



CITY OF MOSCOW

Agenda and backup materials regarding this meeting can be found on the links below:

1. Agenda

Documents:

[AGDBOA20180620.PDF](#)

2. Approval Of Previous Minutes

Approval of Minutes from December 18, 2017

Documents:

[MINBOA20171218.PDF](#)

3. Public Hearing: Proposal For Conditional Use Permit For A Large Child Care Facility

Located At 412 N Monroe Street -- LUP2018-0014

Conditional Use Permit application for large Child Care Facility located at 412 N. Monroe Street. The applicant is proposing to relocate the existing large Child Care Facility across the street at 412 N. Howard Street (St. Rose's) to the St. Mary's School site at 412 N. Monroe Street.

ACTION: Conduct the public hearing upon the proposed Conditional Use Permit and upon consideration of any testimony presented, approve Conditional Use Permit with the one condition recommended by Staff and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the Conditional Use Permit without conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the Conditional Use Permit and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

Documents:

[PKTBOA20180620.PDF](#)

4. Board Communications

5. Other Business

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

~Agenda~

Leah Carlson
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

<http://www.ci.moscow.id.us/commissions/Pages/boa.aspx>

**Wednesday
June 20, 2018**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of Minutes from December 18, 2017

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

2. Public Hearing: Proposal for Conditional Use Permit for a large Child Care Facility located at 412 N. Monroe Street – LUP2018-0014

Conditional Use Permit application for large Child Care Facility located at 412 N. Monroe Street. The applicant is proposing to relocate the existing large Child Care Facility across the street at 412 N. Howard Street (St. Rose's) to the St. Mary's School site at 412 N. Monroe Street.

ACTION: Conduct the public hearing upon the proposed Conditional Use Permit and upon consideration of any testimony presented, approve Conditional Use Permit with the one condition recommended by Staff and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the Conditional Use Permit without conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the Conditional Use Permit 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~
December 18, 2017

Ryan Cash
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 5:00 PM

MEMBERS PRESENT: Mark Monson, Vice Chair; Annette Bieghler, Steve Bush

MEMBERS ABSENT: Joe Bazzoli, Marshall Comstock, Jerry Long, Laurene Sorensen

STAFF IN ATTENDANCE: Ryan Cash, Staff Liaison; Anne Peterson, Deputy City Clerk

1. Approval of Minutes from December 11, 2017

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bieghler
SECONDER:	Bush

Roll call vote carried the motion.

2. Approval of Relevant Criteria & Standards

LUP2017-0033 Conditional Use Permit application for a proposed School (Palouse Prairie Charter School) located at 406 Powers Ave in the City of Moscow within the Farm, Ranch and Outdoor Recreation Zoning District (FR) per MCC 4-2-3(D)(3).

Bush moved approval of the Relevant Criteria and Standards as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bush
SECONDER:	Bieghler

Motion carried by roll call vote.

3. Board Communications

Adjournment

The meeting adjourned at 5:03pm.

Mark Monson, Vice Chair

Date

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

HEARING DATE: Wednesday, June 20, 2017

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2018-0014 – Conditional Use Permit application for a large Child Care Facility located at 412 N. Monroe Street. The applicant is proposing to relocate the existing large Child Care Facility across the street at 412 N. Howard Street (St. Rose's) to the St. Mary's School site at 412 N. Monroe Street.

Attachments:

- A. Public Hearing Notice
- B. Conditional Use Permit Application
- C. Site Plan with Floor Plans
- D. Proposed Parking and Loading Zone Map

Prepared by: Mike Ray, AICP - Planning Manager

Proposal: The applicant, St. Mary's School, has submitted an application for a Conditional Use Permit (CUP) for a large Child Care Facility located at 412 N Monroe Street. St. Mary's has previously operated a large Child Care Facility called St. Rose's across the street to the west at 412 N Howard Street which had been in existence prior to the CUP requirement for large Child Care Facilities. St. Mary's is proposing to relocate the Child Care Facility from St. Rose's to a portion of St. Mary's School. The proposed large Child Care Facility within St. Mary's will utilize an existing classroom in the northwest corner of the existing school building. It is anticipated that 28 pre-school and pre-kindergarten children (3 and 4 year olds) will be enrolled upon the opening of the facility. The number of staff will be between 3-4 teachers depending upon the ages of the children and the required staff/child ratio that's determined by City child care licensing requirements. The current operating hours of St. Mary's is Monday through Friday, 7:00 am to 3:30 pm.



Vicinity Map

Background: The applicant originally obtained a Conditional Use Permit to expand St. Mary's Catholic School and four Variance requests for building height, parking, landscape buffer and front yard setback in 2005 with four conditions of approval. In 2007, the CUP was amended to address changes to the originally approved CUP. These changes included a different design for the roof's structural system, a new heating and cooling system to be located at the southeast corner, and a proposed plan to phase the development of the project. The amended CUP had additional conditions to design an enclosure for the HVAC system, follow a timeline for phasing of the building construction, and to review the CUP again in three years for compliance with the minimization of noise, light and parking impacts. In 2010, the CUP was reviewed again by the Board of Adjustment which resulted in St. Mary's School receiving a permanent CUP with the condition that the enrollment be capped at 185 students. The current enrollment at St. Mary's School is 77 students and 18 employees (includes the Child Care Facility teachers).

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject property as Neighborhood Conservation. According to the Comprehensive Plan, NC designated areas are,

"intended to preserve the character of many of the City's existing (built) residential neighborhoods. Within areas designated Neighborhood Conservation, neighborhood

specific zoning districts would be established that would describe prevailing lot sizes, permitted uses, and still allow for improvement and expansion of existing development.”

Zoning: The subject property is located within the Moderate Density Residential (R-2) Zoning District as well as all surrounding properties. The R-2 Zone is a moderate density residential zone appropriate where the following circumstances are present:

1. *Single family dwellings predominate.*
2. *The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.*
3. *Utilities and other public facilities are adequate for the densities allowed.*
4. *Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.*

The minimum lot size for parcels within the R-2 Zone is 7,000 square feet and the minimum lot width is 60 feet, or 50 feet for lots which are provided rear access from an alley.



Zoning Map

Site and Area Land Use: The subject property 1.37-acre lot which has been used for school purposes since the early 1900's and the current elementary school structure was built in 1956. The property includes almost one city block. The lot is relatively flat, with the existing school building at the southwest corner, parking in the northwest corner, and

the remaining area playground and green space. The site is surrounded to the east, north, and south by single family residential development.

The current addition to the school which began in 2008, has been designed with articulated exterior walls, a low profile roofline, and color and materials that create a visually, pleasant character that is in keeping with the rest of the neighborhood.

Streets and Access: The property is located with northern frontage on East D Street, eastern frontage on N. Lincoln Street, and a main entrance off of N. Monroe Street to the west. Sidewalks have been constructed on the north and east side of the property. Events are held throughout the year that may generate larger volumes of traffic than was seen in the past in areas surrounding the school. These events are of limited duration (2-4 hours) and frequency (6-8 times a year).

Large Child Care Facility Standards: A large Child Care Facility is defined as a facility providing child care for 21 or more children. The Zoning Code has specific use standards for large Child Care Facilities within MCC 4-3-5(C) which an analysis has been provided for below.

Parking Requirements

Large Child Care Facilities must meet the parking requirements outlined in the off-street parking requirements table found within MCC 4-6-5, which requires large Child Care Facilities to provide 4 spaces per facility. The applicant has identified the gravel lot at the southeast portion of the property as the location where they would like these 4 parking spaces to be located. The Zoning Code requires lots with more than 4 spaces to be constructed to the current parking lot standards which include landscaping, curbing, paving, and striping. Since the applicant is only required to provide 4 spaces in this area, they are not technically required to bring the spaces into compliance with the parking lot standards and can remain gravel. However, it is Staff's opinion that these 4 spaces together with the other improved parking lots located on the subject property create a parking system which contains a series of parking lots on different portions of the property. Therefore, it would be Staff's recommendation that this parking lot be brought into compliance with current parking lots standards, but the applicant should be given a number of years to complete the requirement. Staff suggests that 5 years shall be given to complete the parking lot improvements.

Loading Zone Requirements

Large Child Care Facilities are required to provide two loading zoning spaces in one of the following ways:

1. On-street, subject to the approval of the City Engineer, when the space is reserved or otherwise generally available, and which is located on the same side of the street as the Child Care Facility. On-street loading space shall be at least thirty feet (30') from any street intersection.
2. Off-street where the travel path from the loading space(s) to the Facility entrance does not cross vehicle maneuvering and travel areas.

St. Rose's previously had their loading zone spaces designated on the west side of Monroe Street. St. Mary's is requesting that two loading zone spaces be designated on the east side of Monroe Street just north of the parking lot entrance and that the west side of Monroe Street be designated as no parking (see map below). The City Engineer has reviewed and approved the proposed location of the two loading zone spaces.

Play Area and Screening

Child Care Facilities are required to provide a contained or fenced outdoor play area sufficient to comply with the spatial standards required by City Code. Sight-proof fencing or sight-proof landscaping shall be provided on perimeters of such outdoor play areas where necessary to protect the privacy of neighbors' yards. St. Mary's School already has a large fenced playground which meets the size requirements of the City Code. The playground is enclosed with a 6-foot-tall chain link fence and is surrounded by City streets. Staff recommends that no screening be required since the playground is adjacent to only City streets and doesn't affect any neighboring yards.



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 propose use will not be in conflict with the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval for the Conditional Use Permit application for a large Child Care Facility located at 412 N. Monroe Street with one condition:

1. The applicant be required to improve the proposed 4 space parking lot located in the southeast corner of the subject property to City of Moscow parking lot standards within 5 years of the approval of the Conditional Use Permit.

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 412 N Monroe Street
Permit Application LUP2018-0014

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 large Child Care Facility located at 412 N. Monroe Street. The applicant is proposing to relocate the existing large Child Care Facility across the street at 412 N. Howard Street (St. Rose's) to the St. Mary's School site at 412 N. Monroe Street.

HEARING DATE: Wednesday, June 20, 2018

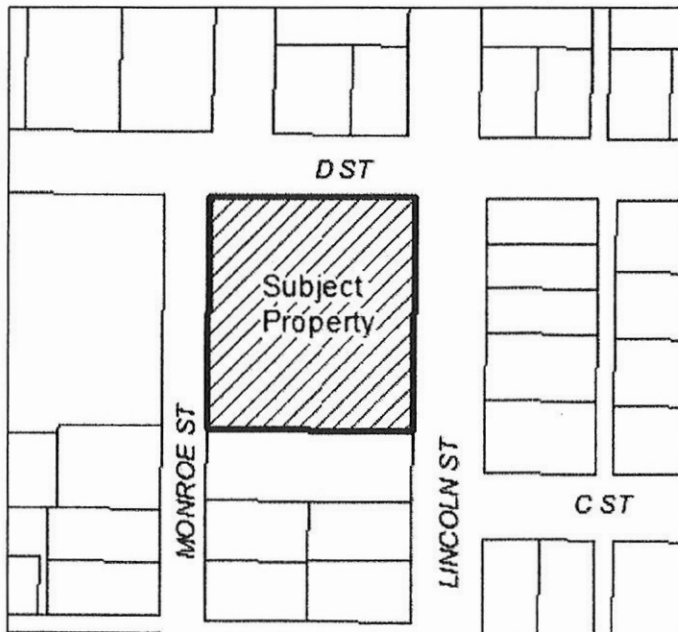
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00pm

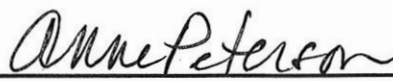
Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting.

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, May 26, 2018



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

For City Use Only			
Date Received		5-23-18	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$410	
Receipt Number		LUP2018-0014	

APPLICATION FOR CONDITIONAL OR SPECIAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Rev. Joseph F. McDonald Telephone: 208-882-4813
618 E. 1st St. Moscow, ID 83843
(home address)

Relationship to affected property (please check one):

Owner ☐

Purchaser ☐

Lessee ☐

Other ☒ (explain below)

Serving as Superintendent on behalf of St. Mary's Catholic School

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

Name: Same Telephone: _____
(home address)

3. Location of Affected Property: 412 N. Monroe, Moscow, ID 83843

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:

Relocating the students at St. Rose's Large Daycare from 412 N. Howard
Moscow, 83843 across the street to St. Mary's School at 412
N. Monroe St Moscow ID 83843

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 4-2-6 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit. D3

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

Justification and compliance with criteria #5: Please see attached

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

Justification and compliance with criteria #6: Please see attached

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

Justification and compliance with criteria #7: Please see attached

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.

Application for Conditional Use Permit

1. Applicant

Rev. Joseph F. McDonald 208-882-4813
618 E. 1st
Moscow, ID 83843

Relationship to affected property:

✓ OTHER

Serving as Superintendent on behalf of:

St. Mary's Catholic School 208-882-2121
412 N. Monroe
Moscow, ID 83843

2. Owner of Affected Property

Same

3. Location of Affected Property

421 N. Monroe, Moscow, ID 83843

4. Proposal

Relocating the students at St. Rose's large day care from 412 N. Howard St.,
Moscow, ID 83843, across the street to St. Mary's School at 412 N. Monroe St.,
Moscow, ID 83843.

5. Authorization: Section 4, 2-6, D3.

6. Operating Characteristics:

The building known as "The Ursuline Convent" and "St. Rose's Garden" at 412 N.
Howard St. will be sold to a new owner in June 2018.

In June 2018 the children cared for at St. Rose's (3 and 4 year olds) will transfer across
the street to an existing classroom in St. Mary's Catholic School. We expect 28 pre-
school and pre-kindergarten to transfer.

St. Mary's School operating hours are 7:00 AM-3:30 PM.

St. Mary's School currently has a student enrollment of 77.

As of June 2018 there will be a total of 18 employees at St. Mary's (including those that
teach pre-school and pre-kindergarten)

St. Mary's School currently operates under an approved CUP (2010-6). The current
condition on the CUP allows up to 185 students.

We anticipate no changes to the school with the exception of moving the St. Rose's
students across the street. No new classrooms, playgrounds, gym space, lunch or multi-
purpose rooms will be added to St. Mary's School. Employees moving from St. Rose's
will use the same parking they use now as they would in the future.

7. Criteria #1-7

#1. The proposed location for the use meets development standards imposed by the Zoning Code. The room where the daycare is located is within the St. Mary's School, located in a moderate density, single-family residential zoning district, much the same as existing public schools in the area.

#2. The use is not in conflict with the character of the area as the use is similar in nature to other schools, daycares and residential neighborhoods. Steps have been taken by St. Mary's School to mitigate noise from the HVAC system and parking concerns.

#3. The use of a daycare and elementary school does not endanger the public health or safety. The proposed day care classroom is located in a building that will not result in conditions which tend to generate a nuisance to the neighborhood. Curb and sidewalks on site have already been improved beyond the required condition. Current street signs directing people to St. Rose's will be removed.

#4. The building which will house the day care already exists in the neighborhood and is currently adequately served by existing streets, public facilities and services. There will be no changes to the existing building except indoor improvements to one classroom to provide for 3 and 4 year olds. Fencing and safety improvements will be made, if necessary to comply with the requirements of day care facilities.

#5. The use of the existing building, with the addition of 3 and 4 year olds, does not endanger the public health or safety as long as steps are taken to provide safe access for students to and from the existing building.

Moving the children from across the street and only allowing them access to St. Mary's School will reduce the impact on the neighborhood and be safer for all children and adults as they will no longer be crossing the street to access the St. Rose's building.

#6. The proposed location for the daycare classroom meets the development standards imposed by the Zoning Code. A CUP (2010-6) and Variances were acquired and associated conditions met.

#7. The use of a daycare is consistent with the 2009 City of Moscow Comprehensive Plan and is in keeping with the overall character of the neighborhood.

CODE ANALYSIS 2000 IBC

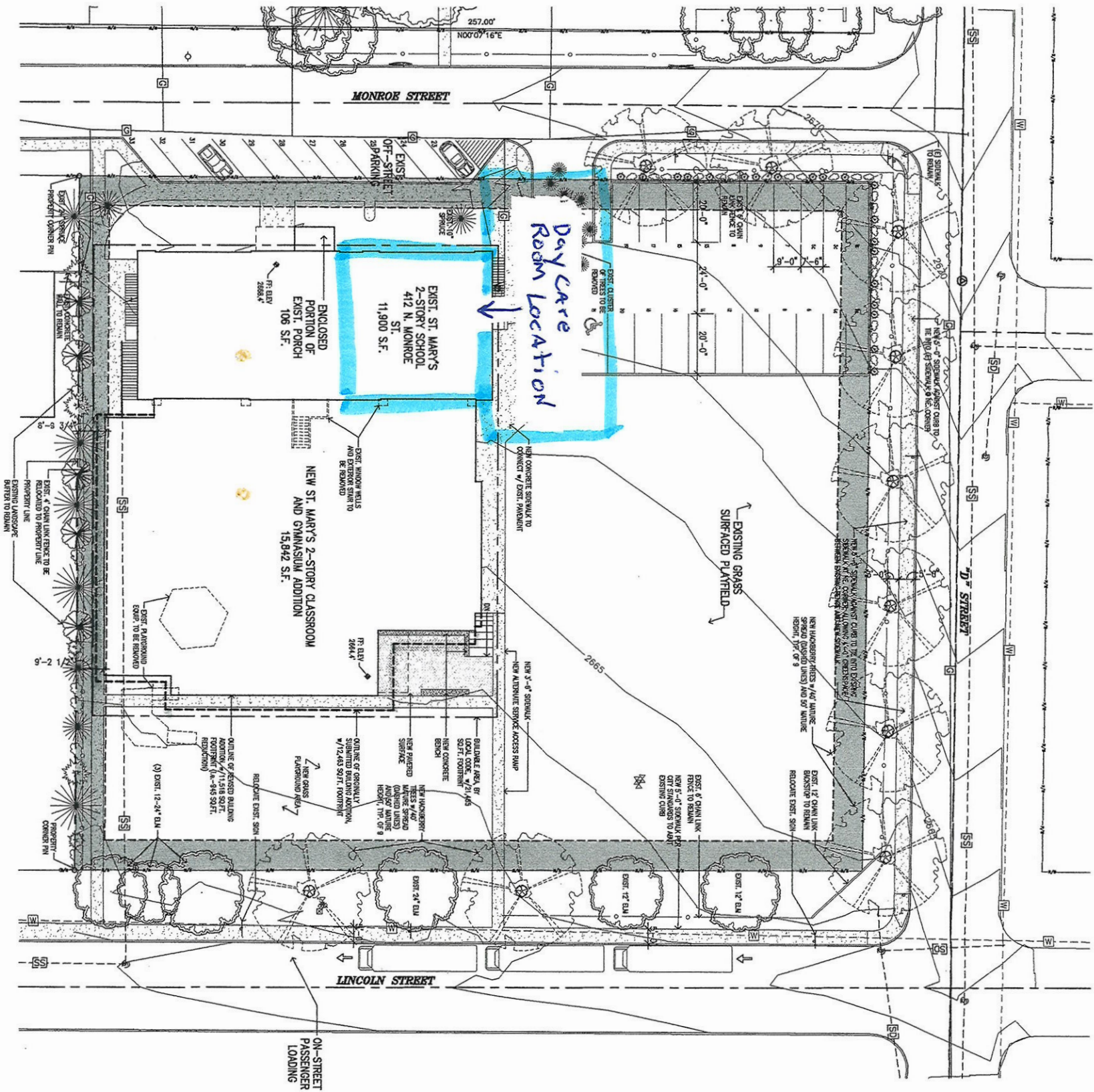
OCCUPANCY TYPES: A-3, E, DUAL CLASSIFICATION, NONSEPARATED USES PER 202.2.2 AND TABLE 202.2.3.
CONSTRUCTION TYPE: TYPE I-B NON-RATED, FULLY SPRINKLERED
NUMBER OF STORIES: 2
ONE-HOUR SEPARATION AT NON-SPRINKLERED EXISTING BUILDING AND AT 5'-0" SETBACK (SEC. 602)
OCCUPANCY A-3 (MOST RESTRICTIVE)
BASIC ALLOWABLE FLOOR AREA/BUILDING HEIGHT (TABLE 502): 6,000 SF./40'-0"
AUTOMATIC SPRINKLER INCREASE TO NUMBER OF STORIES/BUILDING HEIGHT (SEC. 504.2): 2-STORY/40'-0"
SPRINKLER AND FRONTAGE INCREASE (SEC. 506.1, 506.2): 20,448 SF. PER STORY
TOTAL ALLOWABLE FLOOR AREA: 41,288 SF.
OCCUPANCY E (LESS RESTRICTIVE)
BASIC ALLOWABLE FLOOR AREA/BUILDING HEIGHT (TABLE 503): 9,500 SF./40'-0"
AUTOMATIC SPRINKLER INCREASE TO FLOOR AREA/BUILDING HEIGHT (SEC. 504.2): 2-STORY/40'-0"
SPRINKLER AND FRONTAGE INCREASE (SEC. 506.1, 506.2): 32,894 SF. PER STORY
TOTAL ALLOWABLE FLOOR AREA: 65,388 SF.
PROPOSED FLOOR AREA: 8,501 SF. GROUND FLOOR GYM, STAGE, HITCHHIK, & LOBBY AREA + 1,185 SF. MEZZANINE
TOTAL AREA: 13,872 SF. + 1,185 SF. MEZZANINE
576 SF. LOCKER ROOMS + 595 SF. OFFICE, STORAGE, & JANITORIAL AREA + 347 SF. MECHANICAL
OCCUPANCY LOAD: GROUND FLOOR CLASSROOM LOAD = 140
GROUND FLOOR CLASSROOMS) LOAD = 140
SOUTH SECOND FLOOR CLASSROOMS) LOAD = 139
NORTH SECOND FLOOR CLASSROOMS) LOAD = 139

REQUIRED PARKING = 47 SPACES, 33 PROVIDED

USE, LESSER OF:	REQ. SPACES
EXISTING ST. MARY'S SCHOOL AND CLASSROOM ADDITION	12
ST. MARY'S GYMNASIUM ADDITION	47
TOTAL REQ'D PARKING (EVENTS NOT SCHEDULED DURING NORMAL STAFF WORKING HOURS):	47

LEGEND

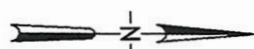
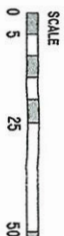
BUILDING FOOTPRINT	—
CURB	—
SIDEWALK	—
EDGE OF ASPHALT	—
EDGE OF CONCRETE	—
CENTERLINE	—
CONTOUR (NML)	—
CONTOUR (HGH)	—
RIGHT OF WAY (ROW)	—
WATERLINE	—
GAS LINE	—
SEWER LINE	—
STORM SEWER LINE	—
WATER VALVE	—
WATER METER	—
IRRIGATION VALVE	—
POWER POLE	—
OUT WIRE	—
BENCH MARK	—
MONUMENT	—
FOUND PROPERTY CORNER	—
GAS METER	—



1 SITE/PARKING PLAN

1:20

8-5-04



RECEIVED
JUN 03 2005



St. Mary's Catholic School Expansion
412 North Monroe Street • Moscow, Idaho 83843

Daniel K. Mullin Architects Inc.
Schematic Design - June 2005

Planning



St. Mary's Catholic School
412 North Monroe
Moscow, Idaho 83843

Releases

No.	Title	By	Date	Appr.
	Schematic Design 100% - Revisions		1/1/06	
	Design Development 100%		3/7/06	
	Construction Documents 50%		5/19/06	
	Construction Documents 100%		7/18/06	
	Construction Documents 100%		7/19/06	
	Bldg. Dept. Zoning & Civil Plan Rev. and Struc. Eng. Addendum		8/19/06	
	Owner Revisions		1/17/07	

ARCHITECTS
DKMullin Architects
Moscow, ID

CIVIL ENGINEERS
Taylor Engineering Inc.
Pullman, WA

STRUCTURAL ENGINEERS
Coffman Engineers
Spokane, WA

MECHANICAL/ELECTRICAL ENGINEERS
L & S Engineering
Spokane, WA

ACOUSTICAL ENGINEERS
Yantis Acoustical Design
Seattle, WA

This document is the property of the Owner and is not to be used without their written permission.

Project Manager Approval _____

Architect/Engineer of Record _____

Location
412 North Monroe St.
Moscow, Idaho 83843

Project/Space No.
St. Mary's Catholic School Addition

Sheet Title
PHASING PLAN

Scale: As Shown
Drawn By: RJB/JRZ
Chkd By: D.K.M.
Issue Date: July 14, 2006

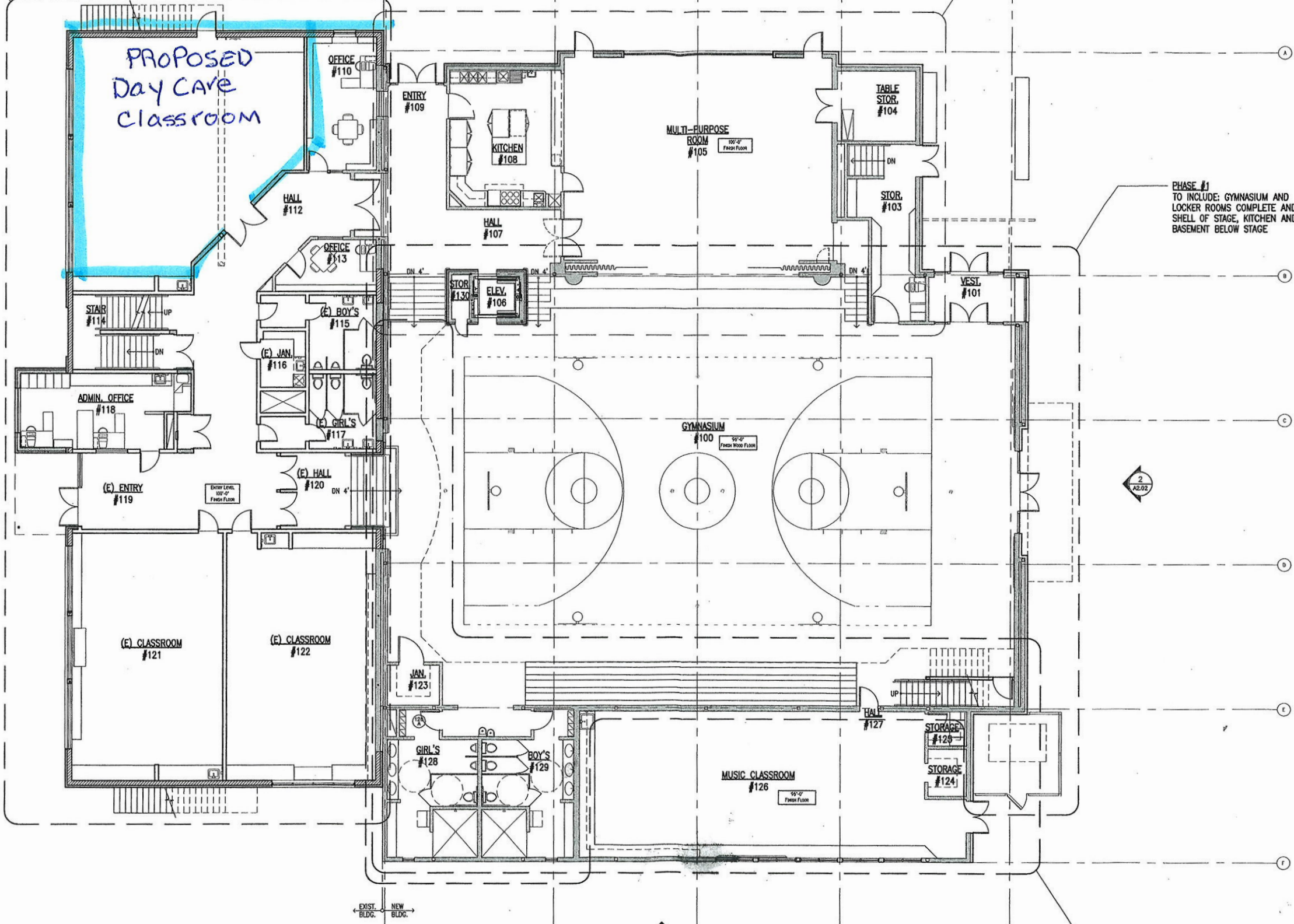
Project No. 05091
Sheet
A0.1

PHASE #4
TO INCLUDE: COMPLETE
REMODEL OF EXISTING
BUILDING AND INTEGRATION
OF NEW CIRCULATION
w/NEW STRUCTURE

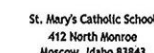
PHASE #2
TO INCLUDE: MATERIAL FINISH
OUT OF STAGE, KITCHEN, AND
NORTH END STORAGE SPACES

PHASE #1
TO INCLUDE: GYMNASIUM AND
LOCKER ROOMS COMPLETE AND
SHELL OF STAGE, KITCHEN AND
BASEMENT BELOW STAGE

PHASE #3
TO INCLUDE: SOUTH END
CLASSROOMS, BALCONY,
AND STAIRS COMPLETE



1 PHASING PLAN
1/8" = 1'-0"

[illegible]

ARCHITECTS
DKMullin Architects
Moscow, ID

CIVIL ENGINEERS
Taylor Engineering Inc.
Pulman, WA

STRUCTURAL ENGINEERS
Coffman Engineers
Spokane, WA

MECHANICAL/ELECTRICAL ENGINEERS
L & S Engineering
Spokane, WA

ACOUSTICAL ENGINEERS
Yantis Acoustical Design
Seattle, WA

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Project Manager Approval

Architect/Engineer of Record

Location
412 North Monroe St.
Moscow, Idaho 83843

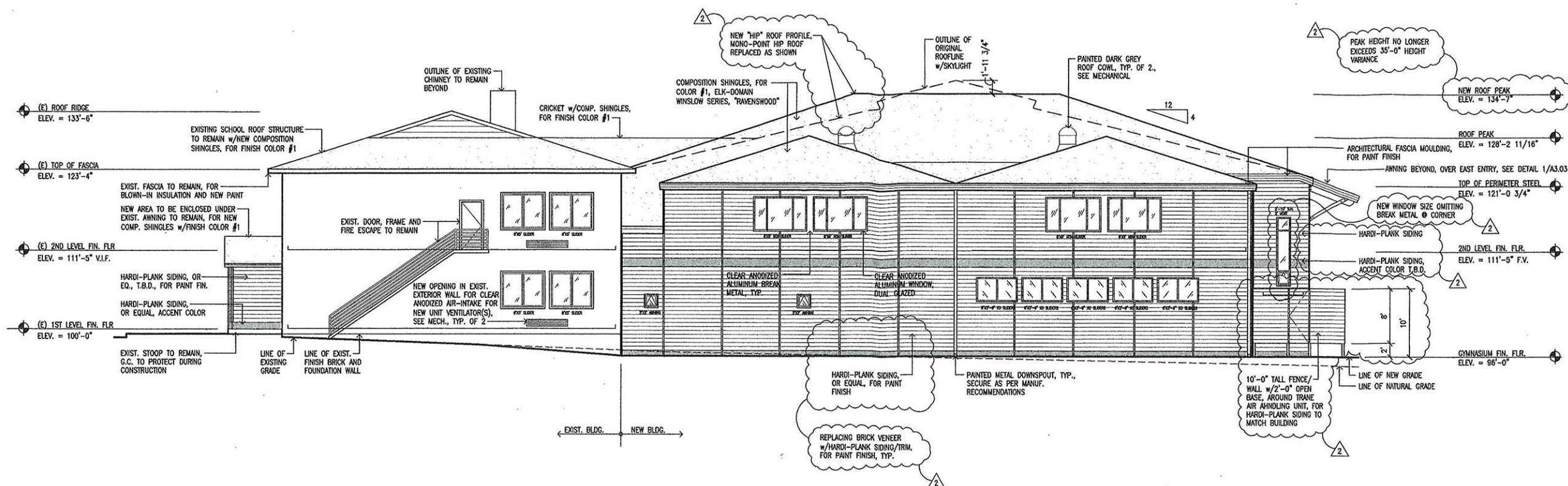
Project/Space No. **RECEIVED**
St. Mary's Catholic School Addition

Sheet Title
ELEVATIONS

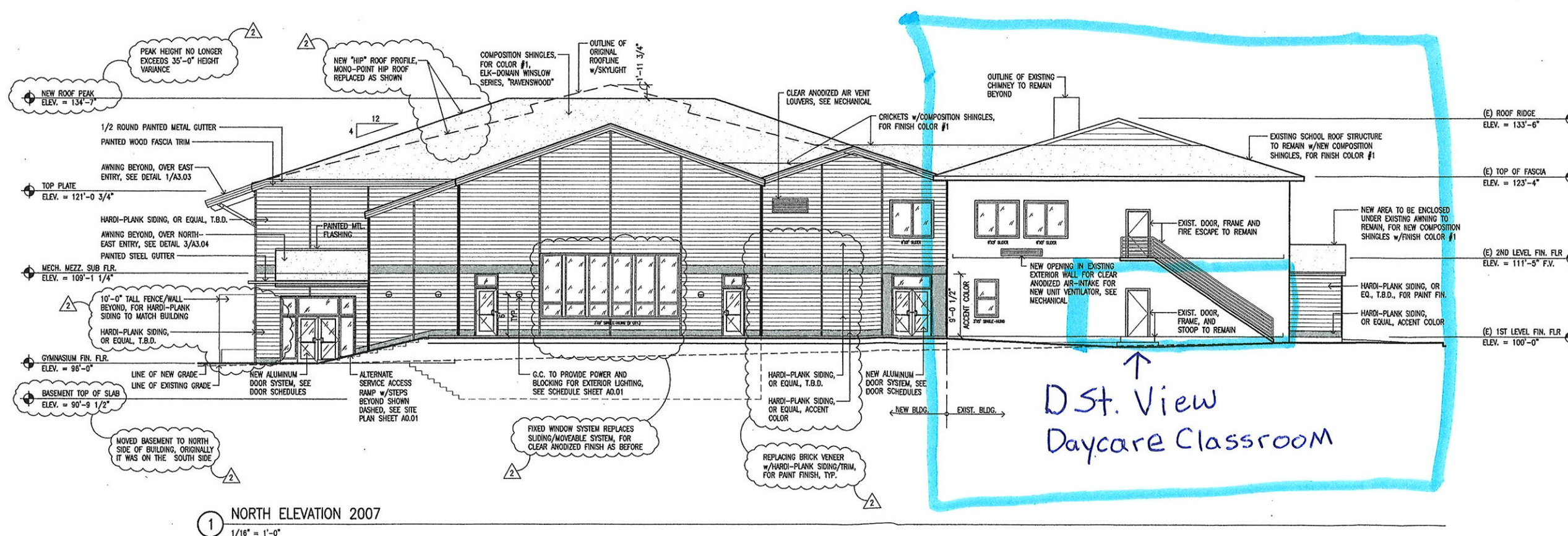
JAN 26 2007

CITY OF MOSCOW

Scale: As Shown	Project No. 05091
Drawn By: RJB/JRZ	Sheet
Chk'd By: D.K.M.	A2.01
Issue Date: July 14, 2006	



② SOUTH ELEVATION 2007
1/8" = 1'-0"



1 NORTH ELEVATION 2007
1/16" = 1'-0"

D St. View
Daycare Classroom



St. Mary's Catholic School
412 North Monroe
Moscow, Idaho 83843

Releases

No.	Title	By	Date	Appr.
	Schematic Design 100% - Revisions		1/1/06	
	Design Development 100%		3/1/06	
	Construction Documents 50%		5/1/06	
	Construction Documents 100%		7/1/06	
	Construction Documents 100%		7/1/06	
	Blg. Dept. Zoning & Civil Plan Revs. and Struc. Eng. Addendum		10/1/06	
	Owner Revisions		1/17/07	

ARCHITECTS

DKMullin Architects
Moscow, ID

CIVIL ENGINEERS

Taylor Engineering Inc.
Pullman, WA

STRUCTURAL ENGINEERS

Coffman Engineers
Spokane, WA

MECHANICAL/ELECTRICAL ENGINEERS

L & S Engineering
Spokane, WA

ACOUSTICAL ENGINEERS

Yantis Acoustical Design
Seattle, WA

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Project Manager Approval

Architect/Engineer of Record

Location

412 North Monroe St.
Moscow, Idaho 83843

Project/Space No.

St. Mary's Catholic School Addition

Sheet Title

ELEVATIONS

Scale:

As Shown

Drawn By: RJB/JRZ

Chk'd By: D.K.M.

Issue Date:

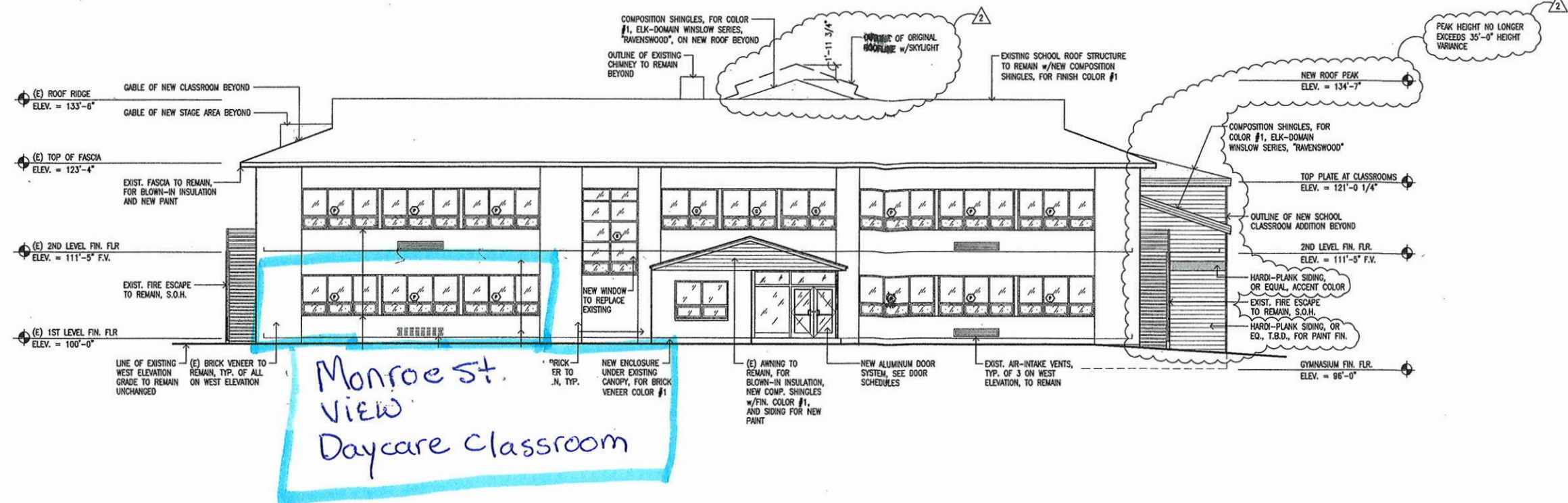
July 14, 2006

Project No.

05091

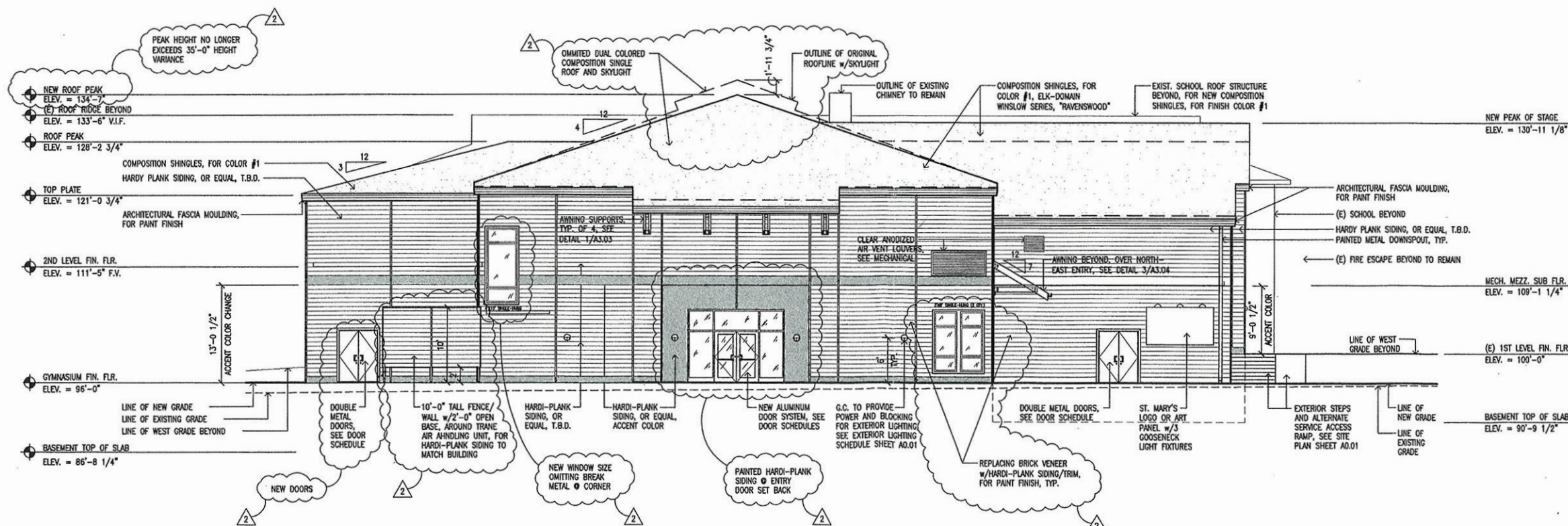
Sheet

A2.02



1 WEST ELEVATION 2007

1/8" = 1'-0"



2 EAST ELEVATION 2007

1/16" = 1'-0"



MOORE ST

DST

LINCOLN ST

Two Loading Zone Spaces

Currently No Parking - Loading Zone.
Change to just No Parking

Daycare Entrance

MONROE ST

4 Parking Spaces

LINCOLN ST

CST

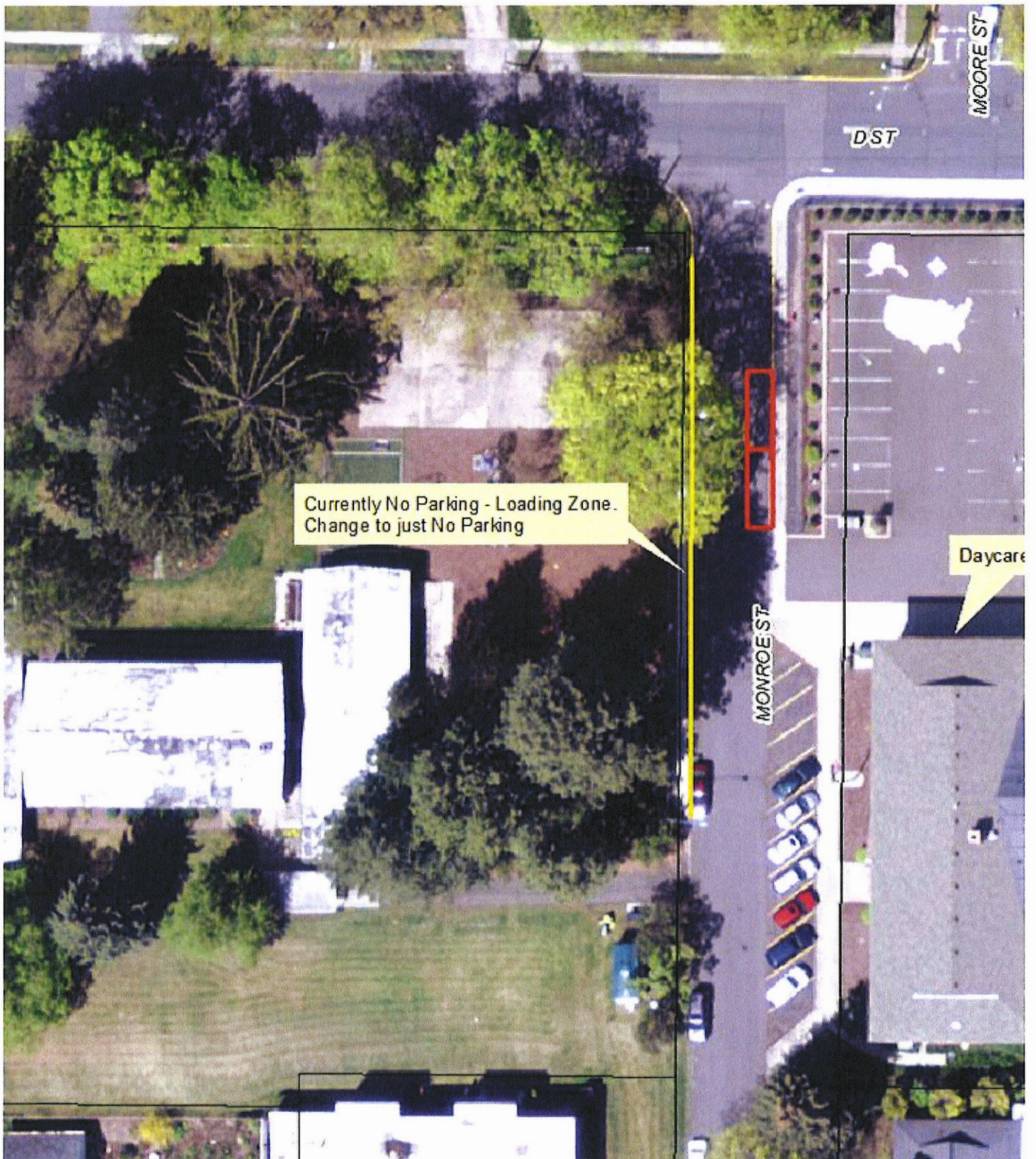
Michael Ray

From: Kevin Lilly
Sent: Thursday, June 14, 2018 5:10 PM
To: Michael Ray
Subject: RE: St. Mary's Loading Zone

Mike,
I am okay with this change as shown.

From: Michael Ray
Sent: Wednesday, June 13, 2018 9:18 AM
To: Kevin Lilly <klilly@ci.moscow.id.us>
Cc: Bob Buvel <bbuvel@ci.moscow.id.us>
Subject: St. Mary's Loading Zone

Kevin,
I spoke to St. Mary's yesterday about their on-street loading zone options, and they would prefer that the spaces be kept on Monroe to keep most of the circulation on that side so that there is less impact to the neighborhood. The daycare entrance is also on that north side and having the loading zone spaces on Monroe would be the shortest distance for the small children. They were happy with changing the west side of the street from "No Parking – Loading Zone" to just "No Parking" down to the existing driveway approach. There is room for two 8' x 24' loading zone spaces on the east side of Monroe north of the existing St. Mary's parking lot approach and south of the yellow curb for the fire hydrant. Please let me know if you would approve of this proposal.
Thanks,
Mike



Mike Ray, AICP
Planning Manager
Asst. CD Director
City of Moscow
221 E Second Street
Moscow, ID 83843
mray@ci.moscow.id.us