

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
November 10, 2020**

7:00 PM

**Council Chambers
221 E 2nd Street**

Call to order

1. Approval of Minutes from October 14, 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 224 Southview and 1250 Orchard Avenue – LUP2020-0024 [ACTION ITEM]

A Conditional Use Permit application for a public service and utility facilities “water booster stations” at 224 Southview Avenue within the Multiple Family Residential (R-4) Zone, and 1250 Orchard Avenue within the Low Density, Single Family Residential (R-1) Zone 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~
October 14, 2020

Aimee Hennrich
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

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

Bazzoli called the meeting to order at 5:38 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Steve Bush, Marshall Comstock, Tim Thomson (virtual)

MEMBERS ABSENT: Annette Bieghler, Mark Monson, Laurene Sorenson

STAFF IN ATTENDANCE: Aimee Hennrich, Jennifer Fleischman, Mike Ray

1. Approval of Minutes from September 29, 2020

Comstock moved for approval of the minutes with a minor correction, seconded by Bush. Vote by acclamation; Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Approval of Relevant Criteria and Standards for a Property Located at 420 E Second Street – LUP2020-0020 and LUP2020-0022:

1. Conditional Use Permit Application to expand an existing Church (Unitarian Universalist Church of the Palouse) located at 420 E. Second Street in the Multiple Family Residential (R4) Zoning District per MCC 4-3-4.

Comstock moved for approval of the Relevant Criteria and Standards for the Conditional Use Permit as presented, seconded by Thomson. Vote by acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Variance Application to waive a portion of the additional off-street parking requirement for the proposed expansion of the Unitarian Universalist Church of the Palouse, located at 420 E Second Street.

Bush moved for approval of the Relevant Criteria and Standards for the Variance as presented, seconded by Comstock. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

3. Board Communications

The next hearing is scheduled for Tuesday, November 10th.

4. Other Business

Bazzoli requested information in regards to parking in requirements and information for Fort Russell District and residential-zoned areas for Commission education purposes.

The meeting adjourned at 5:46 pm.

Joe Bazzoli, Chair

Date



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

For City Use Only			
Date Received		9/30/2020	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$500	
Receipt Number		LUP2020-0024	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: City of Moscow, Idaho Telephone: 208-883-7030

(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: City of Moscow, Idaho Telephone: _____

(home address)

3. Location of Affected Property: See attached Site Location and Descriptions

Legal Description: _____
(subdivision) (block) (lot)

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

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

The City proposes to construct two new above ground booster pumping stations at the two properties shown on the attached map to address sub-standard fire flows in the areas serviced by each existing booster pumping station. The two subject pumping stations are currently below ground. Approx. 700 sq. ft. (Indian Hills) and 900 sq. ft. (Ponderosa) CMU buildings will house the new stations.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. Authorization: Section 4-3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.

6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.

The booster pump stations will be visited by a city staff person during each routine work day to inspect the facility and ensure proper operation of the stations components. Noise generated from the pumping facility is not anticipated to be audible on neighboring properties.

7. *Before the Moscow Board of Adjustment may issue a Conditional Use Permit, the Board must first make findings of compliance with the following seven relevant criteria and standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.*

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Justification and compliance with criteria #1: _____

The proposed booster pump stations are a conditionally permitted use within their zoning districts.

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 Criteria #2 justification.

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: _____

The proposed booster pump stations will not endanger the public health or safety, nor result in nuisances. Traffic to the site will be minimal and operations will not create any noise concerns for adjoining properties or the neighborhood.

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: _____

The proposed booster pump stations location, design, and size will be adequately served by existing streets, public facilities, and services. The booster pump stations will also be adding necessary public water services to the surrounding properties and neighborhood.

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

Justification and compliance with criteria #5: _____

The proposed booster pump stations will not endanger the public health or safety, nor result in nuisances. Traffic to the site will be minimal and operations will not create any noise concerns for adjoining properties or the neighborhood.

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

Justification and compliance with criteria #6: _____

The proposed use at each site will meet all applicable development standards including building height, setbacks, and landscaping.

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

Justification and compliance with criteria #7: _____

The proposed use at both sites is not in conflict with the comprehensive plan.

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.

Scott BontragerDigitally signed by Scott Bontrager
Date: 2020.09.29 13:17:15-07'00'

Applicant's Signature

9/29/2020

Date

9/30/2020

Date

Owner's Signature

Site Location and Descriptions

Indian Hills Site: (224 Southview Avenue)

A parcel of land located in the Southwest Quarter of Section 17, Township 5 North, Range 39 West, Boise Meridian, in the City of Moscow, Latah County, Idaho, more particularly described as follows:

Lot 1 of Block 1 of Indian Hills 8th Addition to the City of Moscow, Idaho.

Ponderosa Site: (1250 Orchard Avenue)

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, in the City of Moscow, Latah County, State of Idaho and more particularly described as the follows:

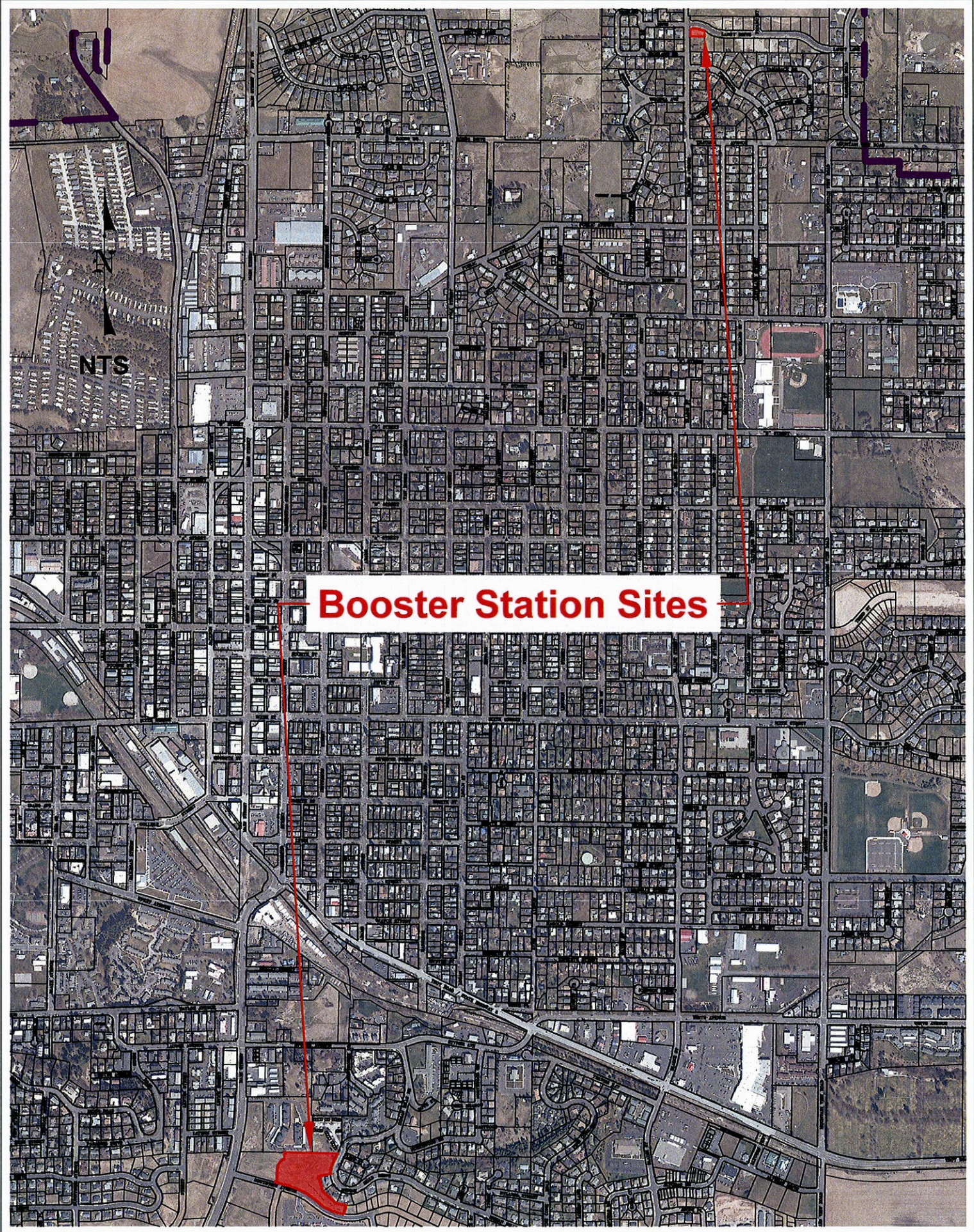
Tract A of Block 3 of Picabu Estates in the City of Moscow, Idaho.

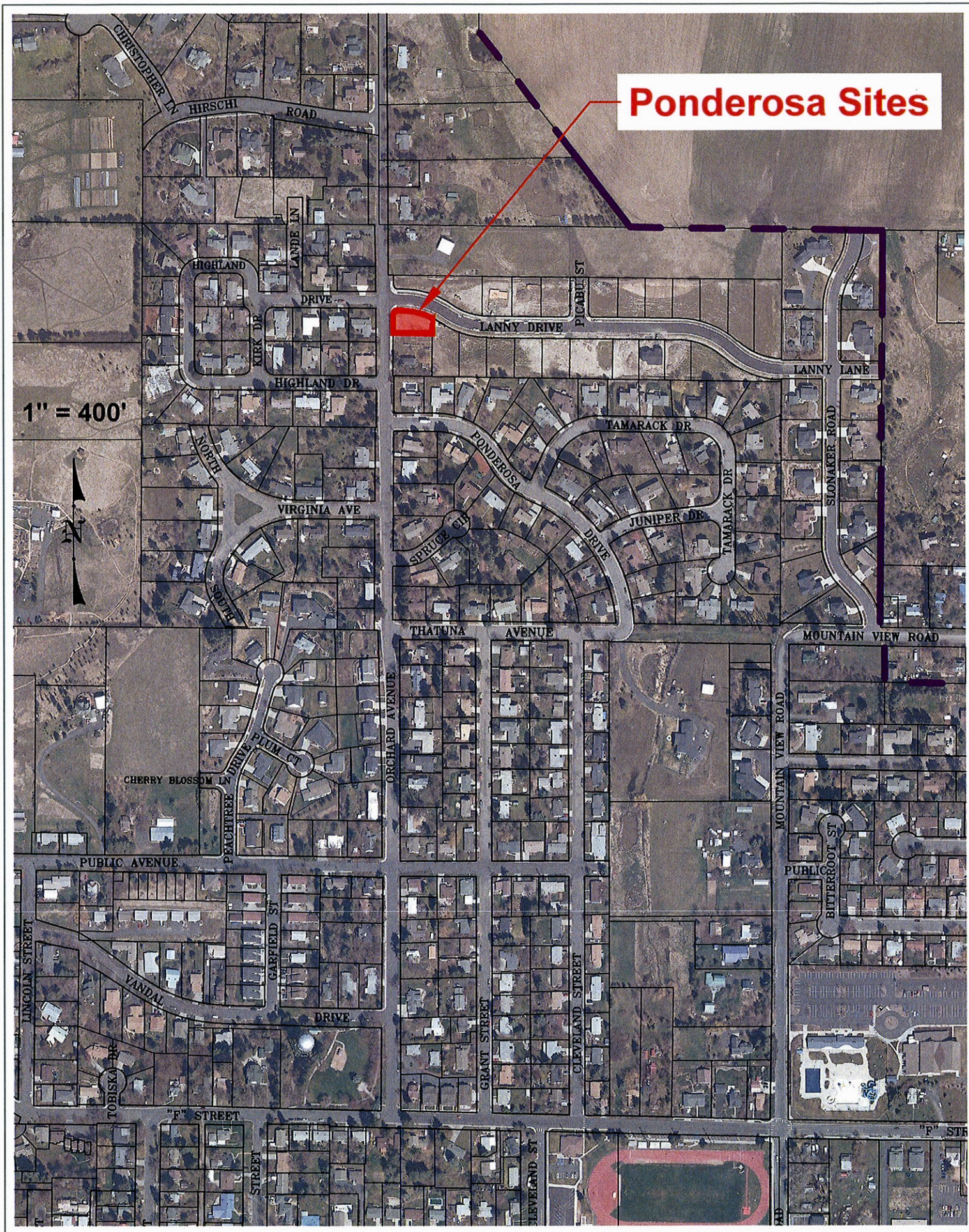
Criteria #2 Justification

The proposed booster station buildings will be in harmony with the area in which they are proposed to be located. The buildings will be approx. 700 - 900 sq. ft. in size, resembling the size of a residential accessory structure.

The proposed Indian Hills booster station will be located near the intersection of Southview Ave and Myrtle St will be located at the low point in the surrounding terrain and will be eventually surrounded by a City park when developed, making it less visible from nearby residential properties. The station will be constructed into the existing topography and therefore will sit slightly in an excavated portion of the slope. There will be a significant landscape buffer eventually surrounding the structure as the "edible forest" portion of Harvest Park is established.

The proposed Ponderosa booster station will be located on the southeast corner of Orchard Ave and Lanny Lane, with frontage on Lanny Lane. The building design for the Ponderosa booster station is considerate of the nearby residential neighborhoods. The structure will have a double pitched roof and dormers, both on the south and north sides of the building. Additionally, the required Type A buffer adjacent to the R-1 and R-2 zoned properties will provide an aesthetically pleasing landscape buffer between the booster station and nearby residences.









J-U-B ENGINEERS, INC.
201 South Jackson Street
Moscow, ID 83843
Phone: 208.746.9010
www.jub.com



9-30-
JUB-ENGINEERS, INC.

EXAMPLE - WHITE AVE BOOSTER STATION



EXAMPLE - TAYLOR AVE BOOSTER STATION

Recieved 9-30-2020

CITY OF MOSCOW COMMUNITY PLANNING AND DESIGN STAFF REPORT

HEARING DATE: Tuesday, November 10, 2020

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: 1250 Orchard Avenue – Conditional Use Permit application for a public service and utility facility “water booster station” within the Low Density, Single family Residential (R-1) Zoning District per Moscow City Code 4-3-4.

Attachments:

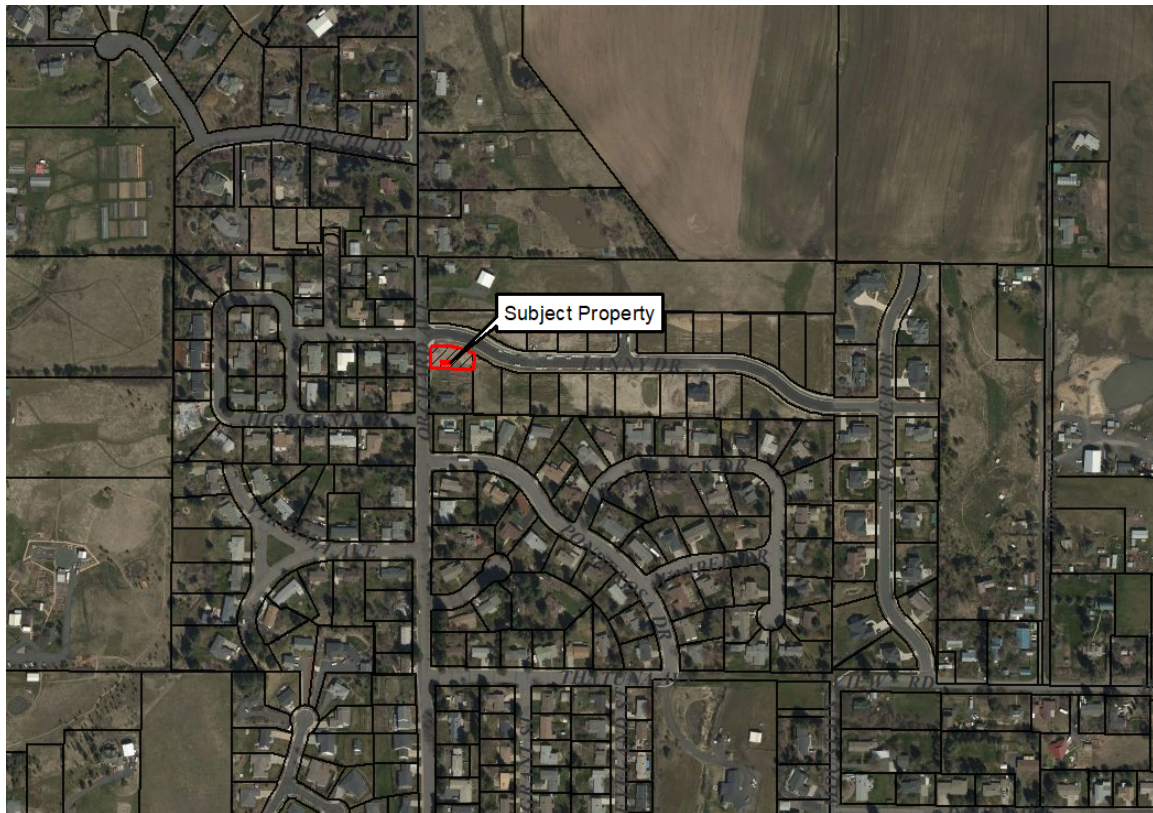
- A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, October 24, 2020
- B. Conditional Use Permit Application
- C. Proposed Site Plan & Building Elevations
- D. Relevant Criteria and Standards Worksheet

Prepared by: Aimee Hennrich

STAFF REVIEW

Proposal: The applicant, City of Moscow Engineering Department, proposes to develop a new above-ground booster pump station and construct a structure to house the station on the subject property, located at 1250 Orchard Avenue, within the Low Density, Single Family Residential (R-1) Zone. The booster station is a public service and utility facility that requires a Conditional Use Permit in the R-1 Zone. The new above-ground booster pump station will replace the existing below-grade pump station which is located a block to the south at the Ponderosa/Orchard intersection and is currently undersized for fire flow and only serves the norther portion of the booster zone. The new station is identified as a capital project within the City of Moscow’s 2012 Comprehensive Water System Plan. The existing station currently provides 800 gallons per minute. The proposed station will meet the fire flow requirement of delivering 1,500 gallons per minute. This location will also provide space in the future for an additional third fire pump. This will increase

the flow rate to 2,500 gallons per minute, meeting the demand of anticipated growth in the area.



Aerial

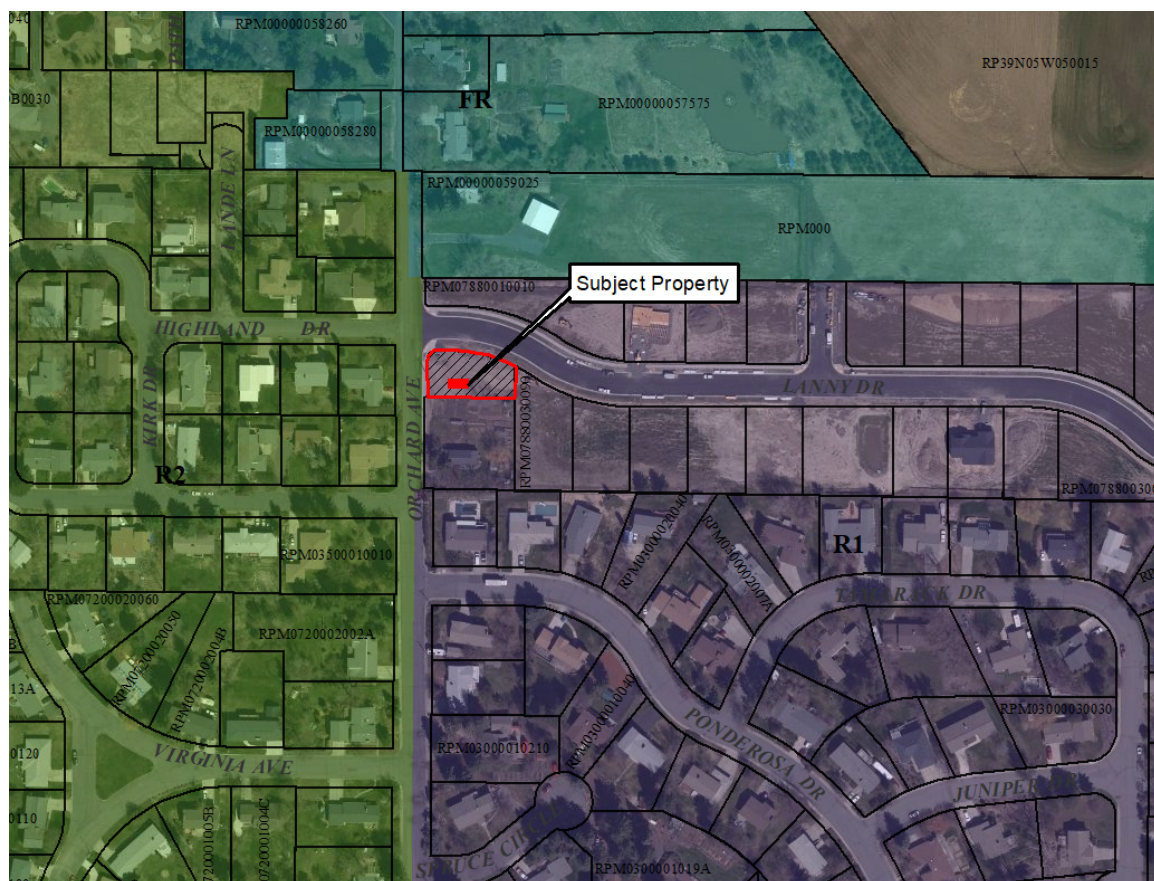
The proposed site is an acceptable location for an above ground booster station as it is a State requirement that a pumping station be located above ground and in an area not susceptible to flooding. Additionally, the proposed site is at a sufficient location for tying into the existing water main. An approximately 900 square foot concrete masonry building is proposed to house the new station. The proposed booster station will be surrounded by a type A landscape buffer, making it less visible from nearby residential properties. Noise generated from the pumping station is not anticipated to be audible to neighboring properties. Generally, one City staff person will visit the site each work day to inspect the facility and ensure proper operation of the stations components.

Zoning: The subject property is located within the Low Density, Single Family Residential (R-1) Zoning District and all surrounding properties to the north, east, and south are also zoned R-1. Properties to the west are zoned Moderate Density, Single Family Residential (R-2). According to the Zoning Code Section 4-2-4(G):

“The R-1 zoning district is a low-density residential zone appropriate where the following circumstances are present: 1. Single family dwellings predominate in the

area. 2. The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question.”.

The R-1 Zone permits public service and utility facilities not listed as permitted uses within the zone as a conditional use. This includes facilities such as fire stations, police stations, National Guard armories, fire training facilities, pumping stations, electric substations, and telephone switching facilities. (Moscow City Code 4-1-6(D)(118). The proposed booster pumping station is included in this grouping of public service facilities.



Zoning Map

Site and Area Land Use: The subject property is a 9,034 square foot parcel located at the intersection of Orchard Avenue and Lanny Drive. The parcel is relatively flat and there are no existing structures or other uses on the property.

The subject property is bordered by a vacant parcel to the north, and single-family homes to the south and east. Parcels to the west contain primarily single-family homes and are zoned Moderate Density, Single Family Residential (R-2).

Streets and Access: Vehicle access to the site is provided via one access drive from Lanny Drive to the north. Lanny Drive has a 70 foot right of way with curb and gutter on the south side. The north side contains curb, gutter, tree lawn and sidewalk. Orchard Avenue just west of Lanny Drive is a 45-foot wide paved street with intermittent curb, gutter, and sidewalk primarily only on the east side of the street.

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject property future land use as Auto Urban Residential. Auto Urban Residential *“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, twin home, 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 both Orchard Avenue and Lanny Drive as collector streets.

Chapter 5, Public Utilities, Services, and Growth Capacity, identifies two general goals related to this proposal. The first 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. The second is to advocate and practice the sustainable management and development of local and regional water resources and supplies to meet the needs of both current and future residents.

Input from other Departments/Agencies: No comments were received from other departments/agencies upon review of the application.

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 Special 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. **Is the proposed use a conditionally permitted use within the Zoning District?**
2. **Will the character of the proposed use be in harmony with the neighborhood and surrounding land uses?**
3. **Will the proposed use as approved, or as approved with conditions, 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. **Will the location, design, and size of the proposed use be adequately served by existing streets, public facilities and services?**
5. **Will the proposed use endanger public health or safety if located where proposed?**
6. **Will the proposed use meet all applicable development standards of the Zoning Code?**
7. **Will the proposed use 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 public service facility to be located at 1250 Orchard Avenue, with no conditions.

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 1250 Orchard Avenue
Permit Application LUP2020-0024

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 a public service and utility facilities “water booster station” at 1250 Orchard Avenue within the Low Density, Single Family Residential (R-1) Zone, per Moscow City Code 4-3-4.

HEARING DATE: Tuesday, November 10, 2020

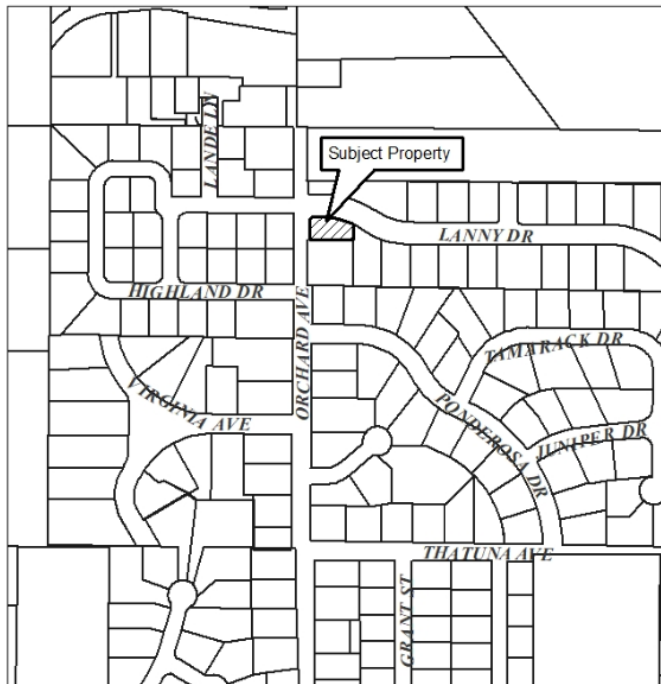
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00pm

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

The file containing information on this matter is available for public review at the Community Development Department located in the Paul Mann Building at 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City’s Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>



Laurie Hopkins, Moscow City Clerk

Jennifer Fleischman, Deputy City Clerk

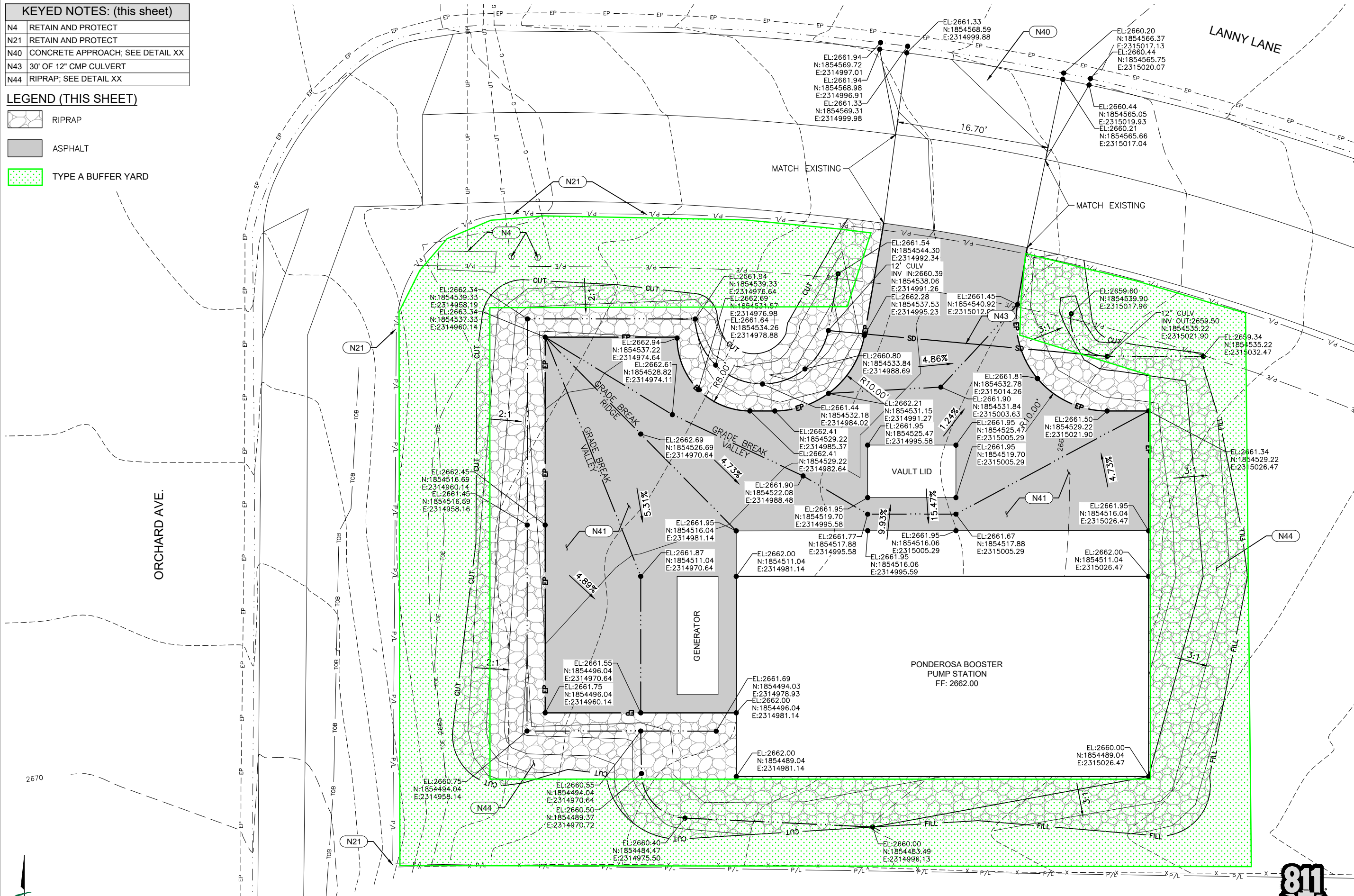
Publish: October 24, 2020

LEGEND (THIS SHEET)

 RIPRAP

 ASPHALT

 TYPE A BUFFER YARD



BOOSTER STATION - PLAN VIEW



Know what's below.
Call before you dig.

J-U-B ENGINEERS, INC.
201 South Jackson Street
Moscow, ID 83843
Phone: 208.746.9010
telex: 141414, jube

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

[illegible]

BOOSTER STATION REPLACEMENTS - PHASE II CITY OF MOSCOW

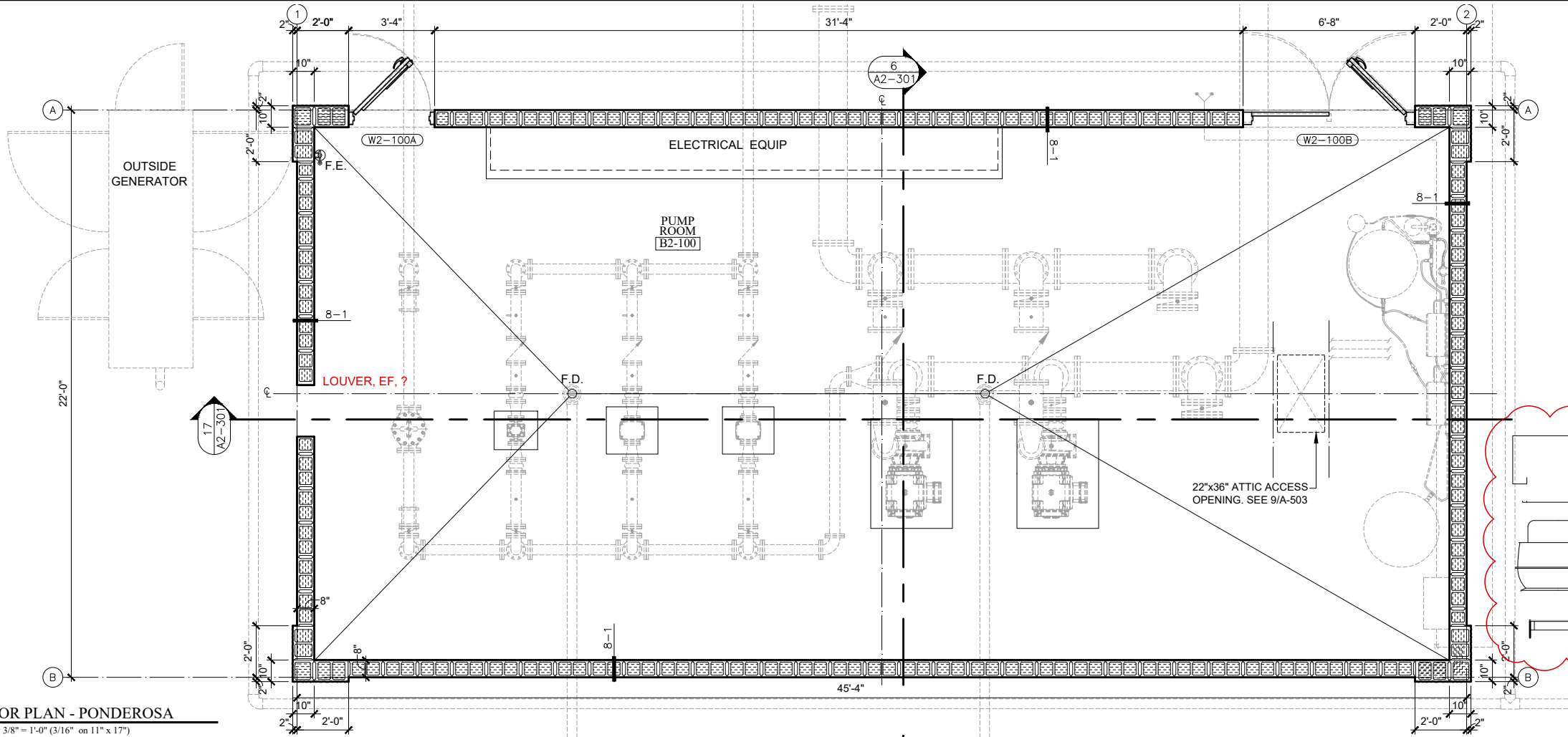
CIVIL
PONDEROSA BOOSTER PUMP STATION

FILE : 21-18-022-100_C-101X
JUB PROJ. #: 21-18-022
DRAWN BY: WRH
DESIGN BY: LTS
CHECKED BY: MLJ
 ONE INCH AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/26/2020
SHEET NUMBER:

C-104

6 FLOOR PLAN - PONDEROSA
SCALE: 3/8" = 1'-0" (3/16" on 11" x 17")

16 ROOF PLAN - PONDEROSA
SCALE: 3/8" = 1'-0" (3/16" on 11" x 17")

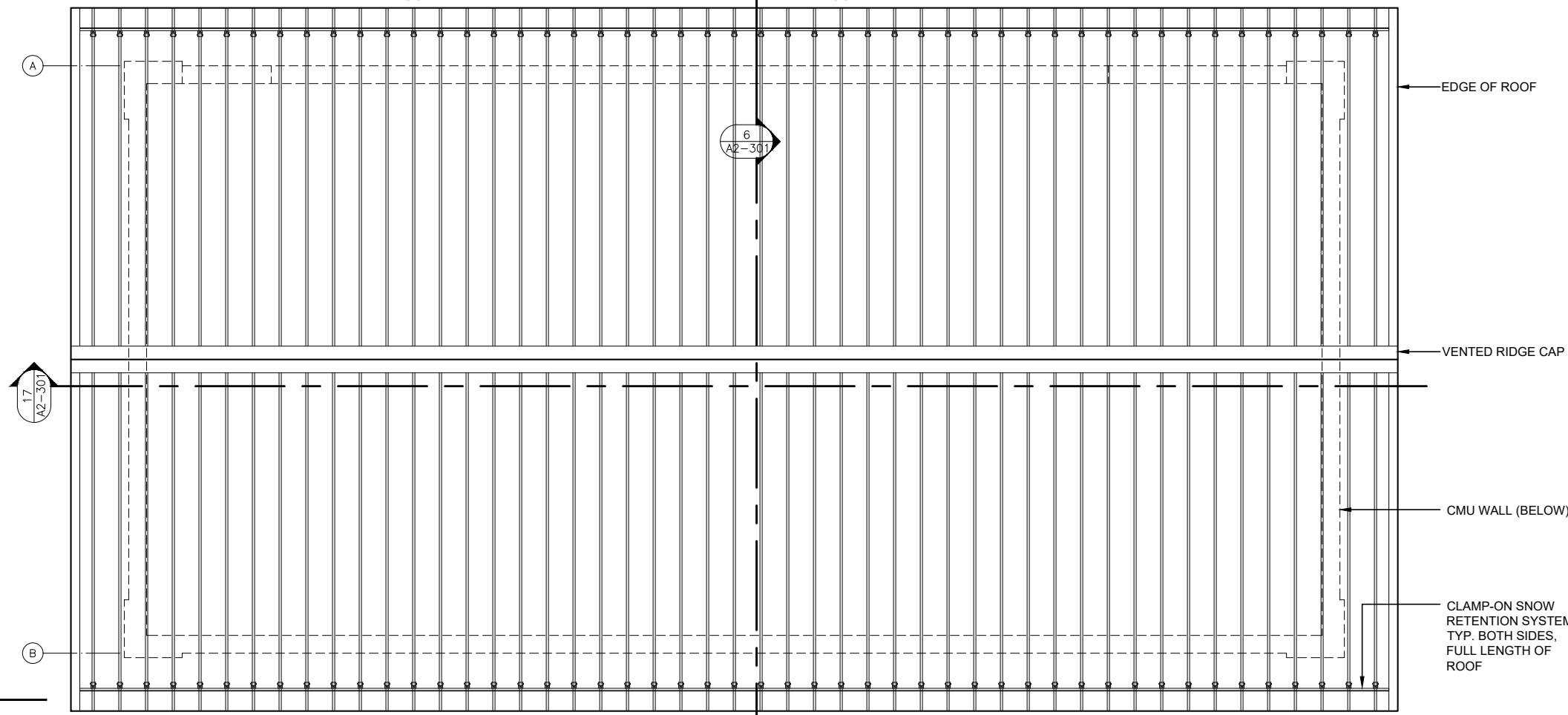
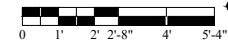
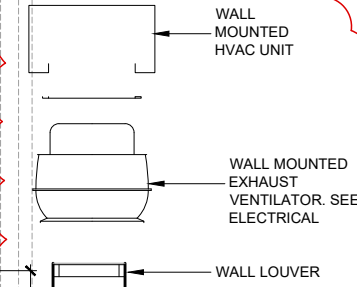


GENERAL NOTES:

1. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL OPENING LOCATIONS AND SIZES.
2. SEE STRUCTURAL, PROCESS, AND ELECTRICAL FOR ADDITIONAL INFORMATION AND CONSTRUCTION REQUIREMENTS.
3. SEE SITE CIVIL FOR FINISH ELEVATIONS AROUND EXTERIOR PERIMETER OF BUILDING AND STRUCTURAL FOR INTERIOR ELEVATIONS.
4. SEE DETAIL 18/A-001 FOR WALL TYPES.

AREA SUMMARY:

909 SF (excludes exterior walls)



PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
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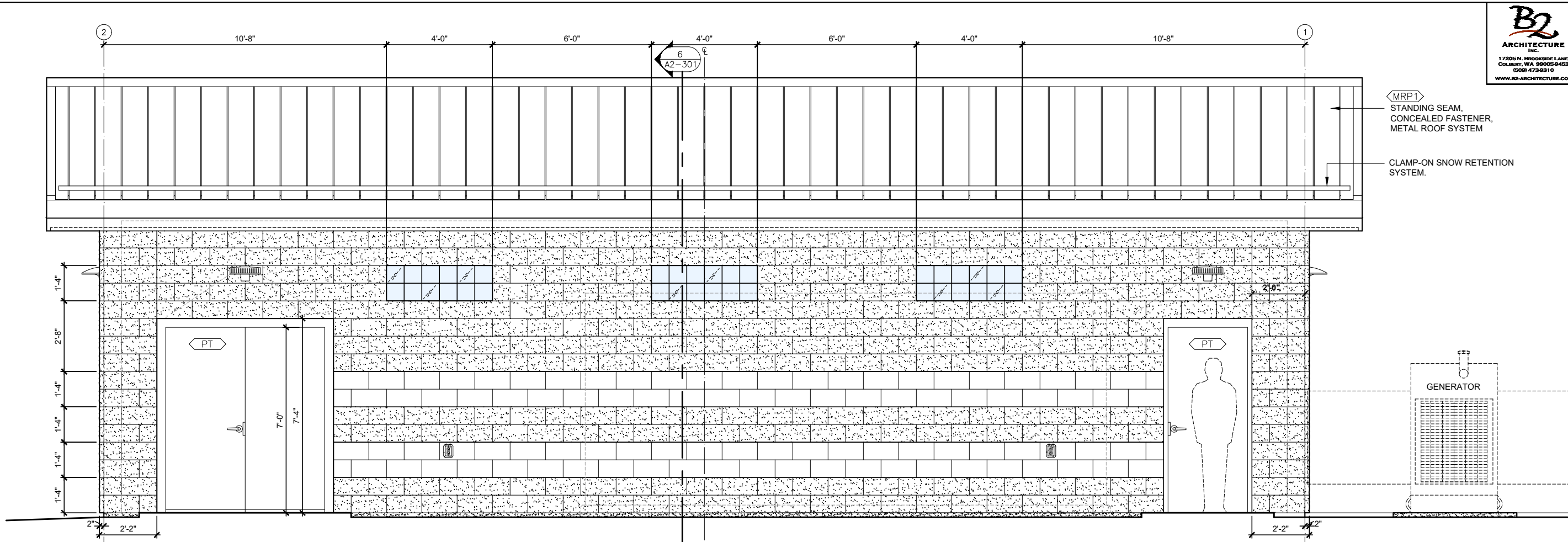
BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

ARCHITECTURAL (A)
PONDEROSA BOOSTER PUMP STATION
FLOOR PLAN

FILE: BASE DWGS
JUB PROJ. #: 21-18-022
DRAWN BY: JL
DESIGN BY: JL
CHECKED BY: JL
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/24/2018

A2-101

Plot Date: 10/23/2020 11:12 PM Plotted By: James Lemon
Date Created: 10/02/2020 C:\000\B00P\DRIVE\1810 CITY OF MOSCOW - WATER BOOSTER STATIONS\22 DRAWINGS\22D DESIGN\BASE DWGS.DWG

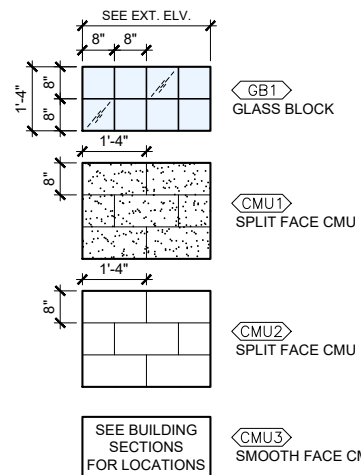


6 NORTH EXTERIOR ELEVATION - PONDEROSA
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

GENERAL ELEVATION NOTES:

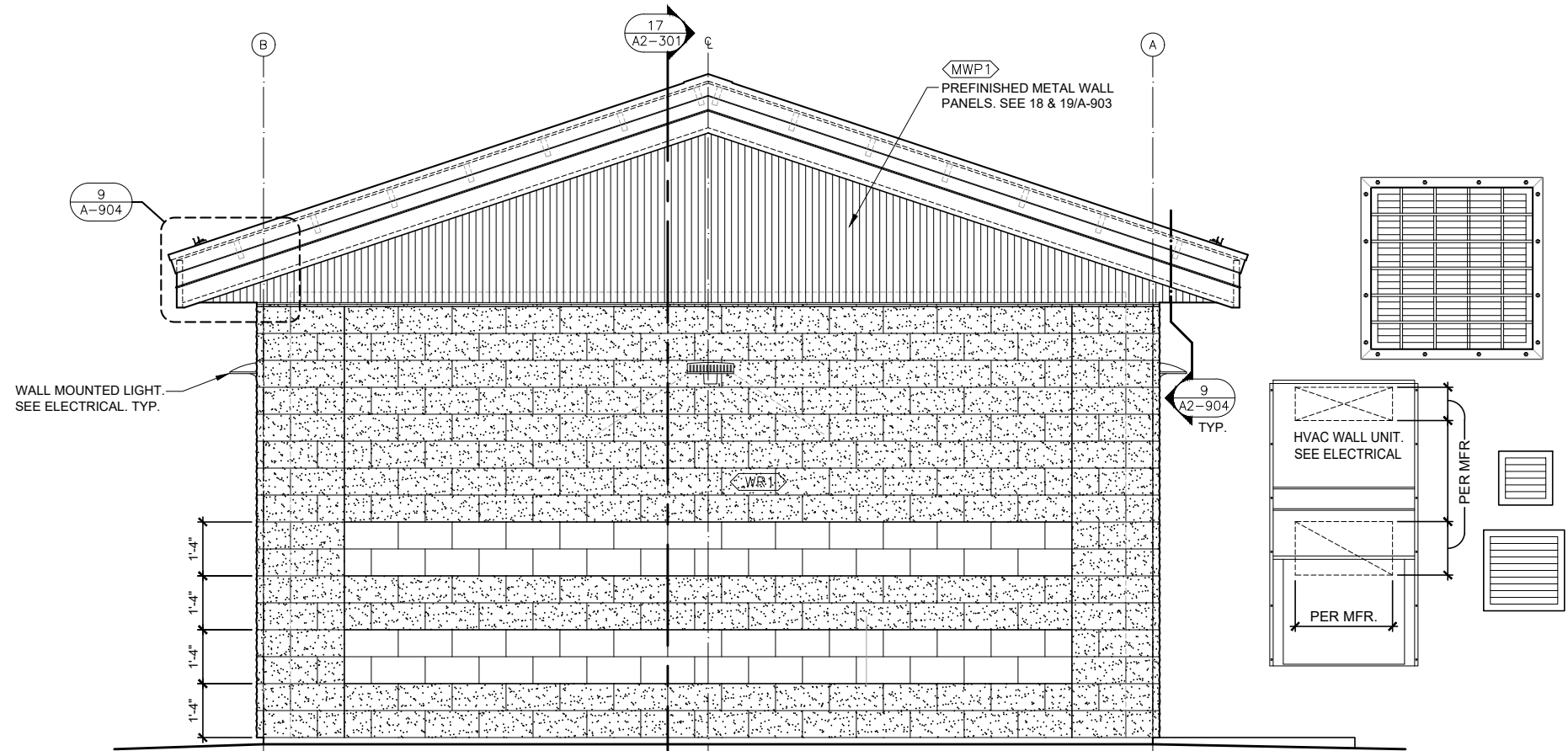
1. SEE MANUFACTURER'S PRODUCT AND COLOR SCHEDULE ALONG WITH ROOM AND MISCELLANEOUS ITEM FINISH SCHEDULE ON SHEET A-901 FOR MATERIAL AND COLORS.
2. SEE STRUCTURAL, PROCESS, ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION AND CONSTRUCTION REQUIREMENTS.

MATERIAL LEGEND



GENERAL NOTES:

1. SEE FLOOR PLAN FOR BLOCK DEPTH. VARIES BETWEEN 8" AND 10" AT CORNERS.



18 EAST EXTERIOR ELEVATION - PONDEROSA
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

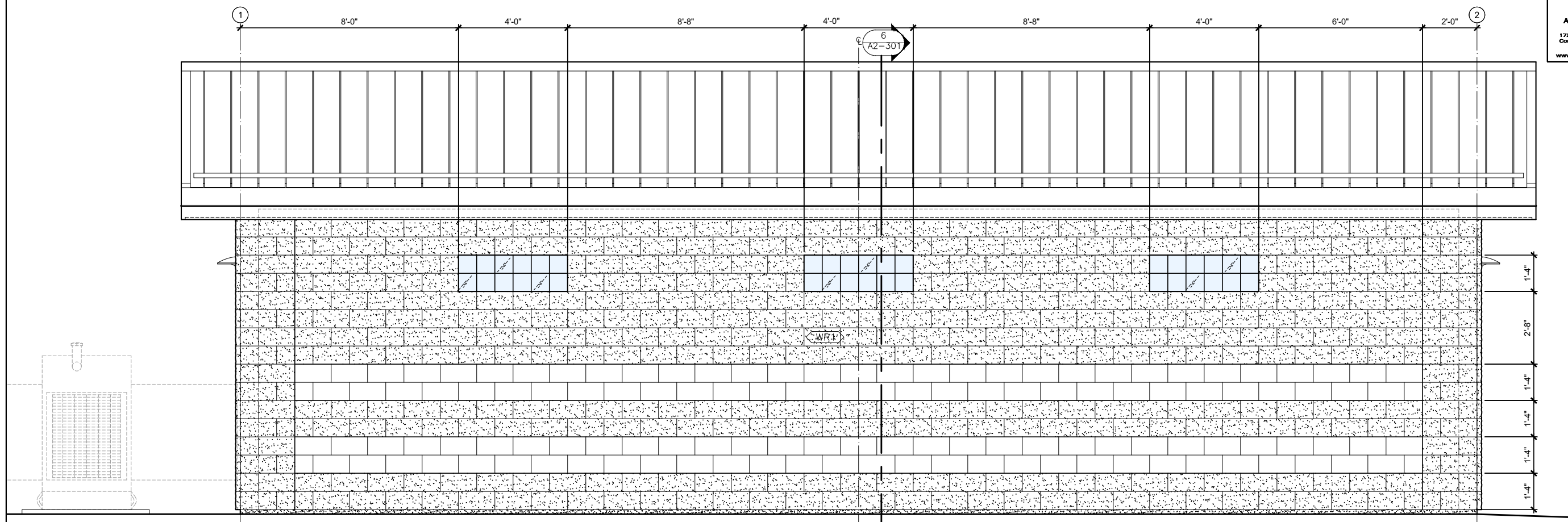
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BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

ARCHITECTURAL (A)
PONDEROSA BOOSTER PUMP STATION
NORTH & EAST EXTERIOR ELEVATIONS

FILE: BASE DWGS
JUB PROJ. #: 21-18-022
DRAWN BY: JL
DESIGN BY: JL
CHECKED BY: JL
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/24/2018

A2-201

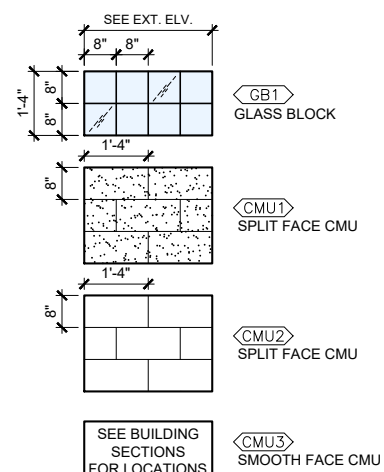


6 | SOUTH EXTERIOR ELEVATION - PONDEROSA
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

GENERAL ELEVATION NOTES:

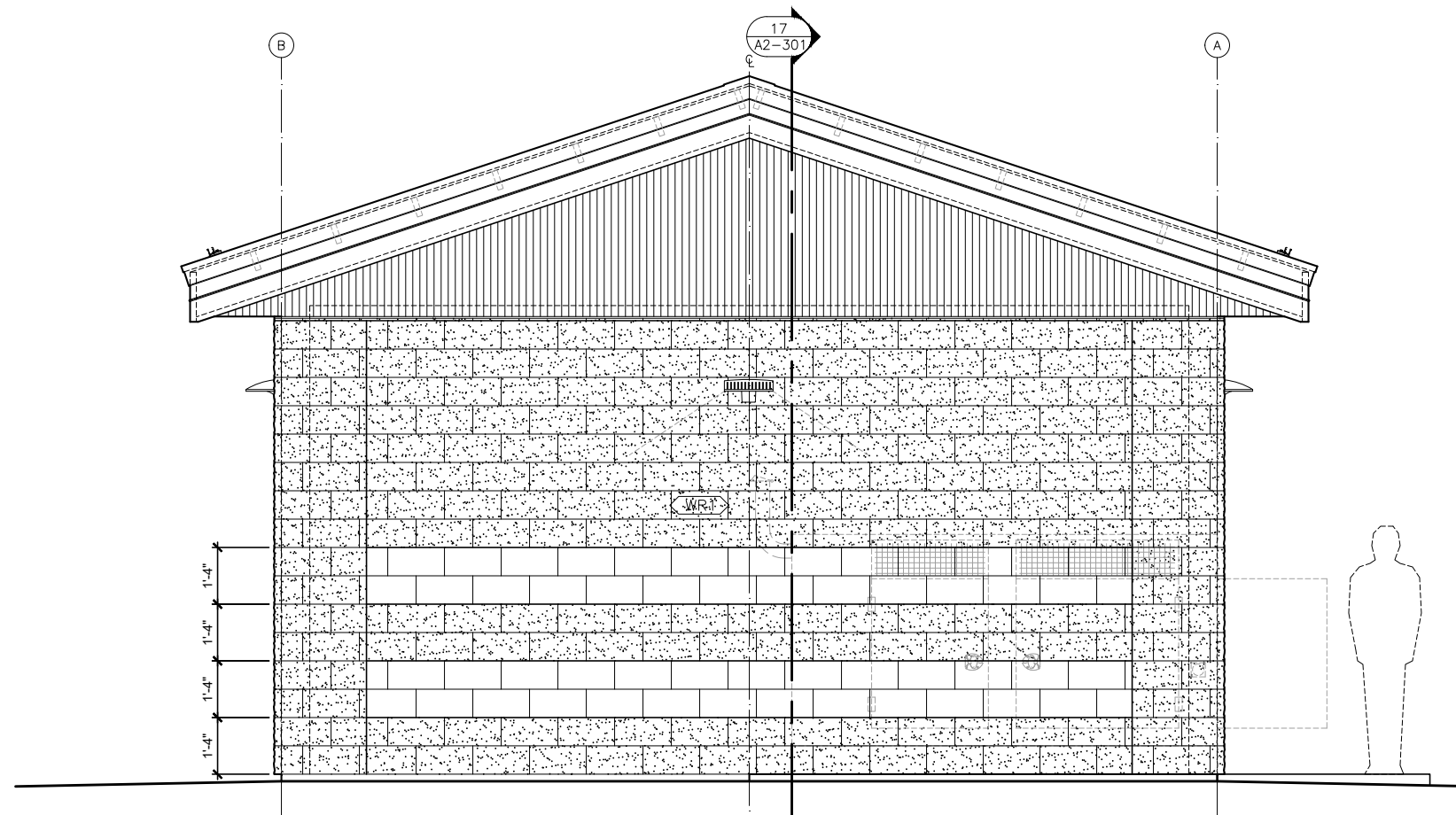
- GENERAL ELEVATION NOTES:**
1. SEE MANUFACTURER'S PRODUCT AND COLOR SCHEDULE ALONG WITH ROOM AND MISCELLANEOUS ITEM FINISH SCHEDULE ON SHEET A-901 FOR MATERIAL AND COLORS.
 2. SEE STRUCTURAL, PROCESS, ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION AND CONSTRUCTION REQUIREMENTS.

MATERIAL LEGEND



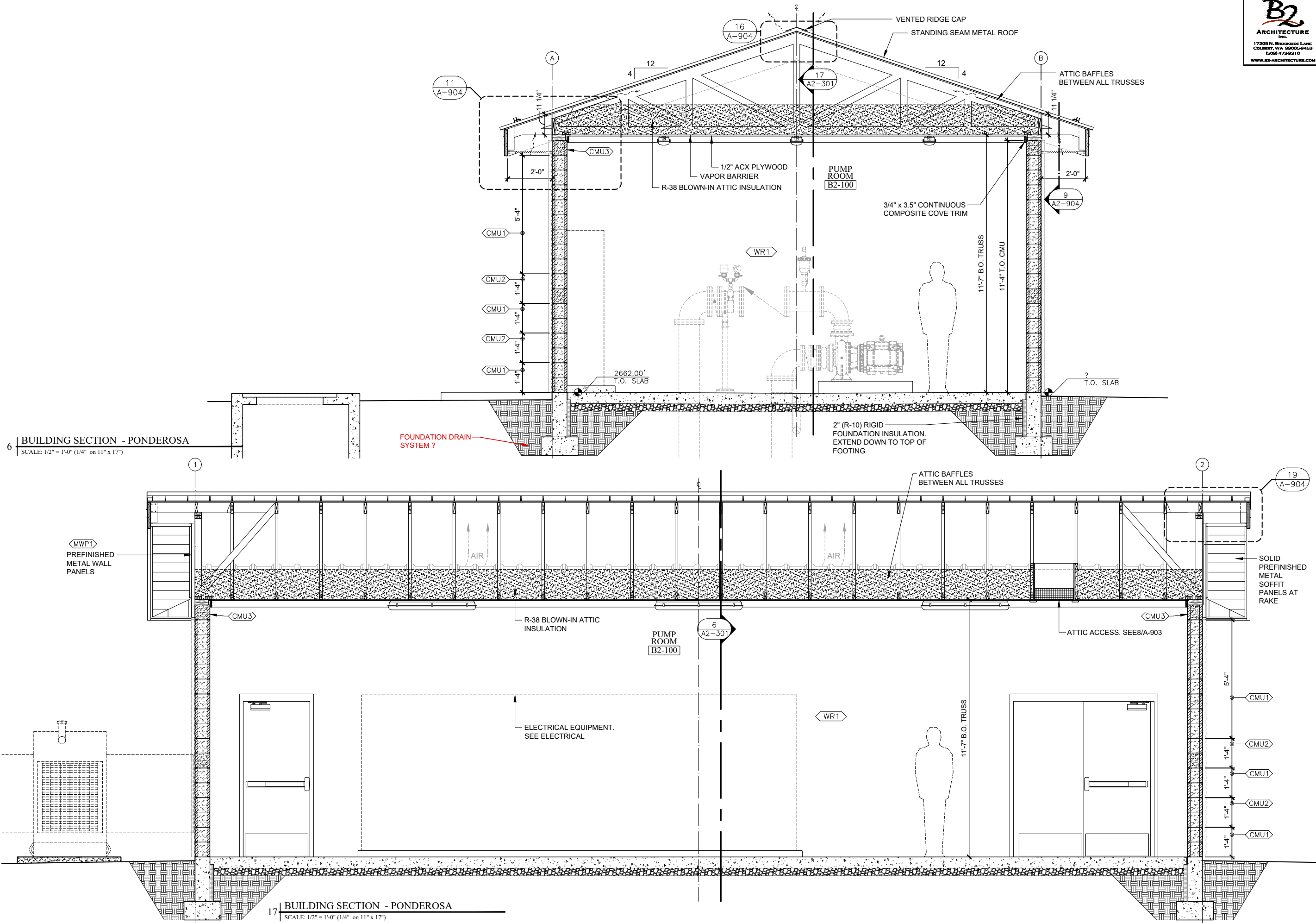
GENERAL NOTES:

- GENERAL NOTES:**
1. SEE FLOOR PLAN FOR BLOCK DEPTH. VARIES BETWEEN 8" AND 10" AT CORNERS.



18 WEST EXTERIOR ELEVATION - PONDEROSA
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

Plot Date: 10/23/2020 11:13 PM Plotted By: James Lennon
Date Created: 10/23/2020 C:\PROJECTS\DRIVE\1810 CITY OF MOSCOW - WATER BOOSTER STATIONS\22 DRAWINGS\22D DESIGN\BASE DWGS.DWG



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REVISION	NO.	DESCRIPTION	BY	DATE

BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

ARCHITECTURAL (A)
PONEROSA BOOSTER PUMP STATION
BUILDING SECTION

FILE: BASE DWGS
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A2-301

CITY OF MOSCOW COMMUNITY PLANNING AND DESIGN STAFF REPORT

HEARING DATE: Tuesday, November 10, 2020

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: 224 Southview Avenue – Conditional Use Permit application for a public service and utility facility “water booster station” within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

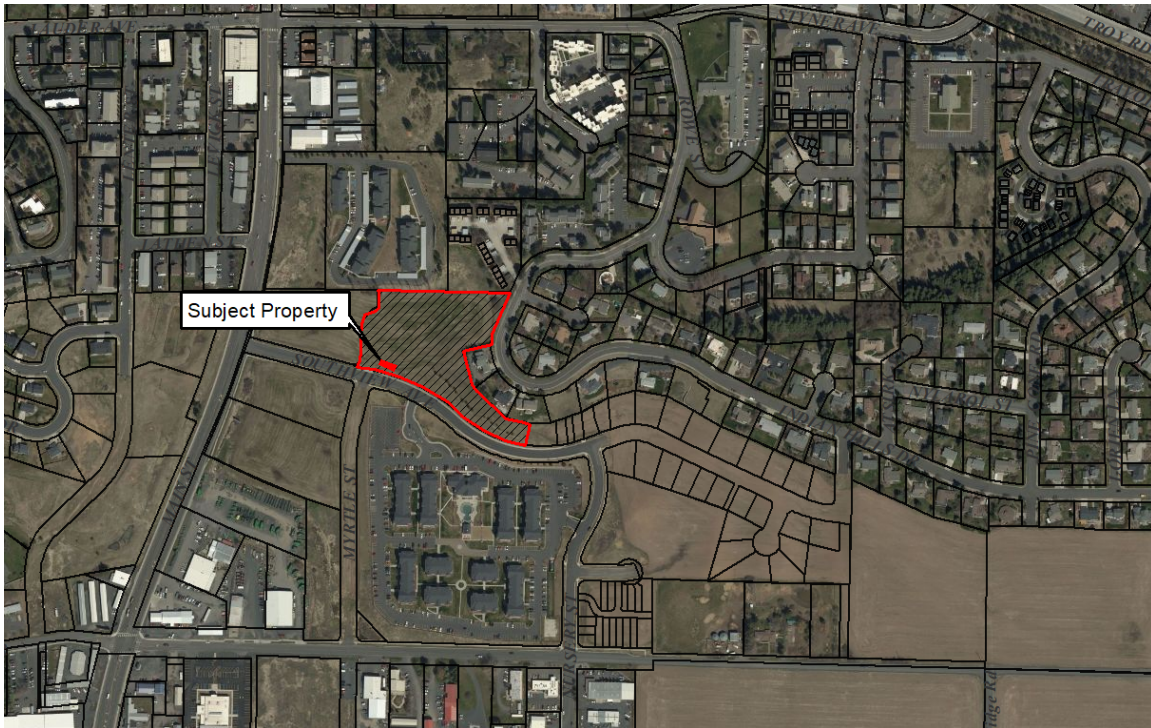
Attachments:

- A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, October 24, 2020
- B. Conditional Use Permit Application
- C. Proposed Site Plan & Building Elevations
- D. Relevant Criteria and Standards Worksheet

Prepared by: Aimee Hennrich

STAFF REVIEW

Proposal: The applicant, City of Moscow Engineering Department, proposes to develop a new above-ground water booster station within an enclosed building on the subject property, located at 224 Southview Avenue, within the Multiple Family Residential (R-4) Zone. The booster station is a public service and utility facility that requires a Conditional Use Permit in the R-4 Zone. The new above-ground booster station will replace the existing below-grade pump station which currently is sized for only domestic flow and does not currently have a fire pump. The current pump has a maximum domestic flow rate of 500 gallons per minute. The proposed station will deliver 1,500 gallons per minute, meeting current fire flow requirements. The new station is identified as a capital project within the City of Moscow’s 2012 Comprehensive Water System Plan.



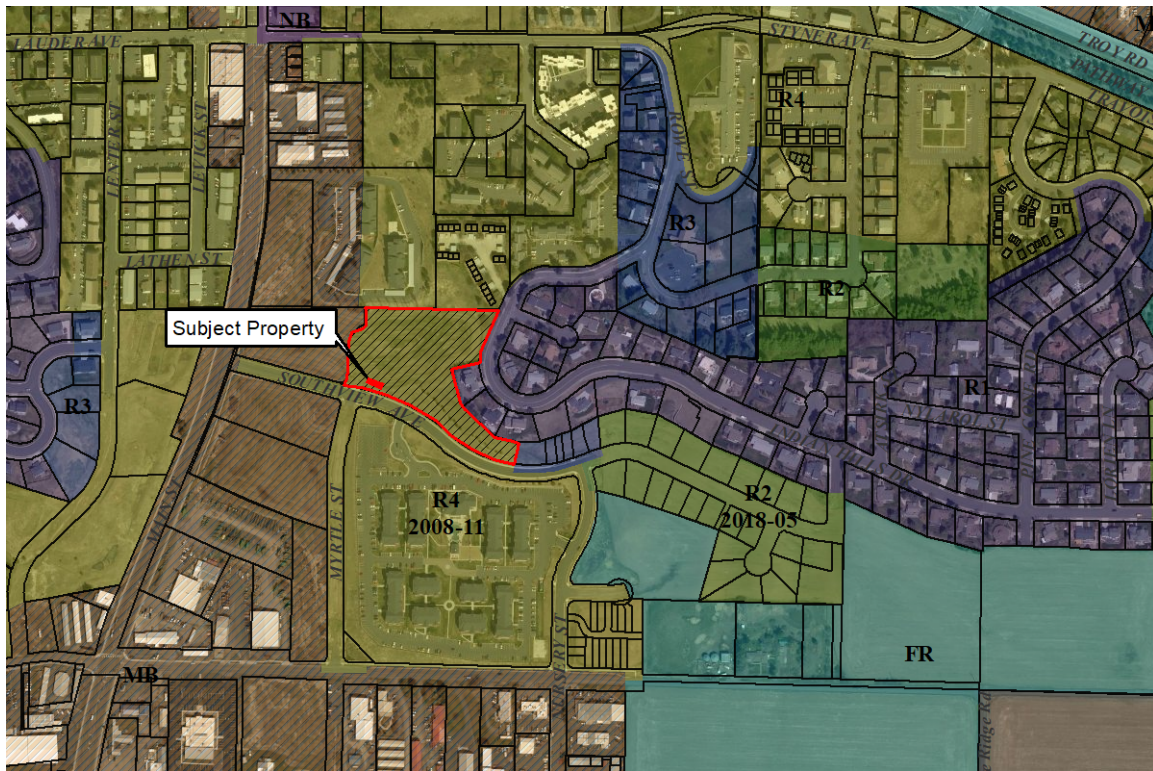
Aerial

The proposed site is an appropriate location for an above ground booster station as it is a State requirement that a pumping station be located above ground and in an area not susceptible to flooding. Additionally, the proposed site is at an adequate location for tying into the existing water main. An approximately 700 square foot concrete masonry building is proposed to house the new station. The proposed booster station will be located at a low point in the surrounding terrain and is surrounded by the City's Harvest Park, which will continue to be developed, making it less visible from nearby residential properties. The structure will be constructed into the existing topography and will sit slightly in an excavated portion of the slope. Noise generated from the pumping station is not anticipated to be audible on neighboring properties. Generally, one City staff person will visit the site each work day to inspect the facility and ensure proper operation of the stations components.

Zoning: The subject property is located within the Multiple Family Residential (R-4) Zoning District. Parcels to the north and south are also Multiple Family Residential (R-4) and parcels to the east are zoned Low Density Residential (R-1). According to the Zoning Code 4-2-4(G):

"The R-4 zoning district provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for R-4 zoning districts".

The R-4 Zone permits public service and utility facilities as conditionally permitted uses. This includes facilities such as fire stations, police stations, National Guard armories, fire training facilities, pumping stations, electric substations, and telephone switching facilities. (Moscow City Code 4-1-6(D)(118). The proposed booster pumping station is included in this grouping of public service facilities.



Zoning Map

Site and Area Land Use: The subject property is a 4.09-acre parcel (178,450 square feet) located at the intersection of Myrtle and Southview Avenue. The parcel has been identified for future development as Harvest Park. The “booster station” will be located at a low point in the surrounding terrain and will sit in a slightly excavated portion of the slope. There are no existing structures or other uses on the property.

The subject property is bordered by an empty parcel to the west that is currently zoned Motor Business (MB). Parcels to the north and south are also Multiple Family Residential (R-4) and parcels to the east are zoned Low Density Residential (R-1). The property has a steep slope from east to west and a more gradual slope from north to south.

Streets and Access: Vehicle access to the site is provided via a vehicular approach on Southview Avenue. Southview Avenue has a 60-foot right of way with curbing, gutters, and sidewalks on both sides of the street. The site will be visited

by a city staff person once during a routine work day to inspect the facility and ensure proper operation of the station's components.

Comprehensive Plan: Chapter 2, Land Use and Community Character, designates the subject properties future land use as Parks and Open Space.

Chapter 3, Community Mobility, identifies Southview Avenue as a local neighborhood residential street.

Chapter 5, Public Utilities, Services, and Growth Capacity, identifies two general goals related to this proposal. The first 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. The second is to advocate and practice the sustainable management and development of local and regional water resources and supplies to meet the needs of both current and future residents.

Input from other Departments/Agencies: No comments were received from other departments/agencies upon review of the application.

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 Special 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. **Is the proposed use a conditionally permitted use within the Zoning District?**
2. **Will the character of the proposed use be in harmony with the neighborhood and surrounding land uses?**
3. **Will the proposed use as approved, or as approved with conditions, 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. **Will the location, design, and size of the proposed use be adequately served by existing streets, public facilities and services?**
5. **Will the proposed use endanger public health or safety if located where proposed?**
6. **Will the proposed use meet all applicable development standards of the Zoning Code?**
7. **Will the proposed use 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 public service facility to be located at 224 Southview Avenue, with no conditions.

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 224 Southview Avenue
Permit Application LUP2020-0024

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 a public service and utility facilities “water booster station” at 224 Southview Avenue within the Multiple Family Residential (R-4) Zone, per Moscow City Code 4-3-4.

HEARING DATE: Tuesday, November 10, 2020

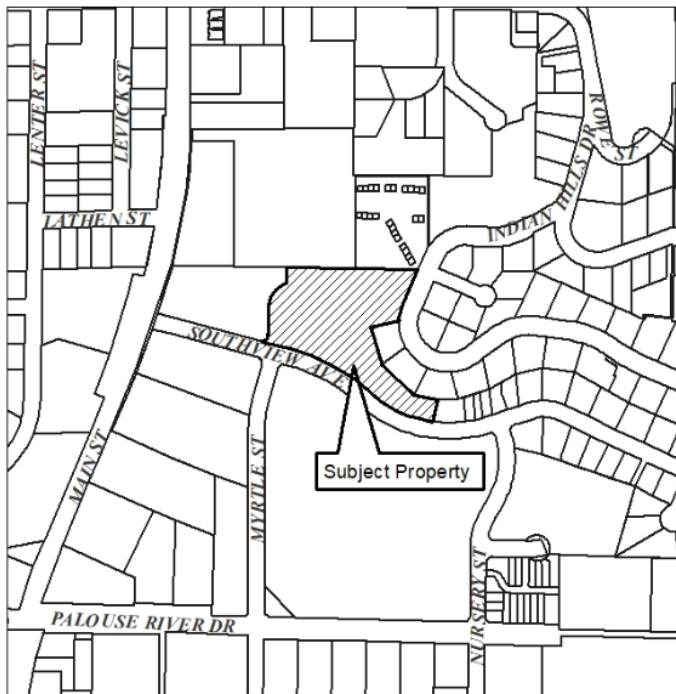
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00pm

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

The file containing information on this matter is available for public review at the Community Development Department located in the Paul Mann Building at 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>

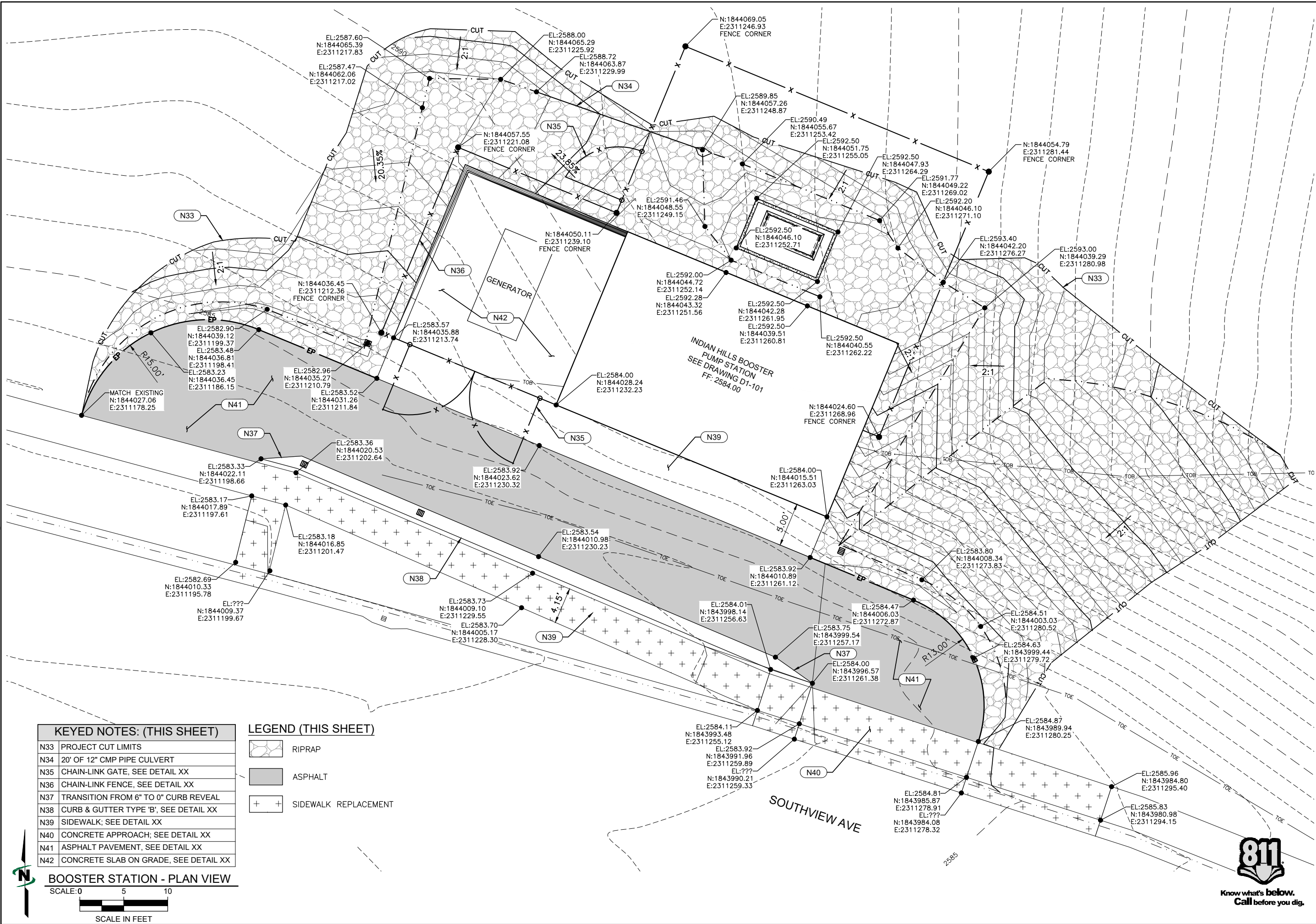


Laurie Hopkins, Moscow City Clerk

Jennifer Fleischman, Deputy City Clerk

Publish: October 24, 2020

Plot Date: 10/26/2020 9:43 AM Printed By: William Holder
Date Created: 10/26/2020 10:26:02 CADFILES\PUBLIC\PROJECTS\JUB\21-18-022 - MOSCOW BOOSTER STATION PHASE II\21-18-022 - CAD SHEET BOOSTER STATION PROJECT\21-18-022-100 C-102.DWG



KEYED NOTES: (THIS SHEET)	
N33	PROJECT CUT LIMITS
N34	20' OF 12" CMP PIPE CULVERT
N35	CHAIN-LINK GATE, SEE DETAIL XX
N36	CHAIN-LINK FENCE, SEE DETAIL XX
N37	TRANSITION FROM 6" TO 0" CURB REVEAL
N38	CURB & GUTTER TYPE 'B', SEE DETAIL XX
N39	SIDEWALK; SEE DETAIL XX
N40	CONCRETE APPROACH; SEE DETAIL XX
N41	ASPHALT PAVEMENT, SEE DETAIL XX
N42	CONCRETE SLAB ON GRADE, SEE DETAIL XX

LEGEND (THIS SHEET)

	RIPRAP
	ASPHALT
	SIDEWALK REPLACEMENT

BOOSTER STATION - PLAN VIEW



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
201 South Jackson Street
Moscow, ID 83843

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BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

CIVIL
INDIAN HILLS BOOSTER PUMP STATION
SITE AND GRADING PLAN

FILE: 21-18-022-100_C-101X
JUB PROJ. #: 21-18-022
DRAWN BY: WRH
DESIGN BY: LTS
CHECKED BY: MLJ
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LAST UPDATED: 10/26/2020
SHEET NUMBER:
C-102



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BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

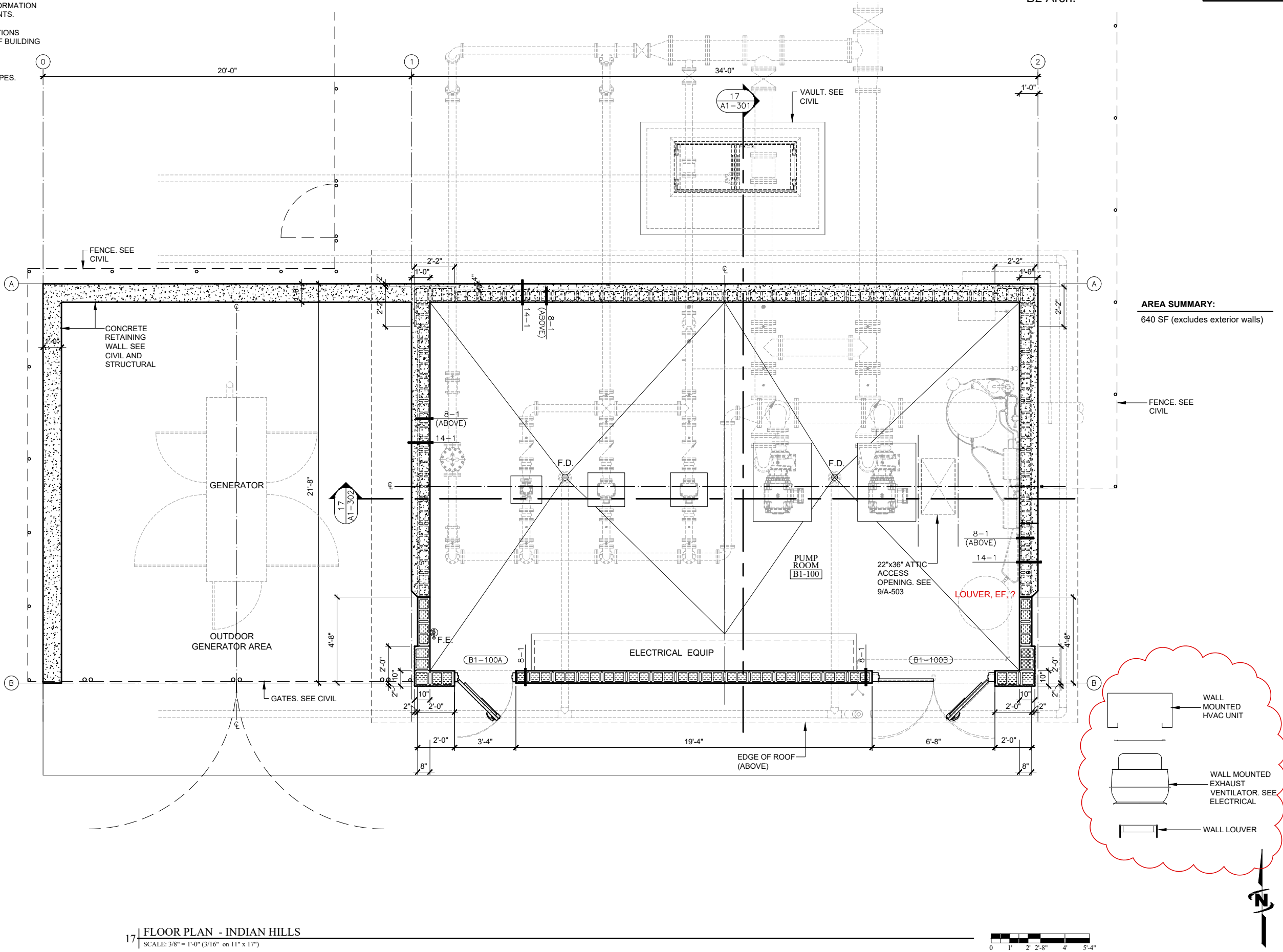
ARCHITECTURAL (A)
INDIAN HILLS BOOSTER PUMP STATION
FLOOR PLAN

FILE : BASE DWGS
JUB PROJ. # : 21-18-022
DRAWN BY: JL
DESIGN BY: JL
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AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/24/2018

A1-101

GENERAL NOTES:

1. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL
OPENING LOCATIONS AND SIZES.
2. SEE STRUCTURAL, PROCESS, AND
ELECTRICAL FOR ADDITIONAL INFORMATION
AND CONSTRUCTION REQUIREMENTS.
3. SEE SITE CIVIL FOR FINISH ELEVATIONS
AROUND EXTERIOR PERIMETER OF BUILDING
AND STRUCTURAL FOR INTERIOR
ELEVATIONS.
4. SEE DETAIL 18/A-001 FOR WALL TYPES.



17 | FLOOR PLAN - INDIAN HILLS
SCALE: 3/8" = 1'-0" (3/16" on 11" x 17")

Plot Date: 10/23/2020 2:51 PM Plotted By: Jamie Lennon
Date Created: 10/23/2020 C:\000P000P\DRIVE\1810 CITY OF MOSCOW - WATER BOOSTER STATIONS\22 DRAWINGS\22D DESIGN\BASE DWGS.DWG

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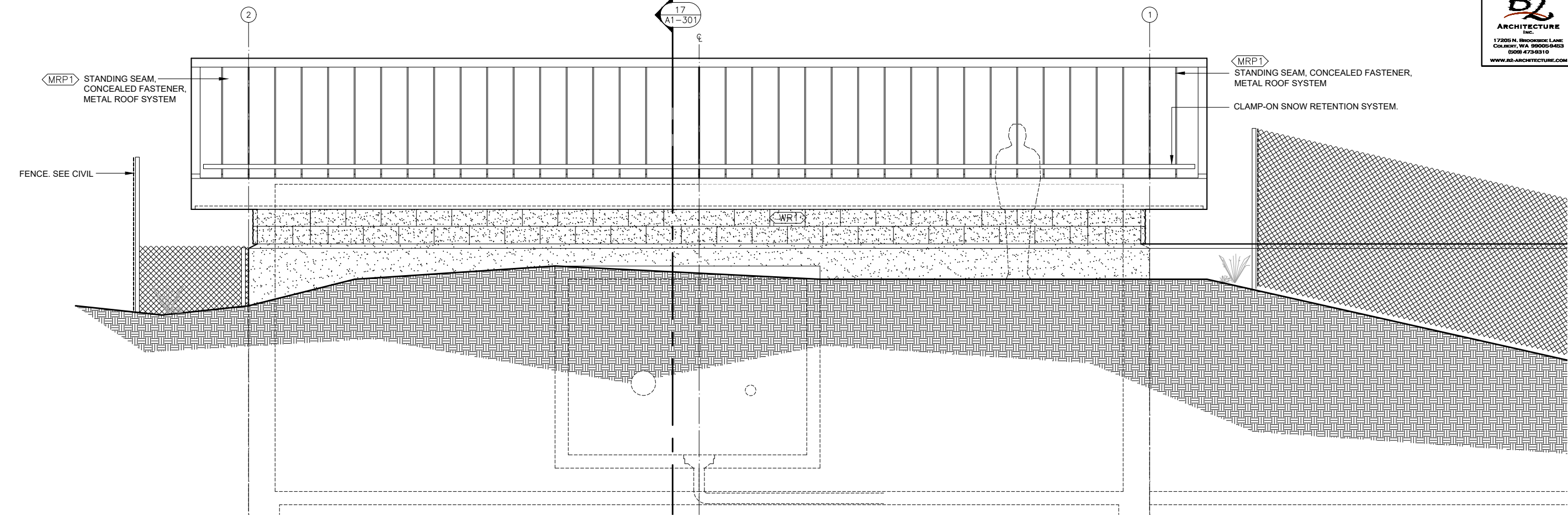
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BOOSTER STATION REPLACEMENTS - PHASE II
CITY OF MOSCOW

ARCHITECTURAL (A)
INDIAN HILLS BOOSTER PUMP STATION
NORTH & EAST EXTERIOR ELEVATIONS

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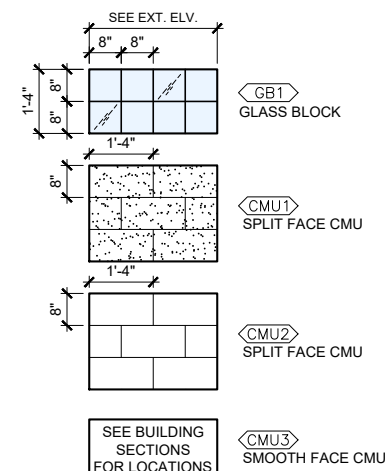
6 NORTH EXTERIOR ELEVATION - INDIAN HILLS

SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

GENERAL ELEVATION NOTES:

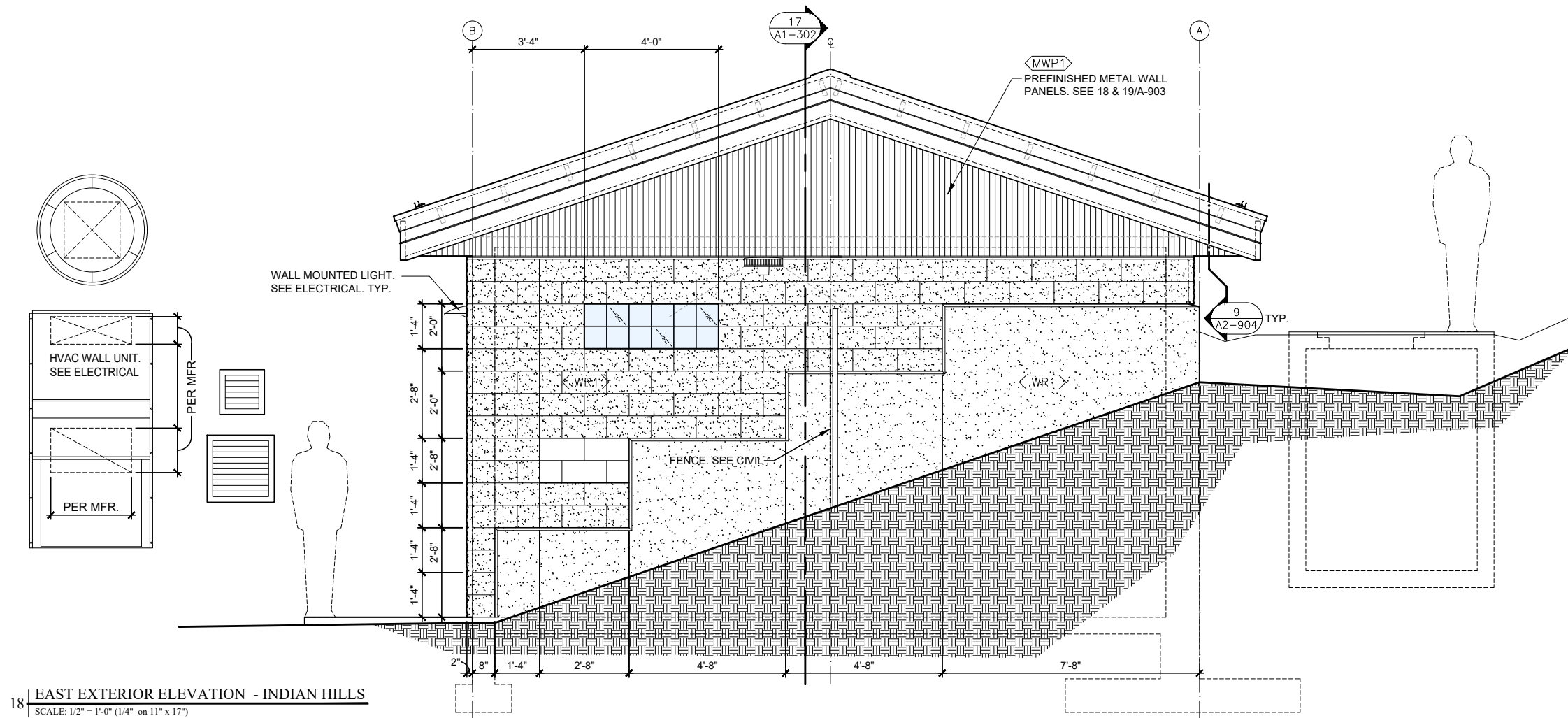
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REQUIREMENTS.

MATERIAL LEGEND



GENERAL NOTES:

1. SEE FLOOR PLAN FOR BLOCK DEPTH. VARIES
BETWEEN 8" AND 10" AT CORNERS.



18 EAST EXTERIOR ELEVATION - INDIAN HILLS

SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

Plot Date: 10/23/2020 2:51 PM Plotted By: James Lennon
Date Created: 10/02/2020 C:\000P000P\DRIVE\1810 CITY OF MOSCOW - WATER BOOSTER STATIONS\22 DRAWINGS\22D DESIGN\BASE DWGS.DWG

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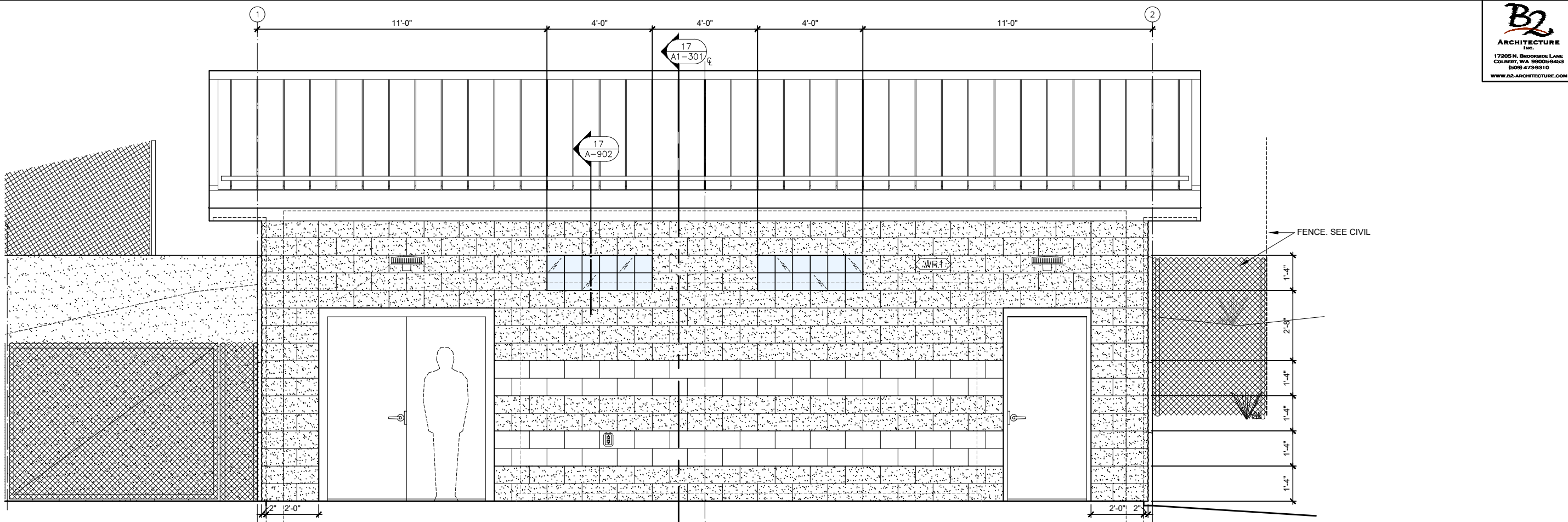
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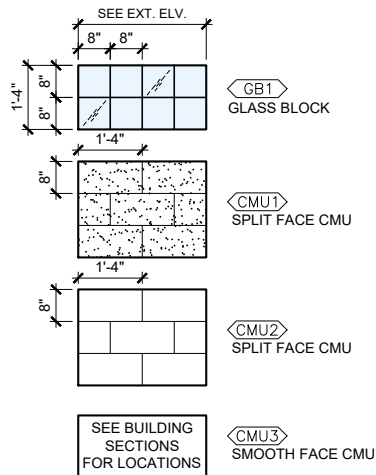
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6 SOUTH EXTERIOR ELEVATION - INDIAN HILLS
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

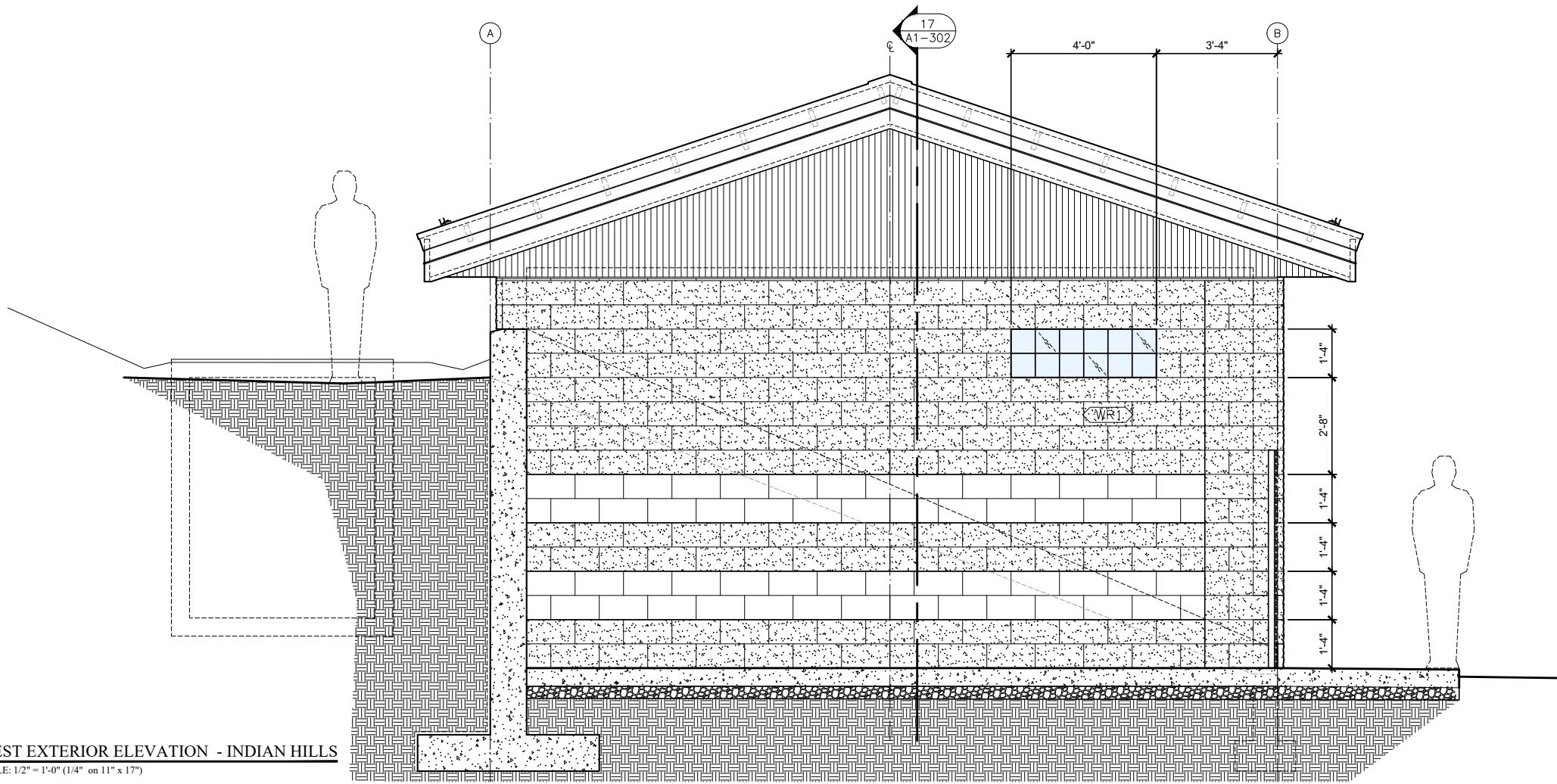
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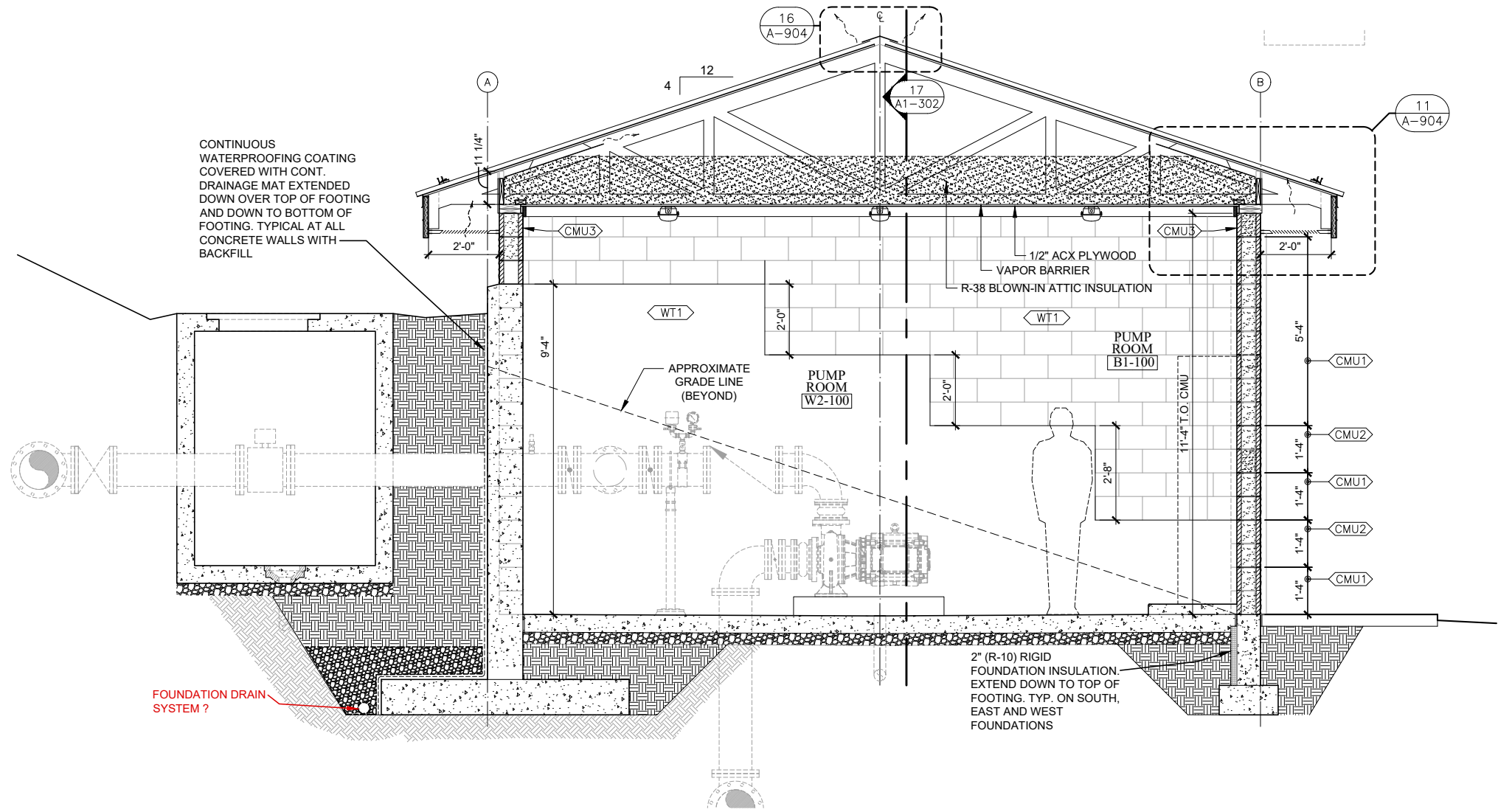


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SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")



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17 BUILDING SECTION - INDIAN HILLS
SCALE: 1/2" = 1'-0" (1/4" on 11" x 17")

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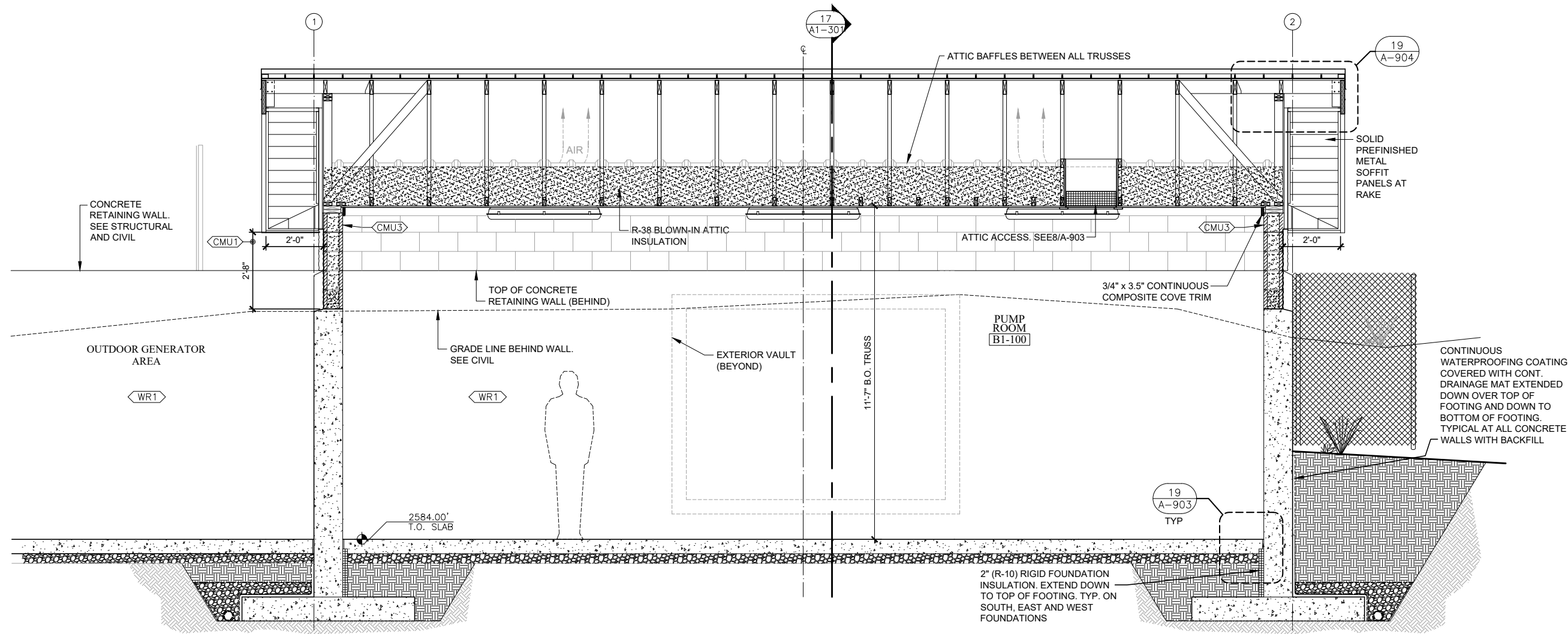
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CITY OF MOSCOW

ARCHITECTURAL (A)
INDIAN HILLS BOOSTER PUMP STATION
BUILDING SECTION

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A1-302