

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>

**Wednesday
August 26, 2020**

7:00 PM

**Council Chambers
221 E 2nd Street**

Call to order

1. Approval of Minutes from August 10, 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 1410 S Blaine Street – LUP2020-0019 [ACTION ITEM]

Conditional Use Permit application for a K-12 Private School and Small Child Care Facility (13-20 children) located at 1410 S Blaine Street.

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~
August 10, 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; Annette Bieghler, Steve Bush, Mark Monson, Tim Thomson

MEMBERS ABSENT: Marshall Comstock, Laurene Sorensen

STAFF IN ATTENDANCE: Aimee Hennrich, Anne Peterson

1. Approval of Minutes from March 31, 2020

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

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.

The proposal is for use of an existing 85-unit, 3-story hotel (Idaho Inn) at 645 Pullman Road within the Motor Business Zoning District as both long-term residential and short-term hotel rental units. 27 units are on the ground floor and not behind commercial use. The building was constructed in 1978 as a Travel Lodge equipped with full bathrooms and kitchenettes and has operated as both hotel and extended stay. In the 1990's it was used by the University of Idaho for graduate student housing. Applicant purchased the property in 2010 and has been operating it as a hotel, with extended stay rooms available on upper floors only. In 2014 a similar CUP was approved by this Board but the use was never initiated so the approval expired. The proposed use would require 107 parking spaces. The existing parking lot has 109 spaces, but striping and signage should be updated. Staff recommended approval of the application with no conditions.

Thomson inquired about the rationale for residential use not being a permitted use on the ground floor within the zoning district. Hennrich explained that City Code intends for retail space to be retained at the ground floor level to provide consistent retail use along storefronts. Monson was pleased to see an application where parking was not an issue.

Bazzoli opened the public hearing at 7:12 p.m.

Ram Sisodiya, 3711 Moscow Mountain Rd, Sisodiya said his family purchased the property specifically for the opportunity to provide university housing. The University bought the property

for graduate student housing after the original motel went bankrupt. It returned to motel use when his family purchased the property. In the current market, their revenue is one-third what it had been so they're looking for additional income opportunities.

Bazzoli closed the public hearing at 7:16 pm.

Monson remembered the earlier CUP approval and said he was again in full support of this use. Bazzoli said the structure itself meets required safety code for this change of use. Monson moved approval of the proposal with no conditions. Bush seconded the motion which carried unanimously. Board members had no questions about the Relevant Criteria and Standards and Findings of Fact as drafted by staff. Monson moved to adopt the document as provided, seconded by Bieghler. Motion carried unanimously.

3. Board Communications

The next hearing is scheduled for Wednesday, August 26th.

Adjournment

The meeting adjourned at 7:21 pm.

Joe Bazzoli, Chair

Date

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

HEARING DATE: Wednesday, August 26, 2020

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2020-0019 – Conditional Use Permit application for a K-12 Private School with a Small Child Care Facility (13-20 children) located at 1410 S Blaine Street.

Attachments: A. Public Hearing Notice
B. Conditional Use Permit Application
C. Site Plan & Floor Plan

Prepared by: Aimee Hennrich – Planner I

Proposal: The applicant, the Jubilee School, is requesting a Conditional Use Permit (CUP) to operate a private K-12 school with a small child care facility (defined as having 13-20 children) within the Motor Business (MB) Zoning District. According to Moscow City Code 4-3-4, K-12 private schools and small child care facilities require a CUP within the MB Zoning District.

The facility would operate between 8:00 am though 4:00 pm, Monday through Friday and would serve up to 100 students with six teachers and two teachers assistants. The child care facility could serve up to 20 children with two teachers and one teaching assistant. At this time the school and the child care facility anticipate the number of students upon opening to be 58 in the private K-12 school and the child care facility to have 10 children.

Background: On July 2, 2020, the applicant applied for a license to operate a daycare facility at the subject property. On July 21, 2020, the applicant then applied for a Conditional Use Permit for a K-12 private school with a small child care facility. Upon review of the daycare application and regulations and of the Conditional Use Permit, it was determined by City staff that the proposed child care facility will start with only 10 students, with possible growth up to 20 children.

The applicant is proposing to create a temporary outdoor play area at the rear of the subject property. Moscow City Code Title 9, Section 10-19.A.2.a states, in part: “The Day Care Facility shall provide open space for outdoor play. A minimum of one hundred (100) square feet per child in required. This area shall be adjacent to the Day Care Facility and shall provide a safe area that can be easily maintained and is accessible for use by children.” Therefore, the applicant proposes to utilize a temporary outdoor play area of 1,500 square feet in the rear of the subject property until such time that the facility would require more space. At that time the applicant intends to request a waiver from City Council to utilize the outdoor play area in front of Eastside Marketplace that has been designated for use by Happy Horizons Childcare, since it is not directly adjacent to the proposed facility. A previous waiver had been granted by the Council to allow Happy Horizons to utilize their existing outdoor play area.



Vicinity Map



Subject Property

Site and Area Land Use: The subject property is 2.31 acres in size and currently used for general retail purposes. The lot is relatively flat and currently has five (5) structures on the site including the Eastside Marketplace, U.S. Bank Branch, Taco Bell, KFC, and Wingers Restaurant. Other stores within the Eastside Marketplace include Safeway, Lavender & Thyme, Dollar Tree, Mongolian BBQ Express, and Pro Nails. The Health & Welfare Department as well as Les Schwab is directly to the east of the subject property. Northwest River Supplies occupies the property directly south of the subject property across Troy Highway. Latah County Fairgrounds is located directly to the north of the subject property across White Avenue. Wells Fargo Bank is located directly to the west of the subject property across Blaine Street.

Comprehensive Plan: Chapter 2, Future Land Use and Growth Plan, designates the subject property as Auto-Urban Commercial.

Zoning: The subject property is located within the Motor Business (MB) Zoning District. Properties to the north, east, and west of the subject property are also located within the MB Zoning District. Latah County Fairgrounds is located to the north of the subject property across White Avenue and is located with the Medium Density Residential (R-3) Zoning District. The property located directly to the south of the subject property is located

within the Farm, Ranch, and Outdoor Recreation (FR) Zoning District. There is no minimum or maximum lot area or lot width within the MB Zoning District.

The purpose of the MB Zoning District is 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 with the regulation, to allow such activities to render the maximum service.”



Zoning Map

Streets and Access: The property is located within the Eastside Marketplace, which is bounded by Troy Highway to the south, White Avenue to the north, and Blaine Street to the west. There are primary access points from all three streets.

Parking Requirements: Per Moscow City Code 4-6-2, small child care facilities require three (3) off-street parking spaces. The parking requirement for Educational Services is two (2) spaces per classroom for elementary and middle schools and five (5) spaces per classroom for high schools. The applicant is proposing to have two (2) high school class rooms and seven (7) elementary or middle school classrooms for a total parking requirement of 24 spaces for the school. The total parking requirement for the entire facility would total 27. There is a large parking lot that currently exists on the subject property

that serves the entirety of the Eastside Marketplace. Overall, the parking lot contains 799 parking spaces. The total number of required parking spaces for the tenants within Eastside Marketplace place is 567. This leaves a surplus of 237 parking spaces than what is required. Therefore, there is sufficient parking to provide for the operation of the proposed K-12 school and child care facility.

Loading/Unloading Area: Elementary and secondary schools and child care facilities shall provide off-street turn-out areas for student pick-up and drop-off, in addition to the required off-street parking found within Section 4-6-2. Loading space shall be provided for at least two (2) vehicles, per use, provided in a manner that would not result in a safety hazard to children being picked up or delivered. Since schools and small child care facilities both require two (2) spaces, at total of four (4) loading spaces are required as part of the proposal. Such space may be provided in one of the following ways:

1. On-street, when the space is reserved or otherwise generally available, and which is located on the same side of the street as the School. On-street loading space shall be at least thirty feet (30') from any intersection.
2. Off-street, where ingress and egress would not require backing movements by vehicles.
3. Other loading space determined to be safe by the City Engineer considering existing street and traffic conditions and anticipated use of the loading facility.

The applicant is proposing to locate the four (4) loading zone spaces directly behind the facility and plans to utilize the rear entry.

RELEVANT CRITERIA AND STANDARDS

1. The proposed use is a conditionally permitted use within the Zoning District.
2. The character of the proposed use will be in harmony with the neighborhood and surrounding land uses.
3. The proposed use as approved, or as approved with conditions, 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 be adequately served by existing streets, public facilities and services.
5. The proposed use will not endanger the public health or safety if located where proposed.
6. Proposed use meets all applicable development standards of the Zoning Code.
7. The proposed use will not be in conflict with the Comprehensive Plan.

RECOMMENDATION

Staff recommends **approval** of the Conditional Use Permit application to operate a K-12 Private School with a Small Child Care Facility at 1410 South Blaine Street with the following condition:

1. The applicant shall be permitted to utilize either the proposed outdoor play area at the rear of the building or the outdoor play area at the front of the building that is currently used by Happy Horizons Childcare, so long as:
 - a. The size requirements of the Moscow Day Care Ordinance are satisfied; and
 - b. The applicant has received a waiver from City Council for the outdoor play area not being directly adjacent to the child care facility, in order to utilize the Happy Horizons outdoor play area; and
 - c. The applicant has received permission from Happy Horizons to utilize their outdoor play area.

The Board shall direct staff to prepare Relevant Criteria and Standards to be reviewed at a following meeting.

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 1410 S Blaine Street
Permit Application LUP2020-0019

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 proposals will be considered:

Conditional Use Permit application for a K-12 Private School and Small Child Care Facility (13-20 children) located at 1410 S Blaine Street.

HEARING DATE: Wednesday, August 26, 2020

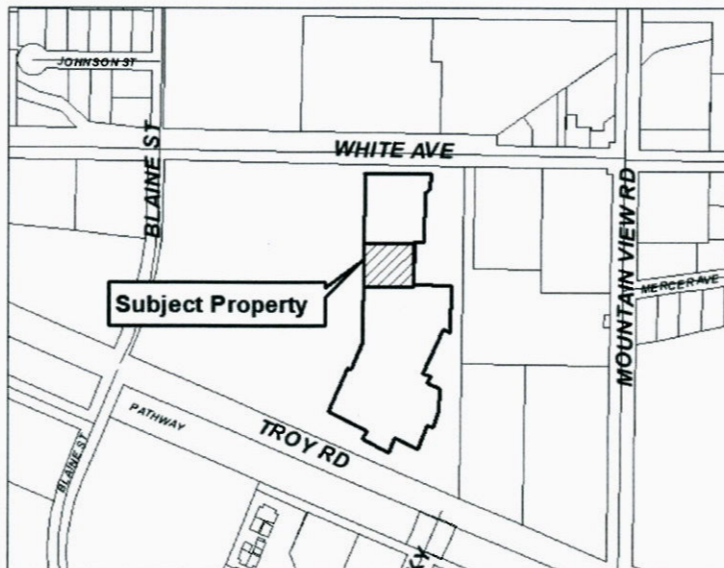
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00pm

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 to get 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: Saturday, August 8, 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		7-21-20	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$500	7-21-20
Receipt Number		LUP2020-0019	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: The Jubilee School (Board Member Rusty Olps) Telephone: 208-301-4029
931 Harold Street 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: Eastside Holdings LLC Telephone: 208-596-0578
1653 Damen Street Moscow, ID 83843
(home address)

3. Location of Affected Property: 1420 S Blaine Street Moscow, ID 83843

Legal Description: Document attached
(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:

A private school which specializes in "disability inclusive" education. We are a small school, not
desiring to grow beyond about 100 students. We have a Montessori style preschool of 10-20
kids, and a K-12. Classrooms and an auditorium will be constructed.

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 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 which it may have.

The school will operate in the ways we are accustomed with very little variance. There will be a drop off route in the rear of the Eastside

mall, so as to avoid vehicle and pedestrian traffic in the front. For staff and visitor parking, there is more than adequate space in front of

the building in the mall's parking lots. Between about 8pm and 4pm, school functions will be held in the interior.

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 use is allowed by CUP in section 3-4 of the zoning code.

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 use is compatible with the existing mix of uses within Motor Business and

the mall in particular. It should increase traffic to existing businesses, but it should not be detrimental to the operation of existing

businesses.

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: Because the traffic occurs in the rear of the building, traffic patterns should not

be affected by our use. There is currently only occasional deliveries and other service type traffic in the rear, which is a very large, paved

area. Our use should prove beneficial to adjoining properties since most of those are retailers and our clients regularly need the services

provided by these neighbors, such as groceries, dollar store items, theater use, etc.

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: Yes. We will be more than adequately served by the Mall's rear and front access.

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

Justification and compliance with criteria #5: We do not anticipate any endangerment to the public's safety or health.

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

Justification and compliance with criteria #6: _____

The use takes advantage of current expectations for development standards.

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

Justification and compliance with criteria #7: The use is not in conflict.

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

07/20/20

Date



Owner's Signature

07/20/20

Date

7/21/20

FM0100 - PARCEL MASTER INQUIRY

08:32:01

LUP2020-0019

PARCEL: RP M00000177370 A F1=SL

EASTSIDE HOLDINGS LLC

*NEWC

LEGAL DESCRIPTION

.79 AC TAX #3759

.41 AC TAX #3760

8.51 AC TAX #3549

TAX #3704; 1.09 AC TAX #3761

TAX #3703 ALL IN N 1/2 SE

17 39 5

F3=Exit F5=Refresh F12=Cancel

1420 S BLAINE ST

MOSCOW ID 83843

1420 S BLAINE 838

CAT/ST#	RY	QUANTITY	UN	VALUE	HO	MRKT	HO	EXMP	CB	MRKT	OTHER
21 1	2020		LT	1382275							
42 1	2020			3785100							
42 2	2020			56650							

TOTALS

5224025

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=Srch F22=EU

Received 7-21-20

Lease

#3759

A tract of land located in the SE $\frac{1}{4}$ of Sec. 17, Twp 39 North, Range 5 WBM, City of Moscow, Latah County, Idaho, more particularly described as follows: Beginning at a point which is S. 89° 55' 00" W. 756.20 feet and S. 309.30 feet from the East Quarter corner of said Sec. 17; thence North 197.50 feet; thence East 238.00 feet; thence South 50.00 feet; thence West 17.00 feet; thence South 147.50; thence West 221.00 feet to the point of beginning. Said tract of land contains 44,498 square feet.

Lease

#3760

A tract of land located in the SE $\frac{1}{4}$ of Sec. 17 Twp 39 North, Range 5, WBM, City of Moscow, Latah County, Idaho, more particularly described as follows: Beginning at a point which is S. 89° 55' 00" W. 756.20 feet and S. 309.30 feet from the East Quarter corner of said Sec. 17; thence E. 195.00 feet; thence S. 106.96 feet; thence W. 40.00 feet; thence S. 19.04 feet; thence W. 155.00 feet; thence N. 126.00 feet to the point of beginning. Said tract of land contains 23.809 square feet.

284212

Tax #3549

A tract of land located in the SE $\frac{1}{4}$ of Sec. 17, Twp. 39 N, Range 5 WBM, Latah County, Idaho, more particularly described as follows: Beginning at a point on the Southerly Right-of-Way of White Avenue which is South 91.30 feet and S. 89°55' W. 458.20 feet from the East Quarter corner of said Sec. 17, said Point also being S. 89°55' W. 422.2 feet from the Westerly Right-of-Way of Mountain View Road; thence S. 89°55' W. along the Southerly Right-of-Way of White Avenue, 839.30 feet to a point on the Easterly Right-of-Way of Blaine Street; thence South, along the Easterly Right-of-Way of Blaine Street,

-2-

Tax #3549

145.94 feet to a point of curvature; thence Southwesterly, along a 965.00 foot radius curve to the right, a distance of 373.90 feet to a point; thence S. 22°12' W. along the Easterly Right-of-Way of Blaine Street, 49.59 feet to a point on the Northerly Right-of-Way of State Highway 8; thence S. 67°48' E. along the Northerly Right-of-Way of State Highway 8, 1003.57 feet to a point; thence North 935.91 feet to the Point of Beginning and the last point of this description. Said tract of land contains 15.063 acres.

Lease Agreement

Tax #3704

A tract of land located in the Southeast Quarter of Section 17, Township 39 North Range 5, WBM, City of Moscow Latah County, Idaho more particularly described as follows: BEGINNING at a point on the Southerly right-of-way of White Avenue which is South 91.30 feet and S. 89° 55' W. 1297.5 feet from the East Quarter corner of Section 17, said point also being the Northwest corner of the Moscow Mall Tract of land; thence South, along the Easterly right-of-way of Blaine Ave, 125.00 feet; thence East, 179.69 feet; thence N. 6° 50' 35" E. 136.26 feet to a point on the Southerly right-of-way of White Ave.; thence S 89° 55' W. along the Southerly right-of-way of White Ave, 195.92 feet

Lease-Agreement

2.

#3704

to the point of beginning.

"Said tract of land contains 25,379 square feet.

Lease

#3761

A tract of land located in the SE $\frac{1}{4}$ of Sec. 17 Twp. 39 N. Range 5

WBM, City of Moscow, Latah County, Idaho, more particularly described as follows: Beginning at a point which is the intersection of the Northerly right-of-way of State Highway 8 and the Easterly right-of-way of Blaine Street, said point is S. $89^{\circ} 55' 00''$ W. 458.2 feet and S. 1027.21 feet and N. $67^{\circ} 48' 00''$ W. 1003.57 feet from the East Quarter corner of said Sec. 17; thence N. $22^{\circ} 12' 00''$ E. along the Easterly right-of-way of Blaine Street, 49.59 feet to a point of curvature; thence Northerly, along the Easterly right-of-way of Blaine Street, on a curve to the left having a radius of 965.00 feet and central angle of $12^{\circ} 34' 00''$, an arc distance of 211.65 feet;

Lease 2. #3761
thence S. $83^{\circ} 13' 48''$ E. 171.32 feet; thence S. $06^{\circ} 50' 35''$ W. 178.23
feet; thence S. $22^{\circ} 12' 00''$ W. 133.25 feet; thence N. $67^{\circ} 48' 00''$ W.
along the Northerly right-of-way of State Highway 8, 189.00 feet
to the Point of Beginning. Said tract of land contains 52,543 square
feet.

Lease Agreement

Tax #3703

A tract of land located in the SE $\frac{1}{4}$ of Section 17, Township 39 North, Range 5 WBM, City of Moscow, Latah County, Idaho more particularly described as follows:

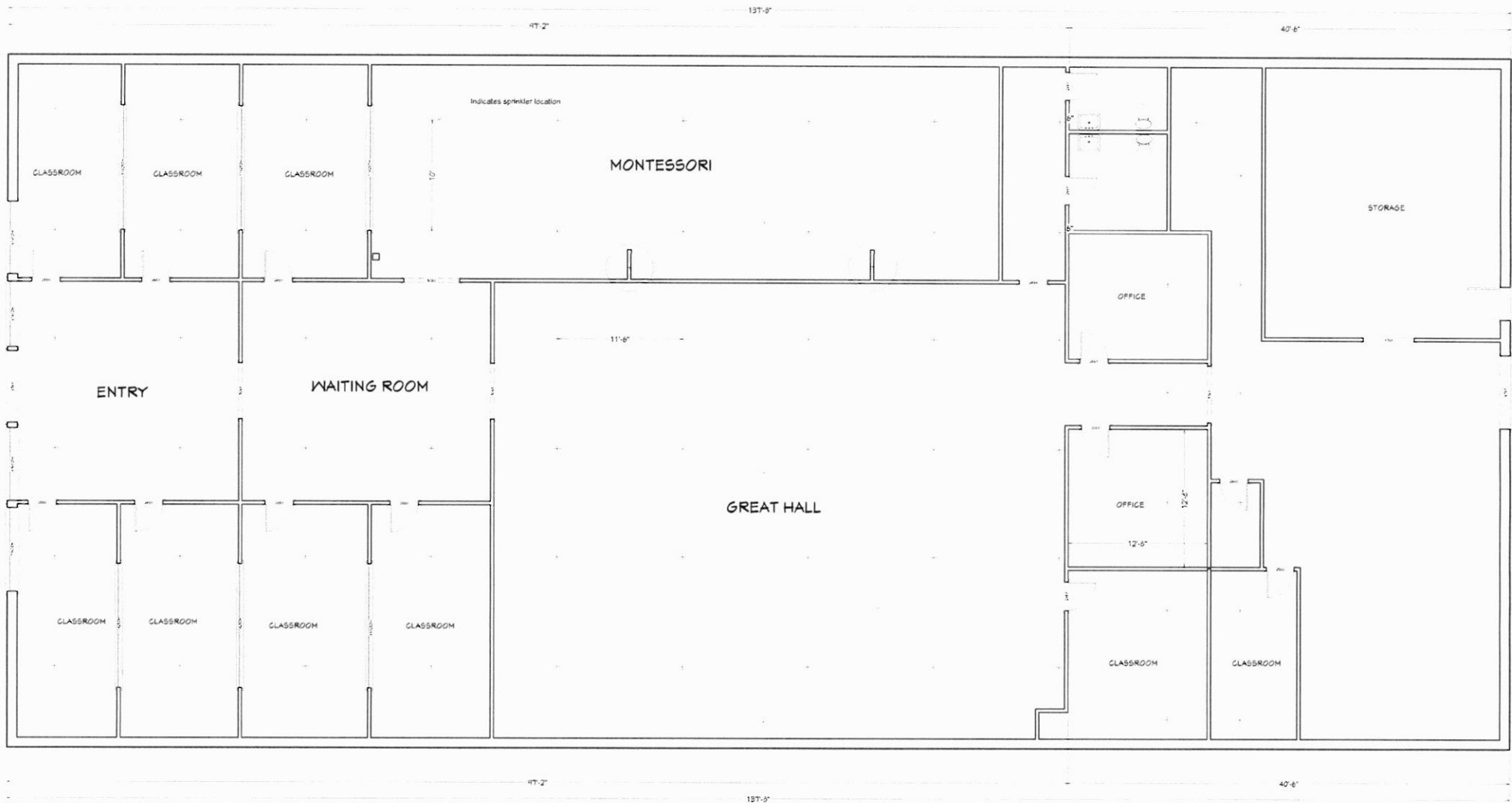
SEARS PART II BEGINNING at a point on the northerly right-of-way of State Highway 8 which is S. 1027.21 feet and S. 89° 55' W. 458.20 feet from the East Quarter corner of said Section 17; thence N. 262.60 feet; thence N. 89° 49' 56" W. 67.00 feet; thence N. 67° 48' W. 290.00 feet; thence N. 22° 12' E. 3.94 feet; thence N. 67° 48' W. 310.00 feet; thence S. 22° 12' W. 112.00 feet; thence S. 67° 48' E. 60.00 feet; thence S. 56° 53' 03" W. 74.11 feet; thence S. 22° 12' W. 49.00

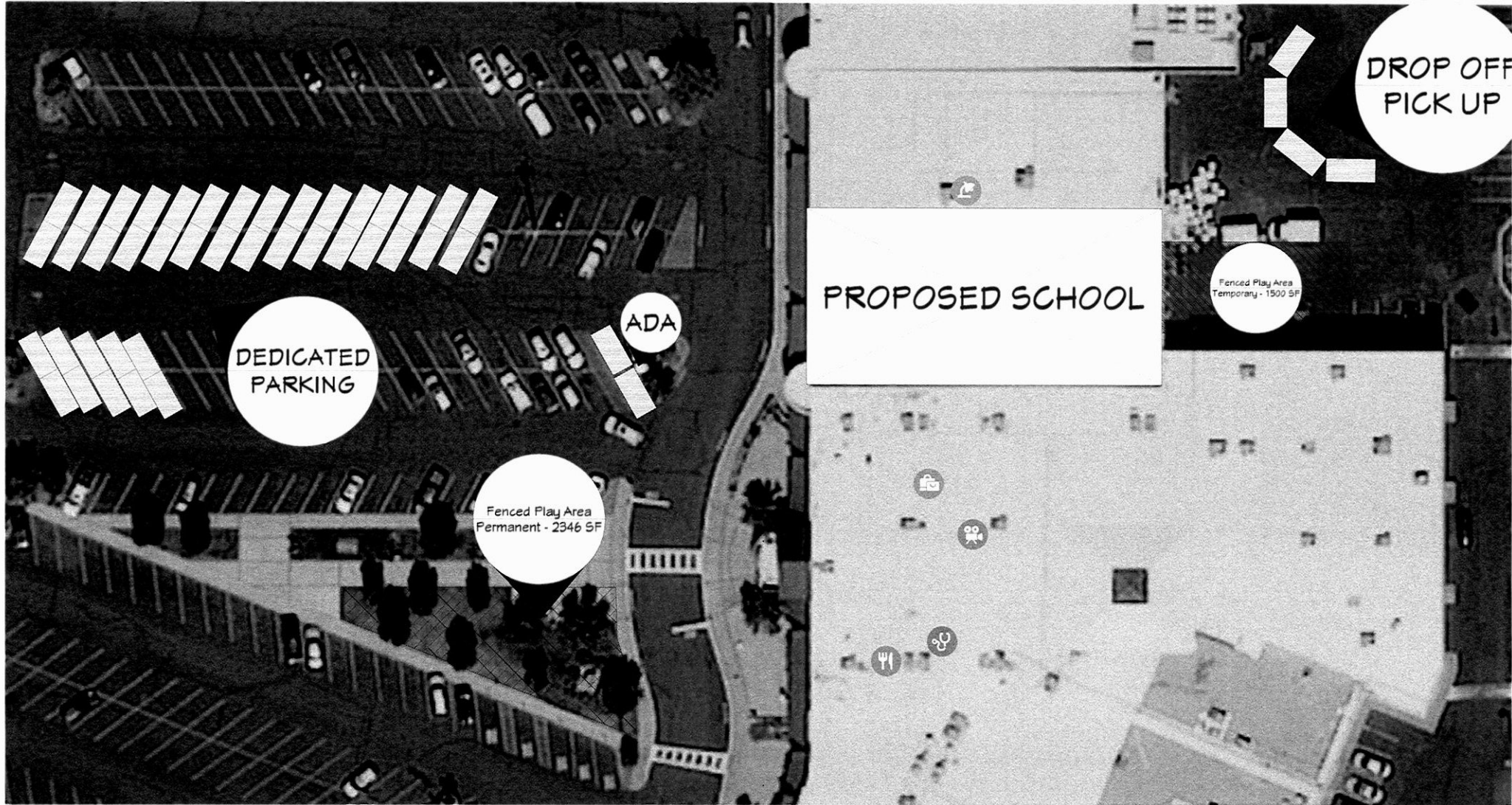
Lease Agreement

2.

#3703

feet; thence S. 67° 48' E. 743.50 feet to the point of beginning and the last point of this description.





PROPOSED SCHOOL

DEDICATED
PARKING

Fenced Play Area
Permanent - 2346 SF

ADA

DROP OFF
PICK UP

Fenced Play Area
Temporary - 1500 SF