

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>

Tuesday
March 31, 2020

7:00 PM

Council Chambers
221 E 2nd Street

Call to order

1. **Approval of Minutes from February 19, 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 632 N. Mountain View Road – LUP2020-0006 [ACTION ITEM]**

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

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~
February 19, 2020

Leah Carlson
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 5:36 pm.

MEMBERS PRESENT: Joe Bazzoli, Chair; Steve Bush, Marshall Comstock, Mark Monson, Tim Thomson

MEMBERS ABSENT: Annette Bieghler, Laurene Sorensen

STAFF IN ATTENDANCE: Aimee Hennrich

1. Approval of Minutes from February 10, 2020

Monson moved and Comstock seconded acceptance of the minutes as presented. Motion carried by acclamation.

2. Approval of Relevant Criteria and Standards for a Property Located east of the intersection of Harden Road and Farm Road – LUP2019-0036

Monson moved and Comstock seconded approval of the RCS as presented. Motion carried by acclamation.

3. Board Communications

None.

Adjournment

The meeting adjourned at 5:40 pm.

Joe Bazzoli, Chair

Date

AMENDED NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 632 N Mountain View Rd.
Permit Application LUP2020-0006

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

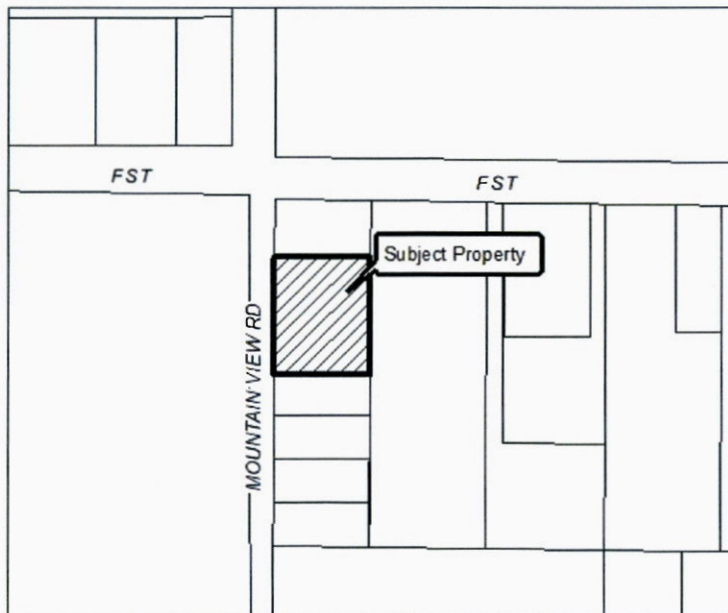
Conditional Use Permit application for an Assisted Living Facility located at 632 N Mountain View Road within the Medium Density Residential Zoning District (R-3) per MCC 4-3-4.

HEARING DATE: Tuesday, March 31, 2020

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

MEETING TIME: 7:00pm

Note: On March 20, 2020, Mayor Bill Lambert issued Public Health Emergency Order No. 20-01 to help prevent and limit the spread of COVID-19 in the City of Moscow. The Order included a restriction on gatherings of groups of more than ten (10) persons within the boundaries of the City of Moscow. In accordance with the Order, this meeting will be closed to public attendance and the Board of Adjustment will be participating remotely. The hearing will be broadcast on the City's TV channel (Spectrum channel 1301) and streamed live for public viewing by entering the following link: <https://www.ci.moscow.id.us/522/Meeting-Videos>. Public comment can be submitted in advance and up to the closing of the public hearing portion of the meeting by sending emails to BOA@ci.moscow.id.us. Anyone requiring special accommodations please contact Anne Peterson, Deputy City Clerk, at apeterson@ci.moscow.id.us or 208-883-7035.



Laurie Hopkins,
Moscow City Clerk


Anne Peterson, Deputy City Clerk

Publish: Saturday, March 28, 2020

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

HEARING DATE: Tuesday, March 31, 2020

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2020-0006 – Conditional Use Permit application to construct an Assisted Living Facility located at 632 N. Mountain View Road within the Medium Density Residential (R-3) Zone, per Moscow City Code 4-2-4.

Attachments:

- A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, March 14, 2020
- B. Conditional Use Permit Application
- C. Site Plan, Floor Plans, and Elevations

Prepared by: Aimee Hennrich

STAFF REVIEW

Proposal: The applicant is proposing to construct an assisted living facility at 632 N. Mountain View Road. Assisted Living Facilities are categorized as Nursing and Residential Care Facility within the Land Use Table in the Zoning Code. Nursing and Resident Care Facilities are defined within Moscow City Code as, “Establishments that provide residential care combined with either nursing, supervisory, or other types of care as required by the residents. In this subsector, the facilities are a significant part of the production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services.” The proposal is for a 16-bedroom assisted living facility for the elderly/disabled with not more than 16 residents. Caregivers will be limited to 4 during the day and 2 at night.

The proposed site is located within the Medium Density Residential (R-3) Zoning District. Nursing and Resident Care Facilities are a conditionally permitted use within the R-3 Zone.

The applicant anticipates, in addition to the 16 residents, the facility will require four caregivers during the day and two caregivers overnight.

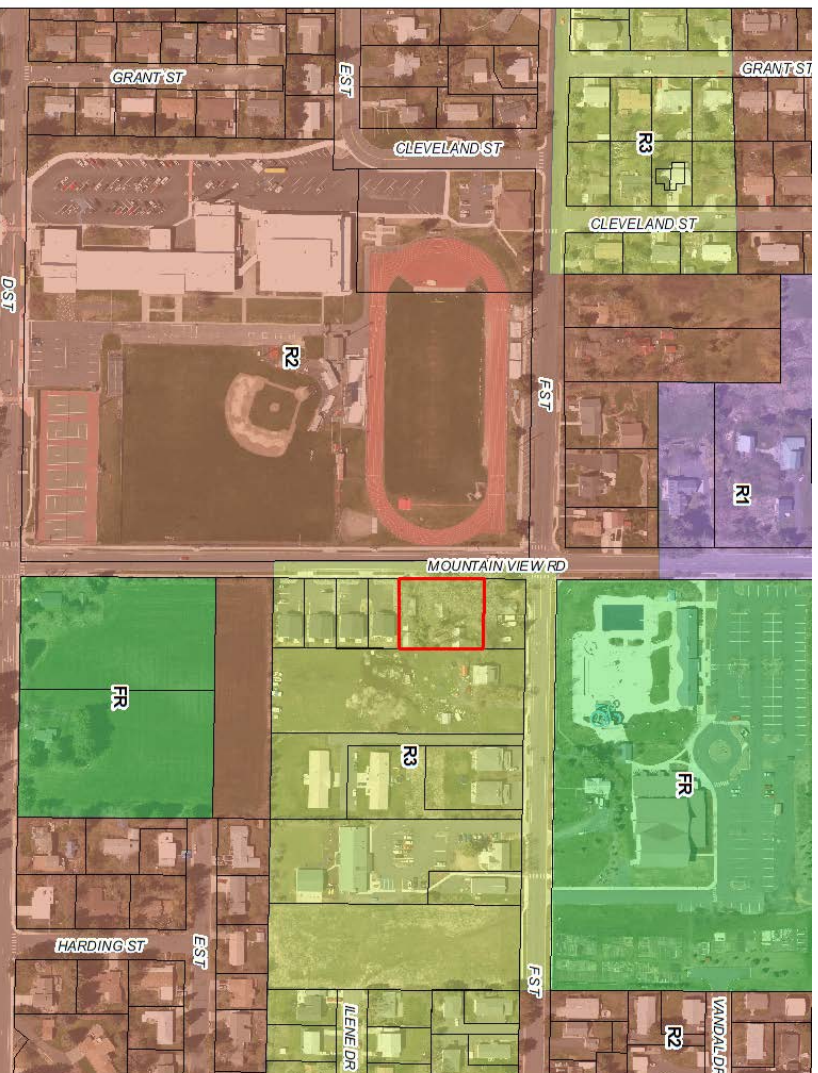


Aerial

Site and Area Land Use: The subject property is a 22,095 square foot parcel located east of Mountain View Road. The site currently has an uninhabitable single-family home and a few accessory structures along with existing trees and foliage. The applicant plans to clear the site and build the new facility. The site has approximately 163 feet of frontage. The surrounding properties to the north, south and east are within the R-3 Zone, adjacent uses consist of single family and duplex dwellings. Moscow Middle School is located to the west and is zoned R-2.

Zoning: The subject property is located within the Medium Density Residential (R-3) Zoning District. Properties adjacent to the north, east and south are also located within the R-3 Zone. To the west, adjacent to the proposed site location, is zoned Moderate Density, Single Family Residential (R-2). According to the Zoning Code, the purpose of the R-3 Zone is to,

“provide for an increase over the density allowed by the R-2 zoning district by permitting different types of housing construction. It is appropriate where activity levels are moderate, terrain permits construction of somewhat larger structures, and where public systems and neighborhood facilities can accommodate a greater intensity of land use as guided by the Comprehensive Plan.”



Zoning Map



Subject Property

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject property as Auto-Urban Residential.

According to the Comprehensive Plan, the AU-R designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

Chapter 3, Community Mobility, identifies Mountain View Road as a minor arterial street.

Streets and Access and Parking: Mountain View Road is a 30-foot wide street with curb, gutter, tree lawns and sidewalks on both sides. The facility will be accessed via Mountain View Road. Nursing and Resident Care Facilities require off-street parking be provided at a rate of one parking space per three beds, which requires six parking spaces based upon the sixteen beds that are proposed. The proposed site plan includes eight parking spaces, which exceeds the minimum parking that is required.

Buffer Yards, Setbacks, Landscaping: For all uses other than dwellings in R-3 Zones a Type-A landscape buffer is required. The required buffer zone is 10' wide when an irrigation system is incorporated. It includes two canopy trees, four understory trees, and six shrubs every 100 feet. At least four of these plantings shall be evergreens.

Utilities: The new facility will be serviced by the existing water and sewer mains located within Mountain View Road. Considerations for a dumpster location on site should provide reasonable access that prevents trucks from having to back up onto Mountain View Road. If dumpster enclosure is built, the opening must be 11' minimum.

Input from other Departments/Agencies: A building permit will be required for construction of the new building and all minimum requirements of the Building, Plumbing, Fire, and Electrical Codes as adopted by the City of Moscow shall be satisfied.

Other Considerations: None

RELEVANT CRITERIA AND STANDARDS FOR APPROVAL OF A CUP

The following are Staff's comments relating to the criteria required for approval of a Conditional Use Permit. See the attached worksheet for each of the criteria. The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

- 1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.**
- 2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.**
- 3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).**
- 4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.**
- 5. The proposed use (will/will not) endanger the public health or safety if located where proposed?**
- 6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.**
- 7. The propose use (will/will not) be in conflict with the Comprehensive Plan.**

RECOMMENDATION

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 a Nursing and Residential Care Facility located at 632 N. Mountain View Road with no conditions.



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

LUP2020-0006

For City Use Only			
Date Received		3-2-20	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$500	3-2-20
Receipt Number		LUP2020-0006	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Bonnie Sampson Telephone: 208-310-4436
P.O. Box 9734, 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: Debrah Dahlin Telephone: 509-432-1360
620 S.E. Pioneer Way, Moscow, Id. 83843
(home address)

3. Location of Affected Property: 632 N. Mt. View Rd, Moscow, Id. 83843

Legal Description: Schumachers Addition S²/₃ of N¹/₂ of Lot 11 9395
(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:

please see attached.

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.

Please See attached.

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: Please see attached.

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: Please see attached.

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: Please See attached.

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: Please See attached.

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.

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.

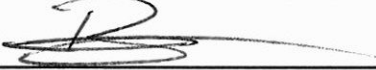
Application Submittal:

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

3-2-20

Date

Owner's Signature

Date

APPLICATION FOR CONDITIONAL USE PERMIT (Cont.)

Applicant; Bonnie Sampson

4. Proposal: Applicant proposes to construct a Single-Family Dwelling (Section 1-6 (46)) to use as a residential care home for 16 elderly disabled residents. This residential care home will be licensed by the Idaho Department of Health and Welfare and will provide 24/7 care for elderly people who have one or more physical and/or mental impairments that inhibit their ability to handle major life activities.

The home will look in all respects like a single-family home. The proposed dwelling could also be considered a Nursing and Residential Care Facility (Section 1-6 (106)), although the home will provide supportive services only, not nursing care.

5. Authorization: Section 3.4 of the Moscow Zoning Ordinance authorizes the proposed use subject to a Conditional Use Permit as a Nursing and Residential Care Facility. Section 3.4 also allows the use by right as (1) single-family dwelling; if reasonable accommodation is granted for 16 residents (please see below); or (2) a Two-Family Dwelling (with 8 residents in each dwelling), although applicant does not prefer this option because the increased construction and staffing costs make it not financially viable and not therapeutically optimal for the residents.

6. Operating Characteristics: Operating a care home for the elderly/disabled is similar to family home living. We want to bring to Moscow another alternative to elder care that redefines 'assisted living' where the setting and atmosphere are as much like home as possible. The number of residents will not exceed 16, and our team of caregivers being no more than 4 during the day and 2 at night. Our emphasis is on care, so staffing may exceed state minimum requirements. Because the majority of our residents will no longer be driving the only traffic and parking will be from our caregivers, the administrator, chef, doctor visits, occasional entertainment and family visits.

An average day would look something like this: Staff change of 2 or 3 caretakers occurring about 6:30 a.m. The chef would arrive at 7 a.m. and stay until about 1 p.m. Meanwhile the residents are given their daily living care that fits into their personal schedule and needs that may include bathing, dressing, medications, tea and breakfast. Later on some may opt to venture out into the back courtyard and help harvest the produce in the raised garden beds. Or if it's too chilly they may wait for the afternoon sun to sit on the front porch or maybe weed in the garden box. As each resident is able, they may be asked to help fold clean towels or set the table for dinner. Taking the 'resident' dog outside for a walk would also be an option for helping. The produce from the gardens will be used in all meals prepared, giving residents high quality, chemical free, whole food to enjoy.

Maybe the 4th and 5th graders from Moscow Charter School have agreed to come sing a few old favorites in the afternoon. We'd have warm cookies fresh from the oven for all to enjoy after the performance. Dinner would be served, and perhaps there would be one resident who has

invited their family to prepare and enjoy a BBQ dinner together privately in the backyard. Families will be encouraged to spend time with their loved ones. Evenings would include help (if needed) in getting ready for bed according to their own personal schedule. Night shift caretakers would come in around 10 p.m. Nights would be quiet.

Idaho state requires a generator for emergency use. Snowplowing would be part of the activities in the winter. Landscaping service would keep lawns up as well as sprinklers.

We will have a strong motivation to keep the home and grounds in top condition for the safety and enjoyment of our residents and families and to attract new residents.

7. See below:

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

This lot is currently zoned R-3. Section 3.4 allows Single and Two Family Dwellings by right and Nursing and Residential Care Facilities as conditional uses.

Section 1-6 (106) defines Nursing and Residential Care Facilities as the following:

Establishments that provide residential care combined with either nursing, supervisory or other types of care as required by the residents. In this subsector, the facilities are a significant part of the production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services.

Applicant eschews the term 'facility' as the proposed use is a family setting, not an institution. Nevertheless, it will "provide residential care combined with "supervisory or other types of care" in the form of room and board along with daily personal care services for assistance with activities of daily living. Therefore, the proposed use qualifies as a conditionally permitted use.

Additionally, the proposed use may also be considered as a Single-Family Dwelling with an allowance for more than eight disabled residents as a reasonable accommodation under the Fair Housing Amendments Act, 42 U.S.C. § 3601, et seq. ("FHAA"). The intended residents will have physical or mental impairments which substantially limit one or more of their major life activities and are considered disabled under the Act. 42 U.S.C. § 3602 (h)(1). The FHAA requires local zoning authorities to make "reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford such a person equal opportunity to use and enjoy a dwelling." 42 U.S.C. § 3604 (3)(B).

Should the conditional use permit not be granted under the explicit language of the Zoning Ordinance, Applicant requests that reasonable accommodation be granted under the FHAA to allow for eight additional residents in a Single Family Dwelling. Additional legal and evidentiary support can be provided for this request if necessary.

Criteria #2: The character of the proposed use will be in harmony with the neighborhood and surrounding land uses. This proposed elder care home is consistent with the existing character of uses within the surrounding area, as it will look and function like the other many Single and Two Family homes in the general area. Additionally, this is a transitional area with larger

buildings directly across the street, including Moscow Middle School and the Hamilton Indoor Recreation Center a block away. This home will not change the character of the R-3 Zone, which is intended for medium density and varying types of housing, as can be seen from the current situation.

Criteria #3: The proposed use as approved with conditions will not generate nuisances that would be injurious or detrimental to adjoining properties or the neighborhood through noise, dust, glare, vibrations, or odors because it is expected to have a minimal traffic impact with 3-4 staff during the day and less at night. Visiting families and medical professionals would be irregular and sporadic. This is a home with quiet elderly people who aren't having loud parties or working on their cars in the garage.

Criteria #4: The location, design and size of the proposed use will be adequately served by existing streets, public facilities and services. The home will be accessed by Mountain View Road which is a main arterial roadway. The home will be served by city water and sewer.

Criteria #5: The proposed use will not endanger the public health or safety if located where proposed. The home will be served by its own parking lot. Staff will be present 24/7 to ensure residents are safe. All building and fire code requirements will be met. The home will be licensed.

Criteria #6: The proposed use meets all applicable development standards of the zoning code. The setbacks for sides as well as front and back will be as required. Curb and gutter will be installed as well if necessary. Utilities will be hooked up to city sewer and water lines.

Criteria #7: The proposed use will not be in conflict with the Comprehensive Plan. The use is consistent with the Comprehensive Plan as it supports the goals and strategies of multiple chapters and does not conflict with other sections of the Plan. The community values that underlie the Comprehensive Plan include ensuring that "all persons have adequate opportunity and safe access to life needs and amenities. This includes among many others a provision of...a broad mix of housing types and living environments that serve all social strata."

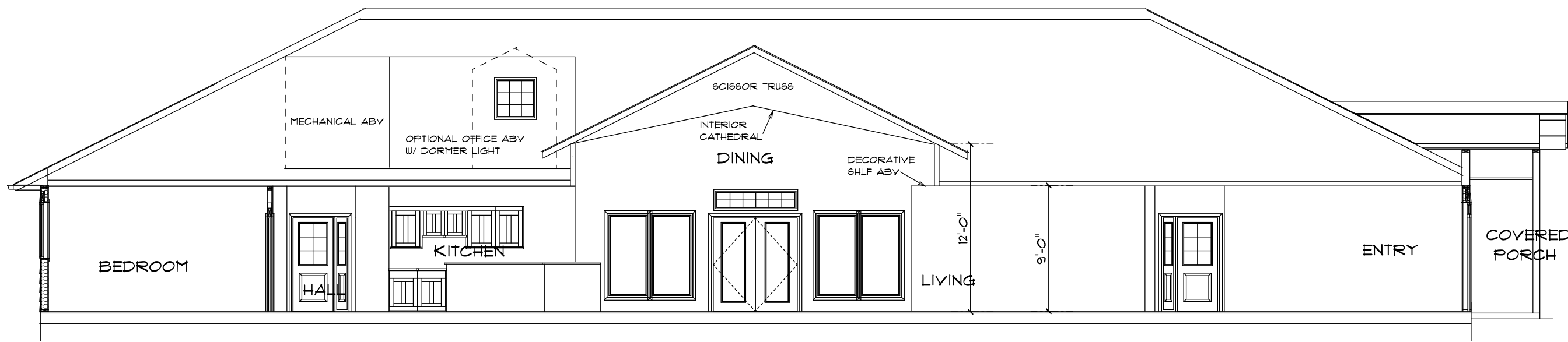
Allowing the proposed home creates an opportunity for seniors to choose to stay in a home environment, rather than moving off to a large 'facility'. Not only is this the most familiar choice for most people, but studies show that it results in the best health outcomes as well. It also creates a loving intergenerational community fabric that benefits all of us.



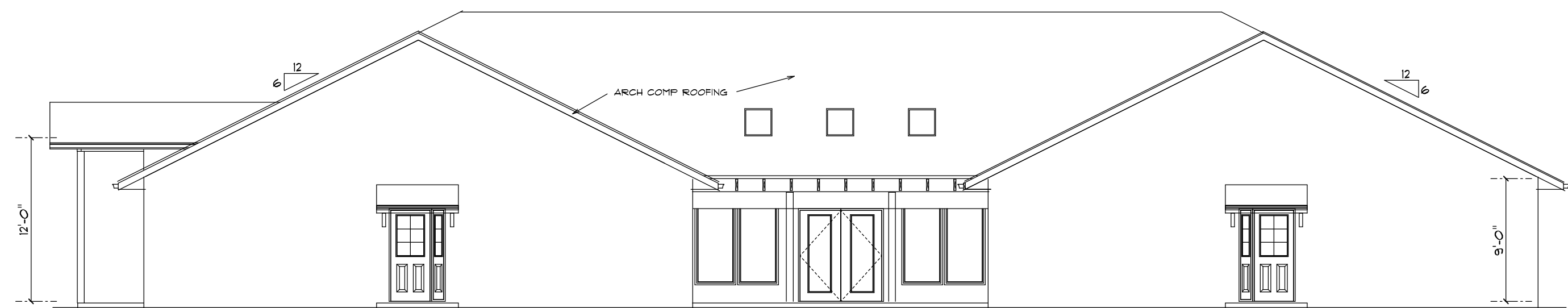
THE HILL HOUSE - FRONT ELEVATION

PROJECT OWNER:	
BONNIE SAMPSON	
DATE: FEB. 2020	DE ANN ISENBURG DRAFTING & DESIGN 253-961-2880 P.O. BOX 8396 MOSCOW ID 83843 disenbergdesign@aol.com
SCALE: 1/8" = 1'-0	
FRONT VIEW	Received 3-2-20

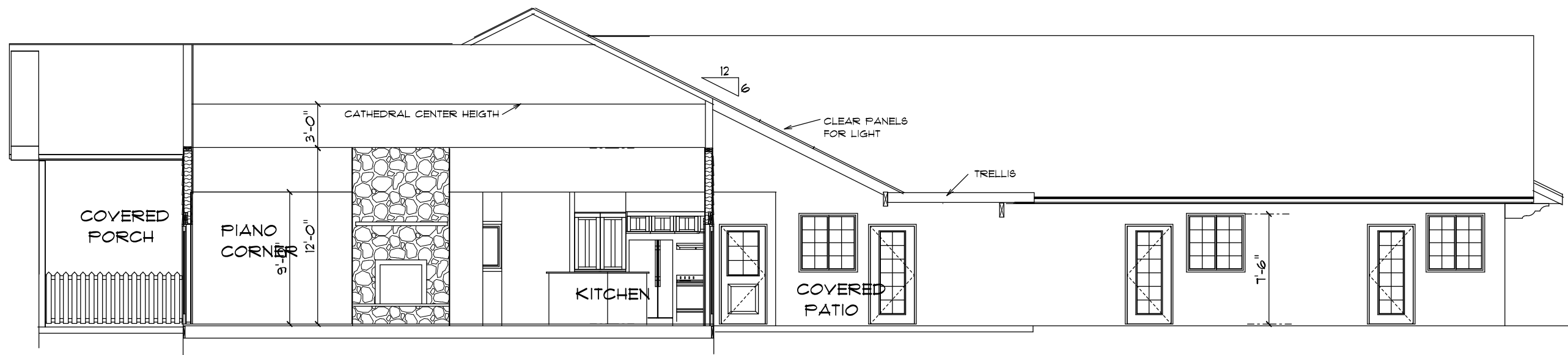
Received 3-2-20



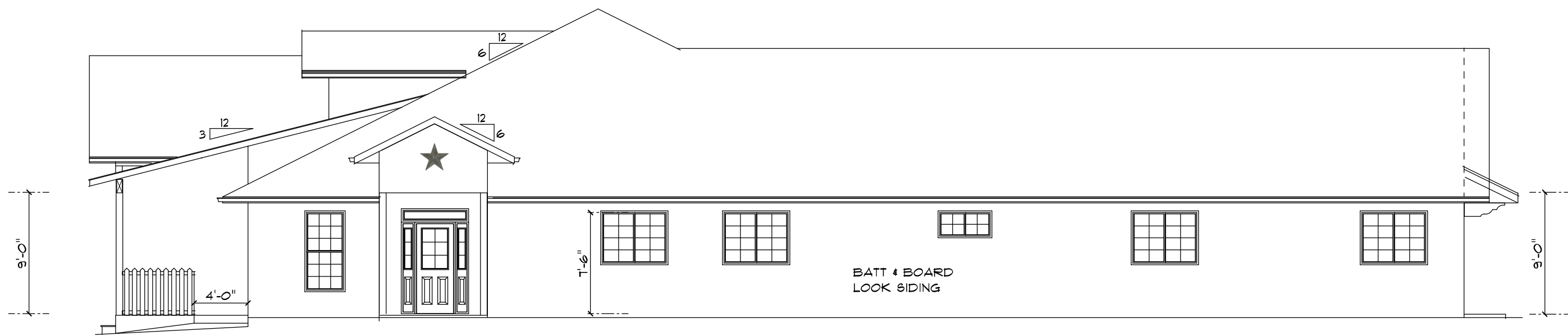
CROSS SECTION



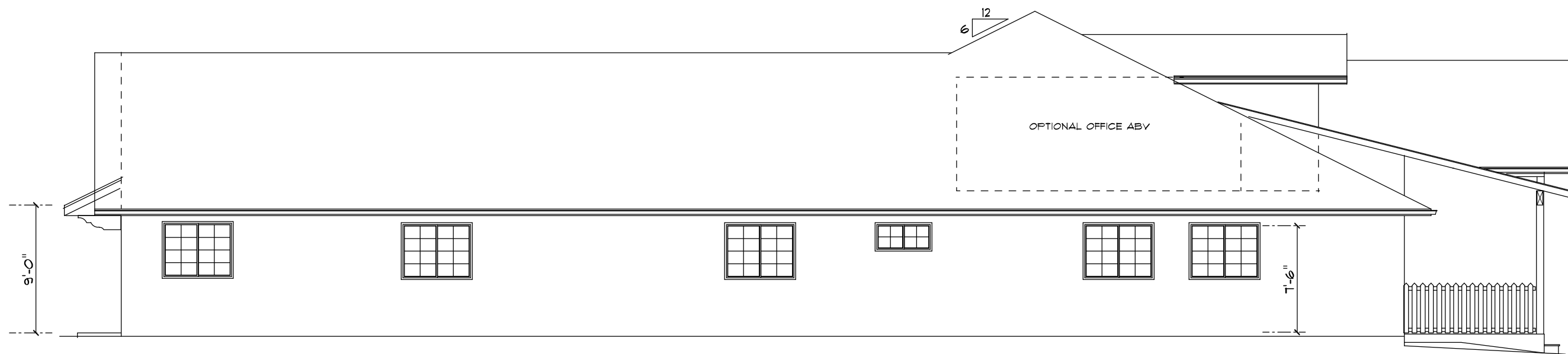
BACK - EAST



COURTYARD & SECTION



RIGHT - SOUTH



LEFT - NORTH

THE HILL HOUSE			
BONNIE SAMPSON			
DATE:	FEB 2020	DE ANN ISENBERG DRAFTING & DESIGN	
SCALE:	1/8" = 1'-0"	253-861-2880 P.O. BOX 8386 MOSCOW ID 83843 disenbergdesign@aol.com	
ELEVATIONS & SECTIONS			PAGE:



THE HILL HOUSE - FRONT ELEVATION



FLOOR PLAN

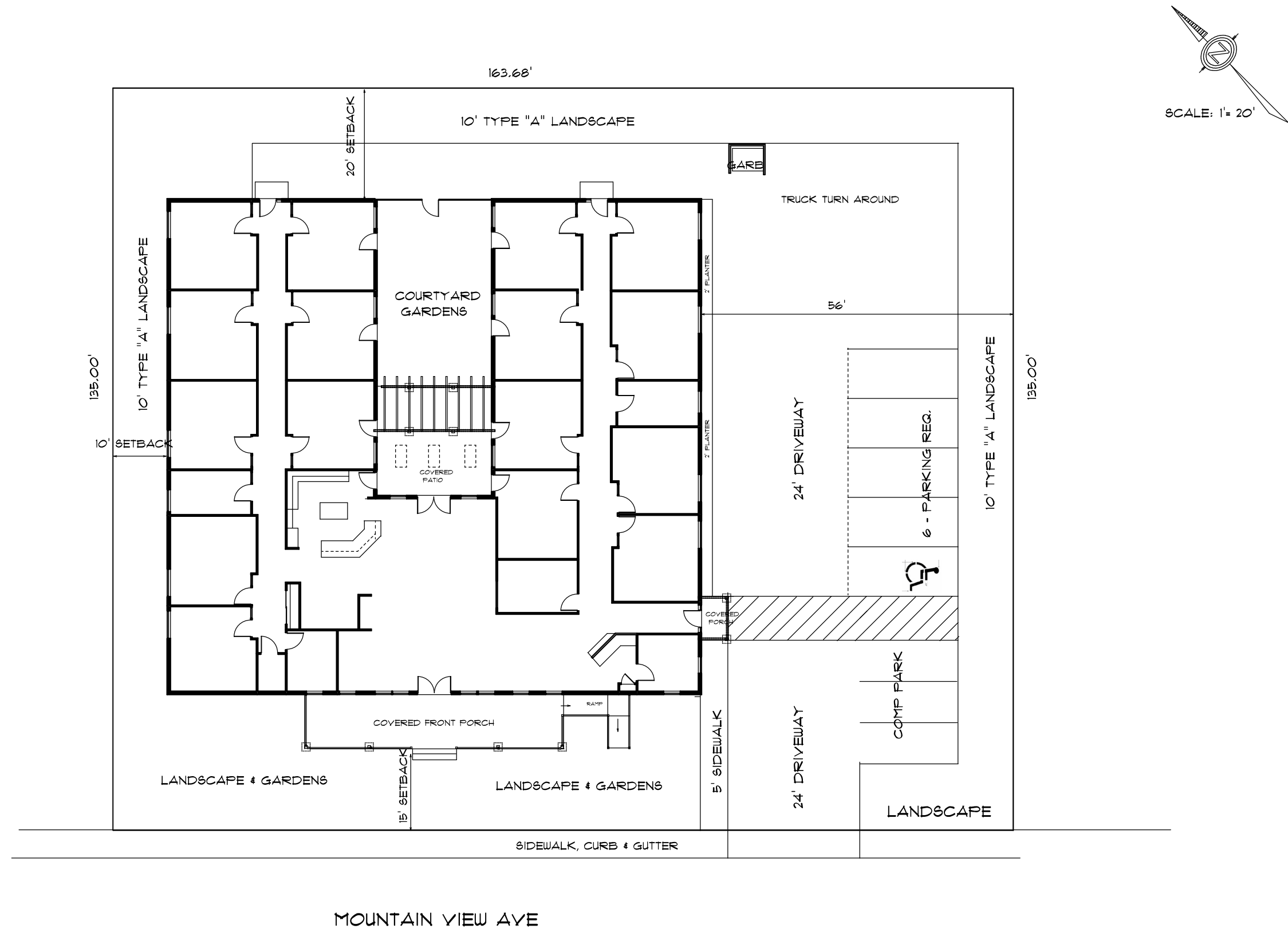
16 ROOMS @ 260 SQ.FT. (APPROX)
TOTAL = 1536 SQ.FT.
BUILDING LOT COVERAGE = 34%

PROPOSED PROJECT:
THE HILL HOUSE IS AN ASSISTED LIVING HOME WITH UP TO 16 RESIDENTS.
THE CONCEPT INCORPORATES A FAMILY FARM ENVIRONMENT WITH INDOOR & OUTDOOR LIVING AMONG PRODUCTIVE GARDENS.
THE PROJECT VISION, LAYOUT & SITE PLAN BELONG TO BONNIE SAMPSON, EXCLUSIVELY.
NO ONE IS AUTHORIZED TO COPY, USE OR REPRODUCE WITHOUT PERMISSION FROM THE OWNER.

GENERAL NOTES:

- ALL CONSTRUCTION TO MEET LATEST ADOPTED STATE & LOCAL BUILDING CODES & CITY SPECIFIC R-4 FOR ASSISTED LIVING CODE REQUIREMENTS
- INSTALL A NFPA 13 R SPRINKLER SYSTEM THROUGHOUT
- HEATING SYSTEM & MECHANICAL TO BE IN ATTIC SPACE
- SIDE YARDS & REAR YARD TO HAVE CITY APPROVED TYPE "A" LANDSCAPE BUFFER
- STANDARD 2x6 CONSTRUCTION
- ALL WINDOWS DUAL PANE LOW "E"
- PRE MANUFACTURED (MFR) ROOF TRUSSES & FLOOR JOISTS
INSTALLATION PER MFR REQUIREMENTS
ENGINEERED CALCS PROVIDED BY MFR
- INSULATION: R-21 EXTERIOR WALLS
R-38 CEILING
R-30 VAULTED CEILING
R-6 DUCT WRAP
- SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP
- ATTIC & UNDER FLOOR VENTILATION TO MEET LATEST ADOPTED CODES
- HOSE BIBS TO HAVE APPROVED BACKFLOW PREVENTION DEVICE
- ALL ELECTRICAL TO MEET LATEST ADOPTED N.E.C.
- OUTLETS IN KITCHEN, BATHS & WET LOCATIONS TO BE GFI
- ALL PLUMBING TO MEET LATEST ADOPTED MECHANICAL CODE
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.

THE HILL HOUSE			
OWNER:		BONNIE SAMPSON	
DATE:	MARCH 2020	DE ANN ISENBERG DRAFTING & DESIGN 253-961-2880	
SCALE:	1/8" = 1'-0"	P.O. BOX 8396 MOBCOW ID 83843 disenbergdesign@aol.com	
FLOOR PLAN			PAGE:



MOUNTAIN VIEW AVE

PROPOSED PROJECT:

LOT SIZE: 22,096.8 SQ FT
BUILDING: 1596 SQ.FT
LOT COVERAGE: 34%

THE HILL HOUSE IS AN ASSISTED LIVING HOME WITH UP TO 16 RESIDENTS. THE CONCEPT INCORPORATES A FAMILY FARM ENVIRONMENT WITH INDOOR & OUTDOOR LIVING AMONG PRODUCTIVE GARDENS. THE PROJECT VISION, LAYOUT & SITE PLAN BELONG TO BONNIE SAMPSON, EXCLUSIVELY. NO ONE IS AUTHORIZED TO COPY, USE OR REPRODUCE WITHOUT PERMISSION FROM THE OWNER.

SITE PLAN FOR
THE HILLHOUSE

632 NORTH MOUNTAIN VIEW ROAD,
MOSCOW ID

OWNER: **BONNIE SAMPSON**

DATE:
MARCH
2020

DE ANN ISENBERG
DRAFTING & DESIGN
253-961-2880
P.O. BOX 8396 MOSCOW ID 83843
disenbergdesign@aol.com

March 21, 2020

Moscow City Council
Board of Adjustment

Dear Board of Adjustment,

I write in support of Bonnie Sampson's proposal to build a new facility for assisted living in Moscow. I feel that the project she has in mind would be of real benefit to the Moscow community.

The facility as described is of a type that is capable of truly enhancing our quality of life, by allowing some of our older residents to enjoy more options than they otherwise might have.

Bonnie enjoys the heritage of a local family known for hard work, integrity, careful planning and quality results. I'm quite sure that whatever Bonnie builds will be tastefully done.

Thank you all for your thoughtful consideration, and also for your service to the city of Moscow by serving on this Board of Adjustment.

Respectfully,

Richard Walser