

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
March 31, 2020

Aimee Hennrich
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

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

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Marshall Comstock

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

MEMBERS RECUSED: Steve Bush, Mark Monson

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

1. Approval of Minutes from February 19, 2020

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

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

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

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

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

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

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

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

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

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

Bazzoli closed the public hearing at 7:23pm.

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

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

3. Board Communications

None.

Adjournment

The meeting adjourned at 7:28 pm.


Joe Bazzoli, Chair

8/10/2020
Date

March 29th, 2020

To whom it may concern,

I am writing in support of Bonnie Sampson's proposed assisted living project. I've known Bonnie for several years through my restaurant Humble Burger as well as the Moscow Farmers Market community.

Bonnie's assisted living project would make a wonderful addition to our city. Her vision for the assisted living space is exactly what I would expect from her—a project focused on family and community. Bonnie strikes me as especially well-equipped to provide a loving and lovely home for the elderly in our area.

As someone with parents at an age where they are starting to struggle physically, I absolutely support someone like Bonnie who has their heart in the right place to help take care of our elderly folks in a way that is nurturing and thoughtful.

Sincerely,

Nate Wolff
Owner/Manager
Humble Burger

To the

Board of Adjustments, City of Moscow

I am supportive of Bonnie Sampsons
assisted living project, home for elderly folks.
At 632 N. Mountain View Rd. in Moscow.

Bonnie will build a first class home that we
can all be pleased with as a great addition
to our city. Please allow Bonnie the proposed
conditional use permit for her project.

Thankyou

Darrel Paul

2350 Trail Rd.
Moscow

To: Board of Adjustment Members currently serving Moscow, Idaho

Date: March 30, 2020

RE: 632 N Mountain View Rd property

I am excited to learn of the proposed plans to construct a small scale, home like setting facility for our aging community here in Moscow. We can all relate to the elder care necessity coming to our own families now or soon in the future.

I love the caring details described for this project by Bonnie, a hometown girl. She clearly has designed this project from the heart and based it upon careful research. I love her vision of discreetly and strategically placing this home in the neighborhood. For example, our community can come together where the young learn from the aged, and the aged can take advantage of the stimulating interaction of the young. What a great thoughtful outline for quality care coupled with the warmth and love atmosphere of 'home' that can be well managed by a small scale healthcare team. More care, more jobs, more supported families - it is a win all around!

I strongly support this project Bonnie seeks to implement, this one of a kind option to benefit our community's aging population.


Mindy Vance



City Council, Moscow Idaho
PO Box 9203
Moscow ID 83843

March 31, 2020

Re: Endorsement of Proposed New Dementia-Targeted Assisted Living Facility

Dear City Council members,

I was very happy to hear that Bonnie Sampson is investing in a new dementia-friendly assisted living facility for Moscow. Since 2010, through my company Palouse Dementia Care, I have been providing services to seniors living at home on the Palouse with dementia. Invariably the time comes when people must move into a dementia-friendly facility. I have watched this need for dementia-safe housing in Moscow grow—not diminish—over the past decade.

Good Samaritan recently closed their memory care unit and Palouse Hills Dementia Care opened. However, Palouse Hills has had to provide housing for adults with other disabilities as well, due to limited resources for that population. The needs of the two do not always coincide; we have been unable to place several clients in Palouse Hills due to that incompatibility. Moscow continues to lack adequate safe housing designed to support the needs of those experiencing dementia on the Palouse.

Dementia presents a unique set of needs, unlike those experienced by the elderly, the mentally ill, or people who have developmental disabilities. I hope you will join me in supporting Bonnie's endeavor to meet this increasing need.

Best regards,

A handwritten signature in black ink that reads "Judy Cornish". The signature is fluid and cursive, with the first name "Judy" and last name "Cornish" clearly distinguishable.

Judy Cornish
judy@thedawnmethod.com

Attorney, Owner of Palouse Dementia Care (www.palousedementiacare.com)

Founder of the Dementia & Alzheimer's Wellbeing Network (DAWN)[®] (www.thedawnmethod.com)

Author of *The Dementia Handbook, How to Provide Dementia Care at Home and Dementia With Dignity, Living Well with Alzheimer's or Dementia Using the DAWN Method*

Speaker at TEDx Spokane 2017

To whom it may concern,

My name is Andy Blum and I am part of the 3rd generation of Blum Construction. My wife and I own a duplex on Mountainview Dr, number 606/608 which is adjacent to this new project. We want to voice our support for this new project. We are excited to see that lot cleaned up. When we lived in our duplex we saw lots of foot traffic going to the pool. We are excited to see a project that will serve the community as well as beautify an area that definitely is ready for some TLC.

Thanks,

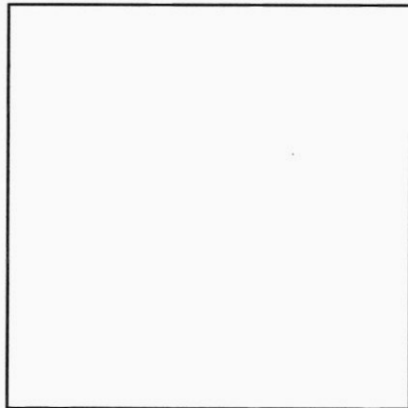
Andy & Emily Blum

-

Andy Blum

Andrewblum208@gmail.com

208.669.0099



Aimee,

Do I need to add my name to a list of letters of support?

We moved my 84 year old Mom to Post Falls to a newer, Senior Retirement Community last month.

There were no options available in Moscow.

I am enthusiastic about this proposed project personally because I see the need.

Sincerely

DeAnn Isenberg

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

letter to city for Bonnie Sampson

From: Jim Jacksha

Sent: Wednesday, March 25, 2020 11:40 AM

To: Bonniesampson4436@gmail.com <Bonniesampson4436@gmail.com>

Subject: city conditional use permit

To the City of Moscow,

I'm writing this letter to you in support of a Conditional Use Permit for an assisted living facility that Bonnie Sampson is proposing in Moscow.

I know Bonnie to be a compassionate entrepreneur who sees a need for small assisted living facilities from personal experience and who is willing to work toward the goal of making life better for our seniors who are in need of such care by her proposed project.

I too believe that there is a need to encourage these small facilities as our population is increasing in age, where the demand will only increase and the thought of smaller facilities that could offer more support, attention, activities, and camaraderie would be so much more appealing, and possibly less expensive.

My Aunt who presently is in a large facility in Moscow and though she is treated well, was at one time in an area of this facility where there were 16-20 people where she loved the closeness and bonding she had with her fellow companions, was moved into their larger population and is now more withdrawn and overwhelmed. If there was a possibility of a smaller facility with less people, we and she would definitely would be looking into moving her, so she could be more engaged and happy.

Though I'm not there yet, the day may come for me and to move into an assisted living facility, and I can only hope that the type of facility that Bonnie is proposing will be available for me. Moscow is a small town and most of us are use to being in a friendly, personal and close knit environment, so please allow this project to proceed with a Conditional Use permit and allow Bonnie build this facility, for the good of our seniors.

Thanks, Jim Jacksha

DATE: March 27, 2020

TO: Members of Board of Adjustment
In Moscow, Idaho

To whom it may concern:

I am the mother of Bonnie Sampson, Joyce Hill, and at 90 years old I'm hoping I can continue to live at home but if I need more help, I know this home will be very nice. Some of the things that I like about this home is:

I'm thrilled that the eyesore of this land will be replaced by something useful, active and attractive.

Being close to activities of young life. Football games, track meets, tennis matches, band performances that could be heard, seeing children walk home from school, etc.

Public transportation would be close and convenient.

Personal individual attention and needs met by caretakers I will get to know personally.

Gardening I would love to help with as I can.

I'm asking that you please approve this project. It fills a very large need in our town.

Sincerely,

Mrs. Jake Hill

----- Forwarded message -----

From: **Andrew Blum** <andrewblum208@gmail.com>

Date: Sat, Mar 28, 2020 at 1:36 PM

Subject: Re: care facility

To: bonnie sampson <bonniesampson4436@gmail.com>

To whom it may concern,

My name is Andy Blum and I am part of the 3rd generation of Blum Construction. My wife and I own a duplex on Mountainview Dr, number 606/608 which is adjacent to this new project. We want to voice our support for this new project. We are excited to see that lot cleaned up. When we lived in our duplex we saw lots of foot traffic going to the pool. We are excited to see a project that will serve the community as well as beautify an area that definitely is ready for some TLC.

Thanks,

Andy & Emily Blum

"Hello, Mr. Ray and planning commissioners,

As residents and frequent pedestrians of north Moscow, we have been watching with interest to see the fate of the derelict property at 632 Mountain View Road. I don't know if you will be able to hold a public hearing as planned, so I want our enthusiastic support for this assisted living home to be on record. This is just the kind of creative, responsible development we need in Moscow, and will enhance the neighborhood, as well as providing a much-needed service and sustained employment. It's hard to see a downside to this idea, so I hope the commission will approve the application, and that nothing in the current situation will prevent its going forward.

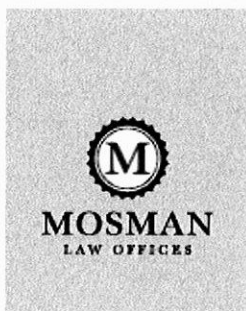
I'm not sure if this communication is directed to the proper person, so please forward as appropriate.

Thank you!

Bruce and Becky Miller

723 N. Lincoln Street

208-310-4413"



ATTORNEYS AT LAW

P.O. BOX 8456
803 So. Jefferson, Suite 4
Moscow, ID 83843

208 882 0588
208 882 0589 Fax

Wynn Mosman*
Mark T. Monson, P.A.*
Ray E. Mosman (1932-2006)

*Admitted in WA and ID

March 27, 2020

City of Moscow
Board of Adjustment Members
PO Box 9203
Moscow, ID 83843

RE: Conditional Use Permit Application of Bonnie Sampson

Dear Members:

I'm writing in support of Ms. Bonnie Sampson's conditional use permit application to build a 16-bed and bath assisted living facility at 632 North Mountain View Road in Moscow.

Having placed my own mother in an assisted living facility across the border in Pullman, I am aware that the proposed facility is needed in Moscow. My Mom would've preferred to stay in Moscow in her final years, but we could not find suitable accommodations here. That need is likely to grow in the years to come, even with the small impact 16 beds might have on the overall demand.

The proposed facility would be located in a part of town already set up for whatever modest traffic increases might result upon one of Moscow's north-south corridors. Multi-family housing is located to the south; the pool and recreation center is located to the north; and the Middle School and school district athletic fields and facilities are to the west. Controlled intersections to the north and south on Mountainview would also serve to allow safe travel to and from the facility. Given that most residents won't drive, adequate parking for employees and visitors will be "on site" and not impact the surrounding neighborhood.

Given the nature and location of the proposed business, there would be little if any impact upon the surrounding neighborhood in terms of noise, light, or environmental consequences.

The applicant is a local resident, and her extended family has a proven track record of building and developing in our community in a quality and manner consistent with the City's Comprehensive Plan. I know the applicant, and know that she would do nothing in the planning, construction, and development of this facility and the small business to follow which would be a detriment to the community, or besmirch her family's good name and reputation.

City of Moscow
Board of Adjustment Members
March 27, 2020
Page 2 of 2

My signature below manifests my full support for the application. I'm happy to answer any questions you may have, or amplify or further explain my support if you desire.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wynn Mosman', is written over a horizontal line.

Wynn Mosman
Mosman Law Offices

WRM/sas
cc: Bonnie Sampson

Sara Segebartt

----- Forwarded message -----

From: **sara totten** <SaraTotten33@hotmail.com>

Date: Sun, Mar 29, 2020 at 11:57 AM

Subject: Letter of reccomendation

To: bonnie sampson <bonniesampson4436@gmail.com>

I believe that having an assisted living home in the Moscow area would greatly provide our elderly community the opportunity to be closer to family and friends. Furthermore, it will allow them to be around a smaller group while maintaining their independence and quality of life. In addition, they will be able to engage in activities which is vital for their wellbeing.

This location is a perfect spot for the elderly to watch games at the field, and family's going to and from the aquatic center.

Bonnie has a passion and a vision for a community of our beloved parent/grandparents. She has a tender heart in regards to this due to the need. She was shown this more clearly, when her father was in a situation that required him to have more care/observation. His wife and family needed the extra assistance.

Thank you for taking the time to consider Bonnies proposal.

Sara Segebartt

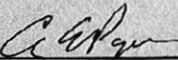
To: Board of Adjustment Members
Moscow, Idaho.

Date: March 27, 2020

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Bonnie is a local resident, born and raised in Moscow with family that have been builders and farmers on Palouse for generations. I fully support her vision for this project and believe she will construct and operate a facility that will bring up the values, aesthetics, and desirability of this neighborhood as well as the city itself. This small home-like setting where the elderly can enjoy an atmosphere of warmth, love and genuine care in a location where there is stimulating activity around them is what our town is missing. This project will fill a need that is only going to become greater as the baby boomer generations age.

My signature below indicates my support for Bonnie and her project. Please approve the proposed Conditional Use Permit.


Signature

Craig E. Pope
Name Printed

3-27-20
Date

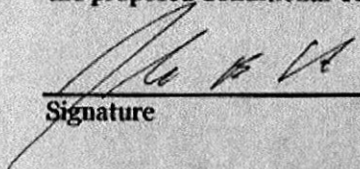
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Signature

Jake B Hill
Name Printed

3/29/20
Date

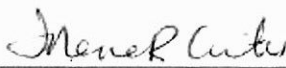
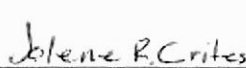
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		3-30-20
Signature	Name Printed	Date

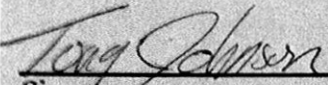
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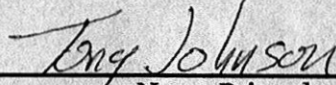
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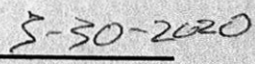
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Signature


Name Printed


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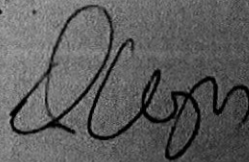
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Signature

Name Printed

Date

I am very excited about this
proposed facility! What a
blessing this would be to
our community!!



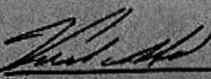
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Signature

Sallie Hill Kirk & Sallie Hill
Name Printed

3/28/2020
Date

To: Board of Adjustment Members
Moscow, Idaho.

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Signature

Sara Saptel
Name Printed

03/30/2020
Date

To: Board of Adjustment Members
Moscow, Idaho.

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Signature

Kevin Saptel

Name Printed

03/30/2020

Date

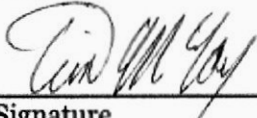
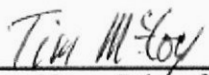
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Signature	Name Printed	Date

To: Board of Adjustment Members
Moscow, Idaho.

Date: March 27, 2020

I have been informed of the upcoming Assisted Living project, by Bonnie Sampson. As I understand it will be a 16 bed and bath facility that will serve the elderly in our community and be an alternative to the existing larger facilities here in Moscow. The location will be at 632 N. Mountain View Rd. in Moscow.

Bonnie is a local resident, born and raised in Moscow with family that have been builders and farmers on Palouse for generations. I fully support her vision for this project and believe she will construct and operate a facility that will bring up the values, aesthetics, and desirability of this neighborhood as well as the city itself. This small home-like setting where the elderly can enjoy an atmosphere of warmth, love and genuine care in a location where there is stimulating activity around them is what our town is missing. This project will fill a need that will only become greater as the baby boomer generations age.

My signature below indicates my support for Bonnie and her project. Please approve the proposed Conditional Use Permit.


Signature

Donna BeVan
Name Printed

3/30/2020
Date

To: Board of Adjustment Members
Moscow, Idaho.

Date: March 27, 2020

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	Jon W. Meyer	30 Mar 2020
Signature	Name Printed	Date

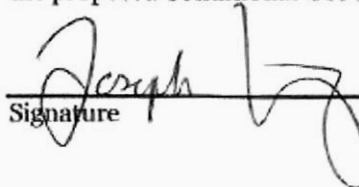
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	Joseph Osterberg	3/27/2020
Signature	Name Printed	Date

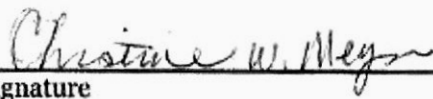
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Signature

Christine W. Meyer 3-30-2020
Name Printed Date

To: Board of Adjustment Members
Moscow, Idaho.

Date: March 27, 2020

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Signature

Will Glasscock
Name Printed

03/31/20
Date

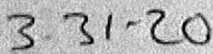
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Signature	Name Printed	Date

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS REGARDING A CONDITIONAL USE PERMIT APPLICATION FOR A NURSING AND RESIDENTIAL CARE FACILITY LOCATED AT 632 N. MOUNTAIN VIEW ROAD IN THE CITY OF MOSCOW, IDAHO, WITHIN THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE PER MCC 4-3-4.

WHEREAS, the applicant filed an application for a Conditional Use Permit on March 2, 2020; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on March 31, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented:

THE MOSCOW BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:

I. RELEVANT FACTS AND CONCLUSIONS

1. The Board of Adjustment considered the request pursuant to the City of Moscow Zoning Code, Comprehensive Plan, State Statutes, and Moscow City Code.
2. The applicant is proposing to construct a Nursing and Residential Care Facility at 632 N Mountain View Road. 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.
3. The subject property is a 22,095 square foot parcel located east of Mountain View Road. The site has approximately 163 feet of frontage.
4. The lot is flat, and currently has a single-family home and accessory structures along with existing trees and foliage. The applicant proposes to clear the site and build the new facility.
5. Surrounding properties include Moscow Middle School to the west, duplex dwellings to the south, and single-family residential dwellings to the north and east.
6. 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).

7. 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.”
8. Chapter 2 of the Comprehensive Plan, Land Use and Community Character, designates the subject property as Auto-Urban Residential.
9. 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.”
10. Chapter 3, Community Mobility, identifies Mountain View Road as a minor arterial street.
11. For all uses other than dwellings in the R-3 Zone, 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. The applicant has accommodated the landscape buffer where required on all sides of the property.
12. 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.
13. Nursing and Residential Care Facilities must meet the parking requirements outlined in the off-street parking requirements table found within MCC 4-6-2. 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.
17. Nursing and Residential Care Facilities must meet ADA accessibility standards for parking outlined in MCC 4-6-2, which requires one accessible parking space for up to 25 total parking spaces, one of which must be van accessible.
18. The new facility will be serviced by the existing water and sewer mains located within Mountain View Road.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **The proposed use is a conditionally permitted use within the Zoning District:** Nursing and Residential Care Facilities are conditionally permitted in the Medium Density Residential (R-3) Zone per MCC 4-3-4.
2. **The character of the proposed use will be in harmony with the neighborhood and surrounding land uses:** The proposed Nursing and Residential Care Facility is consistent with the existing character of the uses within the surrounding neighborhood. The residential character of the proposed use will coincide with the middle school track to the west, and residential uses to the north, east, and south.
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):** The proposed use will not generate nuisances to the adjoining properties or the neighborhood through noise, dust, glare, vibrations, or odors. The nursing and residential living facility is not expected to generate a significant amount of additional traffic to the neighborhood. Mountain View road, which is a designated minor arterial, is sufficient to accommodate any additional traffic that the proposed facility will generate.
4. **The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services:** The primary access to the facility will be via Mountain View Rd, which is a minor arterial and is intended to carry high volumes of traffic. The existing water and sewer infrastructure is sufficient to accommodate the increased demand of the proposed facility.
5. **The proposed use will not endanger the public health or safety if located where proposed:** The proposed use will not endanger the public health or safety on the proposed site.
6. **Proposed use meets all applicable development standards of the Zoning Code:** The use meets all applicable development standards of the zoning code. The proposed facility exceeds the minimum parking required by the code and provides a sufficient number of ADA parking spaces. The proposed facility will conform to the overall height and setback requirements in the R-3 Zone.
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.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for a Conditional Use Permit for a Nursing and Residential Care Facility at 632 N. Mountain View Road with no conditions

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW this 31 day
of MARCH, 2020.



Joe Bazzoli, Chair
Board of Adjustment