

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Aimee Hennrich
Staff Liaison
208.883.7095

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

Tuesday
June 18, 2024

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of June 11, 2024 Minutes (ACTION ITEM)

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

2. Public Comment

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

3. Approval of Written Decision (ACTION ITEM)

Appeal for a Zoning Administrator Determination regarding the proposed use of a building located at 414 South Main Street within the Central Business (CB) Zoning District, per Moscow City Code (MCC) 4-3-4.

PROPOSED ACTIONS: Review the draft Written Decision document and approve the document; or approve the document with modifications; or provide Staff further direction as deemed necessary.

4. Public Hearing: Conditional Use Permit for 650 N Van Buren St. Permit Application LUP2024-0018 (ACTION ITEM)

A Conditional Use Permit application for the expansion of an existing Public Service Facility located at 650 North Van Buren Street within the Medium Density Residential (R-3) Zoning District, per Moscow City Code (MCC) 4-3-4. The existing City Shop Facility is proposed to be expanded to include a new shop building, materials storage shed, and miscellaneous site improvements.

PROPOSED ACTIONS: Conduct the public hearing for the proposed Conditional Use Permit (CUP) request and upon consideration of any testimony received, approve the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the proposed CUP with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 5:30 PM on June 26, 2024.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
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Public Hearing
~ Minutes~

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

Tuesday
June 11, 2024

7:00 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 6:58 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Marshall Comstock, Ivy Dickinson, Jerry Schutz
MEMBERS ABSENT: Steve Bush, Tim Kinkeade, Tim Thomson
STAFF: Jennifer Fleischman, Aimee Hennrich, Mike Ray, Cody Riddle

REGULAR AGENDA

1. Approval of May 22, 2024 Minutes (ACTION ITEM)

Schutz moved for approval of the minutes as written, seconded by Dickinson. Roll Call Vote; Ayes: Comstock, Dickinson, Schutz (3) Nays: None. Abstentions: Bazzoli (1). Motion carried.

2. Public Comment

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

None.

3. Appeal of a Zoning Administrator Determination Regarding the Proposed Use of a Building Located at 414 S Main St. Permit Application LUP2024-0017 (ACTION ITEM)

Appeal application for a Zoning Administrator Determination regarding the proposed use of a building located at 414 South Main Street within the Central Business (CB) Zoning District, per Moscow City Code (MCC) 4-3-4.

Staff clarified the procedure for opening and closing oral arguments during an Appeal. An Appeal does not follow the standard Public Hearing process where the public are invited to provide testimony. The Board will not be making a decision based on the usual criteria for a Conditional Use Permit or Variance. A Written Decision will be drafted by Staff after the motion has been made and passed, and will be presented for review and approval by the Board.

The Appeal Record opened at 7:02 PM

Cody Riddle (staff), Moscow, informed the Board that one of the appellants requested 15-minutes instead of the previously requested 10-minute oral argument, which the Board agreed to. Riddle provided a presentation outlining the appeal as described above, including background information, the Zoning Administrator's Decision (ZAD), grounds for the appeal, property history, and applicable zoning regulations. Riddle clarified that the proposed art gallery is a permitted use, by right.

The Board requested more information from Staff about MCC addressing Appeal procedures. It was pointed out that the ZAD does not place limitations depending on who owns the subject property, but on the proposed uses in the CB. Staff clarified the difference between statutory and constitutional provisions,

regarding grounds for an appeal. The Board's decision would not have to do with whether or not the Board agrees with Ordinance 2019-07 (ORD), but if the Zoning Administrator (ZA) interpreted it correctly.

Oral Argument started at 7:14 PM

Ben Merkle (appellant), Moscow, agreed that the ORD prohibits the expansion of a University in the CB and does not question the ORD. Merkle provided a background explanation of the process through which he requested the ZAD. The proposed administrative office space would be used by marketing, financial, and development staff for New Saint Andrew's College (NSA). He argued that the ZAD was arbitrary and capricious because of conflicting communications, and had outlined those in his appeal. He said that the definitions from the North American Industry Classification System (NAICS) had been expanded beyond the intent. Rhetorically, the appellant asked the Board if NSA could outsource their finance needs to a different company, would they not be allowed to operate in the CB? He requested the ability to move the NSA administrative offices currently housed in the Nuart Theatre to the art gallery second floor space.

Oral Argument finished at 7:27 PM

There were no questions from the Board for the first appellant.

Oral Argument started at 7:28 PM

Brenda von Wandruszka (appellant), Moscow, requested longer than the 10-minutes for oral argument. Her argument began with references to the Moscow Zoning Code and the NAICS. She said that the ZAD exceeded the scope of the Zoning Code and was limiting the original character of the building. She shared the NAICS definition of a University and argued that the ORD in 2019 did not affect the operation of the Prichard Art Gallery, as it was not considered a University. The appellant reviewed the background of tenant occupancy of the building. She pointed out the difference between Permitted Use, Permitted Accessory Use, and Non-Conforming Use, according to MCC. She referenced various Idaho State codes regarding restrictions of use in the CB, and argued that MCC is silent regarding the use or occupancy of buildings and land.

Oral Argument finished at 7:45 PM

Board asked the appellant about the previous tenants in the building, both of which were nonprofits who operated an art gallery and provided various classes and events for the community. The most recent tenant moved out in January of 2024, and NSA signed a lease for the space in February 2024. There is a 6-month time frame that a building can be unoccupied before legal non-conforming use rights are lost. There continued to be a discussion about the art gallery and use of the office spaces. There are currently two office spaces in the art gallery, previously used by staff for gallery operations. The proposed use of the additional proposed offices on the second floor of the gallery would be in support of NSA.

The Board asked Staff if Legal Counsel has provided input on the ZAD and the Appeal, but they have only been involved with appeal procedure guidance. Staff frequently respond to zoning inquiries in an informal capacity, and only usually makes a formal determination when those decisions are called into question. The proposed art gallery is a permitted use in the CB, including the workshop and office spaces used by gallery staff. There was a discussion about the intent of the ORD and how Staff made their decision with the information that was provided to them.

There was a discussion about general office spaces in the CB and their uses, as well as how the proposed use would be moving from the Nuart Theatre to the subject property. The Board asked Staff about the two Conditional Use Permits (CUP) for NSA and debated whether or not the proposed changes would be affected by either of the two permits. There was a conversation regarding the differences between other professional services and university support staff services. The Board talked about the decision actions required and how the process could move forward.

Board requested more information about the maximum capacity of NSA students, staff and faculty according to the CUPs. Staff informed the Board that a CUP is a restriction on the property, and not the entity who is using or owns the property. Merkle reiterated his motivation to move current administration offices from one building to another, both in the CB. It was concluded that the NSA CUP capped the school at 44 full-time employees and 300 students at their location at 112 N Main Street.

The Appeal Record closed at 8:17 PM

Schutz moved to sustain the Zoning Administrator Determination in whole, seconded by Dickinson. Staff requested more information about why the decision was sustained, to include in the Written Decision. The Board feels that the ORD is too vague to either reverse or sustain the ZAD, and the Appeal should go before City Council for their discussion and ultimate decision. The motion was withdrawn.

Schutz moved to reverse the Zoning Administrator Determination, and to allow New Saint Andrew's to occupy offices on the second floor of the art gallery at 414 S Main Street because they are not an expansion of a University according to Ordinance 2019-07 and it is a permitted use under the Land Use Table of Moscow City Code. The motion was seconded by Comstock. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

Schutz moved to direct Staff to draft the Written Decision, seconded by Comstock. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment meeting is scheduled for 7:00 PM on June 18, 2024.

The draft Written Decision will be presented at the next meeting for approval, as well as another Condition Use Permit application.

The meeting adjourned at 8:29 PM

Joe Bazzoli, Chair

Date

**BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MOSCOW, COUNTY OF LATAH,
STATE OF IDAHO**

**WRITTEN DECISION OF THE BOARD OF ADJUSTMENT REGARDING THE
APPEAL OF ZONING ADMINISTRATORS DECISION 2024-02 REGARDING THE
PROPOSED USE OF A BUILDING LOCATED AT 414 S. MAIN ST IN THE CITY OF
MOSCOW, IDAHO.**

WHEREAS, on March 1, 2024, Brenda von Wandruszka representing Rootforest LLC, requested a decision from the City of Moscow Zoning Administrator related to the proposed use of a building located at 414 S Main Street in the City of Moscow, Idaho; and

WHEREAS, the proposed use of the building is for New Saint Andrews College (NSA) to use the existing building as an art gallery, a retail space, and administrative offices to support the operations and functions of NSA. The offices are to be occupied by NSA administrative staff, and no academic instruction or credit-bearing activity are proposed. The art gallery would include rotating exhibits and the applicant wishes to continue to offer non-credit community art classes to both adults and children in the community.

WHEREAS, on March 21, 2024, the Zoning Administrator issued Zoning Administrator Decision 2024-02 for the proposed use of the building located at 414 S Main Street, as described by Brenda von Wandruszka; and

WHEREAS, the Zoning Administrator determined that the proposed use of the building at 414 S Main Street by NSA as an art gallery with an accessory art instruction and retail space is a permitted use so long as the operations of the gallery does not further the educational purposes of the college and does not include credit-bearing academic activities. The proposed administrative offices within the building would constitute a prohibited use under Moscow City Code, Title 4, Chapter 3, Section 3-2.E, and Section 3-4, and are therefore not permitted; and

WHEREAS, on April 15, 2024, Benjamin Merkle representing NSA, and Brenda Von Wandruszka representing Rootforest, LLC, (hereinafter the appellants) filed a timely appeal of Zoning Administrator Decision 2024-02; and

WHEREAS, on June 11, 2024, the Zoning Board of Adjustment conducted a public meeting to consider the appeal of Zoning Administrator Decision 2024-02; and

WHEREAS, the Zoning Board of Adjustment reviewed Zoning Administrator Decision 2024-02, did not consider any new or additional evidence, and heard the appellant's arguments on the appeal; and

WHEREAS, the Board finds that the proposed NSA administrative offices on the second floor of the building do not constitute an expansion of the College based upon Ordinance 2019-07 and are permitted uses under the Land Use Table of Moscow City Code; and

WHEREAS, having considered Zoning Administrator Decision 2024-02, and having considered the issues presented by the appellants, the Board reversed the decision of the Zoning Administrator and determined that the proposed administrative offices within the building located at 414 S Main Street would constitute a permitted use under Moscow City Code, Title 4, Chapter 3, Section 3-2.E, and Section 3-4.

THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION OF ZONING ADMINISTRATOR DECISION 2024-02 AND HAVING CONSIDERED THE ISSUES PRESENTED BY THE APPELLANTS, HEREBY CONCLUDES:

DECISION

The Zoning Board of Adjustment hereby **REVERSES** the decision of the Zoning Administrator and determines that the proposed administrative offices within the building located at 414 S Main Street would constitute a permitted use under Moscow City Code, Title 4, Chapter 3, Section 3-2.E, and Section 3-4.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW this ____ day of _____, 2024.

Joe Bazzoli, Chair
Board of Adjustment

CERTIFICATION. I hereby certify that the above is a true copy of the Board of Adjustment decision passed at a regular meeting of the Board of Adjustment, City of Moscow, held on June 18, 2024.

ATTEST:

Jennifer Fleischman, Deputy City Clerk

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

HEARING DATE: Tuesday, June 18, 2024

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2024-0018 - A Conditional Use Permit application for the expansion of an existing Public Service Facility located at 650 N Van Buren Street within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-3-4. The existing City Shop Facility is proposed to be expanded to include a new shop building, materials storage shed, and miscellaneous site improvements.

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, June 1, 2024
2. Conditional Use Permit Application
 - a. Site Plan
 - b. Building Plans

Prepared by: Aimee Hennrich, AICP

STAFF REVIEW

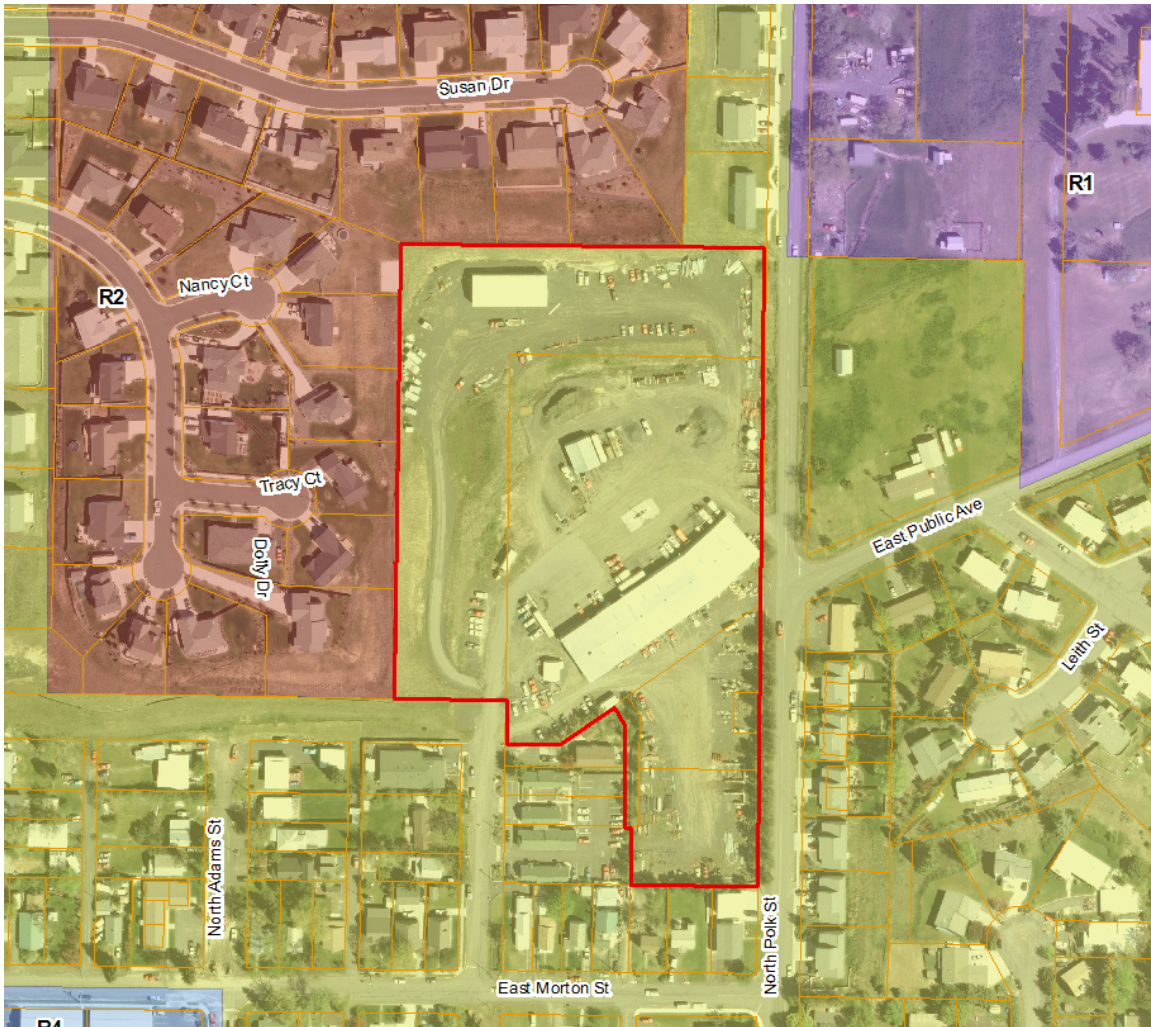
Proposal: The applicant, City of Moscow, is proposing to construct a new shop building, materials storage shed, and miscellaneous site improvements on the existing City Shop property located at 650 N Van Buren Street. The new fully enclosed single-story shop building is proposed to be approximately 19,000 square feet which will include new repair bays for the City's fleet, Parks and Facilities Division, and will include office space for each division. The storage shed is proposed to contain dry materials and is approximately 4,000 square feet in size. The existing shop building will remain, be repaired and resided, and will continue to provide indoor storage space for the Streets and Stormwater Divisions. The activities historically conducted on the site will not change or increase in intensity.

Background: Use of the property as a Public Service Facility dates back to the 1960's. Many Conditional Use Permits and Special Use Permits have been approved over the years, the most recent SUP was approved in 2012.



Subject Property

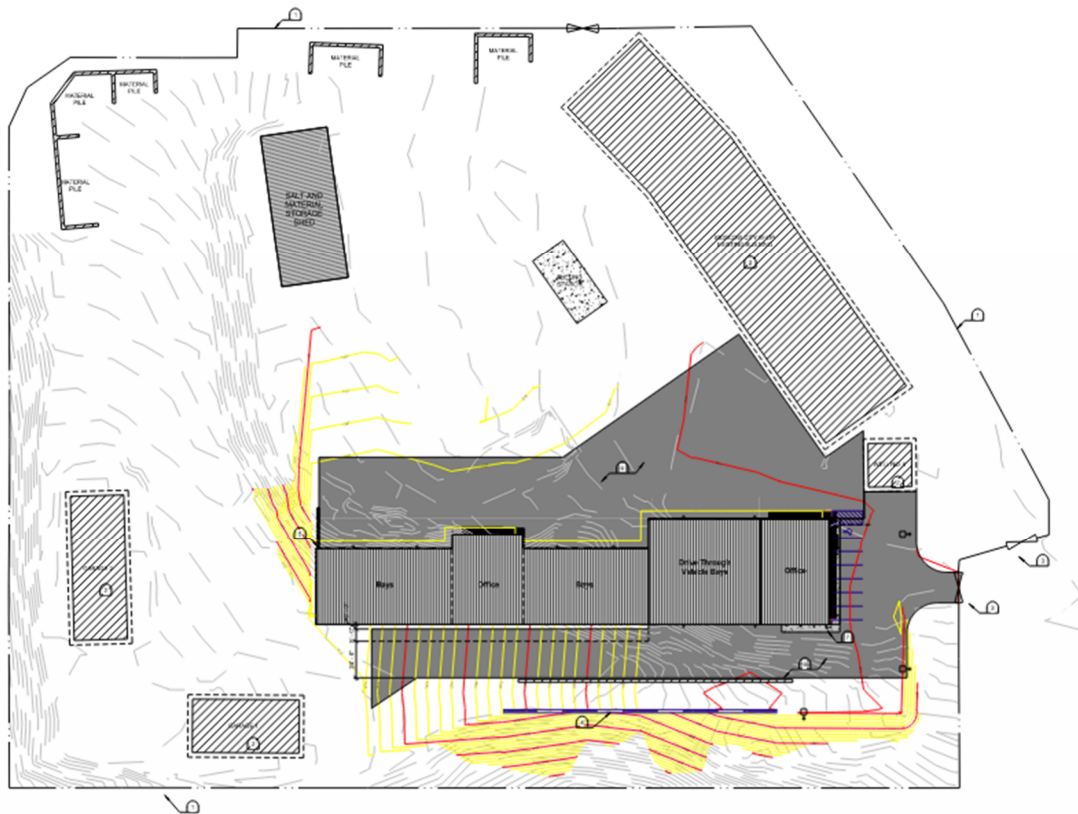
Zoning: The subject property is located in the Medium Density Residential (R-3) Zoning District which requires Public Service Facilities to obtain a Conditional Use Permit (MCC 4-3-4). The property is surrounded by a large R-3 Zone which is adjacent to the south and the east. A Moderate Density Single Family Residential (R-2) Zone is abutting the subject property on the west and the north.



Zoning

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

A general goal of Chapter 5.9, Public Utilities, Services, and Growth Capacity, is to “provide for the orderly and efficient delivery and location of public facilities, utilities and services to the residents and businesses within the community.”



Proposed Site Plan

Site and Area Land Use: The subject property is an eight (8) acre area, owned by the City of Moscow, located in the middle of a Moderate Density Residential (R-2) Zone. The parcel has supported various day to day necessary functions of City's Public Works operations since the late 1960's. This currently includes the existing City shop, outdoor storage of vehicles and equipment, materials for landscaping and street maintenance, fuel pumps, as well as one of the City's well houses for water distribution to the surrounding area.

The property is surrounded by a 6ft chain link fence which is used to secure the property. Subdivisions containing single-family dwellings are adjacent to the north and west of the subject property and are located on a plateau overlooking the City shop property. A large parcel with a single-family dwelling is located across Polk Street to the east as well as two-family dwellings to the southeast. For all uses other than dwellings in residential zoning designation, a type A landscape buffer is required. A Type A buffer is ten feet in width and contains two canopy trees, four understory trees, and six shrubs for every 100 linear feet.

Streets and Access: The property is accessed by Polk Street to the east and Van Buren Street to the south. Polk Street is identified in the Comprehensive Plan as a collector and Van Buren is identified as a local neighborhood street.

Input from other Departments/Agencies: No comments were received from other departments/agencies upon review of the request for the conditional use permit.

RELEVANT CRITERIA AND STANDARDS

The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

- 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 proposed use (will/will not) be in conflict with the Comprehensive Plan.**

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

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

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

Staff recommends **approval** of the application for a Conditional Use Permit for the expansion of an existing Public Service Facility located at 650 N Van Buren Street with one condition:

1. The applicant shall install a “Type-A” landscape buffer adjacent to current R-2 Zoned property along the western property line of the subject property.

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

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 650 N Van Buren Street
Permit Application LUP2024-0018

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

A Conditional Use Permit application for the expansion of an existing Public Service Facility located at 650 N Van Buren Street within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-3-4. The existing City Shop Facility is proposed to be expanded to include a new shop building, materials storage shed, and miscellaneous site improvements.

HEARING DATE: Tuesday, June 18, 2024

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

MEETING TIME: 7:00 p.m.

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

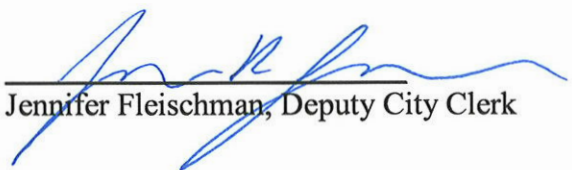
The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

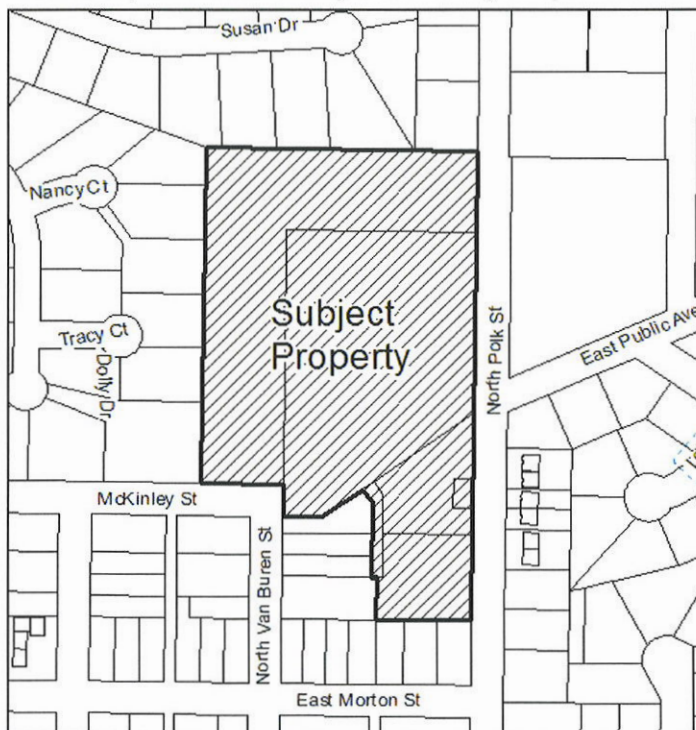
Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least 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:

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

Laurie Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk



Published: June 1, 2024



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$561.00	
Receipt Number			

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: CITY OF MOSCOW Phone: (208) 883-7027
Address: 504 S. WASHINGTON ST. Email: criddle@ci.moscow.id.us

Relationship to affected property (please check one):

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

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

Name: SAME AS APPLICANT Phone: _____
Address: _____ Email: _____

3. Location of Affected Property: 650 N. VAN BUREN ST.

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

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

INFORMATION ON REQUESTED CONDITIONAL USE

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

EXPANSION OF THE EXISTING CITY SHOP FACILITY TO INCLUDE A
NEW SHOP BUILDING, MATERIALS STORAGE SHED, & MISC. SITE
IMPROVEMENTS.

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.

SEE ATTACHED LETTER

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: _____

SEE ATTACHED LETTER

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: _____

SEE ATTACHED LETTER

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: _____

SEE ATTACHED LETTER

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: _____

SEE ATTACHED LETTER

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

Justification and compliance with criteria #5: _____

SEE ATTACHED LETTER

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

Justification and compliance with criteria #6: _____

SEE ATTACHED LETTER

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

Justification and compliance with criteria #7: _____

SEE ATTACHED LETTER

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 (1) year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

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

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

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

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

Cody Riddell
Signature of Applicant

4/29/24
Date

Signature of Property Owner (if different)

Date



Heart of the Arts



Arthur D. Bettge
Mayor

Gina Taruscio
Council President

Sandra Kelly
Council Vice-President

Bryce Blankenship
Council Member

Drew Davis
Council Member

Hailey Lewis
Council Member

Julia Parker
Council Member



Bill Belknap
City Supervisor



City of Moscow, City Hall
c/o Bill Belknap, City Supervisor
206 East 3rd Street
P.O. Box 9203
Moscow ID 83843
Phone (208) 883-7000
Fax (208) 883-7018

Website: www.ci.moscow.id.us
Hearing Impaired (208) 883-7019



May 1, 2024

City of Moscow
Community Development Department
Attn: Aimee Hennrich
504 S. Washington Street
Moscow, ID 83843

**RE: Conditional Use Permit Application at 650 N. Van Buren Street for
Moscow City Shop**

Dear Aimee,

I am pleased to submit the attached conditional use permit application for a series of improvements to the existing Moscow City Shop campus located at 650 N. Van Buren Street in an R3 (Medium Density Residential) zone. The proposed improvements include a new, approximately 19,000 square-foot, fully enclosed single-story shop building, and a 4,000 square-foot material storage shed. A paved apron for access and circulation will also be constructed around the new shop. In addition, the existing shop building will be repaired and re-sided. These improvements represent a key initiative aimed at improving the safety and efficiency of City operations.

Along with the required application form and project drawings, I have attached a detailed narrative demonstrating compliance with the Relevant Criteria and Standards of Moscow City Code.

Please contact me if you need any additional information to process this request.

Best regards,

Cody Riddle
Deputy City Supervisor, Community Development

cc: Mike Ray, Planning Manager

Recieved 05-01-2024

Question #6 - Operating Characteristics of the Proposed Use

There are no changes proposed to the use of the approximately seven-acre site. This property has supported the City's shop, storage, and maintenance yard since the late 60's. That includes indoor and outdoor storage of vehicles, equipment, and various materials associated with landscape and street maintenance along with fuel pumps for the City's fleet. A variety of vehicles and equipment are serviced and parked on the premises. This site also supports one of the City's well houses for distribution of water to the surrounding community.

Our proposal is to add two structures to the site. The first, an approximately 19,000 square-foot single-story building, will house new repair bays for the City's Fleet, Parks, and Facilities Divisions. It will also include office space for each division. The second building, an approximately 4,000 square-foot single-story structure, will be used for storage of dry materials including sand, salt, and cold mix paving for the maintenance and repairs of local roadways. The existing shop building, located on the southern portion of the site, will continue to provide indoor storage and space for the Streets and Stormwater Divisions.

The activities historically conducted on the site will not change or increase in intensity. The number of employees and the hours they work will continue to fluctuate seasonally, but there will be no additional staff with the construction of the new buildings.

Ultimately, this proposal is not an expansion of operations or activities. Rather, it is to address a deficiency for a safe, comfortable indoor space to ensure employees can continue existing functions and to serve the community in an efficient and reliable manner.

Criteria #1 - The proposed use is a conditionally permitted use within the zoning district.

The proposed use is classified as a "Public Service and Utility Facility", which is a conditional use in the R-3 (Medium Density Residential) zone, as specified in MCC 3-4 (Land Use Table).

Criteria #2 - The character of the proposed use will be in harmony with the neighborhood and surrounding land uses.

The character of the proposed use will remain harmonious with the surrounding neighborhood. The proposal is not to introduce a new use, or expand upon the activities that have occurred on the property dating back to late 1960's. Rather, once complete, more of the current activities will be conducted indoors, which would likely reduce any perceived impact on surrounding properties.

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).

The addition of two structures and repair of the existing building will not negatively impact adjacent properties or the surrounding neighborhood. There will be no measurable increase in activity that would be detrimental to the adjoining properties. The number of employees, hours of operation, and traffic patterns will not be altered with the introduction of the expanded shop.

The buildings themselves will be located significantly lower in elevation than the surrounding properties and include a shed roof design, with the highest point located interior to the site, where the majority of access and circulation will occur. The buildings would not have any rooftop mechanical equipment and the minimal lighting needed will comply with our dark sky standards.

Criteria #4 - The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services.

The site is already served by fully improved public streets and existing utilities. The addition of two new buildings will not require the extension of public services that are not already immediately available at the site.

Criteria #5 - The proposed use will not endanger the public health or safety if located where proposed.

The addition of two new buildings to the existing shop campus will not endanger the health or safety of the general public. On the contrary, it will allow activities and operations already occurring on the site to be conducted in a safer and more efficient manner. This will allow City staff to continue to provide critical services to the community.

Criteria #6 - The proposed use meets all applicable development standards of the zoning code.

The new buildings meet all applicable standards of the zoning code. There will be more than 100' of separation between the new buildings and both the western and northern property boundaries, where the site abuts residential use. This exceeds the typical rear setback requirement of 20'. The buildings will be setback approximately 90' from North Van Buren Street and 75' from Polk Extension, where 15' is normally required.

From a height perspective, the tallest portion of the new shop will be 32' and the materials shed will be 24'. This is under the 35' height allowance of the underlying R-3 zone. It is also important to note that the site sits significantly lower in elevation than the surrounding properties. Any portion of the buildings abutting the property boundary would be much lower in height when measured to the adjacent grade.

This proposal is not to increase the number of staff employed on the City Shop campus. As a result, there will be no need for additional parking.

Criteria #7 - The proposed use will not be in conflict with the Comprehensive Plan.

The addition of two buildings to the existing site is not in conflict with the Comprehensive Plan. This proposal is consistent with Chapter 5 (Public Utilities, Services, and Growth Capacity), specifically Goal #2, that reads as follows:

“Provide for the orderly and efficient delivery and location of public facilities, utilities, and services to the residents and businesses within the community”

While the shop is not specifically identified in the Plan, its deficiencies and deteriorating condition have been noted in both the City’s Strategic and Capital Improvement Plans for a number of years. A modern, safe facility will allow City staff to continue to serve the community to the best of our abilities. The shop serves a vital role in the operation of the Parks, Streets, Stormwater, and Fleet Divisions. Their work has a direct impact on the quality of life in the community; they ensure our streets, sidewalks, parks and other recreation facilities remain safe and accessible throughout the year. The Fleet group also provides maintenance for many of the emergency response vehicles. Ensuring they have an adequate facility for operation benefits the safety of the entire community.

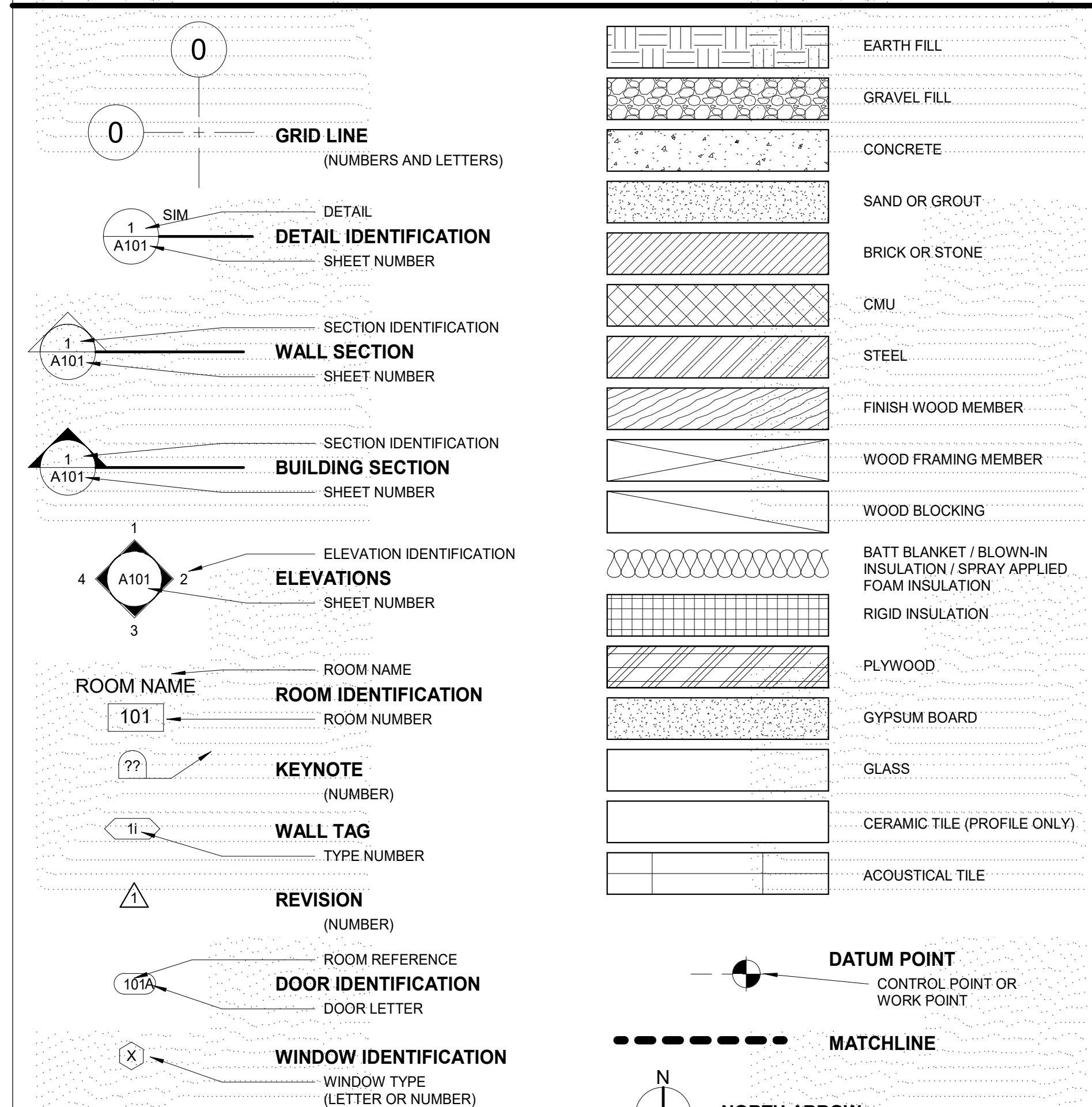
650 N VAN BUREN ST, MOSCOW, ID 83843



GENERAL		MECHANICAL	
0.00	COVER SHEET	M0.00	MECHANICAL COVER SHEET
0.10	CODE INFORMATION	M0.01	HVAC ZONE PLAN
0.20	LIFE SAFETY PLANS	M1.10	HVAC OVERALL PLAN
		M1.11	HVAC PLAN - AREA A
		M1.12	HVAC PLAN - AREA B
		M1.13	HVAC ROOF PLAN
		M2.00	HVAC DETAILS
		M2.01	HVAC DETAILS
		M2.02	HVAC DETAILS
		M3.00	HVAC SCHEDULES
		M3.01	HVAC SCHEDULES
CIVIL			
C1	DEMOLITION PLAN	P1.10	FOUNDATION OVERALL PLAN
C2	EROSION CONTROL AND GRADING PLAN	P1.11	FOUNDATION PLAN - AREA A
C3	EROSION CONTROL AND GRADING NOTES AND DETAILS	P1.12	FOUNDATION PLAN - AREA B
		P2.10	PLUMBING OVERALL PLAN
C4	UTILITY LAYOUT PLAN	P2.11	PLUMBING PLAN - AREA A
C5	RETAINING WALL PLAN AND PROFILE	P2.12	PLUMBING PLAN - AREA B
C6	GENERAL NOTES AND DETAILS	P3.00	PLUMBING DETAILS
		P3.01	PLUMBING DETAILS
		P4.00	PLUMBING SCHEDULES
ARCHITECTURAL			
A1.00	ARCHITECTURAL SITE PLAN	E0.00	ELECTRICAL COVER SHEET
A2.10	FLOOR PLAN - OVERALL	E0.01	LIGHTING COMPLIANCE CERTIFICATE
A2.11	FIRST FLOOR - AREA A	E1.00	SITE ELECTRICAL PLAN
A2.12	FIRST FLOOR - AREA B	E2.10	ELECTRICAL OVERALL PLAN
A2.31	FINISH FLOOR PLAN - AREA A	E2.11F	FIRE ALARM PLAN - AREA A
A2.32	FINISH FLOOR PLAN - AREA B	E2.11L	LIGHTING PLAN - AREA A
A2.41	REFLECTED CEILING PLAN - AREA A	E2.11P	POWER PLAN - AREA A
A2.42	REFLECTED CEILING PLAN - AREA B	E2.11S	SYSTEMS PLAN - AREA A
A2.50	EQUIPMENT PLANS	E2.12F	FIRE ALARM PLAN - AREA B
A2.60	OVERALL ROOF PLAN	E2.12L	LIGHTING PLAN - AREA B
A3.00	DOOR / ROOM SCHEDULES	E2.12P	POWER PLAN - AREA B
A3.10	FRAME TYPES	E2.12S	SYSTEMS PLAN - AREA B
A4.00	EXTERIOR ELEVATIONS	E3.00	ELECTRICAL SCHEDULES
A4.10	EXTERIOR ELEVATIONS	E5.00	ONE LINE DIAGRAM
A4.20	BUILDING SECTIONS	E5.01	PANEL SCHEDULES
A5.00	WALL SECTIONS	E5.02	PANEL SCHEDULES
A5.10	WALL SECTIONS		
A6.00	ENLARGED PLANS / INTERIOR ELEVATIONS		
A6.10	ENLARGED PLANS / INTERIOR ELEVATIONS		
A6.20	ENLARGED PLANS - MEZZANINE		
STRUCTURAL			
S0.01	STRUCTURAL COVER SHEET		
S0.02	STRUCTURAL DESIGN NOTES		
S0.03	SPECIAL INSPECTION TABLES		
S1.01	FOUNDATION PLAN - OVERALL		
S1.01A	FOUNDATION PLAN - AREA A		
S1.01B	FOUNDATION PLAN - AREA B		
S2.01	ENLARGED MEZZANINE FRAMING PLANS		
S4.01	SCHEDULES		
S5.01	GENERAL CONCRETE DETAILS		
S5.02	GENERAL SLAB DETAILS		
S5.11	GENERAL MASONRY DETAILS		
S5.21	GENERAL STRUCTURAL STEEL DETAILS		
S5.22	GENERAL STRUCTURAL STEEL DETAILS		
S6.01	FOUNDATION DETAILS		
S7.01	FLOOR FRAMING DETAILS		

A-E	F-M	N-R	S-Z
A.B. ACQUIS.	A.A. ANCHOR BOLT	N/C NON-COMBUSTIBLE	S.C. SOLID CORE
A.D. ACUST.	A.C. ACOUSTICAL	N.I.C. NOT IN CONTRACT	S.C.T. SECTION
A.F.F. ADJ.	A.D. AVAILABLE	N.O. NUMBER	S.NTHG. STHG.
AGGR. AGGREGATE	A.E. ABOVE FINISH FLOOR	N.O.M. NOMINAL	S.H. SHEET
AL. ALUMINUM	A.F. ALUMINUM	N.T.S. NOT TO SCALE	S.M. SIMILAR
APPROX. APPROXIMATE	F.F. FACTORY FINISH	O.A. OVERALL	S.P. SPECIFICATION
ARCH. ARCHITECTURAL	F.H. FIRE HOSE CABINET	O.C. ON CENTER	S.Q. SQUARE
B.D. BOARD	F.N. FINISH	O.C. OUTSIDE DIAMETER	S.S. STAINLESS STEEL
BITUM. BITUMINOUS	F.F. FLOOR	O.F. C.I. OWNER FURNISHED/CONTRACTOR.	S.T. STANDARD
B.L.B. BLOCK	F.O.B. FACE OF BUILDING	O.I. INSTALLED	STL. STEEL
BLK. BLOCK	F.O.C. FACE OF CONCRETE	O.I. OWNER FURNISHED/OWNER INSTALLED	STR. STRUCTURAL
BLKG. BLOCKING	F.O.E. FACE OF EXISTING	OFF. OFFICE	STR. SUSPENDED
B.O.T. BOTTOM	F.O.F. FACE OF FINISH	OPNG. OPENING	T.C. TOP OF CURB
CAB. CABINET	F.F.T. FACE OF STUDS	OPNG. OPPOSITE	T.E.L. TELEPHONE
C.F.O.I. CONTRACTOR-FURNISHED/OWNER-	FUR. FURRING	P.L. PLATE	T.O. TOP OF
C.L. CENTERLINE	G.A. GAUGE	P.L. PLASTIC LAMINATE	T.O.B. TOP OF BLOCK
C.L.G. CEILING	G.V. GALVANIZED	P.L. PLASTER	T.O.C. TOP OF CURB
C.M.U. CONCRETE MASONRY UNIT	G.N.D. GROUND	P.L.W.Y. PLYWOOD	T.O.P. TOP OF PLATE
COL. COLUMN	G.R. GRADE	P.R. PAPER	T.O.W. TOP OF WALL
CONC. CONCRETE	G.Y.P. GYPSUM BOARD	P.T. POINT	T.R.E.A.D. TREAD
CONN. CONNECTION	H.C. HOLLOW CORE	P.T.D. PAPER TOWEL	T.V. TELEVISION
CONT. CONTINUOUS	H.O.W.D. HARDWOOD	P.T.R. PAPER TOWEL DISPENSER	T.Y. TYPICAL
CORR. CORRIDOR	H.M. HOLLOW METAL	R.E.C.E.P.T. RECEPTACLE	U.O. UNLESS OTHERWISE NOTED
CTSK. COUNTERSINK	H.O.R.I.Z. HORIZONTAL	Q.T. QUARRY TILE	U.R.N. URINAL
CNTR. CENTER	I.D. INSIDE DIAMETER	R.A.D. RADIUS	V.E.R.T. VERTICAL
DBL. DOUBLE	I.N.S. INSULATION	R.D. ROOF DRAIN	V.E.S.T. VESTIBULE
DEPT. DEPARTMENT	JAN. JANITOR	R.F. REFERENCE	W/ WITH
DET. DETAIL	J.O.T. JOINT	R.F.R. REFRIGERATOR	W/O WITHOUT
DIA. DIAMETER	K.T. KITCHEN	R.E.I.N.F. REINFORCED	W.C. WATER CROSET
DIM. DIMENSION	L.A.B. LABORATORY	R.E.Q. REQUIRED	W.O.O.D. WOOD
DISP. DISPENSER	L.A.V. LAVATORY	R.E.S.I.L. RESILIENT	W.P. WATER PROOF
DN. DOWN	M.A.X. MAXIMUM	R.M. ROOM	W.R. WATER RESISTANT
EA. EACH	M.E.C.H. MECHANICAL	R.O. ROUGH OPENING	W.T. WEIGHT
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	M.F.R. MANUFACTURER	R.W.L. RAIN WATER LEADER	
E.J. EXPANSION JOINT	M.H. MANHOLE		
ELEC. ELECTRICAL	M.N. MINIMUM		
ELEV. ELEVATION	MISC. MISCELLANEOUS		
ELEV. ELEVATOR	M.O. MASONRY OPENING		
ENCL. ENCLOSURE	M.T.O. MOUNTED		
E.Q. EQUIP.			
EXP. EXPANSION			
EXT. EXISTING			
EXT. EXTERIOR			

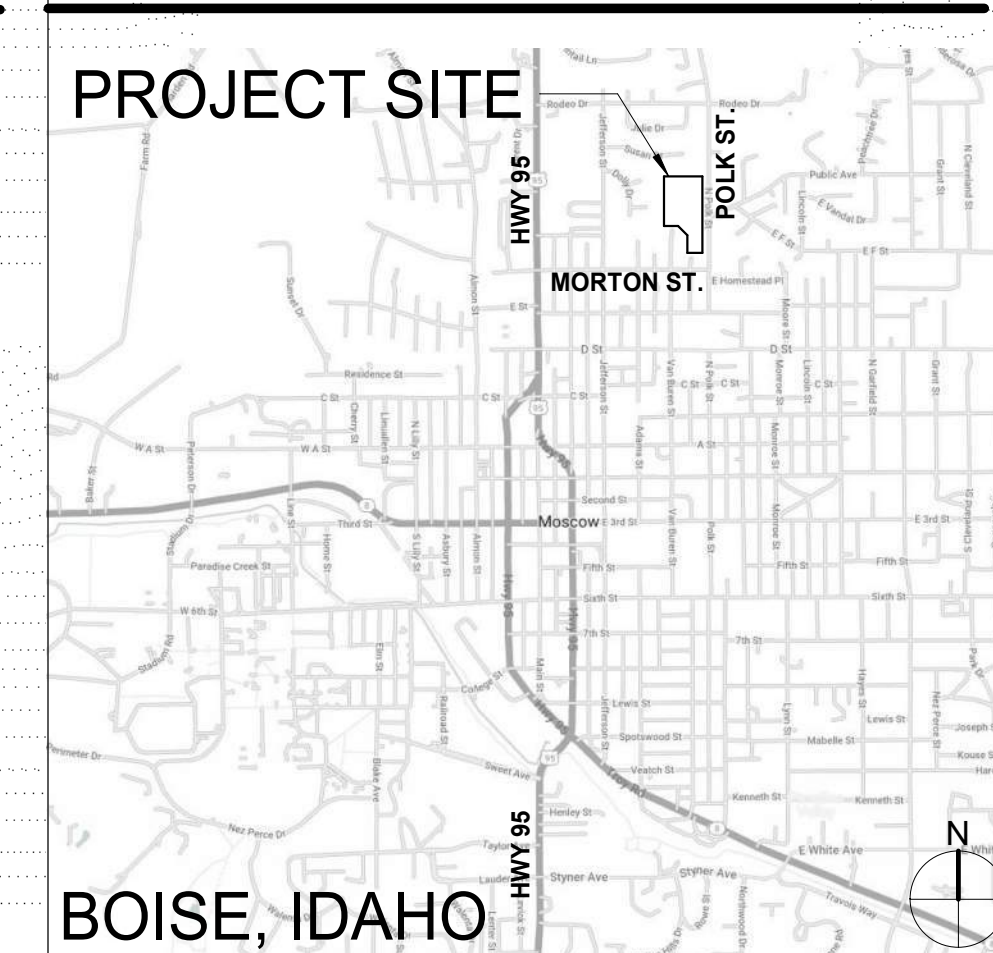
FOR ADDITIONAL MATERIAL FINISH
ABBREVIATIONS, SEE MATERIAL
LEGEND ON ROOM FINISH SHEETS.



LAND USE ZONE = R3
PARCEL # = 650, 660, 851
CUP# = N/A
DR # = N/A

IBC CODE 2018
OCCUPANCY GROUPS: B, S-1
CONSTRUCTION TYPE : V-B
AREA OF BUILDING / ADDITION = 18,800 SF
FIRE SPRINKLERS: NFPA 13
FIRE ALARM SYSTEM: NO

SEE SHEET A0.1 FOR ADDITIONAL INFORMATION



MOSCOW CITY
SHOP

CITY OF MOSCOW

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KEYNOTES

1.

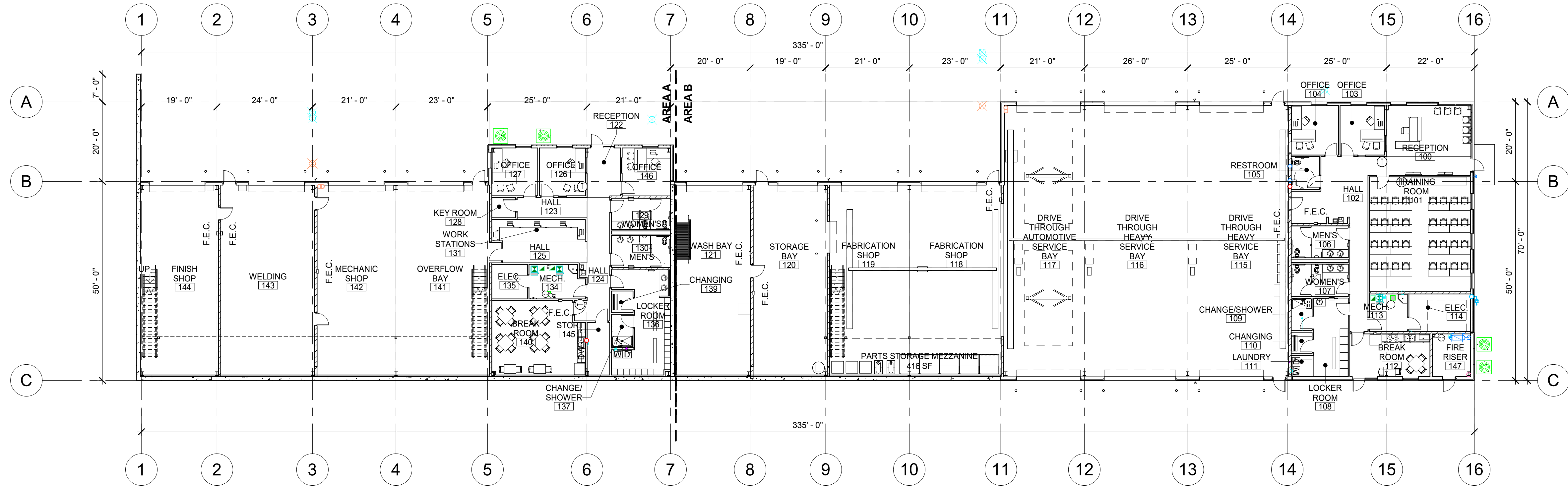
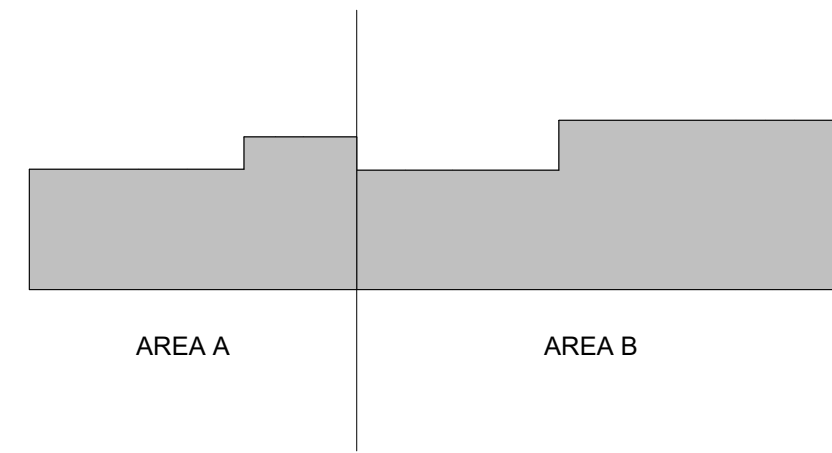
LEGEND

- NEW 6" STEEL STUD WALLS
- NEW 3 5/8" STEEL STUD WALLS
- 12" CONCRETE WALL
- WALL ASSEMBLY TYPE - SEE ASSEMBLY
TYPES SHEET AX.X
- WINDOW FRAME TYPE - SEE FRAME TYPE
SHEET AX.X
- DOOR TAG - SEE DOOR SCHEDULE SHEET
A2.0

GENERAL NOTES

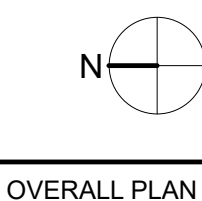
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- SEE EQUIPMENT PLANS FOR LOCATION OF SPECIALTY EQUIPMENT.

KEY PLAN



OVERALL FLOOR PLAN

1/16" = 1'-0"



DESCRIPTION

DATE

JOB NO.: 24000.01
DATE: 04/12/2024
DRAWN BY: RB/BC/SB
CHECKED BY: MS/MH

PHASE: DESIGN
DEVELOPMENT

FLOOR PLAN -
OVERALL

SHEET NO.

A2.10

CONDOC

104400.A RAPID ENTRY KEY LOCK BOX.

LOMBARD
CONRAD
ARCHITECTS

ARCHITECTURE | PLANNING
INTERIOR DESIGN
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KEYNOTES

- MECHANICAL EQUIPMENT. SEE MECHANICAL.
- PLUMBING EQUIPMENT. SEE PLUMBING.
- EDGE OF AREA OF MEZZANINE ABOVE.

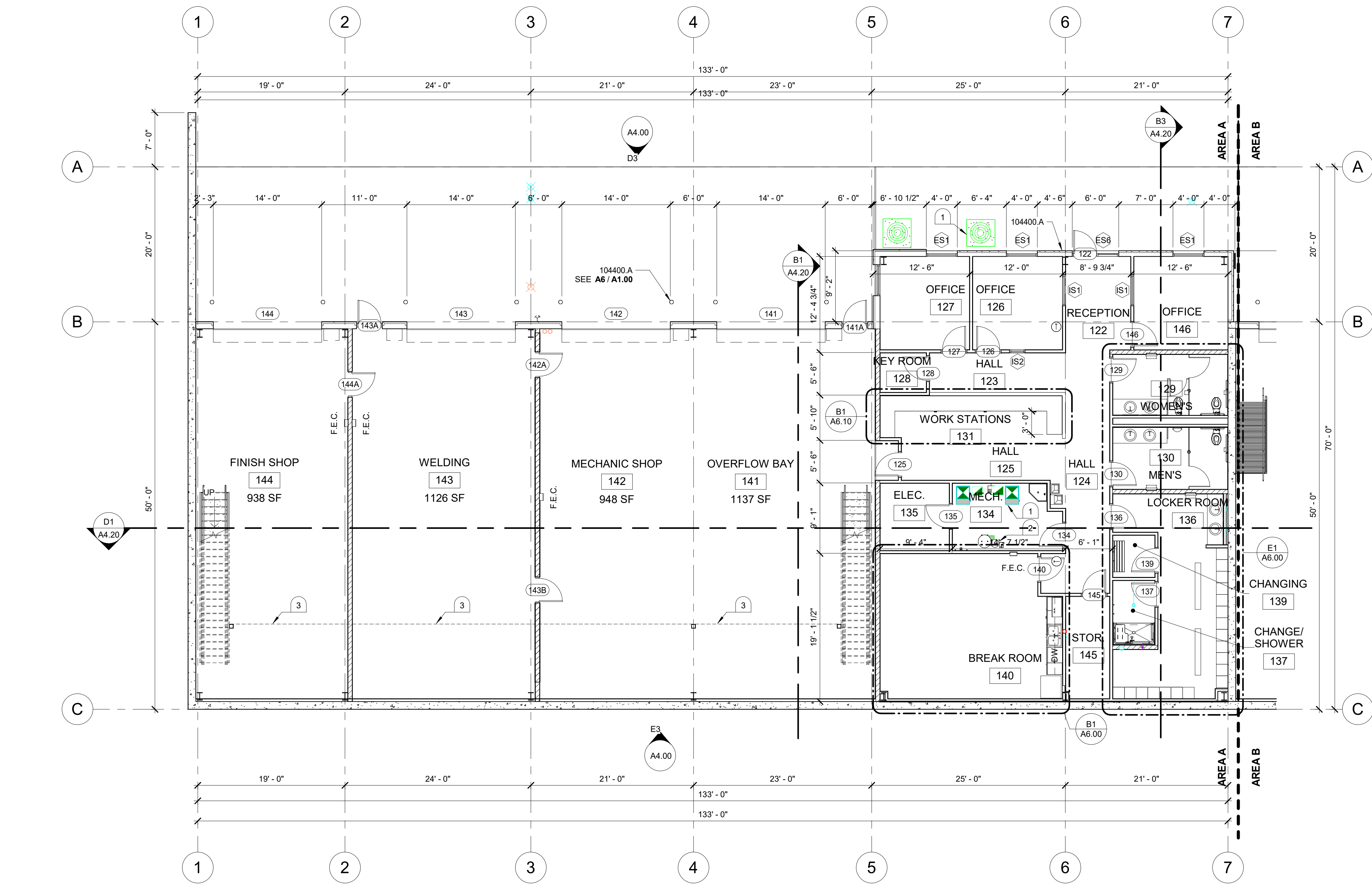
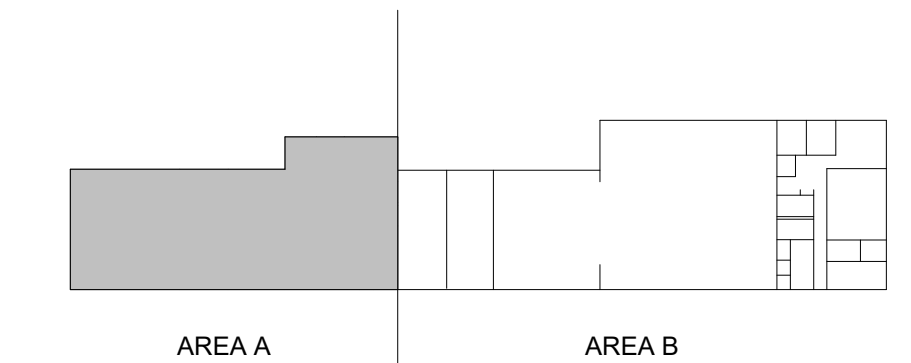
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KEY PLAN



E2 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN - AREA A

DESCRIPTION
DATE
MRK

JOB NO.: 24000.01
DATE: 04/12/2024
DRAWN BY: RB/BC/SB
CHECKED BY: MG/MH

PHASE: DESIGN
DEVELOPMENT

FIRST FLOOR -
AREA A

SHEET NO.

A2.11

CONDOC

104400.A RAPID ENTRY KEY LOCK BOX.

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ARCHITECTS

ARCHITECTURE | PLANNING
INTERIOR DESIGN

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KEYNOTES

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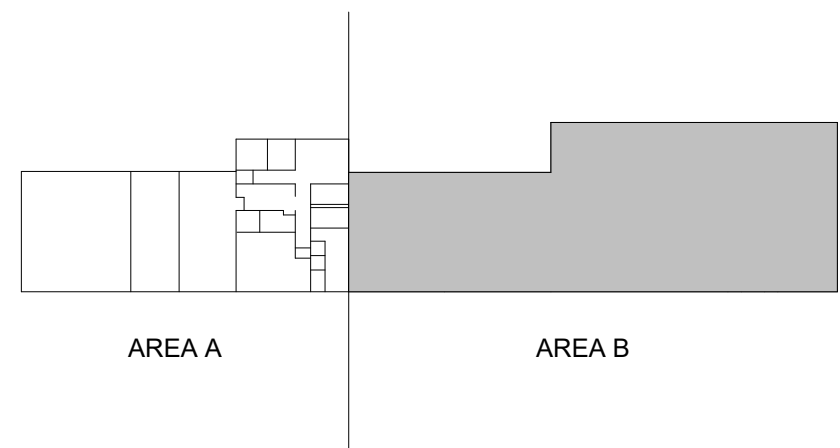
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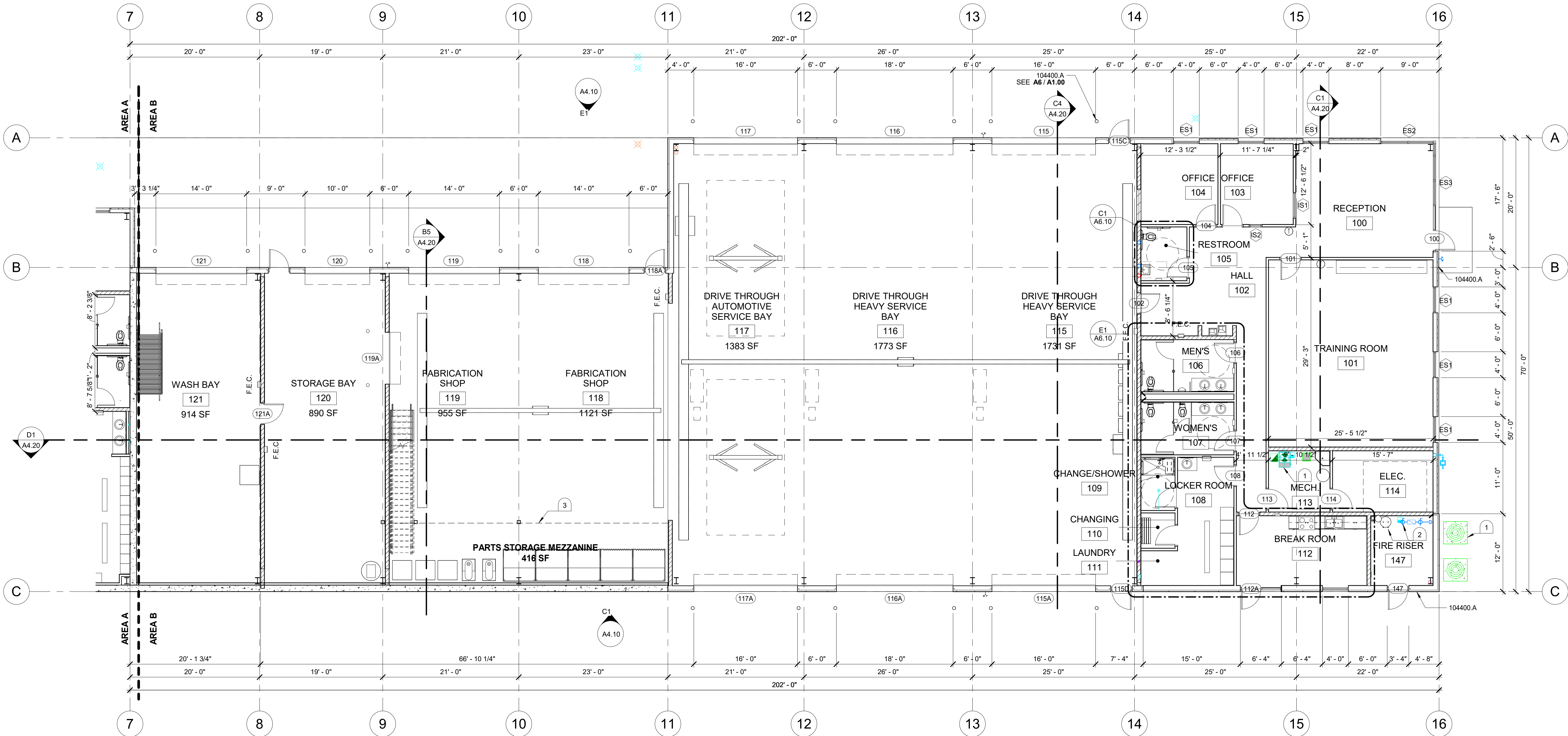
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KEY PLAN



FLOOR PLAN - AREA B



E1 FLOOR PLAN

1/8" = 1'-0"

STAMP

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(208) 345-7127

DESCRIPTION

MRK	DATE
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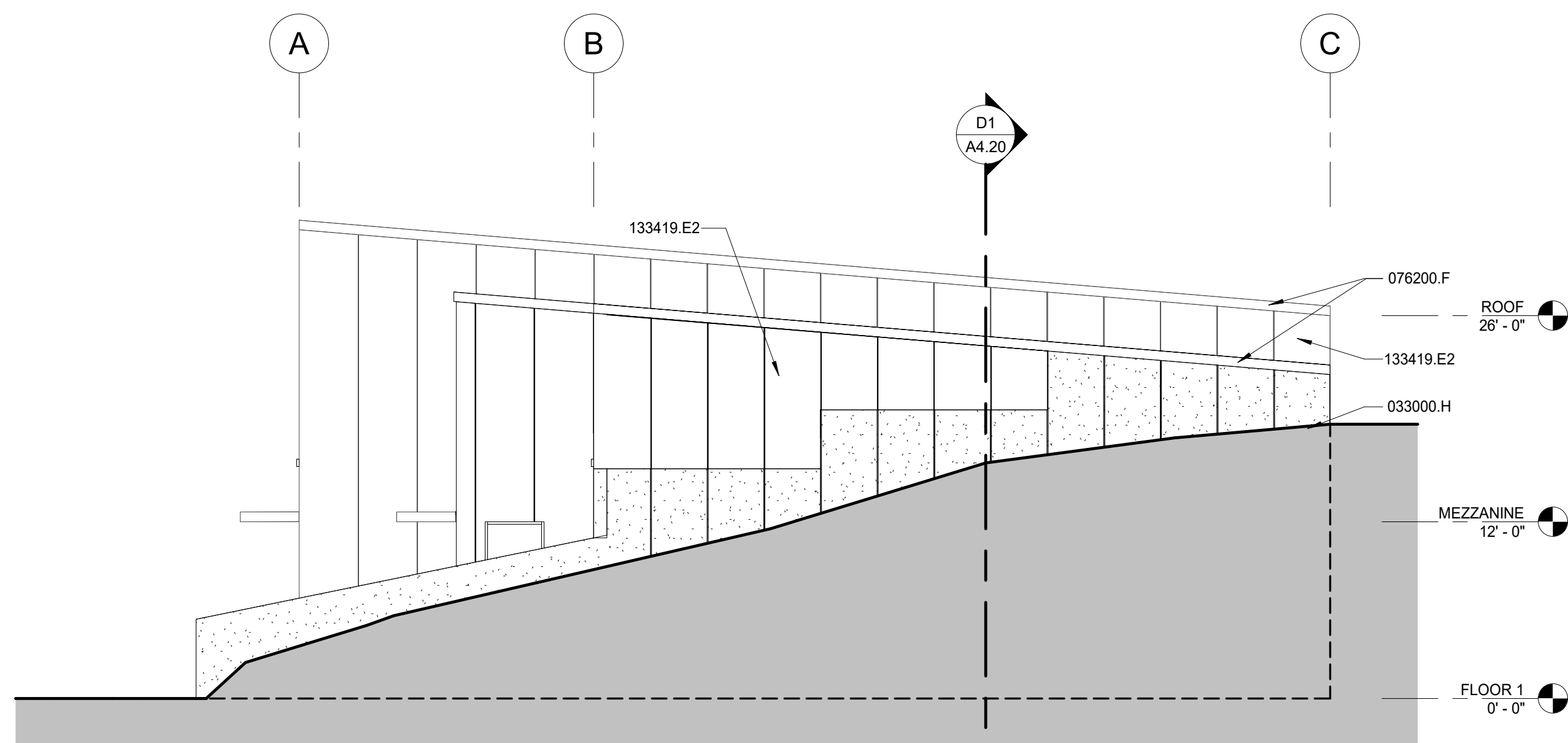
JOB NO.: 24000.0
DATE: 04/12/202
DRAWN BY: RB/BC/ST
CHECKED BY: M

PHASE: DESIGN DEVELOPMENT

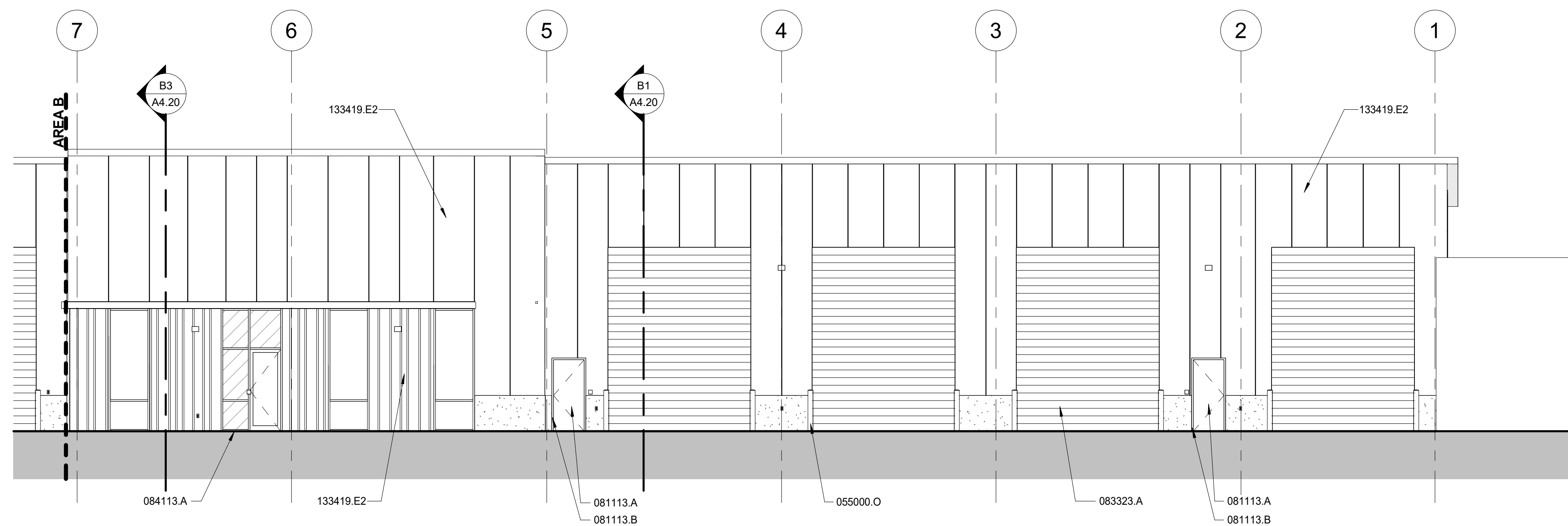
EXTERIOR ELEVATIONS

SHEET NO.

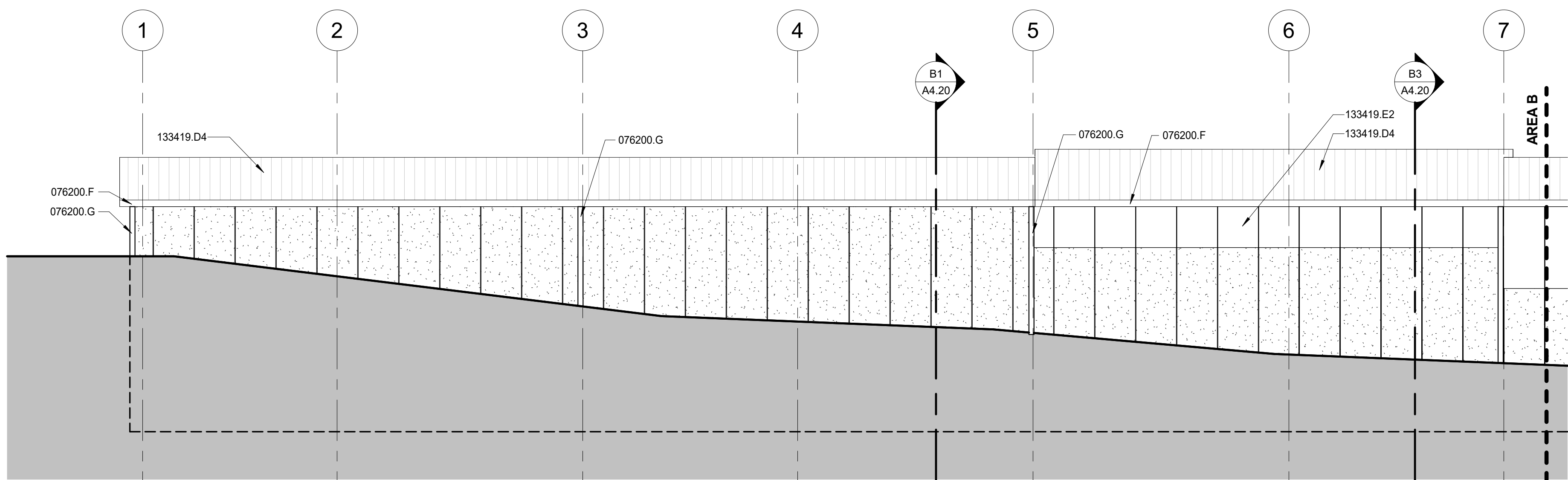
A4.00



C4 NORTH ELEVATION



D3 EAST - AREA A
1/8" = 1' 0"



F3 WEST - AREA A

CONDOC

033000.H	CONCRETE WALL. SEE STRUCTURAL.
055000.O	METAL BOLLARD.
076200.F	GUTTER.
076200.G	DOWNSPOUT.
081113.A	HOLLOW-METAL DOOR
081113.B	HOLLOW-METAL FRAME.
083323.A	OVERHEAD COILING DOOR.
084113.A	ALUMINUM STOREFRONT FRAMING.
133419.D4	INSULATED METAL ROOF PANEL - STANDING SEAM.
133419.E2	INSULATED METAL WALL PANEL.

KEYNOTES

1. ...

CONDOC

033000.H	CONCRETE WALL, SEE STRUCTURAL.
055000.O	METAL BOLLARD.
076200.F	GUTTER.
076200.G	DOWNSPOUT.
081113.A	HOLLOW-METAL DOOR.
083323.A	OVERHEAD COILING DOOR.
084113.A	ALUMINUM STOREFRONT FRAMING.
084113.D	ENTRANCE DOOR.
133419.D4	INSULATED METAL ROOF PANEL - STANDING SEAM.
133419.E2	INSULATED METAL WALL PANEL.

LOMBARD
CONRAD
ARCHITECTS

ARCHITECTURE | PLANNING
INTERIOR DESIGN

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SHOP

CITY OF MOSCOW

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(208) 342-7168

MECHANICAL ENGINEER

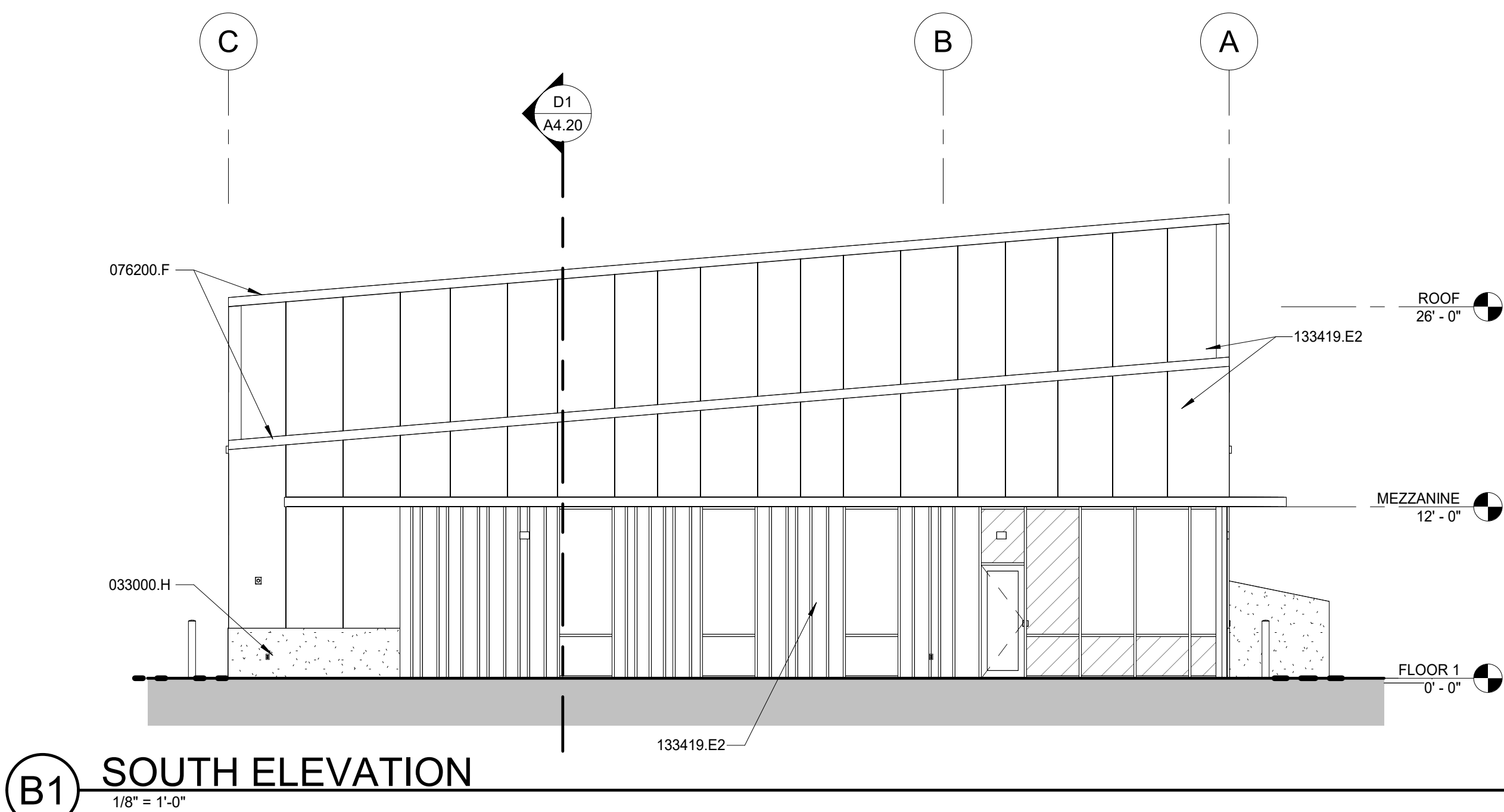
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BOISE, IDAHO 83709
(208) 354-0585

ELECTRICAL ENGINEER

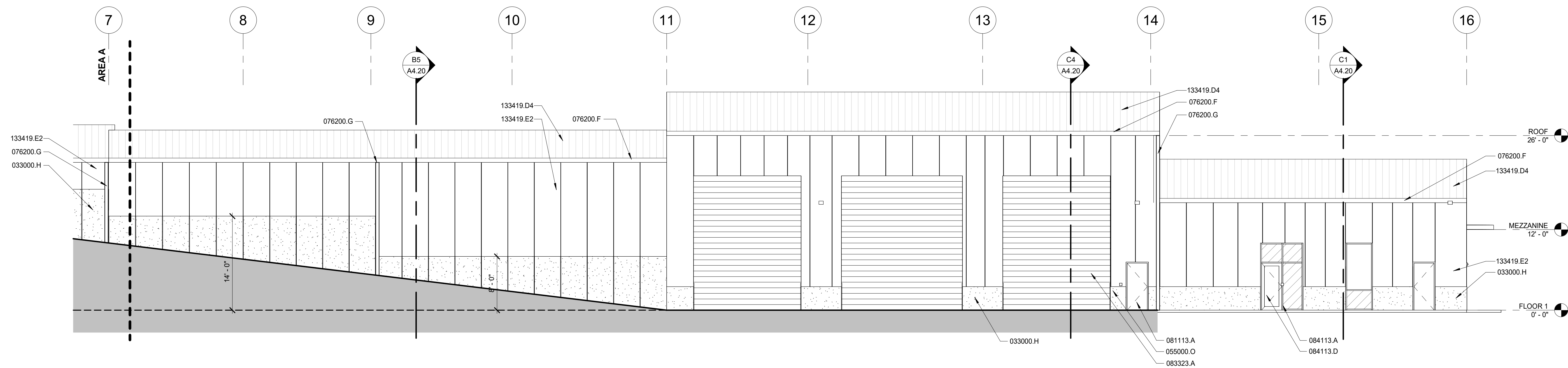
EIDAM AND ASSOCIATES
8727 W. ARDENE, SUITE 102
BOISE, IDAHO 83709
(208) 345-7127

KEYNOTES

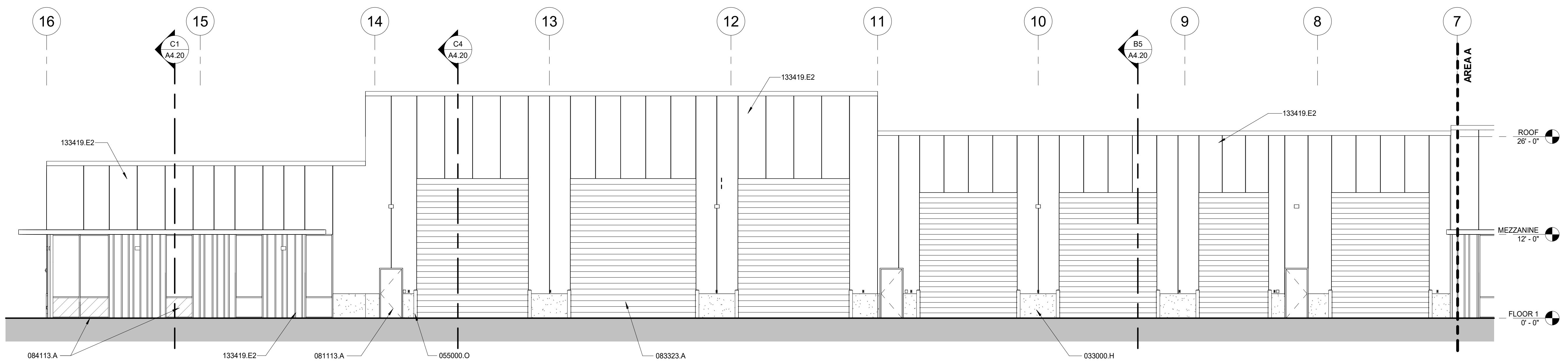
1.



B1 SOUTH ELEVATION
1/8" = 1'-0"



C1 WEST - AREA B
1/8" = 1'-0"



E1 EAST - AREA B
1/8" = 1'-0"

DESCRIPTION

DATE

MRK

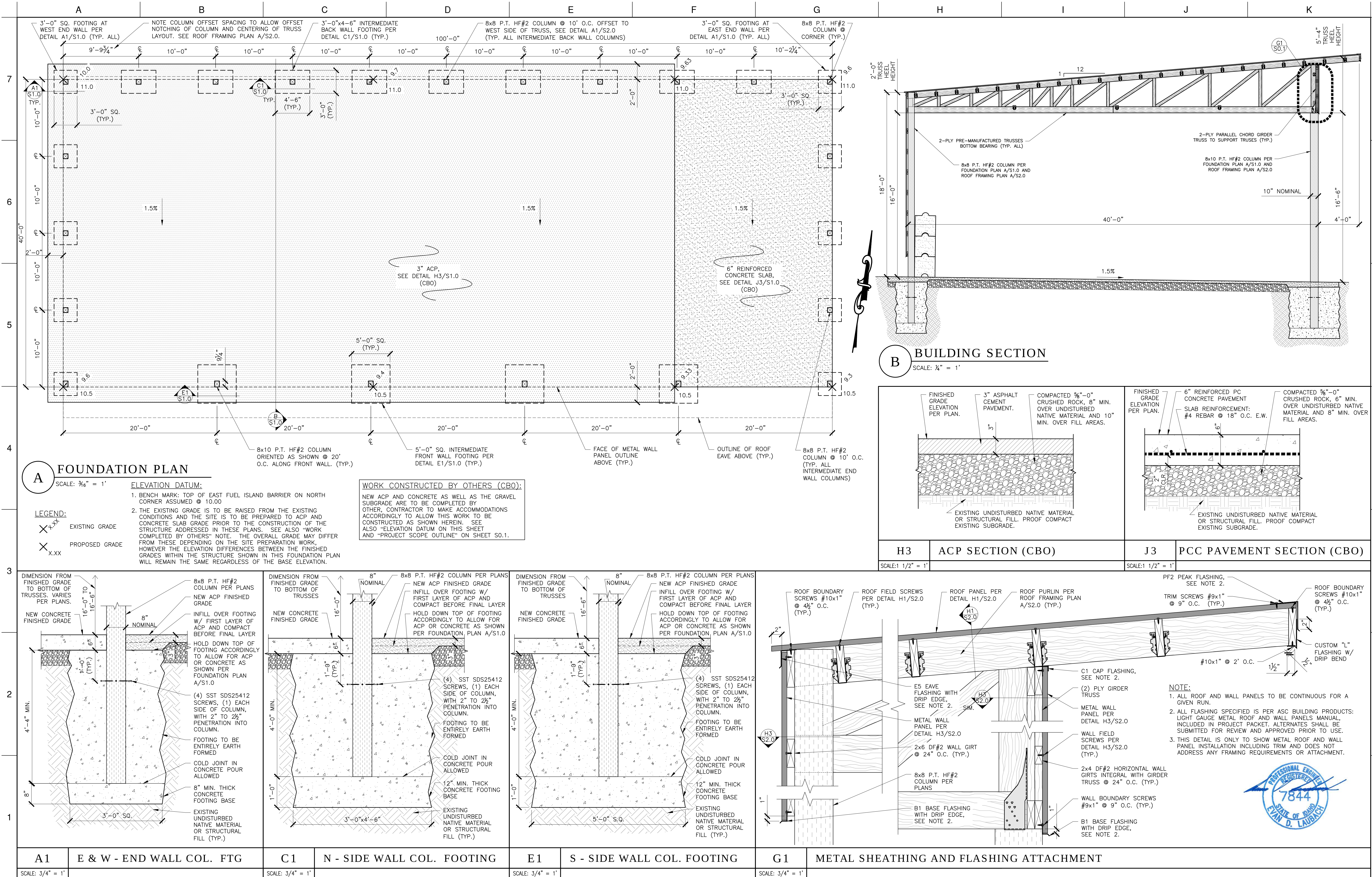
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DATE: 04/12/2024
DRAWN BY: RB/BC/SB
CHECKED BY: MG

PHASE: DESIGN
DEVELOPMENT

EXTERIOR
ELEVATIONS

SHEET NO.

A4.10



BID SET

