

BOARD *of* ADJUSTMENT



Joe Bazzoli
Commission Chair

~ Meeting Agenda ~

Aimee Hennrich
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

<http://www.ci.moscow.id.us/agendacenter>

Monday
August 10, 2020

7:00 PM

Council Chambers
221 E 2nd Street

Call to order

1. Approval of Minutes from March 31, 2020 [ACTION ITEM]

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

2. Public Hearing: Proposal for a Conditional Use Permit at 645 Pullman Rd – LUP2020-0017 [ACTION ITEM]

Conditional Use Permit application to allow residential apartments on the ground floor of an existing Hotel (Idaho Inn) located at 645 Pullman Road in the Motor Business (MB) Zoning District per MCC 4-3-4.

ACTION: Conduct the public hearing upon the proposed conditional use permit request and upon consideration of any testimony presented, approve the conditional use permit and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the conditional use permit with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the conditional use permit request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

3. Board Communications

4. Other Business

Adjournment

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
March 31, 2020

Aimee Hennrich
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

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

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Marshall Comstock

MEMBERS VIA PHONE: Annette Bieghler, Laurene Sorensen, Tim Thomson

MEMBERS RECUSED: Steve Bush, Mark Monson

STAFF IN ATTENDANCE: Aimee Hennrich, Mike Ray (via phone)

1. Approval of Minutes from February 19, 2020

Comstock moved approval of the minutes as presented, seconded by Thomson. Motion carried by acclamation with Bieghler abstaining.

2. Public Hearing: Proposal for a Conditional Use Permit at 632 N. Mountain View Road – LUP2020-0006 [ACTION ITEM]

Conditional Use Permit application for a proposed Assisted Living Facility in the Medium Density Residential (R-3) Zoning District per Moscow City Code 4-3-4.

Hennrich presented the application for a 16-resident assisted living facility for elderly disabled persons. The proposed site is located within the Medium Density Residential (R-3) Zoning District where Residential Care Facilities are a conditionally permitted use. Properties to the north, east and south are zoned R-3 and property adjacent to the west is zoned R-2. Adjacent uses include single family homes and duplexes, with two public schools and the Hamilton Lowe Aquatic Center and Indoor Recreation Center in close proximity. The proposal meets all zoning, parking and building code requirements, and includes the required Type A landscape buffer. Staff recommended approval of the proposal with no conditions. Board members had no questions for staff.

Bazzoli opened the public hearing at 7:06 p.m.

Susan Wilson, 208 S Main #2, representing the applicant, pointed out the neighborhood is a unique set of uses and the intention is to create additional housing necessary to meet the needs of aging citizen in a facility with as much of a residential feel as possible. She said the application responds thoroughly to each of the required criteria, and more than 24 people provided letters of support for the project.

Bonnie Sampson, 220 E 5th Street, explained her roots go back several generations on the Palouse. The lack of options for her own father inspired a passion and dream to provide a small home-like

option with meaningful amenities and services catering to the need of elderly residents. Currently Moscow choices include in-home care or a large resident facility, but her project would provide a great middle-ground option. Her 16-bed care home will provide an atmosphere where, according to the CDC, residents experience 50% fewer falls, better cognitive and functional status, greater social engagement and quicker staff response with a resident-to-staff ratio of 6-1. All spaces would be ADA compliant, personal suites would their own private, full bath and the facility itself would include the usual private home spaces such as kitchen, living room, dining room and back patio. Other amenities would include a garden, hair salon, home-cooked meals, on-call nurses, licensed CNAs, laundry and housekeeping, transportation and accompaniment to medical appointments, visits and lessons with local school children, exercise programs and a house dog. Residents of the proposed facility will be quiet and respectful, and monitored by caregivers 24/7. She said they are a vulnerable population that deserves the best housing and respect possible. She requested approval of the proposal as presented.

Comstock inquired about staffing levels. Sampson anticipates four CNAs during the day and two at night. The chef will work 7am-2pm approximately four days per week, preparing extra for the remaining days. Comstock asked if CNAs are licensed to administer medicines and Sampson said yes. There were no other questions from the Board.

Bazzoli read into the record a blanket letter of support and the names of everyone who signed it. He also read the names of others who sent personal testimony in support of the project. Board members concurred that since they were all in support there was no need to read each individual letter, but requested they be attached as part of the official record.

Bazzoli closed the public hearing at 7:23pm.

Comstock thought it was a straightforward proposal that was needed in the community, as long as residents won't mind all the activity from nearby schools, pool and football field. Sorensen asked if the facility was for disabled persons of any age, or just for seniors. Sampson clarified her intended population would include elders with mental or physical disabilities. She did not rule out younger disabled residents but thought the community need was definitely for the elderly. Thomson thought it was a great project and presentation. Bieghler agreed.

Comstock moved approval of the Conditional Use Permit. Beighler seconded the motion which carried unanimously. Comstock moved to accept the Relevant Criteria and Standards and Findings of Fact as drafted by staff, seconded by Sorensen. Motion carried unanimously.

3. Board Communications

None.

Adjournment

The meeting adjourned at 7:28 pm.

Joe Bazzoli, Chair

Date

COMMUNITY PLANNING AND DESIGN DEPARTMENT STAFF REPORT

HEARING DATE: Monday, August 10th, 2020

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: Conditional Use Permit application to allow residential apartments on the ground floor of an existing Hotel (Idaho Inn) located at 645 W Pullman Road in the Motor Business (MB) Zoning District per MCC 4-3-4.

Attachments:

- A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, July 18, 2020
- B. Conditional Use Permit Application
- C. Site Plan, Elevations, and Floor Plan
- D. Relevant Criteria and Standards Worksheet

Prepared by: Aimee Hennrich

STAFF REVIEW

Proposal: The applicant is proposing the use an existing 85-unit, 3-story hotel (Idaho Inn) at 645 Pullman Road in the City of Moscow within the Motor Business Zoning District as both long term (residential) and short term (hotel) rental units. Parking, curb cutouts, trash enclosures, and fire truck access are existing. The applicant does not intend to make any structural changes to the property or buildings. The applicant would like the flexibility in the future to be permitted to change individual units back and forth between apartments and hotel rooms as the market dictates.

Residential uses are permitted within the MB Zone, but a CUP is required for residential uses located on the ground floor, not behind a commercial use. The applicant is requesting a CUP for the proposed 27 ground floor units directly adjacent to Pullman Road and not behind a commercial use.

Background: Idaho Inn was built in 1978 as a Travel Lodge. All rooms were built to allow for extended stays and are fully equipped with a full bathroom as well as a kitchenette. At various points in time, Idaho Inn has operated as both a hotel and extended stay housing.

In or around 1995, Idaho Inn was used as graduate student housing by the University of Idaho. Later, in 2010, it was purchased by the applicant and has been operating as a hotel offering extended stays on the second and third floors.



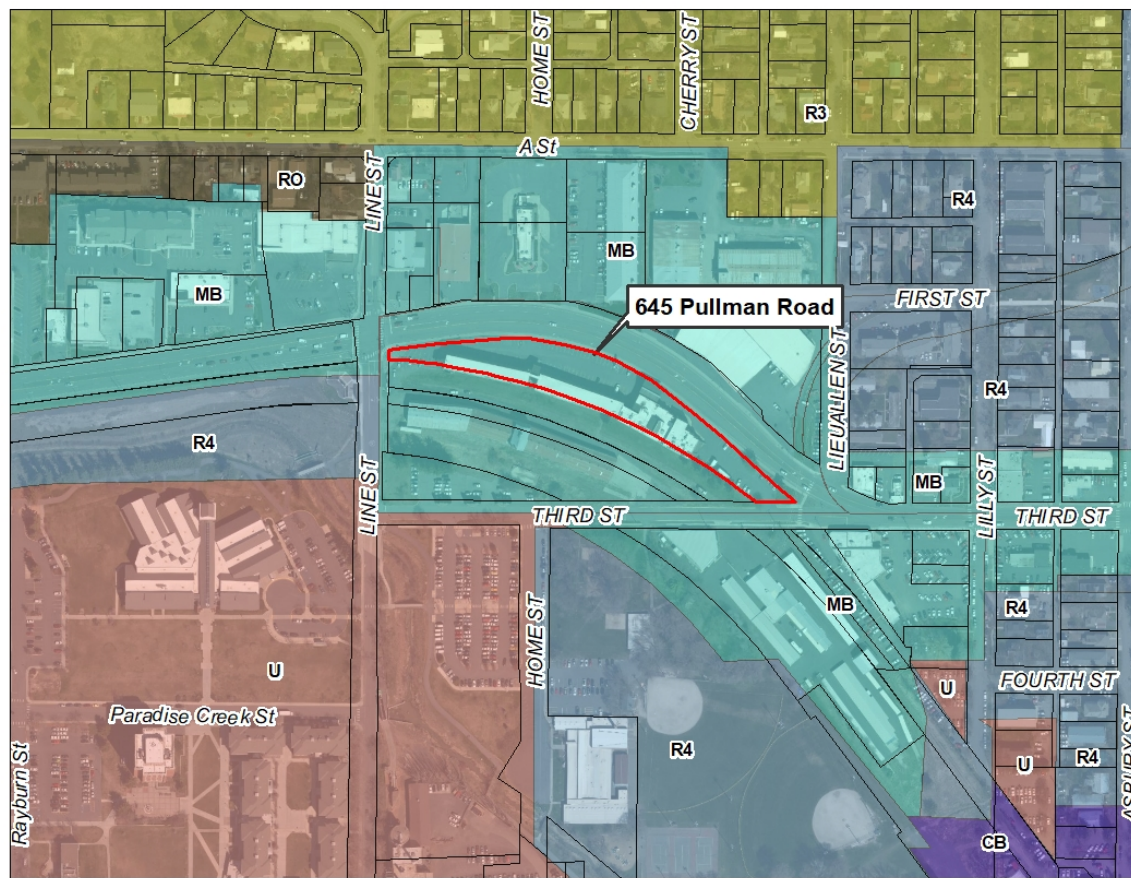
Aerial

Zoning: The subject property is located within the Motor Business Zoning District (MB). Adjacent properties to the north, east, south and west are within the MB Zone. According to the City of Moscow Zoning Code,

"The Motor Business Zoning District (MB) is intended to provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service."

The subject property is located within the Motor Business (MB) Zoning District which requires a Conditional Use Permit (CUP) for Residential uses, including Residential Rental Units, located on the ground floor which are not located behind commercial uses or otherwise authorized herein per MCC 4-3-4.

This City of Moscow defines short term lodging as, “a duration of less than twenty-one consecutive days per guest.”



Zoning Plan

Site and Area Land Use: The entire subject property is a 1.68 acre parcel with 1,006 feet of frontage along Pullman Road. The applicant also owns the 1.15 acre vacant parcel directly south and adjacent to the property. Other surrounding uses are characteristic of the Motor Business District and include: Furniture Center to the northeast; Renaissance Mall to the north; Mod Pizza, P1FCU, Loan First and Big Smoke are also located to the north. South, adjacent to the additional parcel owned by the applicant, is large storage building. In close proximity, to the south and southwest, is the University of Idaho.



Subject Property

Comprehensive Plan: Chapter 2, Community Character and Land Use, designates the subject property as Auto Urban Commercial (AUC).

According to the Comprehensive Plan, Auto Urban Commercial designated areas,

“provide for commercial services and developments that are motor vehicle oriented or those which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Developments within these designations should be required to provide significant landscaping which would be applied to enhancing areas along the street edge, screening parking lots, and buffering adjacent uses.”

Chapter 3, Community Mobility, identifies Pullman Road as a principal arterial and Third Street as a Collector.

Streets and Access: The subject property has 1,006 feet of frontage along Pullman Road. Pullman Road is a Principal Arterial 100 feet wide with curb, gutter, and sidewalk. The subject property can be accessed via two existing vehicular access points on Pullman Road and one existing access point on Third Street.

The current use requires 85 parking space per MCC 4-6-2. The proposed change would increase that requirement to 107 parking spaces, if all units were used as residential studio apartments. The site currently has 109 parking spaces. This is an existing parking lot that meets the required parking space requirements; there are no required changes or modifications. However, it should be noted that striping as signage is in poor condition and should be updated.

Utilities: All utilities to the building are existing and adequate for the change of use.

Input from Other Departments/Entities: No comments from any Departments/Entities.

RELEVANT CRITERIA AND STANDARDS

- 1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.**
- 2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.**
- 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).**
- 4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.**
- 5. The proposed use (will/will not) endanger the public health or safety if located where proposed?**
- 6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.**
- 7. The propose use (will/will not) be in conflict with the Comprehensive Plan.**

RECOMMENDATION

Staff recommends **approval** of the Conditional Use Permit application to allow residential apartments on the ground floor of an existing Hotel (Idaho Inn) located at 645 W Pullman Road in the Motor Business (MB) Zoning District.

Conditions of Approval:

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-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 development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

NOTICE OF PUBLIC HEARING

Proposals for Conditional Use Permit at 645 Pullman Road
Permit Application LUP2020-0017

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:

Conditional Use Permit application to allow residential apartments on the ground floor of an existing Hotel (Idaho Inn) located at 645 W Pullman Road in the Motor Business (MB) Zoning District per MCC 4-3-4.

HEARING DATE: Monday, August 10, 2020

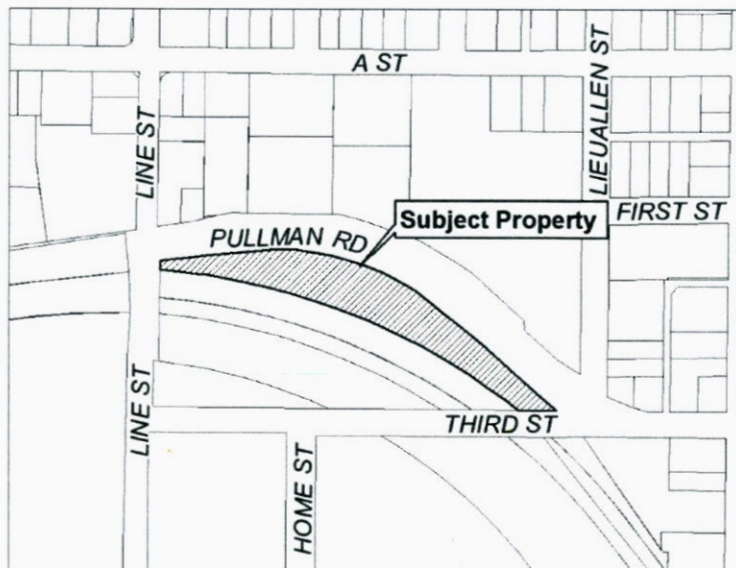
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 pm

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting.

The file containing information on this matter is available for public review at the Community Development Department located in the Paul Mann Building at 221 East Second Street, Moscow, Idaho. Call 883-7035 for a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>



Laurie Hopkins, Moscow City Clerk


Anne Peterson, Deputy City Clerk

Publish: July 18, 2020



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

For City Use Only			
Date Received		7-7-20	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$500	7-7-20
Receipt Number		LUP 2020-0017	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: IDAHO HOSPITALITY INC Telephone: 208 596 0576
645 W PULLMAN RD, MOSCOW, ID 83843
(home address)

Relationship to affected property (please check one):

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

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

Name: SAME Telephone: _____
(home address)

3. Location of Affected Property: 645 W PULLMAN ROAD, MOSCOW, ID

Legal Description: _____
(subdivision) (block) (lot)

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

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

THIS PROPERTY THAT WAS USED AS APARTMENTS AND WAS BUILT AS HOTEL/MOTEL AND USED AS SUCH CURRENTLY HAS 85 ROOMS IN 3 LEVELS LEVEL 1 IS HALF STOREY BELOW 2 LEVELS 2 & 3 ABOVE GROUND LEVEL. KITCHNETTES IN ALL ROOMS.

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 and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. Authorization: Section 2.4.E 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 which it may have.

THE PREMISES WILL CONTINUE TO BE USED FOR HOTEL/MOTEL USE.
THIS REQUEST IS TO ALSO PERMIT THE USE OF ROOMS AS STUDIO
APARTMENTS (R-2 Zoning) TO ACCOMMODATE EXTENDED STAY

7. Before the Moscow Board of Adjustment may issue a Conditional Use Permit, the Board must first make findings of compliance with the following seven relevant criteria and standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.

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

Justification and compliance with criteria #1: THE CURRENT ZONING IS MB,
THE REQUEST IS TO PERMIT R-2 USE.

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

Justification and compliance with criteria #2: THE CURRENT PREMISES ALREADY
HAVE BEEN USED FOR STUDENT HOUSING

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).

Justification and compliance with criteria #3: THIS PREMISES HAS BEEN USED
AS BUILT AS HOTEL/MOTEL AT THE BEGINNING AND CURRENTLY
IN BETWEEN IT HAS BEEN USED AS STUDIO APARTMENTS
BY UNIVERSITY OF IDAHO. BY RENTING ROOMS AS MOTEL AND AS
STUDIO APARTMENTS, THE PREMISES WILL SEE BETTER USE.

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

Justification and compliance with criteria #4: THERE ALREADY EXISTS TWO STREET
ACCESS POINTS FROM WEST PULLMAN ROAD AND ONE FROM W 3RD ST
THERE ALREADY EXISTS WATER, GAS, ELECTRICITY, AND SEWAGE DUE
TO CURRENT HOTEL/MOTEL USE.

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

Justification and compliance with criteria #5: THE PROPERTY WILL NOT ADD ANY RISK AS IT IS ALREADY USED AS HOTEL/MOTEL

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

Justification and compliance with criteria #6: THE PROPERTY HAS BEEN USED AS HOTEL/MOTEL AND AS APARTMENTS AT DIFFERENT TIMES.

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

Justification and compliance with criteria #7: THERE ARE SEVERAL APARTMENTS EAST OF THE PROPERTY.

CONDITIONS OF APPROVAL

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 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 proof 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 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. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board 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 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.

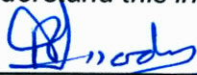
Application Submittal:

This application must be completed and submitted with the below described items to the Moscow Community Development Director at least twenty-one days prior to the hearing at which the application is to be considered by the Board or the application will not be processed.

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)

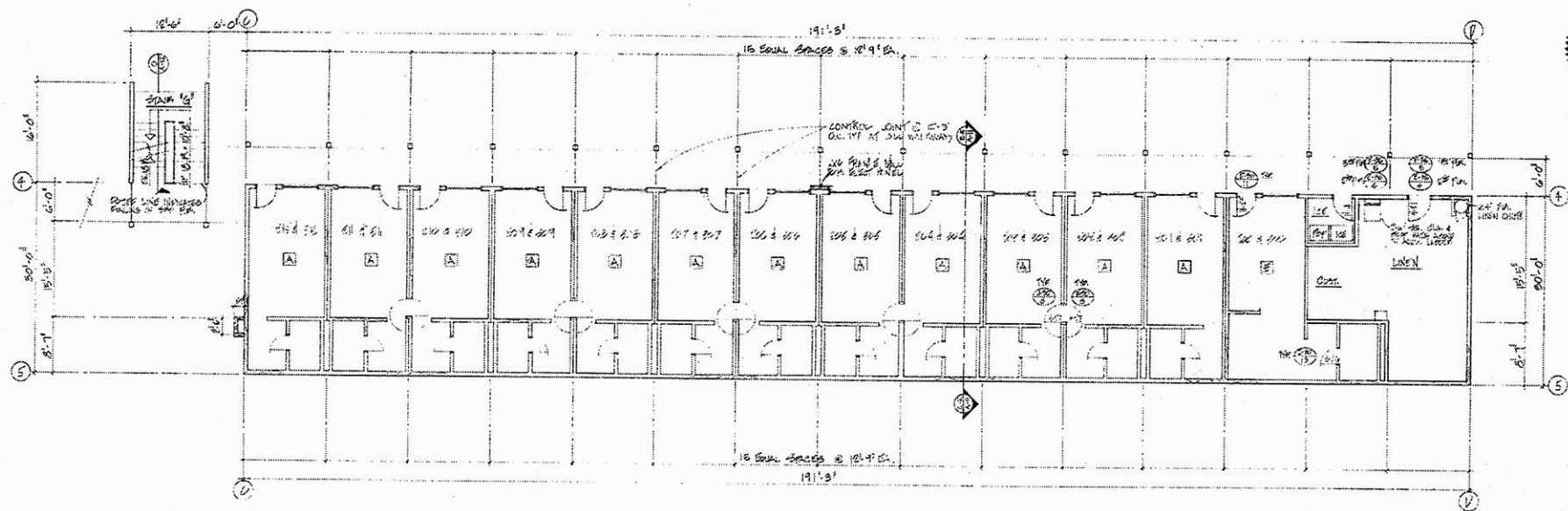
I understand this information is a public record and may be posted to a public website.


Applicant's Signature

7/6/2020
Date

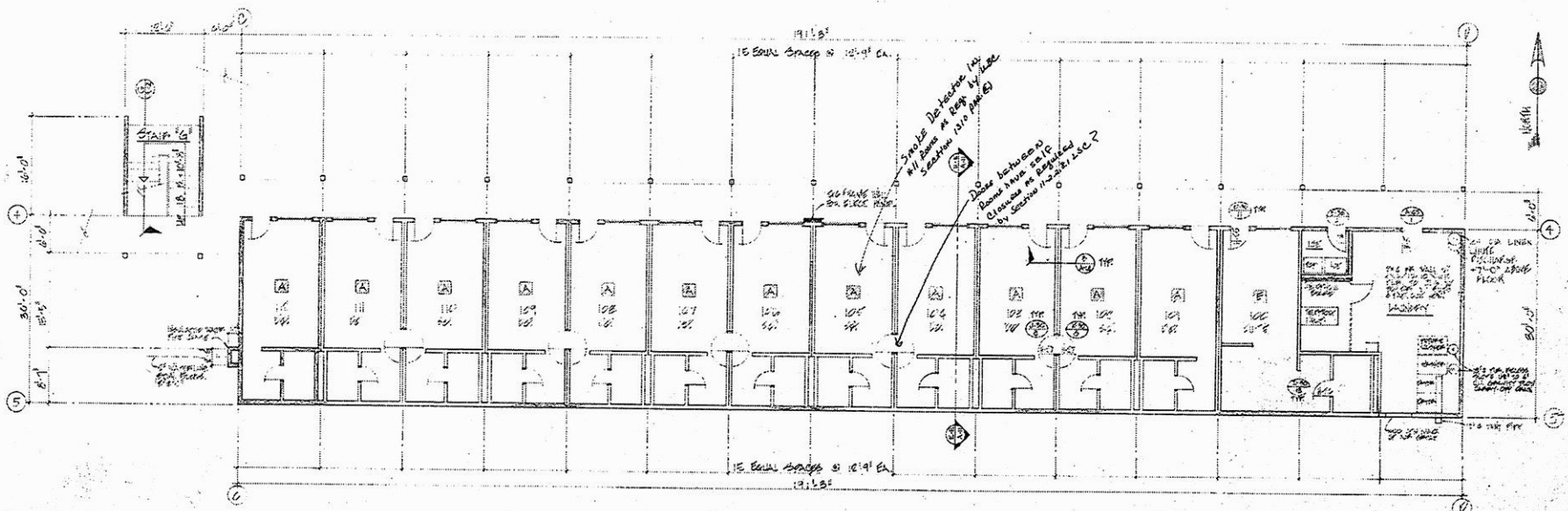
Owner's Signature

Date



SECOND FLOOR PLAN BUILDING 'B' (SEE FLOOR SIMILAR)

1/8" = 1'-0"



FIRST FLOOR PLAN BUILDING 'B'

1/8" = 1'-0"



GRANT F. GROESBECK . . . ARCHITECT . . . A.I.A.
 1000 10th Ave. S.E.
 SEASIDE, WASHINGTON 98148

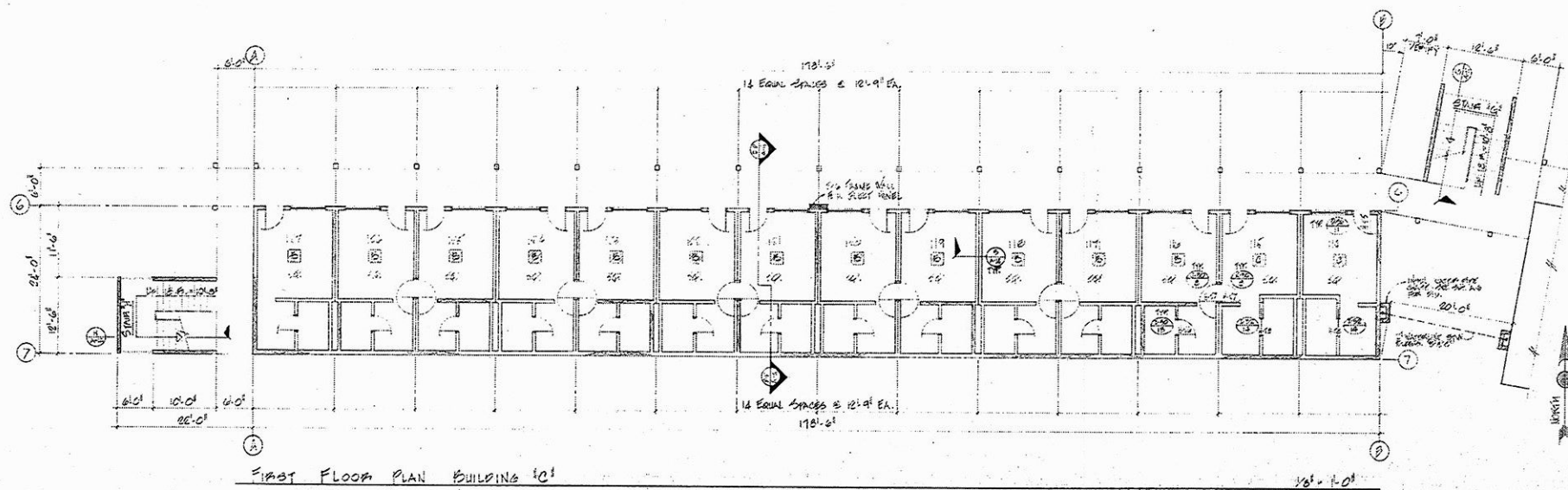
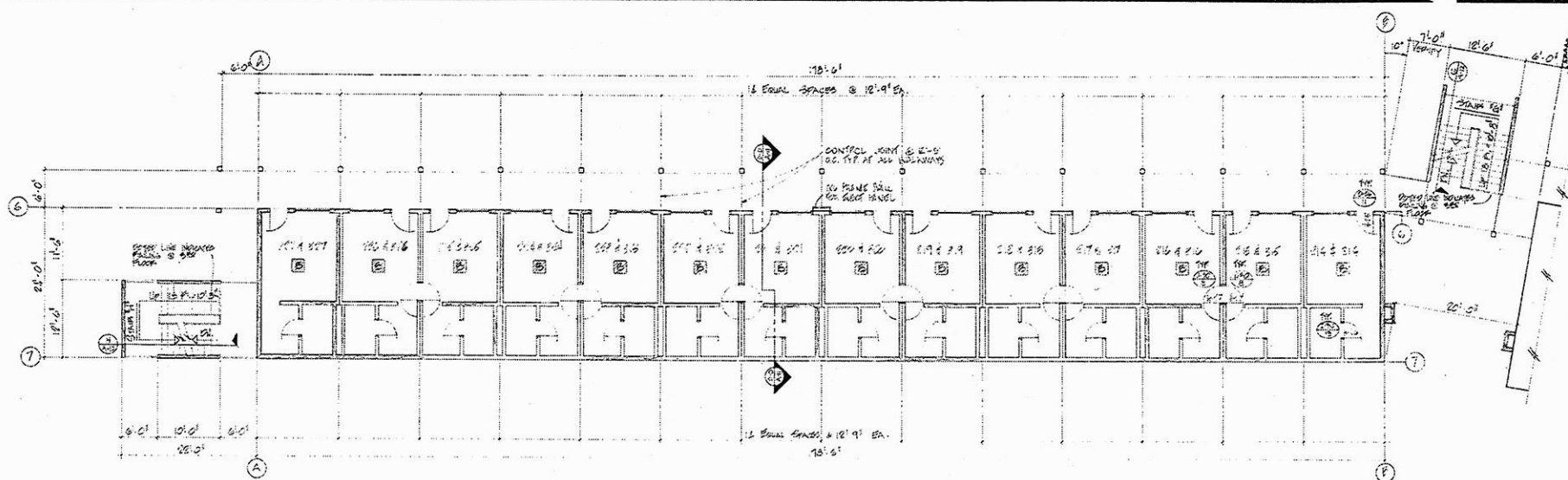
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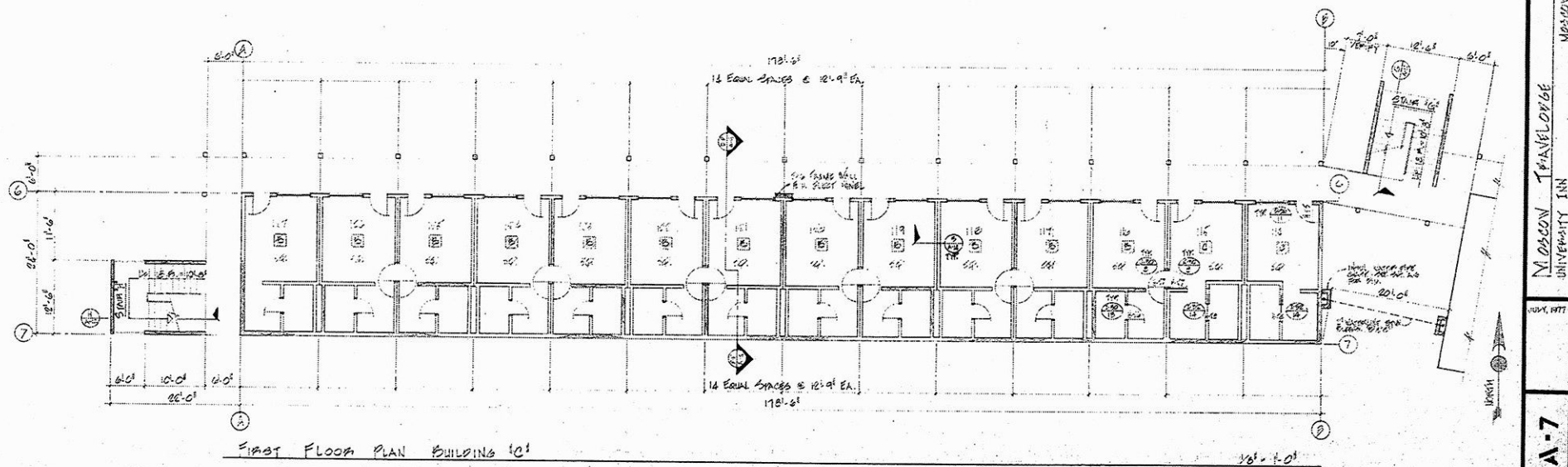
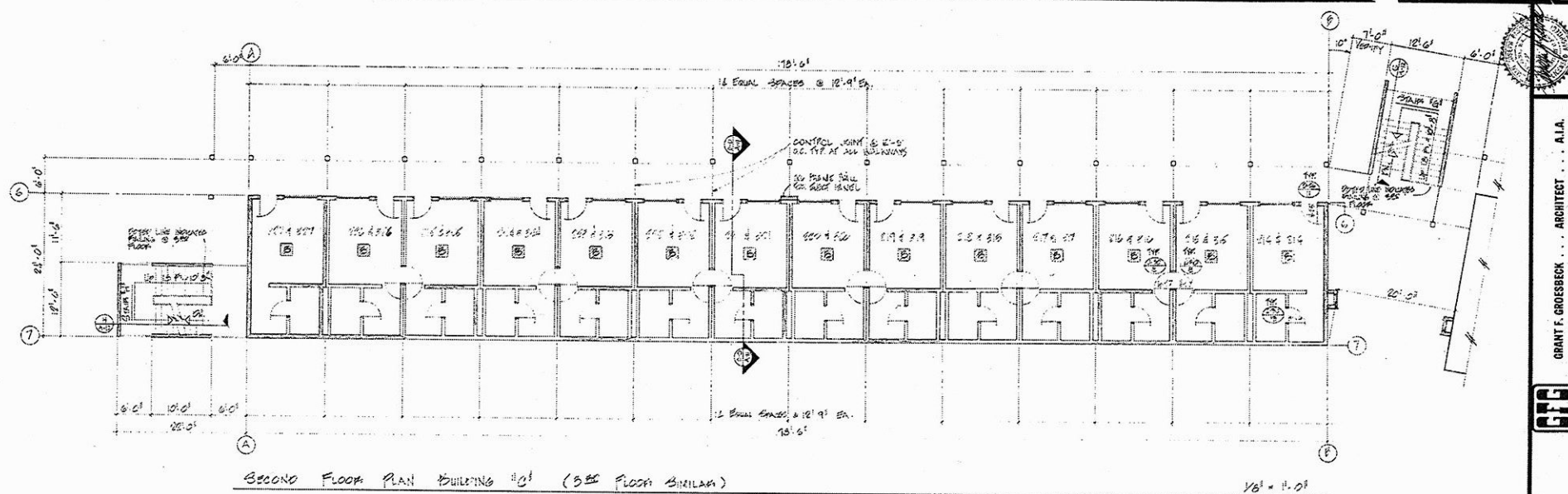
MOSCOW TRAVELOUSE
 UNIVERSITY INN
 MOSCOW, IDAHO

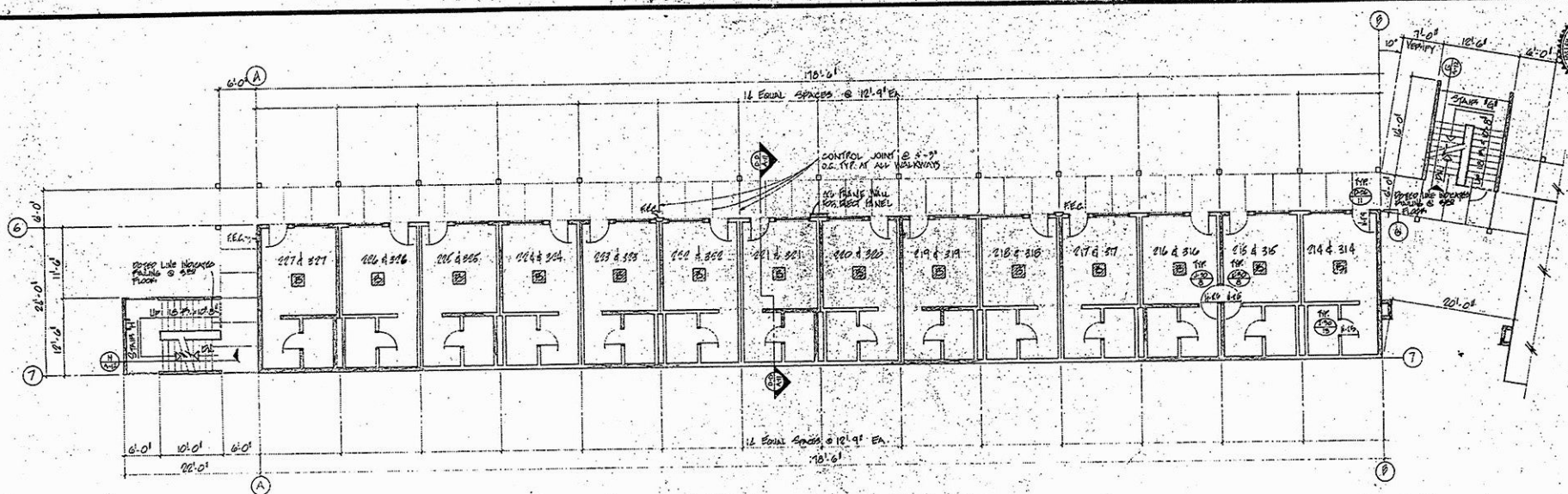
MOSCOW TRAVELOUSE
 UNIVERSITY INN
 MOSCOW, IDAHO

JUN, 1977

A-6



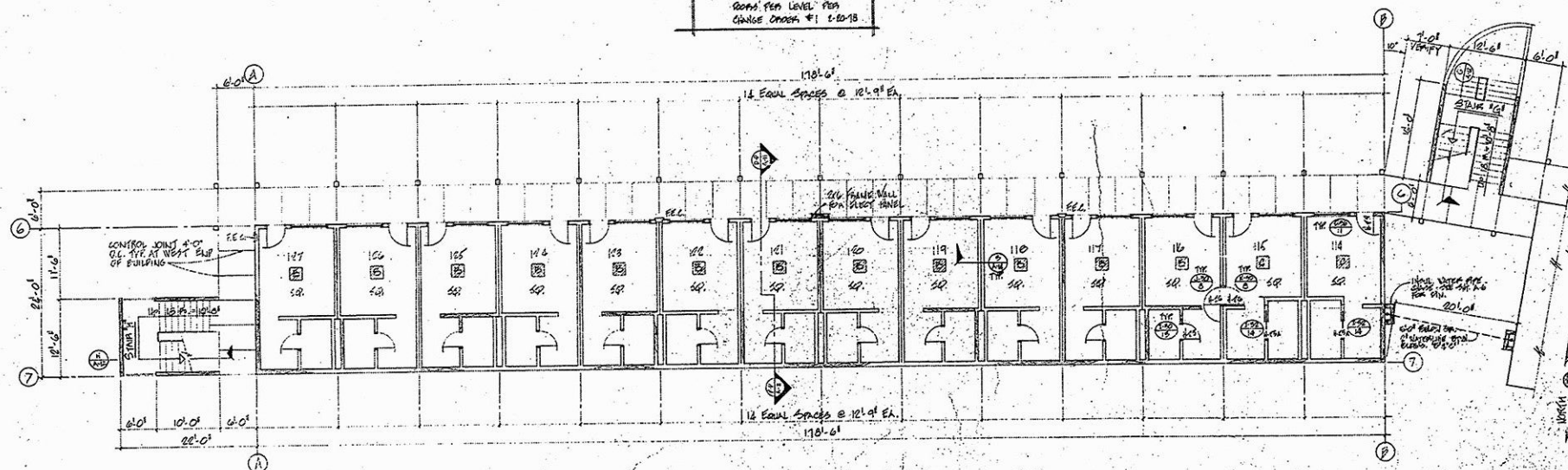




SECOND FLOOR PLAN BUILDING 101 (3RD FLOOR SIMILAR)

1/8" = 1'-0"

NOTE: DELETED IS ADJOINING RM.
ROOMS PER LEVEL PER
CHANGE ORDER #1 1-22-18



FIRST FLOOR PLAN BUILDING 101

1/8" = 1'-0"

AS-BUILT DRAWINGS
9/1/12



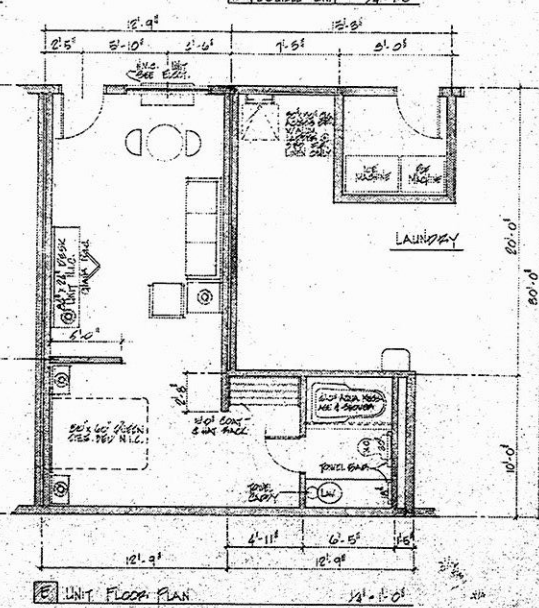
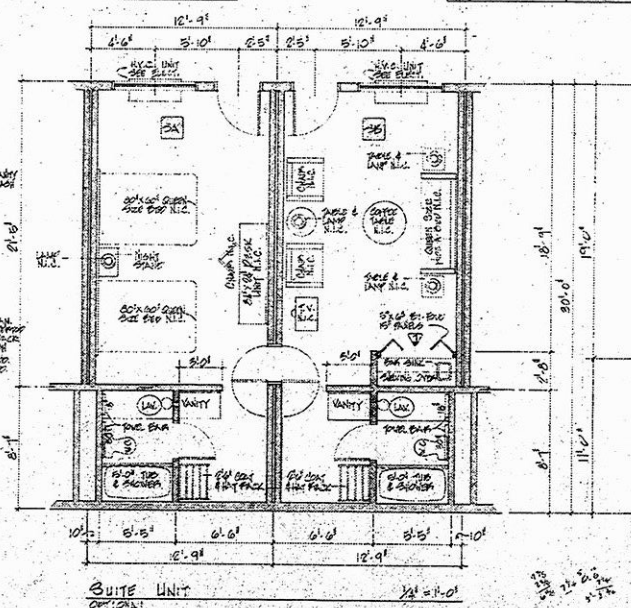
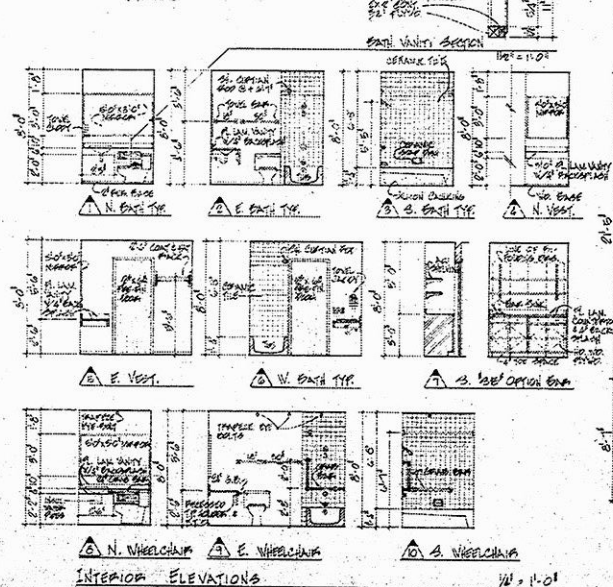
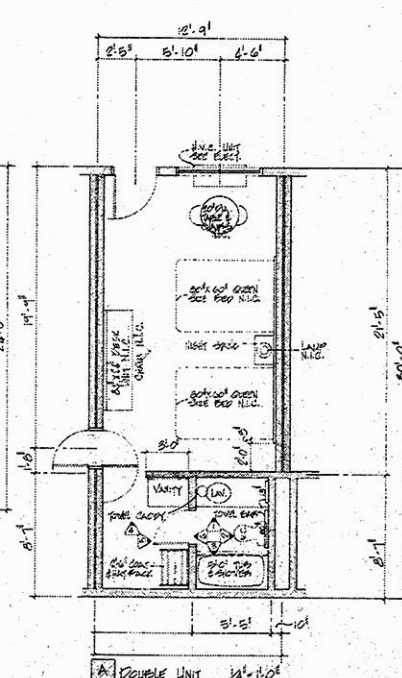
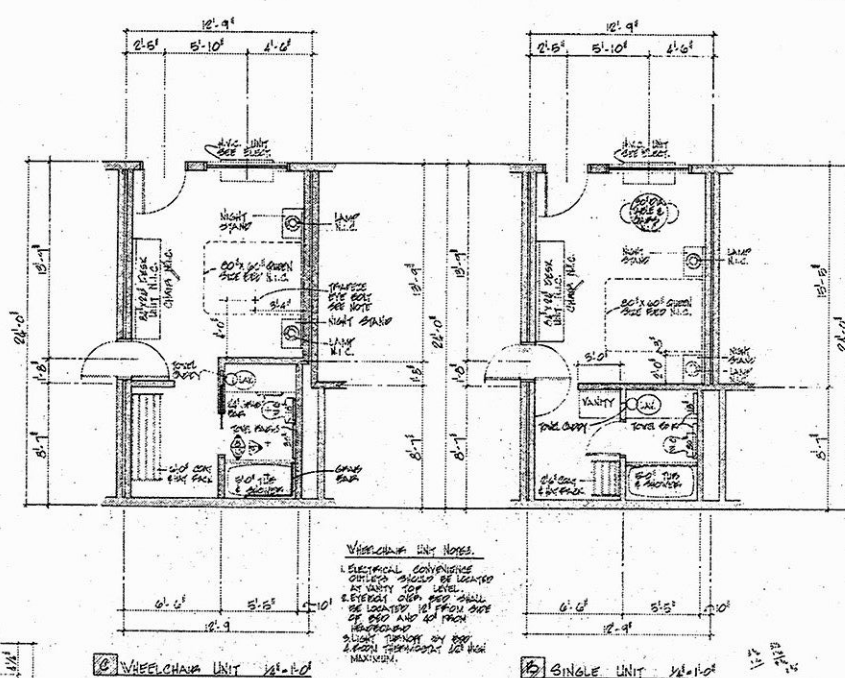
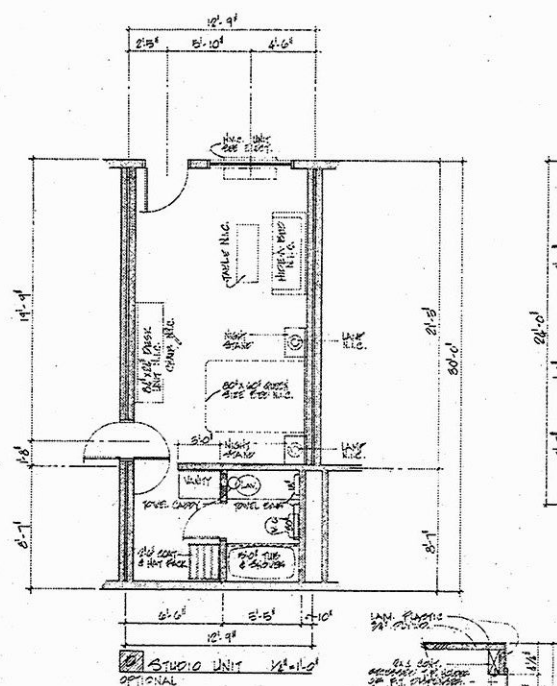
GRANT F. GROESBECK, AIA, ARCHITECT
1000 1ST AVE
SEASIDE, WASHINGTON 98138



MADON TRAVELodge
MADON, WA 10

NOV 4, 1971
SEP 1, 1971
FEB 1, 1973

A-7



WHEELMAN ENT. NOTES

1. ELECTRICAL CONVENIENCE
OUTLETS SHOULD BE LOCATED
AT VANITY TOP LEVEL.
2. ENERGY OVER 500 WATT
SHOULD BE LOCATED 12" FROM S
OF 500 AND 40" FROM
HEADBOARD
3. LIGHT TURN OFF BY 500
4. FROM THERMOSTAT LOC IN
MAXIMUM.



BUILDING B
(Room Size 30' x 12')



BUILDING B
FOR EXTENDED STAY - WILL PROVIDE
ONE BED , DESK & CHAIR



BUILDING C
(Room size 25' x 12')



BUILDING C - FOR EXTENDED STAY
WILL CHANGE BED TO TWIN BED + DESK & CHAIR



ALL BATHROOMS ARE SIMILAR
EXCEPT HANDICAP ROOMS

The image shows three hand-drawn engineering drawings for a concrete curb and frame. The top drawing is a plan view of the curb, showing a central section with a width of 5' 0" and a height of 6' 0". It is flanked by two sections with a width of 5' 0" each. The curb is labeled 'CONCRETE CURB' and 'OUTSIDE'. The middle drawing is a cross-section of the curb, showing a 1:2 slope and a 0.5% slope. It is labeled 'CONCRETE CURB SECTION A-A' and 'NO SCALE'. The bottom drawing is a cross-section of the frame, showing a 1:2 slope and a 0.5% slope. It is labeled 'CONCRETE CURB FRAME' and 'SECTION B-B' and 'NO SCALE'.

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 5 WEST, B.M., CITY OF MOSCOW, COUNTY OF
LATAM, STATE OF IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, THENCE
 N022°08' E 1208.50 FEET TO THE INTERSECTION OF THE SOUTH R/W
 EXISTING STATE HIGHWAY AND THE EAST R/W OF EXISTING LINE STREET
 AND THENCE THE FOLLOWING COURSE:
 THENCE ALONG SAID SOUTHERLY HIGHWAY R/W THE FOLLOWING COURSES:
 S088°59'51" W 113.86 FEET TO THE INTERSECTION OF THE
 THENCE ALONG A 200' FOOT SPIRAL TO THE RIGHT TO P.S.#6, STA.
 467+66.09,
 THENCE ALONG A CURVE TO THE RIGHT TO P.C.S. STA. 465+55.33,
 THENCE ALONG A 200' FOOT SPIRAL TO THE RIGHT TO P.T. STA.
 467+66.09,
 THENCE S088°59'51" 11.0 FEET TO P.S. STA. 467+66.09;
 THENCE S094°00' E 395.04 FEET TO THE INTERSECTION WITH THE NORTH
 R/W OF LINE STREET,
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S088°59'51" W 113.86
 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE
 OF LINE STREET,
 THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE
 LEFT TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY
 LINE OF LINE STREET,
 THENCE ALONG SAID EAST RIGHT-OF-WAY N004°22' W 20.93 FEET TO THE
 TRAILER.

NOTE:
TITLE SEARCH NOT MADE FOR EASEMENTS,
U.P.R.R. R/W DEFINED FROM DESIGN DATA AND BEARING FROM BACK
TANGENT AND TIES TO THIRD AND LINE STREETS.
LOCATION OF EXISTING TRACK CENTERLINE VARIES WITHIN DESIGN
RIGHT-OF-WAY.

PROJECT 81 MOTEL UNITS 39 DOUBLES
42 SINGLES
PARKING 112 CARS
FIRE ZONE I
BUILDING 1A A-21 OCCUPANCY
BUILDING 2B A-1 OCCUPANCY

ABBREVIATIONS

NEW LIGHT STANDER
FIRE HYDRANT

C.B.	CASH EXCH
C.I.	CASH LEON
C.M.P.	COMPENSATED METAL PIPE
CL. ELEV.	ELEVATION
F.P.	FINISH FLOOR
F.H.	PIPE HYDRANT
INV.	INVENT
M.H.	MAN HOLE
SAN. SEWER	SANITARY SEWER
T.O.C.	TOP OF CONC.

North

SITE PLAN 1" = 40'

SET #2