-11-25
Date:	11/17/2025

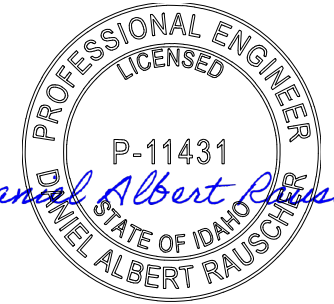
LEGEND

	FLOOD PLAIN
	FLOOD WAY



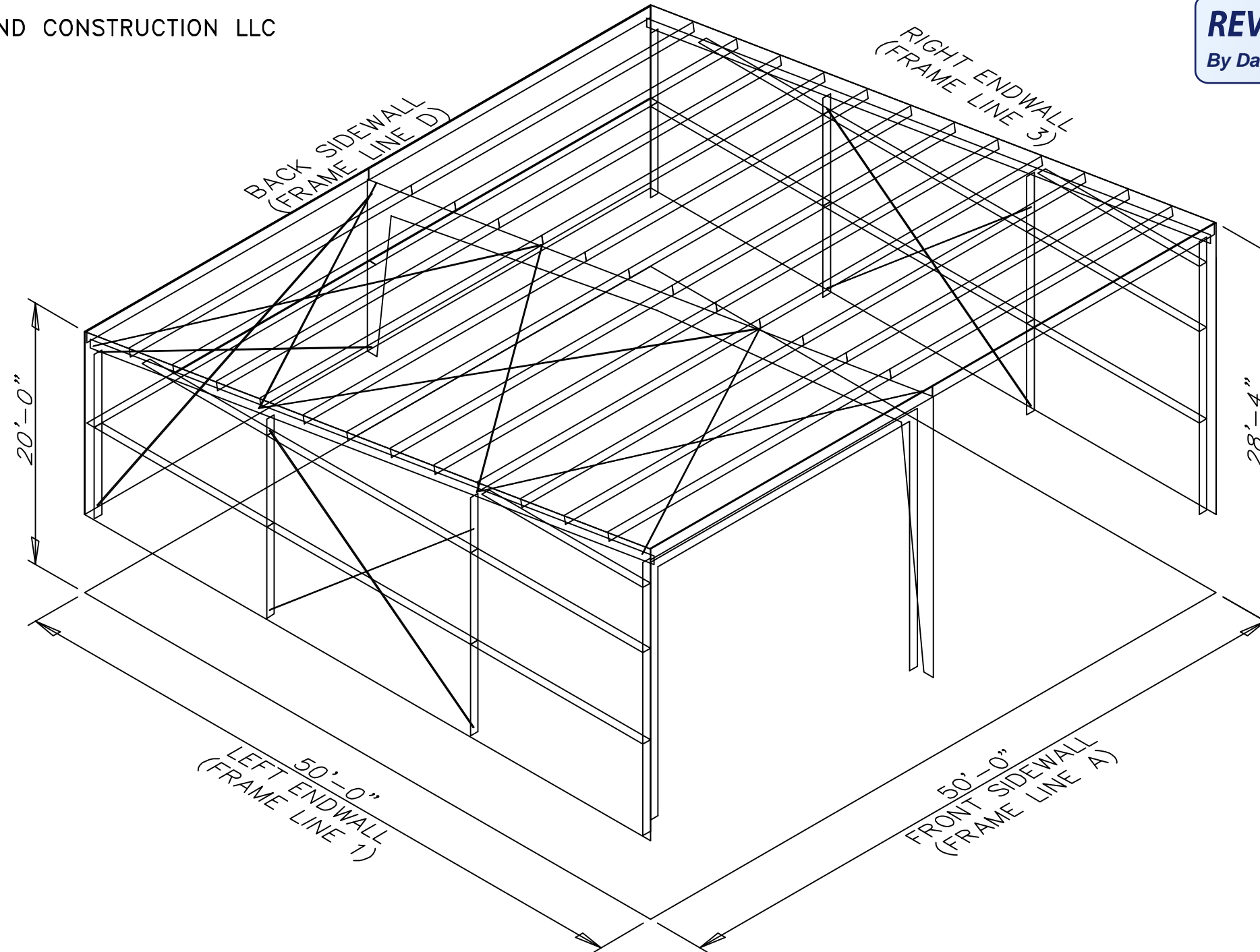
GREAT WESTERN BUILDINGS

JOB NUMBER: C95384
 PROJECT NAME: QUALITY CONCRETE AND CONSTRUCTION LLC
 PROJECT LOCATION: 1132 WHITE AVE
 PROJECT LOCATION: MOSCOW, ID 83843
 PROJECT COUNTY: LATAH



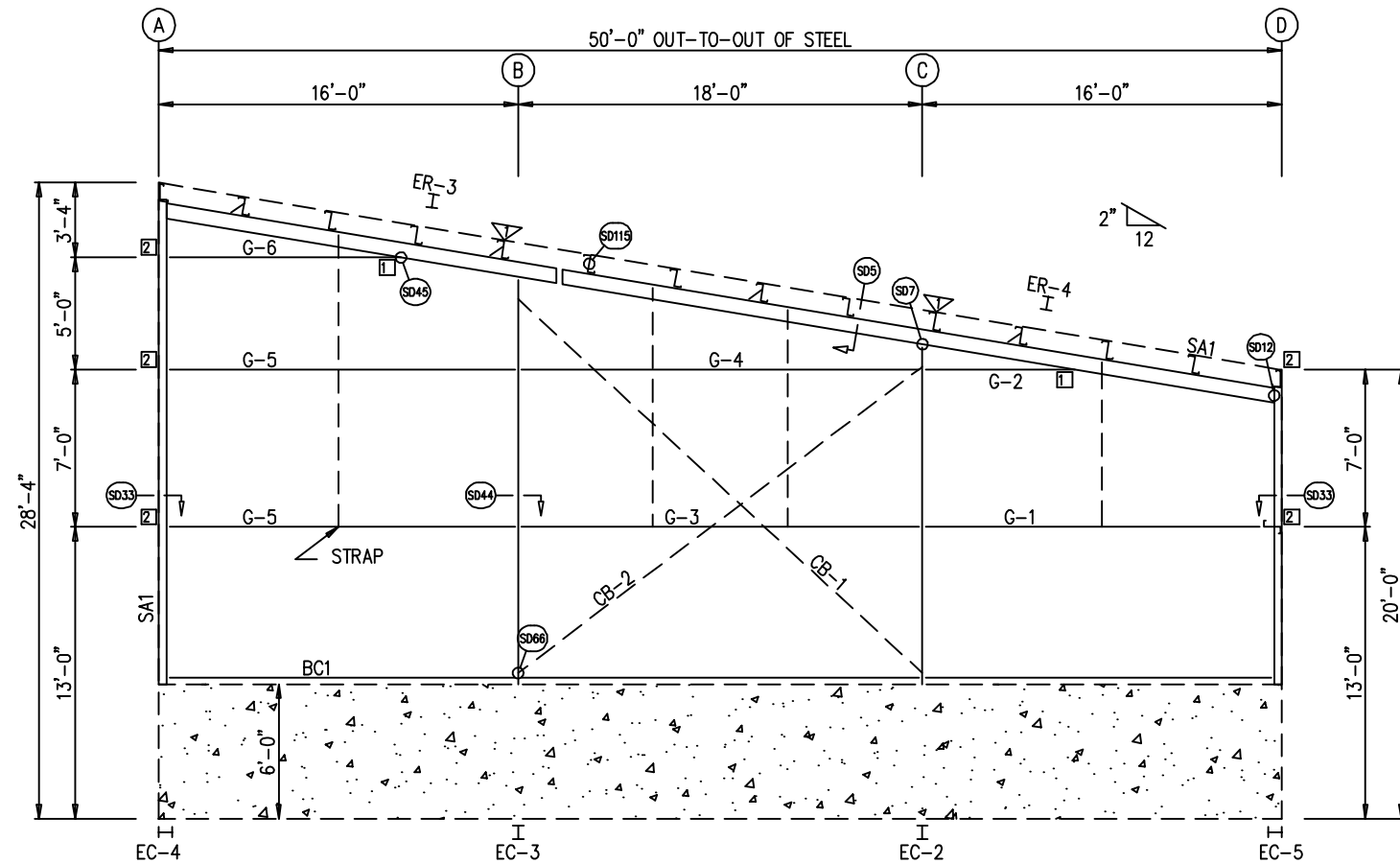
Daniel Albert Rauscher

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 By Daniel A. Rauscher at 11:01 am, Jul 11, 2025

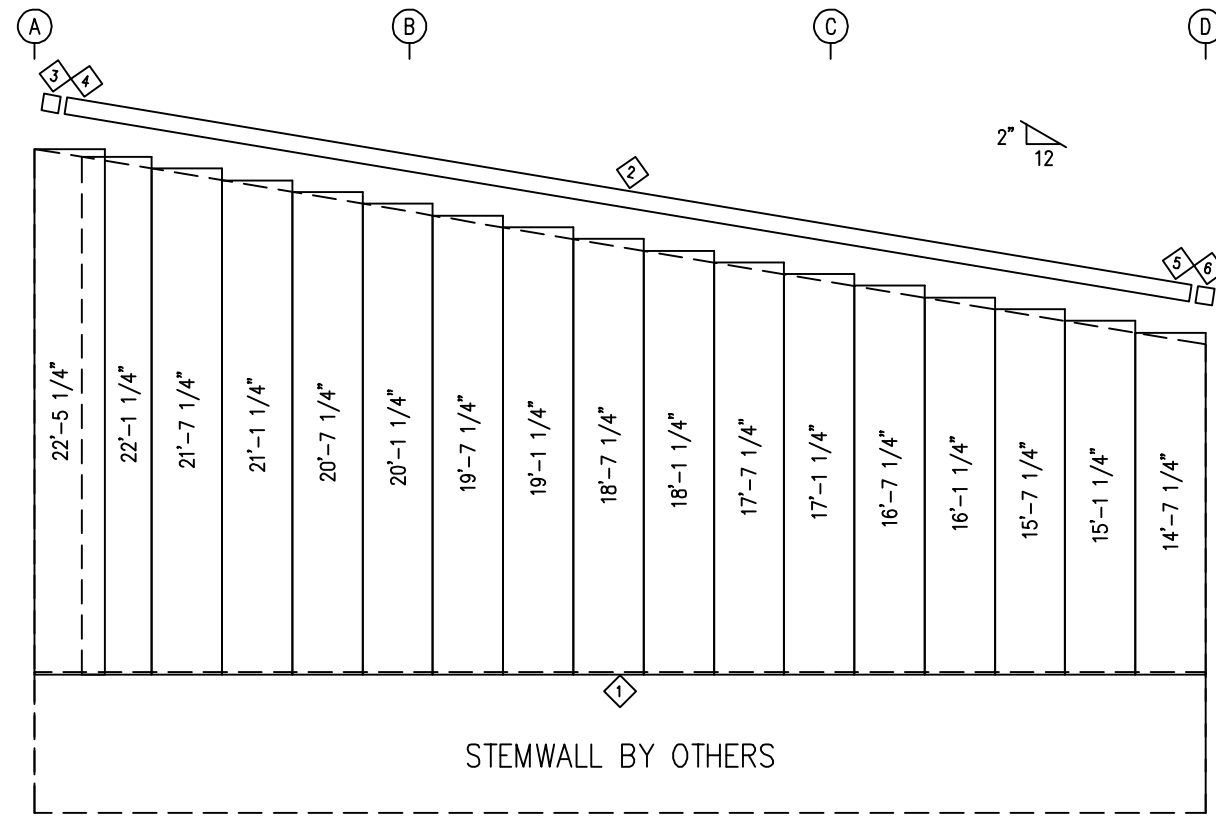


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	16



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3
PANELS: 26 GA. PBR - ASH GRAY

TRIM TABLE FRAME LINE 3				
ID	QUAN	PART	LENGTH	DETAIL
1	5	FL-60	10'-2"	TD74
2	4	FL-21	10'-4"	TD35
3	1	FL-21L	11'-2"	TD85
4	1	FL-328L	9 1/2"	TD13
5	1	FL-21R	11'-2"	TD85
6	1	FL-328R	9 1/2"	TD13

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
COR_COLUMN/RAFTER	4	A325	5/8"	1 1/2"
ER-3/ER-4	8	A325	5/8"	1 1/2"
INT_COLUMN/RAFTER	2	A325	5/8"	1 1/2"

MEMBER TABLE FRAME LINE 3			
QUAN	MARK	PART	LENGTH
1	EC-2	W8X10	15'-0 7/8"
1	EC-3	W8X10	18'-0 7/8"
1	EC-4	W10X22	21'-5 5/8"
1	EC-5	W8X10	13'-2 15/16"
1	ER-3	W8X10	17'-2 5/8"
1	ER-4	W8X10	32'-0 5/8"
1	G-1	8X25Z16	14'-11 13/16"
1	G-2	8X25Z16	6'-2 3/8"
1	G-3	8X35Z14	17'-3 7/8"
1	G-4	8X25Z14	17'-3 7/8"
2	G-5	8X25Z16	14'-9 1/2"
1	G-6	8X25Z16	9'-8"
1	CB-1	CB0313	25'-3"
1	CB-2	CB0313	23'-3 3/4"

CONNECTION PLATES FRAME LINE 3		
ID	QUAN	MARK
1	2	CL-109C
2	5	4X25Z16

FLANGE BRACE TABLE FRAME LINE 3		
ID	QUAN	MARK
1	2	FB29.5

ENG.	CHK.	DAR	DAR

ISSUE	APPROVAL	PERMIT

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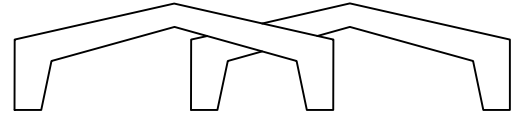
CUSTOMER NAME: SEMPER FI STEEL BUILT, LLC
PROJECT NAME: QUALITY CONCRETE AND CONSTRUCTION LLC
PROJECT LOCATION: 1132 WHITE AVE, MOSCOW, ID 83843
PROJECT COUNTY: LATAH
PROJECT END USE: STORAGE
CUSTOMER PHONE NUMBER: 815.530.2341
CUSTOMER EMAIL: CATHYH@SEMPERFISTEEL.COM
SCALE: N.T.S.
SHEET NUMBER: 10 OF 16
JOB NUMBER: C95384
SHEET TITLE: ENDWALL FRAMING & SHEETING

PROFESSIONAL ENGINEER LICENSED
P-11431
Daniel Albert Rauscher
STATE OF IDAHO
DANIEL ALBERT RAUSCHER

REVIEWED
By Daniel A. Rauscher at 11:25 am, Jul 11, 2025

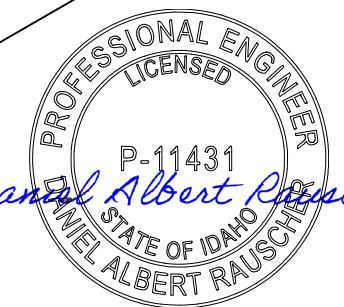
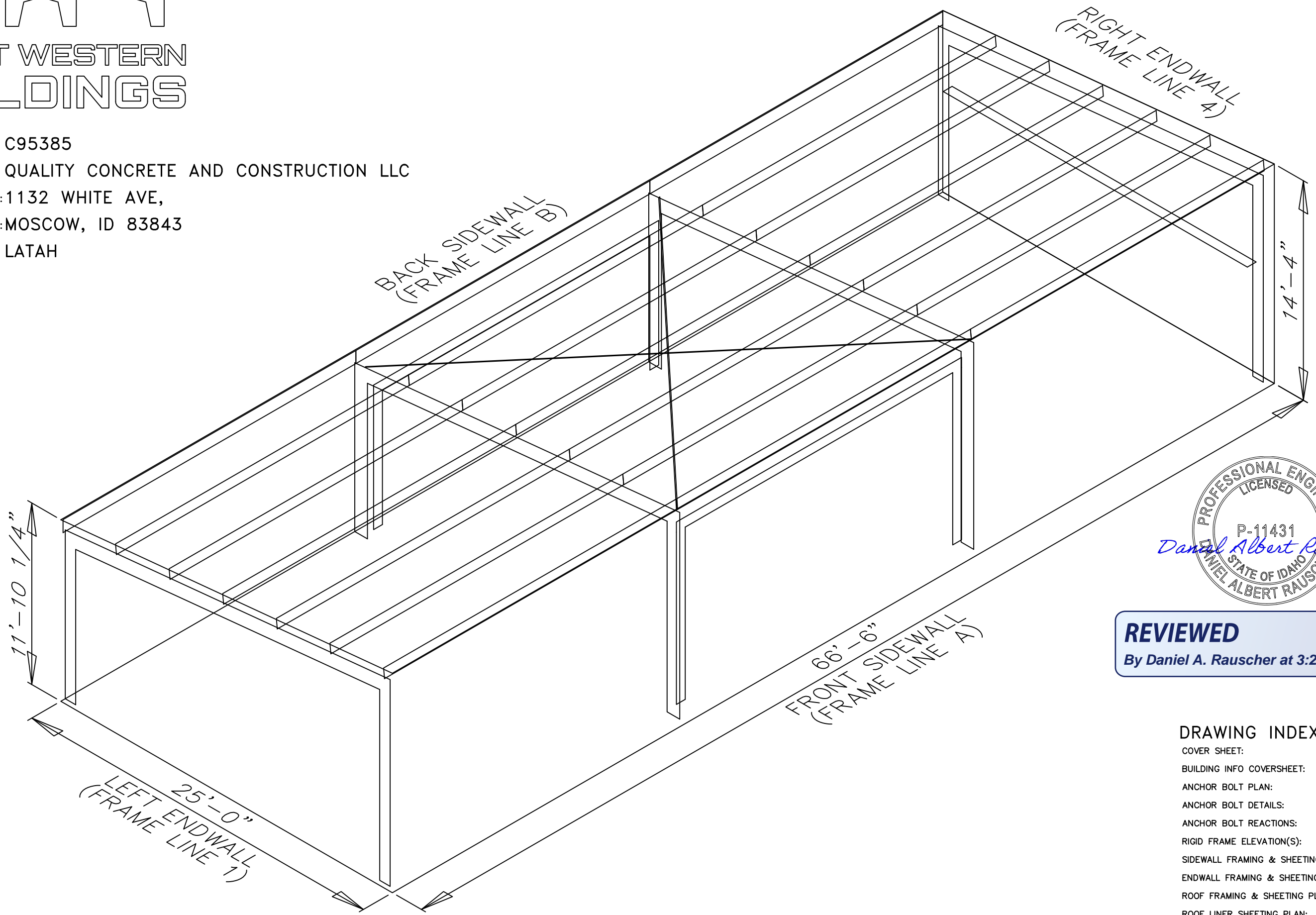
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JOB NUMBER: C95385
 PROJECT NAME: QUALITY CONCRETE AND CONSTRUCTION LLC
 PROJECT LOCATION: 1132 WHITE AVE,
 PROJECT LOCATION: MOSCOW, ID 83843
 PROJECT COUNTY: LATAH



REVIEWED
 By Daniel A. Rauscher at 3:28 pm, Jul 10, 2025

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Received 11-17-2025

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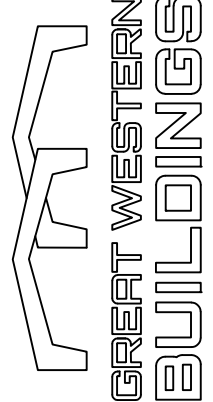
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ID	QUAN	PART	LENGTH	DETAIL
1	1	FL-82	14'-4"	TD106
2	4	FL-315	11'-9"	TD22
3	6	FL-241	11'-4"	TD22
4	1	FL-315L	11'-2"	TD85
5	1	FL-315R	11'-2"	TD85

ENG.	DAR	CHK.	MEZ	CAF

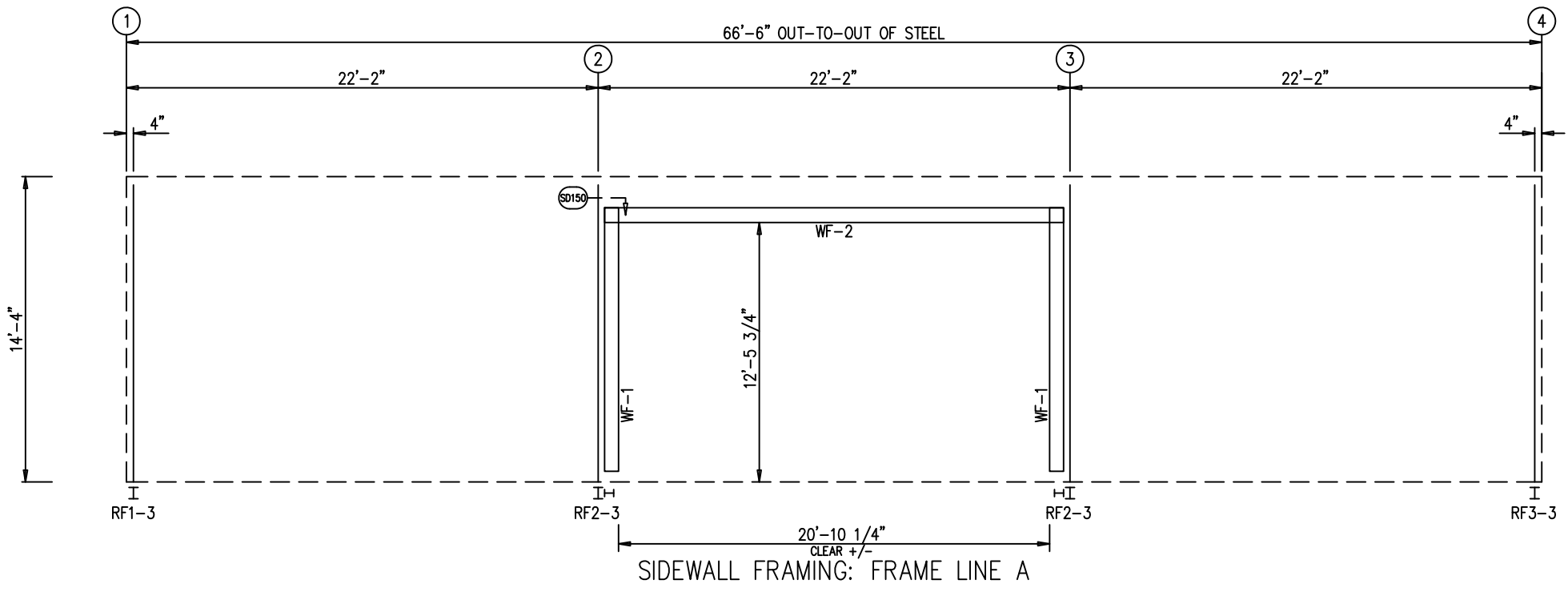
BOLT TABLE FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	5/8"	1 3/4"
WF-1 - RF2-3	8	A325	5/8"	1 1/2"

ISSUE	APPROVAL	PERMIT

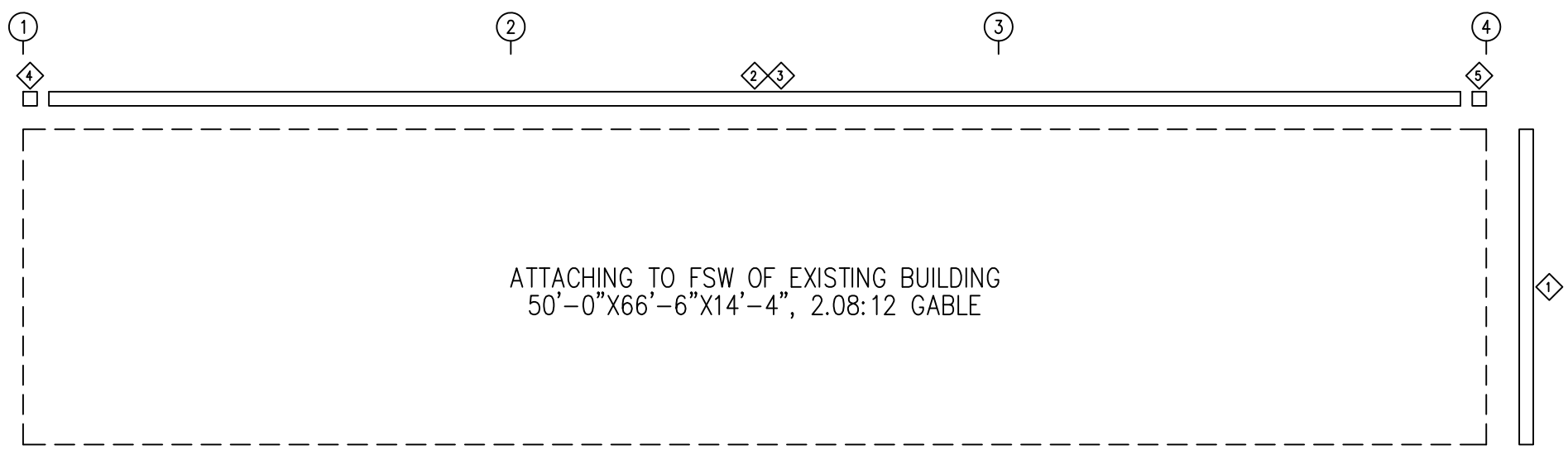
MEMBER TABLE FRAME LINE A			
QUAN	MARK	PART	LENGTH
2	WF-1	W8X10	12'-8"
1	WF-2	W8X21	20'-9 7/8"



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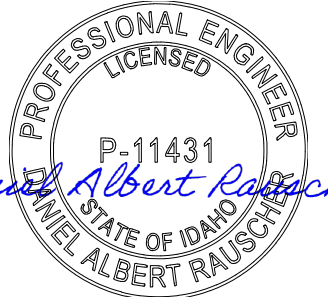
SIDEWALL FRAMING: FRAME LINE A



ATTACHING TO FSW OF EXISTING BUILDING
 50'-0"X66'-6"X14'-4", 2.08:12 GABLE

SIDEWALL TRIM: FRAME LINE A

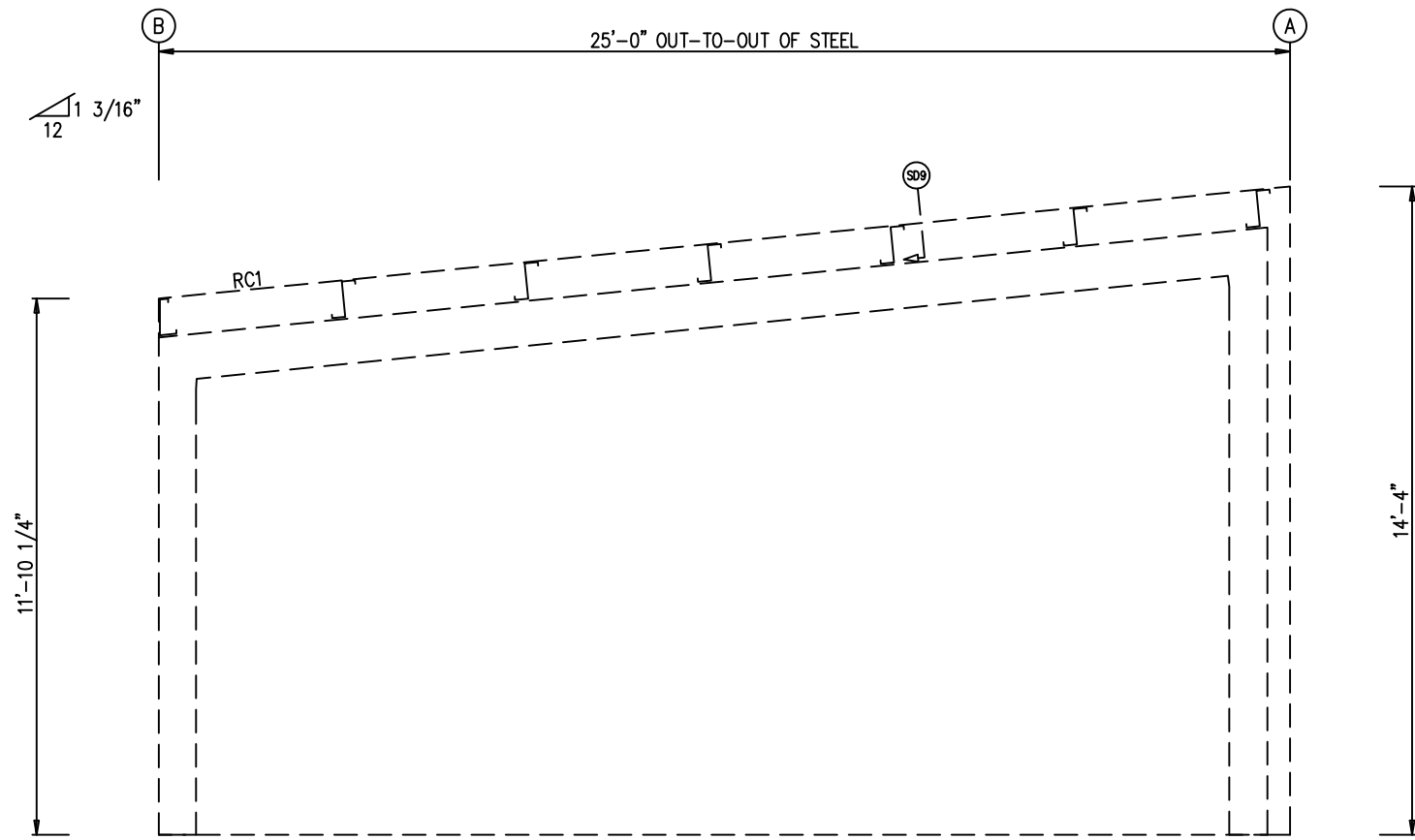
CUSTOMER NAME: SEMPER FI STEEL BUILT, LLC	PROJECT NAME: QUALITY CONCRETE AND CONSTRUCTION LLC
PROJECT LOCATION: 1132 WHITE AVE, MOSCOW, ID 83843	PROJECT COUNTY: LATAH
PROJECT END USE: STORAGE	CUSTOMER PHONE NUMBER: 815.530.2341
CUSTOMER EMAIL: CATHY@SEMPERFISTEEL.COM	SCALE: N.T.S.
SHEET NUMBER: 9 OF 19	JOB NUMBER: C95385
SHEET TITLE: SIDEWALL FRAMING & TRIM	



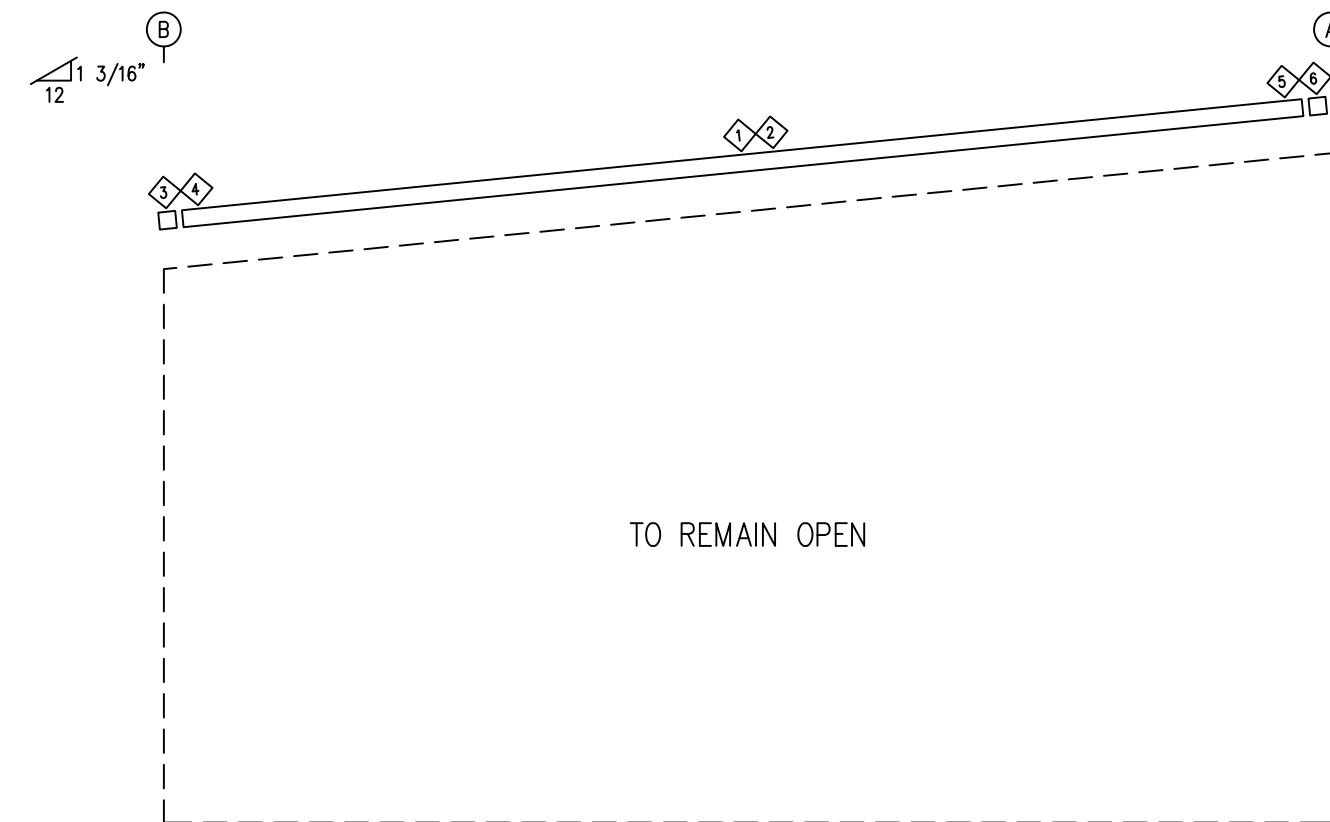
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 By Daniel A. Rauscher at 3:29 pm, Jul 10, 2025

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ENDWALL FRAMING: FRAME LINE 1



ENDWALL TRIM: FRAME LINE 1

TRIM TABLE
FRAME LINE 1

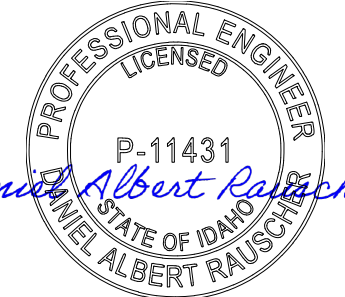
ID	QUAN	PART	LENGTH	DETAIL
1	2	FL-21	7'-8"	TD24
2	3	FL-365	8'-10"	TD25
3	1	FL-21L	11'-2"	TD85
4	1	FL-328L	9 1/2"	TD13
5	1	FL-21R	11'-2"	TD85
6	1	FL-328R	9 1/2"	TD13

ENG.	DAR	CHK.	MEZ	CAF	DATE	ISSUE
					06/11/25	APPROVAL
					07/10/25	PERMIT

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PROJECT LOCATION: 1132 WHITE AVE, MOSCOW, ID 83843	PROJECT COUNTY: LATAH
PROJECT END USE: STORAGE	CUSTOMER PHONE NUMBER: 815.530.2341
CUSTOMER EMAIL: CATHY@SEMPERFISTEEL.COM	SCALE: N.T.S.
SHEET NUMBER: 11 OF 19	JOB NUMBER: C95385
SHEET TITLE: ENDWALL FRAMING & TRIM	



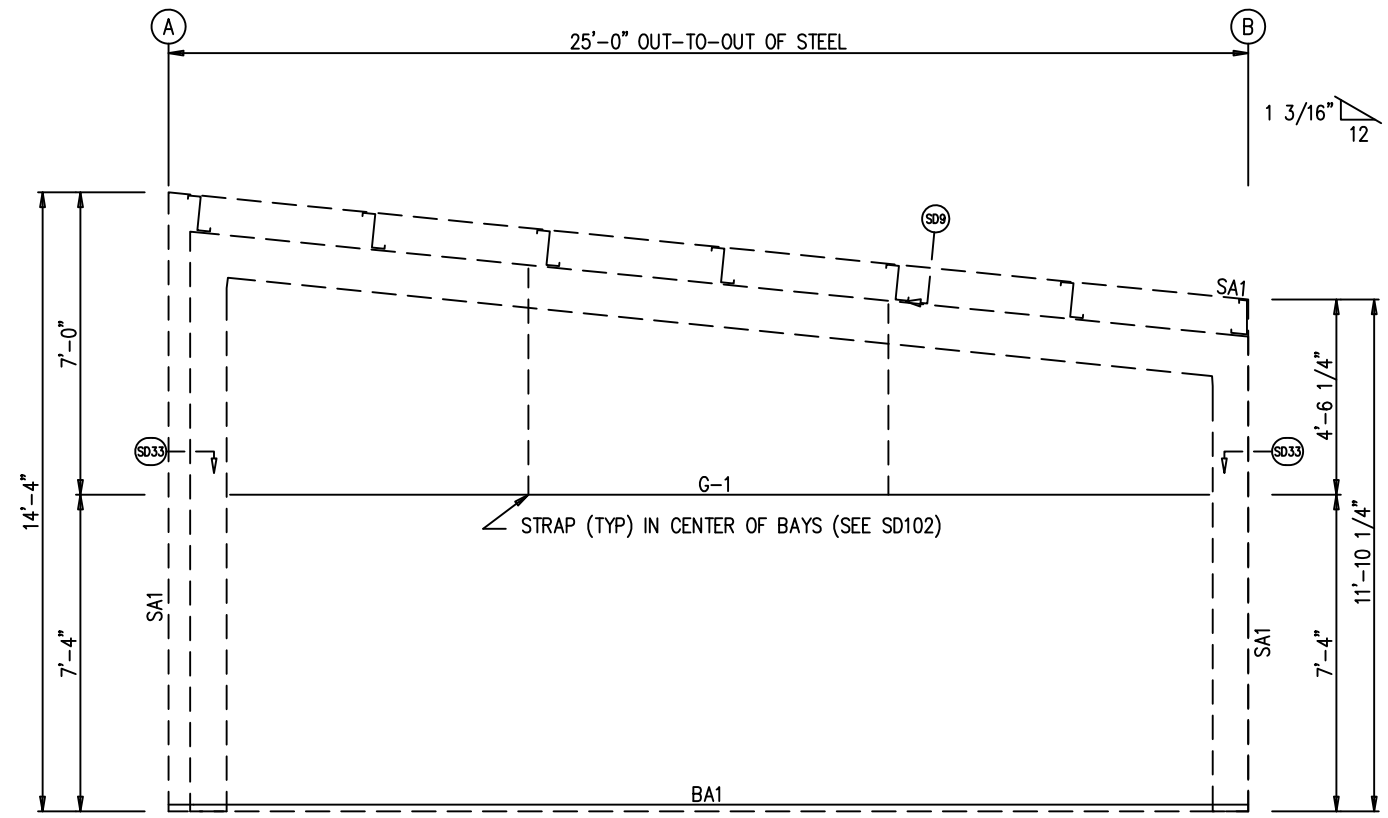
Daniel Albert Rauscher

REVIEWED

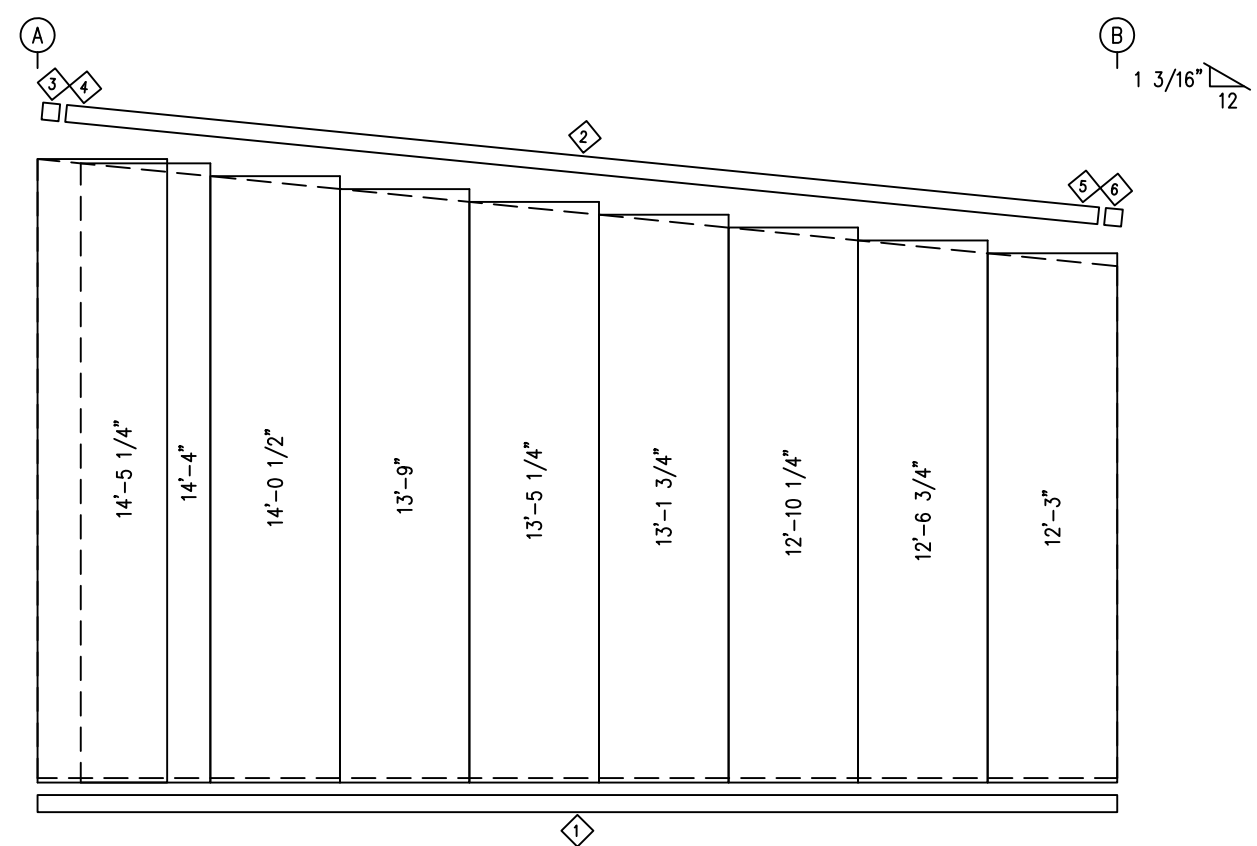
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ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4
PANELS: 26 GA. PBR - ASH GRAY

TRIM TABLE FRAME LINE 4				
ID	QUAN	PART	LENGTH	DETAIL
1	3	FL-60	10'-2"	TD74
2	2	FL-21	7'-8"	TD35
3	1	FL-21L	11'-2"	TD85
4	1	FL-328L	9 1/2"	TD13
5	1	FL-21R	11'-2"	TD85
6	1	FL-328R	9 1/2"	TD13

MEMBER TABLE FRAME LINE 4			
QUAN	MARK	PART	LENGTH
1	G-1	12X35Z14	22'-9 1/2"

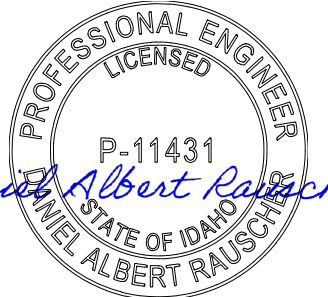
ENG.	DAR	CHK.	MEZ	CAF	DATE	DWN.	MEZ	CAF
					06/11/25			
					07/10/25			

ISSUE	APPROVAL	PERMIT

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PHONE: (800)-497-2135
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CUSTOMER NAME: SEMPER FI STEEL BUILT, LLC
PROJECT NAME: QUALITY CONCRETE AND CONSTRUCTION LLC
PROJECT LOCATION: 1132 WHITE AVE, MOSCOW, ID 83843
PROJECT COUNTY: LATAH
PROJECT END USE: STORAGE
CUSTOMER PHONE NUMBER: 815.530.2341
CUSTOMER EMAIL: CATHY@SEMPERFISTEEL.COM
SCALE: N.T.S.

SHEET NUMBER: 12 OF 19
JOB NUMBER: C95385



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By Daniel A. Rauscher at 3:30 pm, Jul 10, 2025

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ENDWALL FRAMING & SHEETING

HYDRAULIC, HYDROLOGIC AND NO-RISE ANALYSIS FOR NEW SHED CONSTRUCTION

NORTH LATAH COUNTY HIGHWAY DISTRICT MOSCOW, IDAHO

Prepared for:

NORTH LATAH COUNTY HIGHWAY DISTRICT
MOSCOW, IDAHO

December 5, 2025

Prepared by:

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects • Surveyors



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

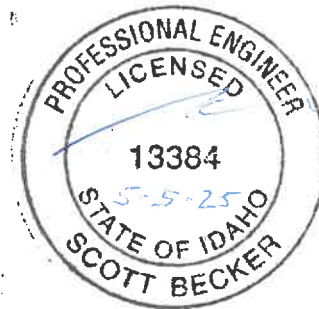


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2.0	Floodplain Determination	1
3.0	Hydrologic Analysis	1
4.0	Hydraulic Analysis	2
5.0	Site Stability	2
6.0	Summary	2

List of Appendices

- Appendix I Streamstats Report
- Appendix II Floodway cross section

Paradise Creek Hydrologic and Hydraulic Analysis

1.0 Introduction and Background

North Latah County Highway District located at 1132 White Avenue, Moscow, ID is situated directly adjacent to Paradise Creek in a developed urban-residential area. This site lies within the creek's active floodplain with a portion of the site located in the Paradise Creek Floodway. This is the site of the proposed construction of a 50' by 50' covered, open end structure.

Paradise Creek is a perennial stream in the Palouse River hydrologic basin, originating on the western slopes of Moscow Mountain in Latah County, Idaho. It flows approximately 20 miles westward through forested headwaters, agricultural lands, and the urban area of Moscow before crossing into Washington and joining the South Fork Palouse River near Pullman. The creek is characterized as a 2nd- to 4th-order youthful to early-mature stream with a "V"-shaped profile in the upper reaches transitioning to rectangular in lowlands. It features 55 small branches and tributaries, with a gentle gradient (<0.5%) through most of the Idaho portion, steepening to ~7% in the headwaters above 2,700 feet elevation.

The total watershed area is approximately 36 square miles. Land use is predominantly non-irrigated cropland, suburban and urban development. Average annual precipitation is 22-24 inches, with an average 48 inches of snowfall. Rain-on-snow events, drive rapid runoff on frozen or thawing soils. Urban impervious surfaces exacerbate flashiness, while agricultural fallowing contributes to erosion and sediment loads.

2.0 Floodplain Determination

Paradise Creek Floodplain and Floodway were determined and published in the 2002 FEMA Flood Insurance Rate Maps and detailed in the 2002 Flood Insurance Study. Information directly relating to the North Latah County Highway District's propose building site were collected from data listed in Table 2 and Page 03 of the Paradise Creek Flood Profiles between cross sections AX and AY. Base flood elevation is listed as 2583.6. The floodway extends from White Avenue into the highway district site approximately 26 feet at the east end of the proposed shed.

3.0 Hydrologic Analysis

Hydrology of Paradise Creek is influenced by a continental climate with distinct seasonal patterns: high winter-spring flows from snowmelt and rain-on-snow, and low summer-fall baseflows sustained by groundwater. Agricultural practices (e.g., tillage on loess soils) elevate sediment and nutrient loads during storms.

The mean velocity of the 100-year flood at the site location per FEMA floodway data is between 3.7 feet per second and 1.4 feet per second with a flow volume of 873 cubic feet per second. Flows were analyzed using USGS *Streamstats* at the specific site location

4.0 Hydraulic Analysis

Hydraulics reflect a low-gradient, sediment-transport dominated system with urban modifications. The creek's fine-grained bed and unstable banks promote aggradation during lows and scour during highs. Floodplains are narrow in fair-poor condition due to past channelization and grazing. At 1132 White Avenue, the reach is moderately steepened, with stabilization efforts to protect White Avenue reducing local erosion but not eliminating flood overtopping risks.

5.0 Site Hydraulic Stability

North Latah County Highway District's proposed structure in the floodplain will utilize superior design to protect the adjacent properties and the structure during a flood event. The design implements wet flood proofing to allow water to flow through the open ends of the structure creating a "No-Rise" situation. Concrete footings and steel structure will prevent the hydrostatic pressures from uplifting the structure and causing stream blockage.

Hydraulic pressures from water flow are reduced from mean stream flows. Water overtopping the bank flows a chain link fence reducing velocity due to minor obstruction. Additionally the 100-year flow through the highway district property is relatively shallow (1.7' to 0' of depth) reducing velocity. The structure is designed to withstand these flood elements and remain stable.

Equipment stored in the shed will be removed in a potential flood event since these vehicles maintenance and first responding emergency repair vehicles. All vehicles stored in the floodway will be kept and maintained in running order.

6.0 Summary

In summary, the proposed 50' x 50' structure will cause no rise in the base flood elevation while remaining stable during a potential flood event. The use will not pose a danger to the public from increased flood water elevation or debris flow.

Appendix I
Streamstats Report

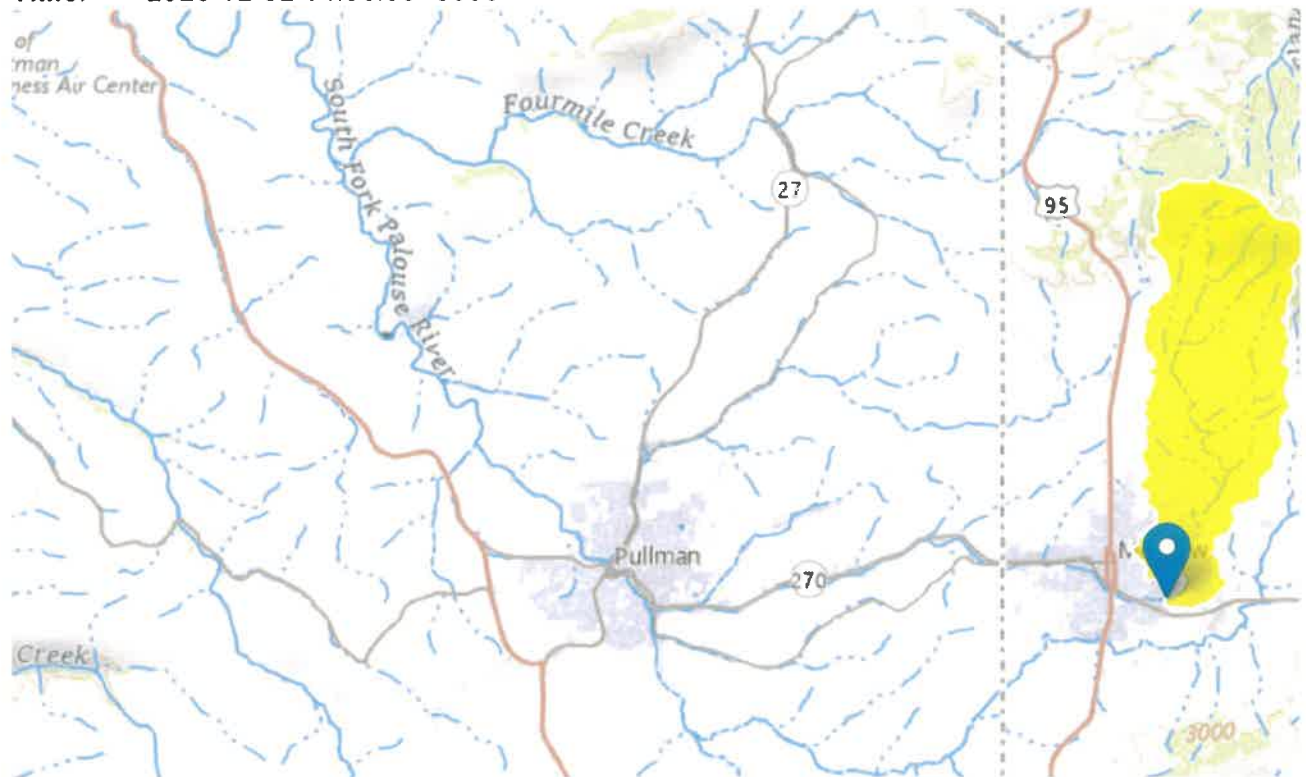
NLCHD Moscow Shop Streamstats

Region ID: ID

Workspace ID: ID20251202223512935000

Clicked Point (Latitude, Longitude): 46.72289, -116.98199

Time: 2025-12-02 14:35:30 -0800



[+ Collapse All](#)

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	14.03	square miles
PRECIP	Mean Annual Precipitation	25.6	inches

➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Flow Region 3 2016 5083]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	2.13	2500

Peak-Flow Statistics Flow Report [Peak Flow Region 3 2016 5083]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR²: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PIL	PIU	ASEp
80-percent AEP flood	70.7	ft ³ /s	13.3	375	114
66.7-percent AEP flood	98.6	ft ³ /s	20.9	465	103
50-percent AEP flood	141	ft ³ /s	34.3	580	91.2
42.9-percent AEP flood	163	ft ³ /s	41.7	637	86.7
20-percent AEP flood	277	ft ³ /s	86.9	883	70.4
10-percent AEP flood	395	ft ³ /s	143	1090	60.4
4-percent AEP flood	569	ft ³ /s	242	1340	48.8
2-percent AEP flood	718	ft ³ /s	343	1500	41.5
1-percent AEP flood	873	ft ³ /s	464	1640	34.5
0.5-percent AEP flood	1050	ft ³ /s	603	1830	29.1
0.2-percent AEP flood	1290	ft ³ /s	825	2020	22.8

Peak-Flow Statistics Citations

Wood, M.S., Fosness, R.L., Skinner, K.D., and Veilleux, A.G., 2016, Estimating peak-flow frequency statistics for selected gaged and ungaged sites in naturally flowing streams and rivers in Idaho: U.S. Geological Survey Scientific Investigations Report 2016-5083, 56 p. (<http://dx.doi.org/10.3133/sir20165083>)

➤ Annual Flow Statistics

Annual Flow Statistics Parameters [Monthly Annual Region 3 2001 4093]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	17.6	674.9

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
PRECIP	Mean Annual Precipitation	25.6	inches	19.3	30.1

Annual Flow Statistics Disclaimers [Monthly Annual Region 3 2001 4093]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Annual Flow Statistics Flow Report [Monthly Annual Region 3 2001 4093]

Statistic	Value	Unit
Mean Annual Flow	5.69	ft ³ /s

Annual Flow Statistics Citations

Hortness, J.E., and Berenbrock, Charles, 2001, Estimating Monthly and Annual Streamflow Statistics at Ungaged Sites in Idaho: U.S. Geological Survey Water-Resources Investigations Report 01-4093, 36 p. (<https://pubs.er.usgs.gov/publication/wri014093>)

➤ Bankfull Statistics

Bankfull Statistics Parameters [Intermontane Plateau D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	3.62934	7579.9152

Bankfull Statistics Parameters [Columbia Plateau P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	17.698824	7579.957671

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	0.07722	59927.7393

Bankfull Statistics Parameters [74.0 Percent (10.4 square miles) West Int Basin]

Range CastroJackson 2001]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	17.7	8080

Bankfull Statistics Parameters [26.0 Percent (3.67 square miles) Western Cordillera CastroJackson 2001]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	19.6	5090

Bankfull Statistics Disclaimers [26.0 Percent (3.67 square miles) Western Cordillera CastroJackson 2001]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [26.0 Percent (3.67 square miles) Western Cordillera CastroJackson 2001]

Statistic	Value	Unit
Bankfull Width	28.5	ft
Bankfull Depth	1.46	ft
Bankfull Area	28.3	ft ²
Bankfull Streamflow	167	ft ³ /s

Bankfull Statistics Flow Report [Intermontane Plateau D Bieger 2015]

Statistic	Value	Unit
Bieger_D_channel_width	16.2	ft
Bieger_D_channel_depth	0.749	ft
Bieger_D_channel_cross_sectional_area	11.2	ft ²

Bankfull Statistics Disclaimers [Columbia Plateau P Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Columbia Plateau P Bieger 2015]

Statistic	Value	Unit
Bieger_P_channel_width	12.1	ft
Bieger_P_channel_depth	1.6	ft
Bieger_P_channel_cross_sectional_area	10.2	ft ²

Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
Bieger_USA_channel_width	31.4	ft
Bieger_USA_channel_depth	2.12	ft
Bieger_USA_channel_cross_sectional_area	71.1	ft ²

Bankfull Statistics Disclaimers [74.0 Percent (10.4 square miles) West Int Basin Range CastroJackson 2001]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [74.0 Percent (10.4 square miles) West Int Basin Range CastroJackson 2001]

Statistic	Value	Unit
Bankfull Width	12.6	ft
Bankfull Depth	1.49	ft
Bankfull Area	15.1	ft ²
Bankfull Streamflow	99.7	ft ³ /s

Bankfull Statistics Flow Report [Area-Averaged]

Statistic	Value	Unit
Bankfull Width	16.7	ft
Bankfull Depth	1.48	ft
Bankfull Area	18.5	ft ²
Bankfull Streamflow	117	ft ³ /s

Statistic	Value	Unit
Bieger_D_channel_width	16.2	ft
Bieger_D_channel_depth	0.749	ft
Bieger_D_channel_cross_sectional_area	11.2	ft^2
Bieger_P_channel_width	12.1	ft
Bieger_P_channel_depth	1.6	ft
Bieger_P_channel_cross_sectional_area	10.2	ft^2
Bieger_USA_channel_width	31.4	ft
Bieger_USA_channel_depth	2.12	ft
Bieger_USA_channel_cross_sectional_area	71.1	ft^2

Bankfull Statistics Citations

Bieger, Katrin; Rathjens, Hendrik; Allen, Peter M.; and Arnold, Jeffrey G., 2015, Development and Evaluation of Bankfull Hydraulic Geometry Relationships for the Physiographic Regions of the United States, Publications from USDA-ARS / UNL Faculty, 17p. (https://digitalcommons.unl.edu/usdaarsfacpub/1515?utm_source=digitalcommons.unl.edu%2Fusdaarsfacpub%2F1515&utm_medium=PDF&utm_c

Castro, J.M, and Jackson, P.L. Castro, J.M, and Jackson, P.L., 2001, Bankfull Discharge Recurrence Intervals and Regional Hydraulic Geometry Relationships: Patterns in the Pacific Northwest, USA, Journal of the American Water Resources Association, Volume 37, No. 5, 14 p. (<https://onlinelibrary.wiley.com/doi/abs/10.1111/j.1752-1688.2001.tb03636.x>)

➤ **Maximum Probable Flood Statistics**

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 15]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	14.03	square miles	0.1	20

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 15]

Statistic	Value	Unit
Maximum Flood Crippen Bue Regional	62900	ft^3/s

Maximum Probable Flood Statistics Citations

Crippen, J.R. and Bue, Conrad D.1977, Maximum Floodflows in the Conterminous United States, Geological Survey Water-Supply Paper 1887, 52p. (<https://pubs.usgs.gov/wsp/1887/report.pdf>)

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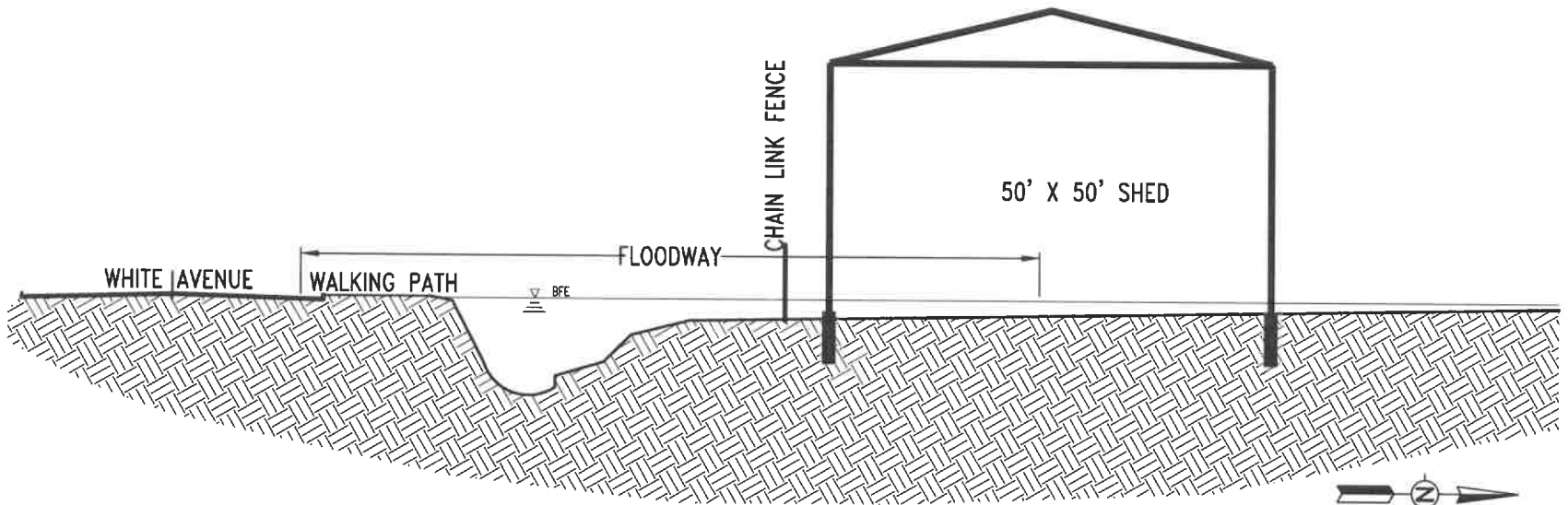
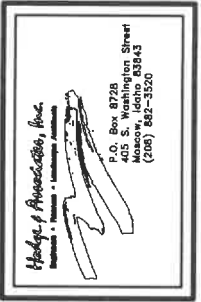
Application Version: 4.29.4

StreamStats Services Version: 1.2.22

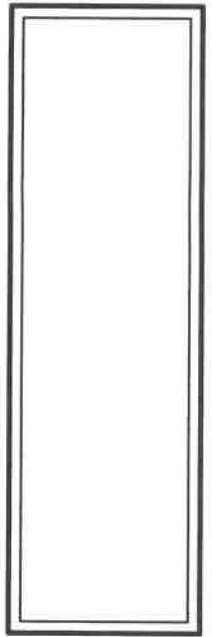
NSS Services Version: 2.2.1

Appendix II
Floodway Cross-section

NORTH LATAH COUNTY HIGHWAY DISTRICT FLOODPLAIN/FLOODWAY



SCALE 1" = 20'



DESIGNED BY:	XX
DRAFTED BY:	SB
CHECKED BY:	
FILE NAME:	4881-NLCHD~
LAYER STATE:	8.5X11L
DATE:	10-09-2025