

BOARD of ADJUSTMENT



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

Public Hearing
~ Agenda ~

Aimee Hennrich
Staff Liaison
208.883.7095

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

Wednesday
November 17, 2021

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of October 26, 2021 Minutes (ACTION ITEM)

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

2. Public Hearing: Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road – LUP2021-0037 (ACTION ITEM)

Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zoning District per Moscow City Code 4-3-4. The applicant is proposing to amend the phasing plan that was approved as part of the original Conditional Use Permit application.

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

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

ADJOURN

NOTICE: Moscow City Council and 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
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Minutes ~

Aimee Hennrich
Staff Liaison
208.883.7095

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

Tuesday
October 26, 2021

7:00 PM

Council Chambers
206 E Third Street

Monson called the meeting to order at 7:00 PM

MEMBERS PRESENT: Mark Monson, Vice Chair; Annette Bieghler, Steve Bush, Marshall Comstock, Tim Thomson
MEMBERS ABSENT: Joe Bazzoli
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of September 7, 2021 Minutes (ACTION ITEM)

Thomson moved for approval of the minutes as written, seconded by Monson. Vote by Acclamation; Ayes: Unanimous (4). Nays: None. Abstentions: Bieghler (1). Motion carried.

Annette Bieghler arrived at the meeting at 7:03 PM

2. Public Hearing: Proposal for a Conditional Use Permit at 2005 Orchard Avenue – LUP2021-0041 (ACTION ITEM)

Conditional Use Permit application for an accessory cottage in excess of 900 square feet located at 2005 Orchard Avenue within the Agricultural/Forestry Zoning District (AF) in the Area of City Impact, per Latah County Code 03.01.02(14)(H).

Hennrich presented the application as described above and recommended the Board put forth a recommendation for approval to Latah County with no conditions. The property is not located on a proposed ring road map or as a future access route to Hwy 95.

The Public Hearing opened at 7:07 PM

Clinton Hughes (applicant), Moscow, spoke on the reasons for building an Accessory Dwelling Unit (ADU) and the necessity of the proposed square footage.

Chris Blankenship, Moscow, spoke on behalf of the Latah County Planning & Building Department in regards to the proposed application. The same Zoning Code restrictions would apply for any ADU in the County, regardless of whether it was in the Area of City Impact (ACI).

The Public Hearing closed at 7:10 PM

Comstock moved that the Board put forth the recommendation to Latah County to approve the Conditional Use Permit at 2005 Orchard Avenue, with no conditions as recommended by Staff, and approve the proposed Relevant Criteria & Standards. Bush seconded the motion. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Board of Adjustment Hearing is scheduled for Wednesday November 17th, 2021.

The meeting adjourned at 7:14 PM

Joe Bazzoli, Chair

Date

DRAFT

CITY OF MOSCOW COMMUNITY PLANNING AND DESIGN STAFF REPORT

HEARING DATE: Wednesday, November 17, 2021

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zoning District per Moscow City Code 4-3-4. The applicant is proposing to amend the phasing plan that was approved as part of the original Conditional Use Permit application.

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, October 30, 2021
2. Conditional Use Permit Application
 - a. Conceptual Site Plan & Phasing Plans for proposed school and church facility
3. RCS from Conditional Use Permit Application LUP 2016-0015

Prepared by: Aimee Hennrich

STAFF REVIEW

Proposal: Logos School is requesting an amendment to the phasing plan for the Conditional Use Permit (CUP) for school and church facility which was approved on August 2, 2016 on the subject property, located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zone. The applicant is proposing to amend the phasing plan that was approved as a part of the original Conditional Use Permit application.

Background: In June of 2016 Logos School applied for a Conditional Use Permit (CUP) for a school and church, and a Variance from the maximum building height for the school

and church building on the subject property. The applicant proposed to develop a private school campus including a school/gymnasium building with maximum capacity for 520 students and approximately 75 staff members, a church building (chapel) to be used for services and assemblies, playgrounds, an outdoor courtyard, a track and athletic field, detention ponds, open space, and parking lots to serve the uses. The church and school were proposed to exceed the maximum height limit by 11 feet.

The development was proposed and is approved to be completed in three phases.

- *Phase I* - includes public street improvements necessary to mitigate impacts generated by the increased traffic demand as a result of the development, including construction of a new north-south bound street that will provide the direct access to the school. Also included in Phase I, the installation of necessary utilities, vehicle circulation within the site including parking for approximately 120 vehicles, and a track and field.
- *Phase II* - would include construction of the school building containing classrooms, offices, and an assembly space.
- *Phase III* - would include adding a regulation sized gymnasium to the east side of the school building, constructing a chapel, and additional parking areas to accommodate the added uses and special event parking on the site.

The application for the Conditional Use Permit was approved with seven conditions. The Variance to exceed maximum building height by 11 feet was approved with no conditions.

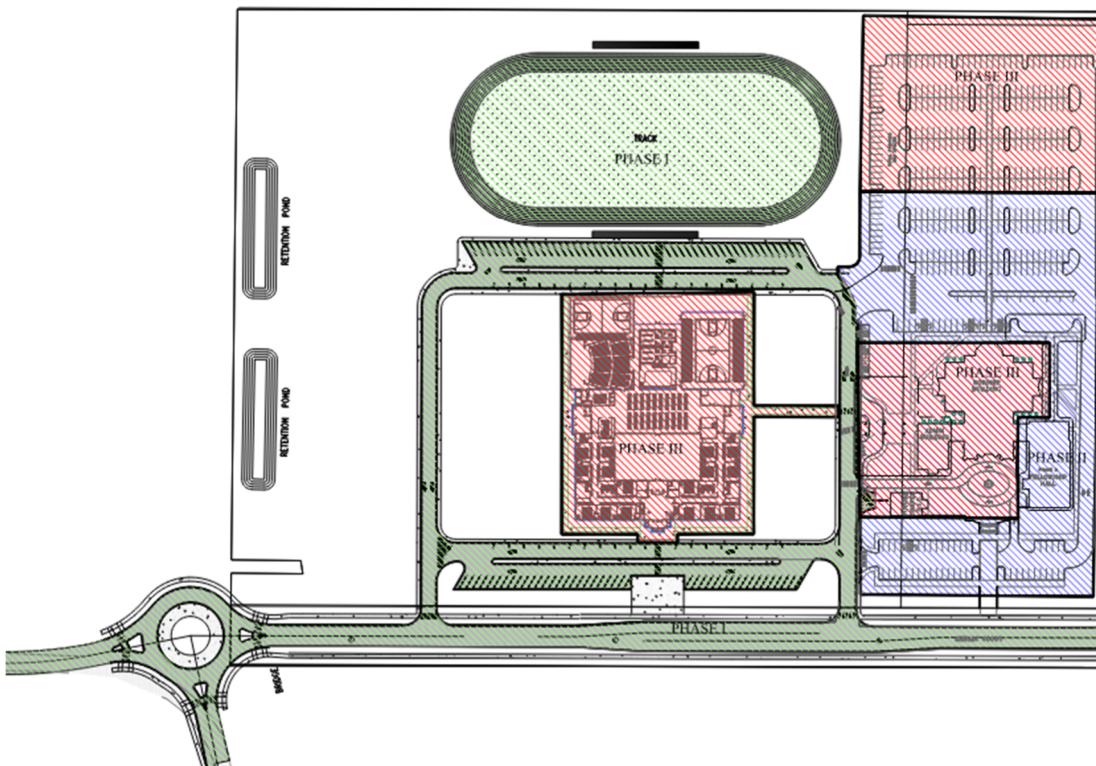
On September 9, 2021, the applicant, Logos School, submitted a request to amend the phasing plan that was previously approved with the Conditional Use Permit and Variance in June of 2016. At this time the applicant has proposed an alternate phasing plan due to lack of funding to build the school as a part of Phase II. The applicant proposes to amend the Phasing Plan as follows:

- *Phase I* – includes public street improvements necessary to support the demand as a result of the development. This includes construction of Logos Street and the installation of public improvements and utilities, as described in Phase I of the original phasing plan. This work has begun.
- *Phase II* – includes construction of the Fellowship Building and parking areas to accommodate its use. The Fellowship Hall will contain an assembly space, commercial kitchen, and restrooms. The Fellowship Building will be built while Phase 1 is being completed.
- *Phase III* – includes adding a school building, a regulation sized gymnasium to the east side of the school building, constructing a church, administration building, chapel, the pedestrian bridge on the southwest corner of the property, and additional parking areas to accommodate the added uses and special event parking. The order of these components will be based upon funding.

Phase I and II are proposed to be constructed concurrently. In order for permits to be issued for Phase II, a security must be deposited with the City for the public improvements included in Phase I which are yet to be constructed.

At the time of the original CUP and Variance approval, City code pertaining to Conditional Use Permit and Variance approvals did not include an expiry date. Since that time there have been code amendments made addressing such. The proposed CUP amendment if approved would be subject to MCC 4-8-4(H) and (I) which state,

“The term of approval of a variance shall not exceed two (2) years from the date of the final decision, unless otherwise approved by the Board of Adjustment. The approval shall expire if the holder of the permit has not completed one (1) or more of the following actions prior to the expiration date: 1. Acquired construction permits and commenced placement of permanent footings and infrastructure; or 2. Commenced the use. Extension of Approval Term. The Zoning Administrator may grant one (1) two (2) year extension to an unexpired variance, upon written request of the applicant. Extensions of variances shall also extend any associated zoning approvals such as variances.”



Phasing Plan



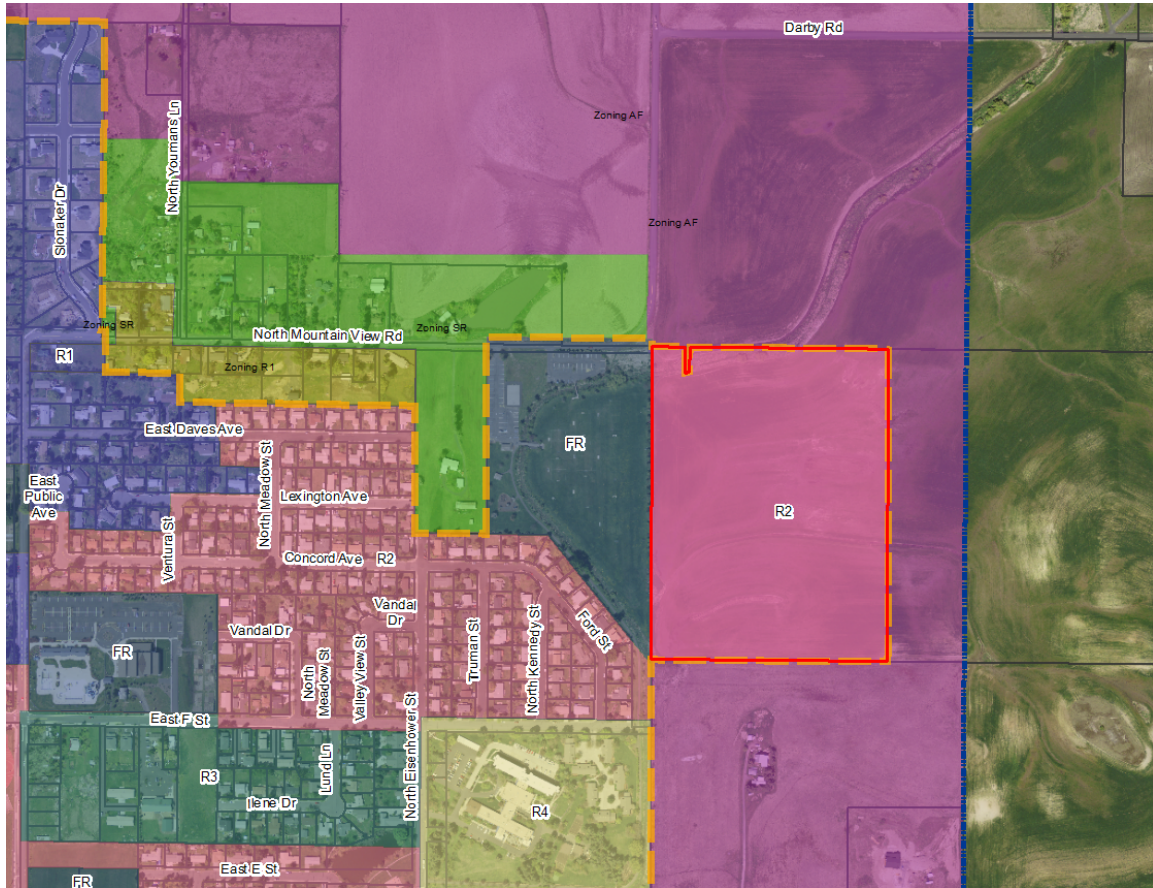
Aerial

Zoning: The subject property is located within the Moderate Density, Single Family Residential (R-2) Zoning District. According to the Zoning Code 4-2-6(A):

“The R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present: 1) Single family dwellings predominate; 2) The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork; 3) Utilities and other public facilities are adequate for the densities allowed; and 4) Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.”

Parking: Schools and churches are both conditionally permitted uses within the zoning district. According to MCC 4-6-2, the parking requirement for churches is one (1) space per 4 seats or 100 inches of bench seating, plus one (1) per 100 square feet for open assembly. The off-street parking requirement for kindergarten, elementary and junior high schools is two (2) space per classroom plus one (1) space for every eight (8) seats in largest assembly area. For high schools the requirement is five (5) space per classroom plus one (1) space for every eight (8) seats in largest assembly area. The total of required parking for use of the Fellowship Hall proposed in Phase II is 248 parking stalls. The amount of required parking for the school will be determined once building plans have been submitted for review at the time of building permit application.

The applicants proposed phasing site plan shows 121 parking stalls provided for Phase I and an additional 177 stalls at Phase II. With Phases I and II to be constructed concurrently, at total of 298 spaces will be available upon completion of the first two phases. This is an adequate number of parking stalls to serve the Fellowship Hall. As Phase III is constructed, the additional buildings will generate a need for additional parking stalls. The proposed site plan shows 196 additional stalls associated with Phase III. In total 494 spaces are to be shared between the entire campus at completion. The applicant will need to enter into a joint use parking agreement before permits are issued for Phase III.



Zoning Map

Site and Area Land Use: The existing 30-acre parcel is currently undergoing construction to connect utilities to the site as required in phase I of the approved Conditional Use Permit. This includes extending the sewer system to the site as well as extending the water system in a loop configuration to provide adequate fire flow, redundancy, and protection against poor water quality. A track and field have been constructed on the east side of the property.

The surrounding properties to the north, east, and south are currently in the Area of City Impact, zoned Agriculture/Forestry (AF), and are currently in agricultural production.

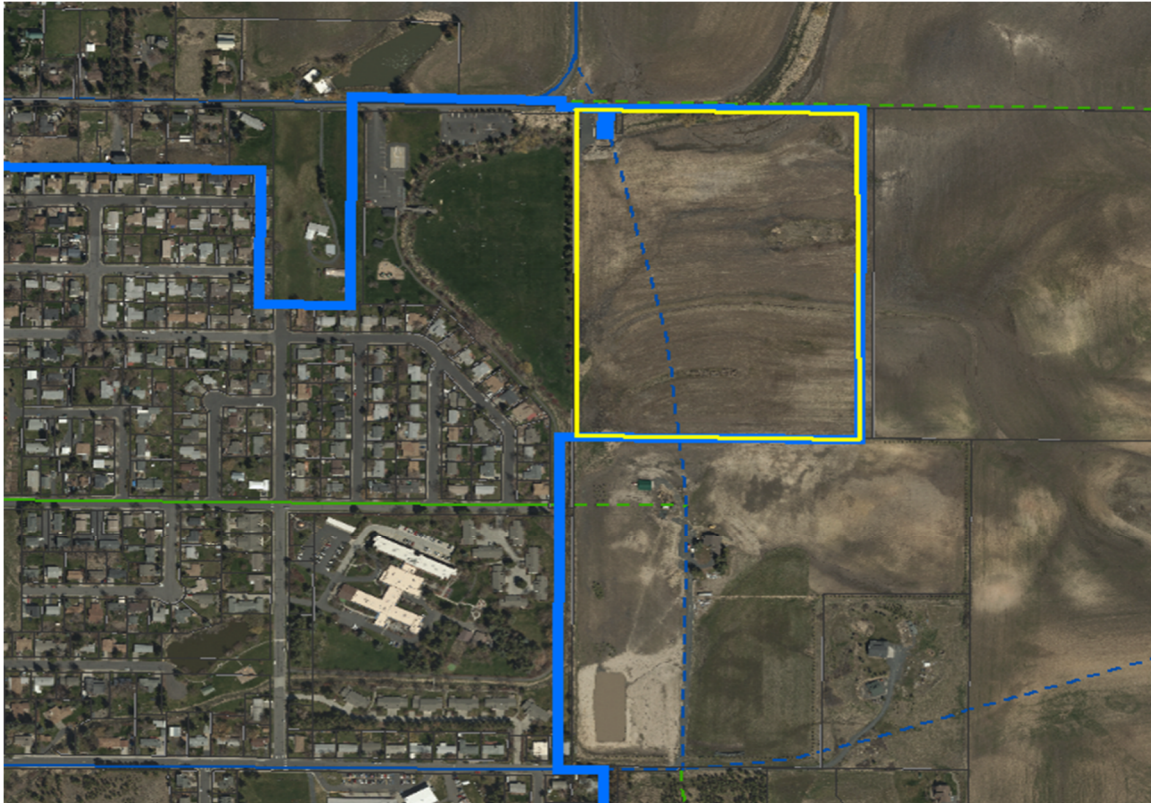
Directly adjacent to the west of the subject property is Mountain View Park, which is zoned Farm, Ranch, and Outdoor Recreation (FR).

The subject property is relatively flat and starts to increase in elevation in the very southeast corner of the property. Paradise Creek flows through the property at the very northwest corner and consequently the 100-year floodplain extends onto the property in the northwest and southwest corners.

Streets and Access: The proposed development, as approved, requires extension of a public street that connects Mountain View Road (a minor arterial) to the subject property. This also requires roadway widening on Mountain View Road from Slonaker Drive to the future round-a-bout intersection at the northwest corner of the subject property. The applicant has worked with city staff to identify a pedestrian corridor along the east/west connection from Slonaker Drive to the property.

In addition, the approved conditional use permit requires the construction of a public street from Mountain View Road to the southern property line, to provide access across Paradise Creek from the existing pathway to the site. The new street will be designed to meet minor arterial street standards as adopted by the City. The new street will include a south-bound left turn lane for easy access onto the subject property and for improved service and safety to the public using this roadway. The development will have two dedicated one-way private streets that circle around the school, with one designated as an entry only off of the newly constructed public street and one designated as an exit only. This model is intended to relieve congestion on the public street and will route traffic all the way around the future school, providing the ability for cars to queue up on the campus during peak drop-off and pick-up times.

In order to accommodate pedestrian access to the site via F Street, the development as approved, includes construction of a pedestrian bridge across Paradise Creek from the existing pathway that runs adjacent to the very southwest corner of the subject property. It is the opinion of the Engineering Department that the construction of the bridge, providing access across Paradise Creek from the existing pathway, be included in Phase III since the demand for access will be primarily driven by the school.



Thoroughfare Plan (dotted blue line is proposed minor arterial)

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

“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 6, Economic Development, Section 6.5.2 Leveraging Existing Assets, states that,

“education, culture, and the arts are a critical part of Moscow’s quality of place. They are also a significant part of the local economy in their own right. In terms of their contribution to quality of place, educational opportunities and access to arts and cultural opportunities are important considerations for attracting and

retaining the “knowledge-based” workforce. Good schools are often one of the most significant considerations for highly-educated parents who are considering relocation....The local emphasis on education, culture, and the arts provides jobs for educators and artists and promotes tourism.”

Input from other Departments/Agencies:

RELEVANT CRITERIA AND STANDARDS

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

RECOMMENDATION FOR CUP APPLICATION

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

The Board of Adjustment may impose conditions including, but not limited to those 1) minimizing adverse impact on other development; 2) controlling the sequence and timing of development; 3) controlling the duration of development; 4) assuring that development is maintained properly; 5) designating the exact location and nature of development; 6) requiring the provision for on- or off-site public facilities or services; 7) requiring more restrictive standards than those generally required in an ordinance; and/or 8) requiring

mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Staff recommends **approval** of the amendment to the phasing plan of the existing Conditional Use Permit and recommends adhering to the expiry date set by M.C.C. 4-8-4(H) (2 years from the date of approval) with the ability to apply for a one-time extension as outlined in M.C.C 4-8-4(I) with no other conditions.

NOTICE OF PUBLIC HEARING

Proposal to amend the phasing plan for an approved Conditional Use Permit at 1515 N. Mountain View Road in the City of Moscow; Permit Application LUP2021-0037

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:

- **Public Hearing:** Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zoning District per Moscow City Code 4-3-4. The applicant is proposing to amend the phasing plan that was approved as part of the original Conditional Use Permit application.

HEARING DATE: Wednesday, November 17, 2021

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

MEETING TIME: 7:00pm

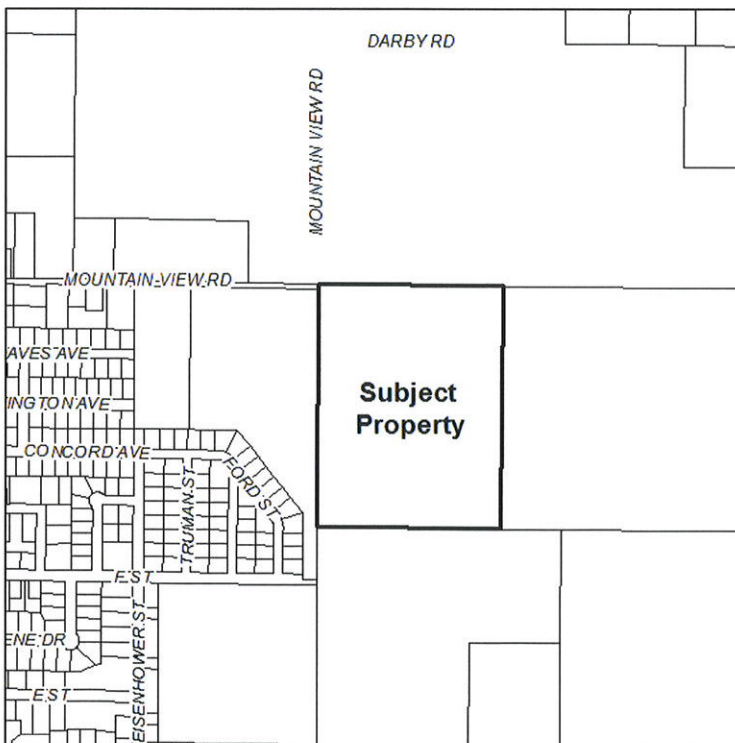
Note: Meeting start time is not necessarily indicative of the start time for review of the application advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine start time for review of application advertised in this notice, which could occur late in the meeting.

The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street,

Moscow, Idaho. You may also call 883-7035 to get a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff. Public participants desiring to submit textual materials (excluding petitions) to the decision-making board shall do so at least five (5) calendar working days in advance of the scheduled meeting to the Community Planning & Design Department. Additionally, you may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk



Publish: Saturday, October 30, 2021



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

For City Use Only

Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$500	
Receipt Number			

Amendment to Prior Approved CUP

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION**1. Applicant**

Name: Logos School Telephone: 208-882-1226
110 Baker Street, Moscow, ID 83843
 (home address)

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☒ (explain below)
Scott Becker, Local Representative

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

Name: _____ Telephone: _____

 (home address)

3. Location of Affected Property: 1515 Mountain View Road

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:
In addition to original application: Due to funding, the fellowship building is now proposed to be the first building constructed. Future phases will be the school, worship building, church administration building, and chapel. The sequence of future phases will be contingent upon the availability of funding.

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.

See original

- 5. Authorization:** Section application 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.
In addition to original application: The fellowship building will be used for worship by Christ Church primarily on Sundays. Worship may also occur on Wednesday night. Fellowship dinners/meals may occur periodically during the week.

The building may also be used for weddings and receptions. Logos School will use the fellowship building for graduations and school assembly purposes. The building will seat 600 people and have a commercial kitchen.

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: No change to original application.

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: In addition to original application: The church's fellowship building and worship building will also be designed in the Gothic Revival style to be in harmony with the school building, convey permanence, and address the public street with a dignified and hospitable facade.

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: In addition to original application: The land uses will not generate nuisances.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Justification and compliance with criteria #4: See original application.

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

Justification and compliance with criteria #5: See original application.

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

Justification and compliance with criteria #6: In addition to original application: The fellowship building is within the height variance already granted.

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

Justification and compliance with criteria #7: In addition to original application: The proposed development is not inconsistent 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.

Applicant's Signature

Date

Owner's Signature

Date



September 8, 2021

Mrs. Aimee Hendrick, Planner
City of Moscow, City Hall
206 East 3rd Street
P.O. Box 9203
Moscow, ID 83843

RE: 1515 Mountain View Road – CUP Approval

Dear Aimee,

Thank you for working with us on the Logos School and Christ Church project. As requested, below is a clarification of the CUP Amendment Application submitted by Scott Becker of Hodge & Associates and specifically addresses the changes made to the phasing as stated in the Relevant Facts and Conclusion of the original Conditional Use Permit.

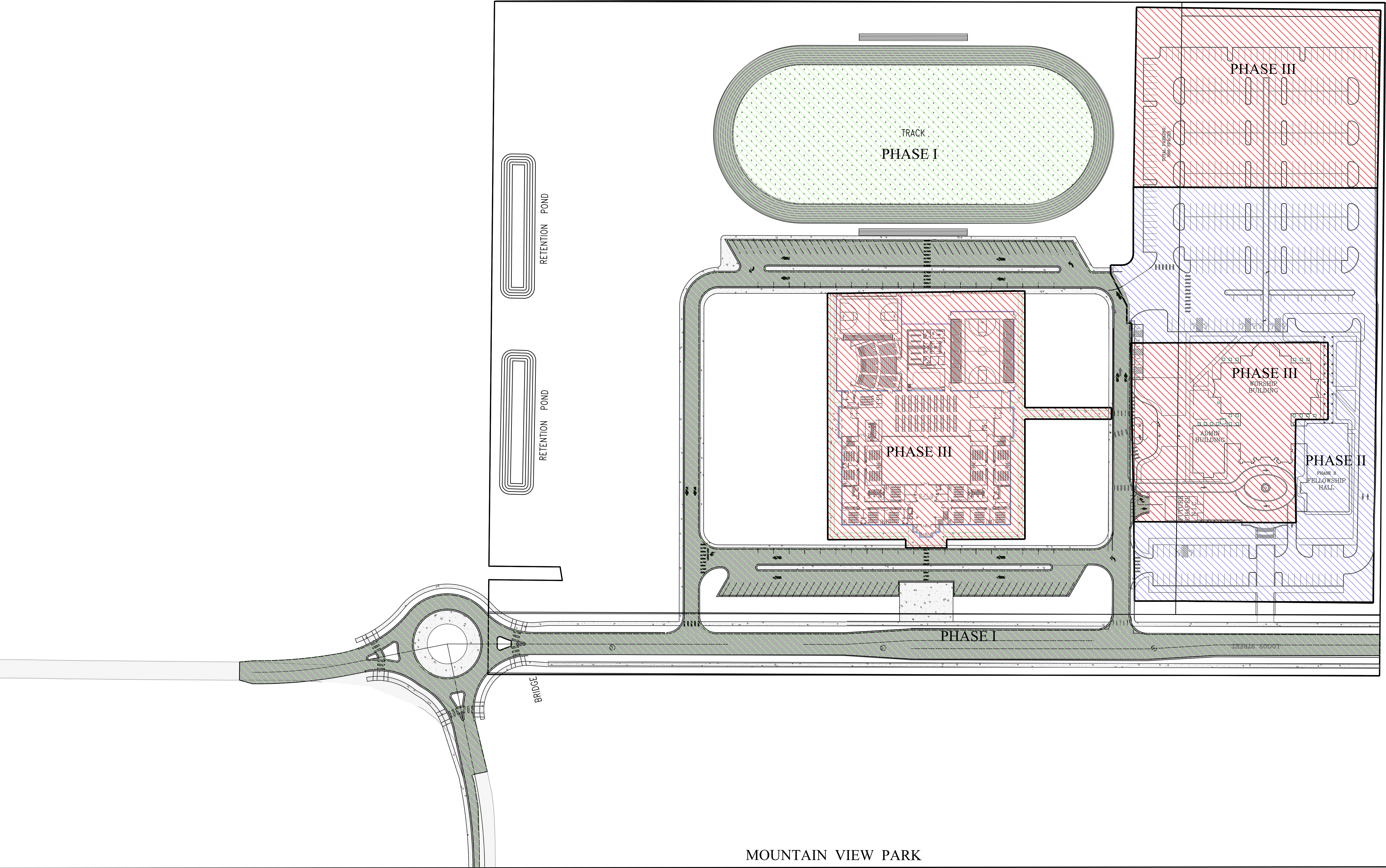
The development is proposed to be completed in phases:

- a. *Phase I* – includes public street improvements necessary to support the demand as a result of the development. This includes construction of Logos Street and the installation of public improvements and utilities. This work has begun.
- b. *Phase II* – includes construction of the Fellowship Building and parking areas to accommodate its use. The Fellowship Hall will contain an assembly space, commercial kitchen, and restrooms. The Fellowship Building will be built while Phase 1 is being completed.
- c. *Phase III* – includes adding a school building, a regulation sized gymnasium to the east side of the school building, constructing a church, administration building, chapel, and additional parking areas to accommodate the added uses and special event parking on the site. The order of these components will be based upon funding. See Architectural Master Site Plan Sheet SA101, dated 5/31/2019.

Phase I and II are proposed to be constructed concurrently. Please call us with any questions. Hord Architects is assisting on the administrative part of this amendment request, and Hodge and Associates will make any required local meeting with the approvals board.

Thank you,

Carter Hord, AIA

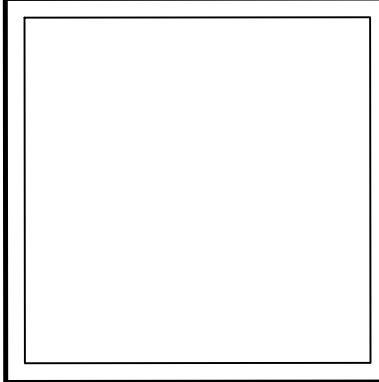


MOUNTAIN VIEW PARK

Hedge & Associates, Inc.
Engineers • Planners • Landscape Architects

P.O. Box 8728
405 S. Washington Street
Moscow Idaho 83843
(208) 882-5520

PRELIMINARY
NOT FOR
CONSTRUCTION

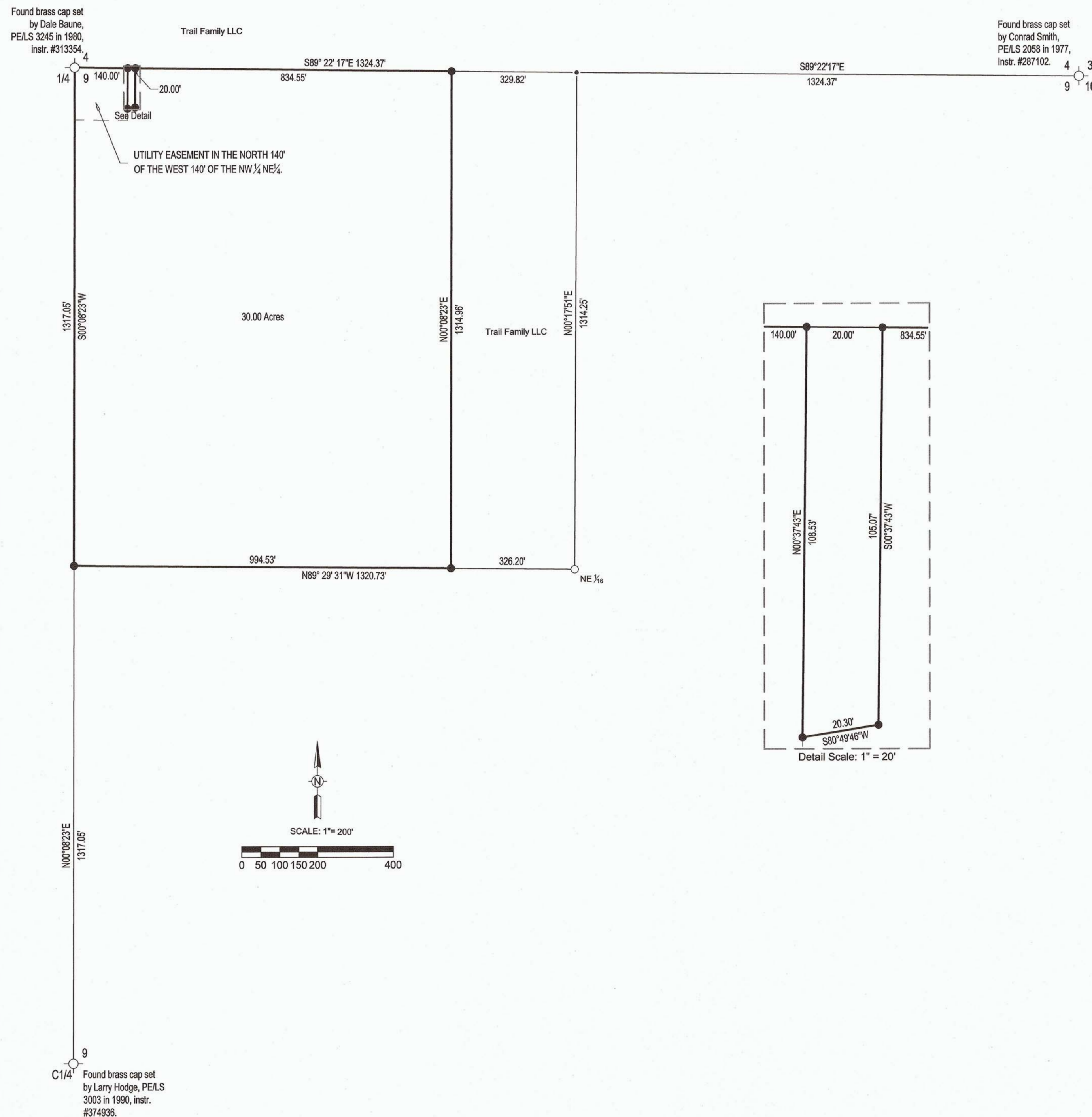


LOGOS PROPERTY
PHASING PLAN

LOGOS SCHOOL
Street Address:
MOSCOW ID 83843
(xxx) xxx-xxxx

Designed by:	SB
Drafted by:	SW
Checked by:	SB
File Name:	Phasing Plan 9-11-2021.dwg
Tab:	24X36
Layer Style:	TOPO
Plot Style:	Default.ctb
Project:	3789-2-16
Date:	9/11/21

Section 9, T39N, R5W, BM



Basis of Bearing

The Basis of Bearing for this survey is South 89°22'17" East between the the North Quarter Corner and the Northeast Corner of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, State of Idaho as per GPS observation.

Surveyor's Certificate

I, John H. Goettsche, PLS No. 9584 State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Trail Family, LLC in January 2016.

Purpose Of Survey

Describe and monument a 30.00 acre parcel of land from the Northwest Quarter of the Northeast Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, State of Idaho.

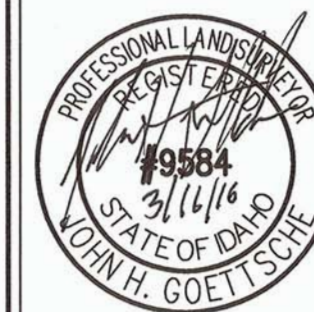
References

Reference	by	Date	Instr. #
R1	Record of Survey	Larry Hodge, PE/LS 3003	10-17-1997 430500

Legend

- Found Monument as Described
- Set 5/8" dia. x 24" Long Rebar w/yellow Plastic Cap Stamped "Goettsche PLS 9584"
- Found 5/8" Diameter Iron Pin
- Calculated Position
- Boundary Line
- Lot Line
- Easement

P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 882-3520



Record of Survey for:
Logos School
Latah County, Idaho

Drafted by:	JHG
Checked by:	JHG
File Name:	3789-ROS.dwg
Tab:	ROS
Plot Style:	Hodge.ctb
Project:	3789-01-16
Date:	3/16/16

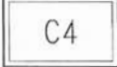
NO. 577606
AT THE REQUEST OF:
John H. Goettsche
DATE & HOUR:

03-16-16 4:07 p.m.
HENRIANNE WESTBERG
LATAH COUNTY RECORDER

FILED IN THIS OFFICE

FEE \$ 5.00 BY *C. Smith* Deputy

1 of 1





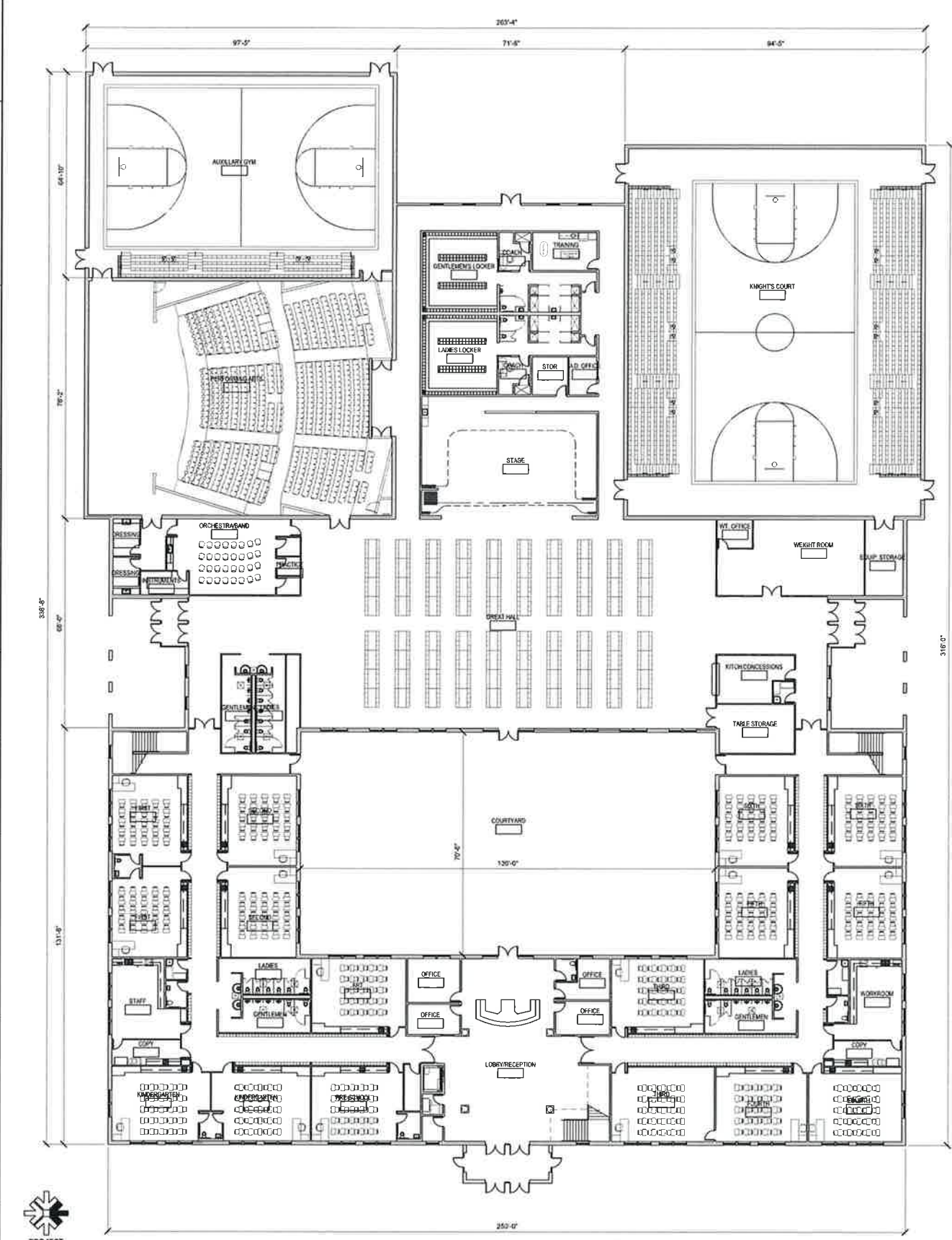
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CONSTRUCTION



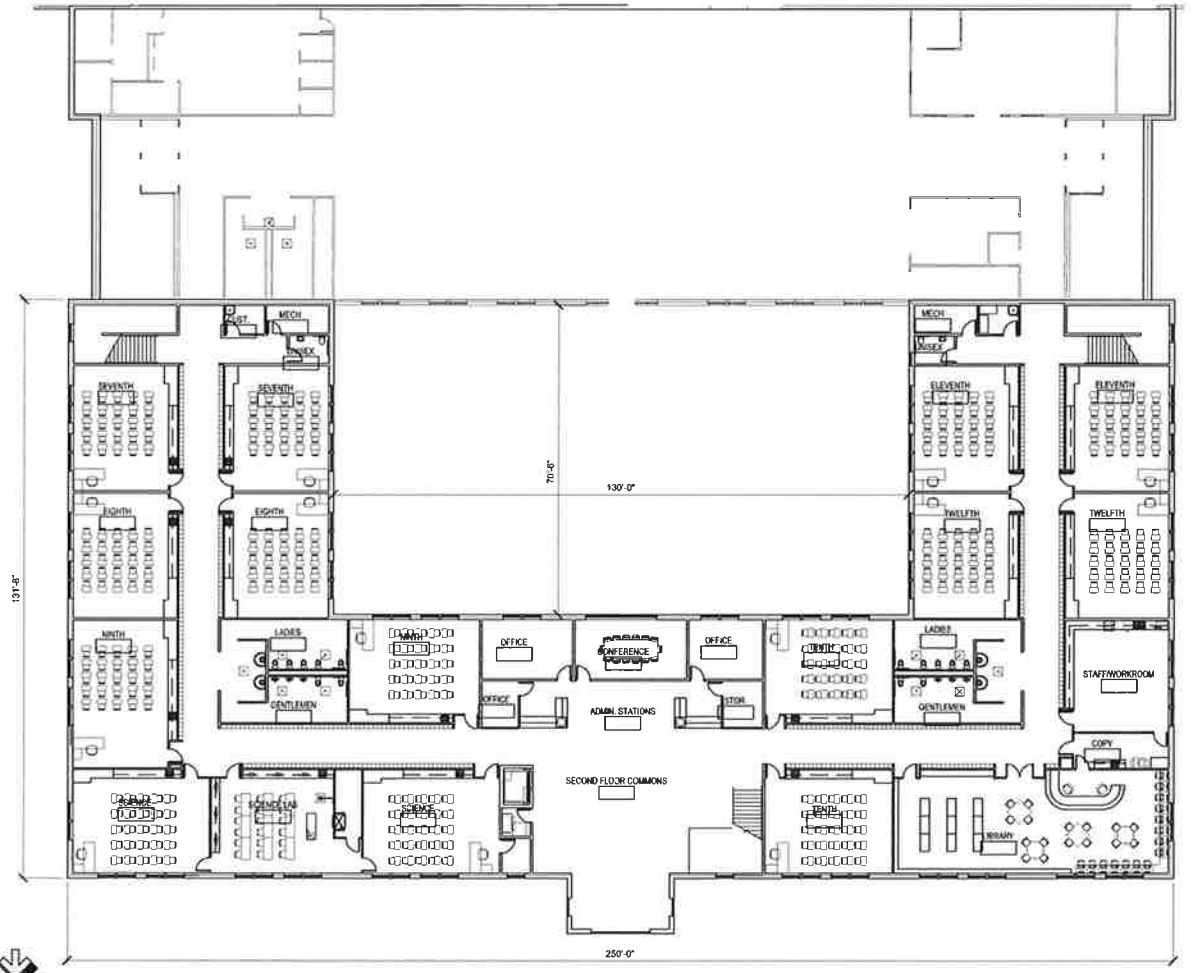
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XX
CHECKED BY
XX
JOB NUMBER
16022
REVISIONS

LOGOS SCHOOL
LOGOS STREET
MOSCOW, IDAHO 83843

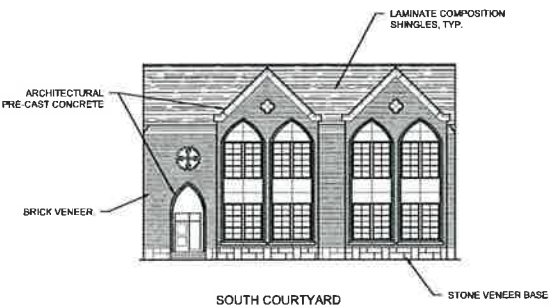
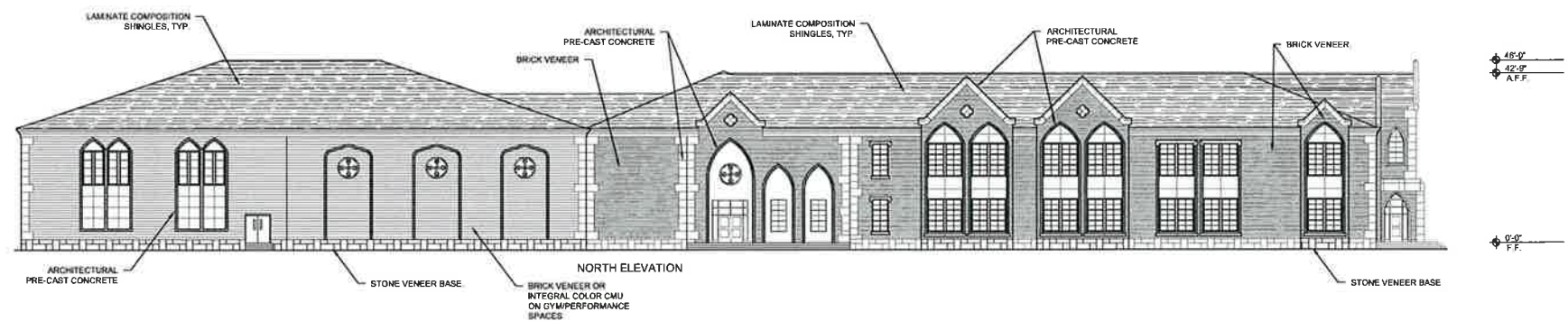
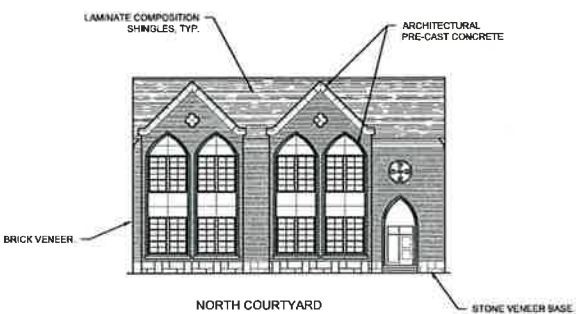
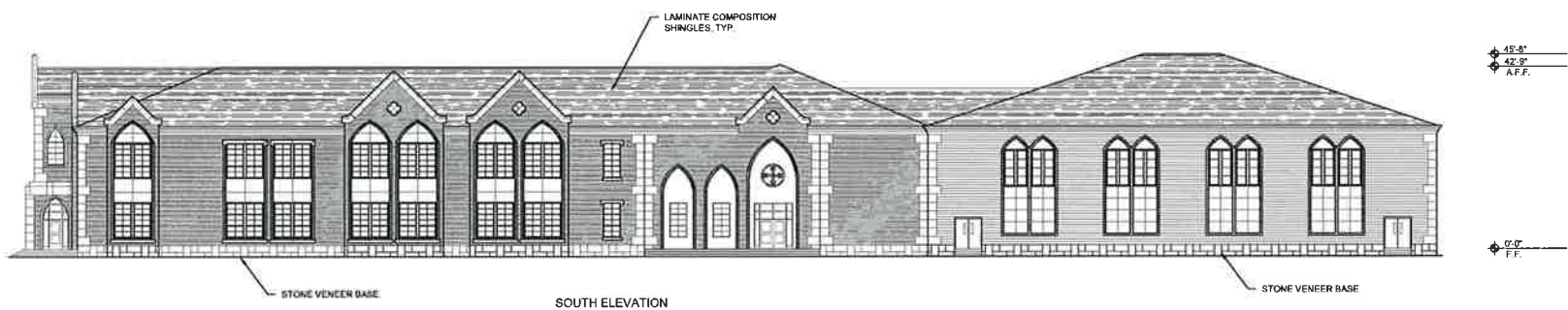
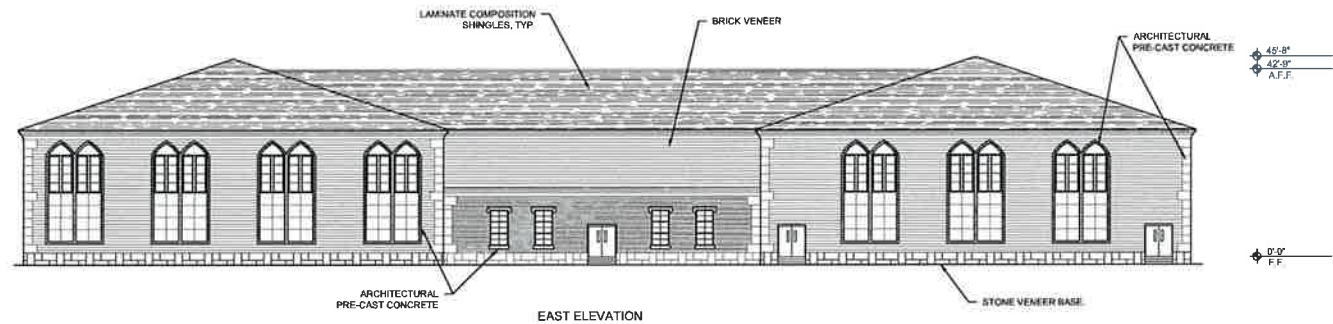
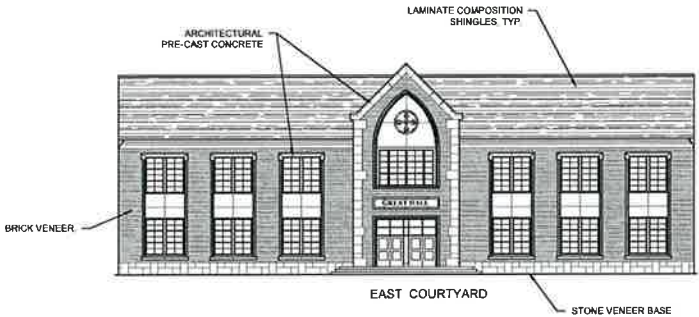
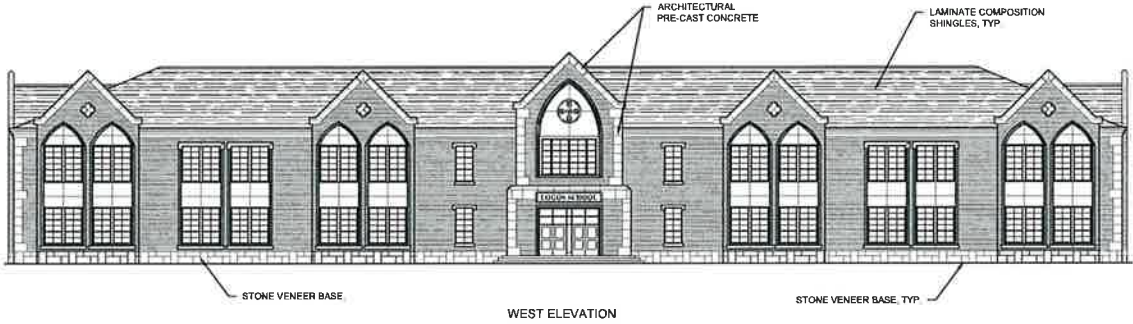
DATE
5/24/2016
SHEET NAME
FIRST/
SECOND
FLOOR
CONCEPT
PLANS
SHEET



A1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



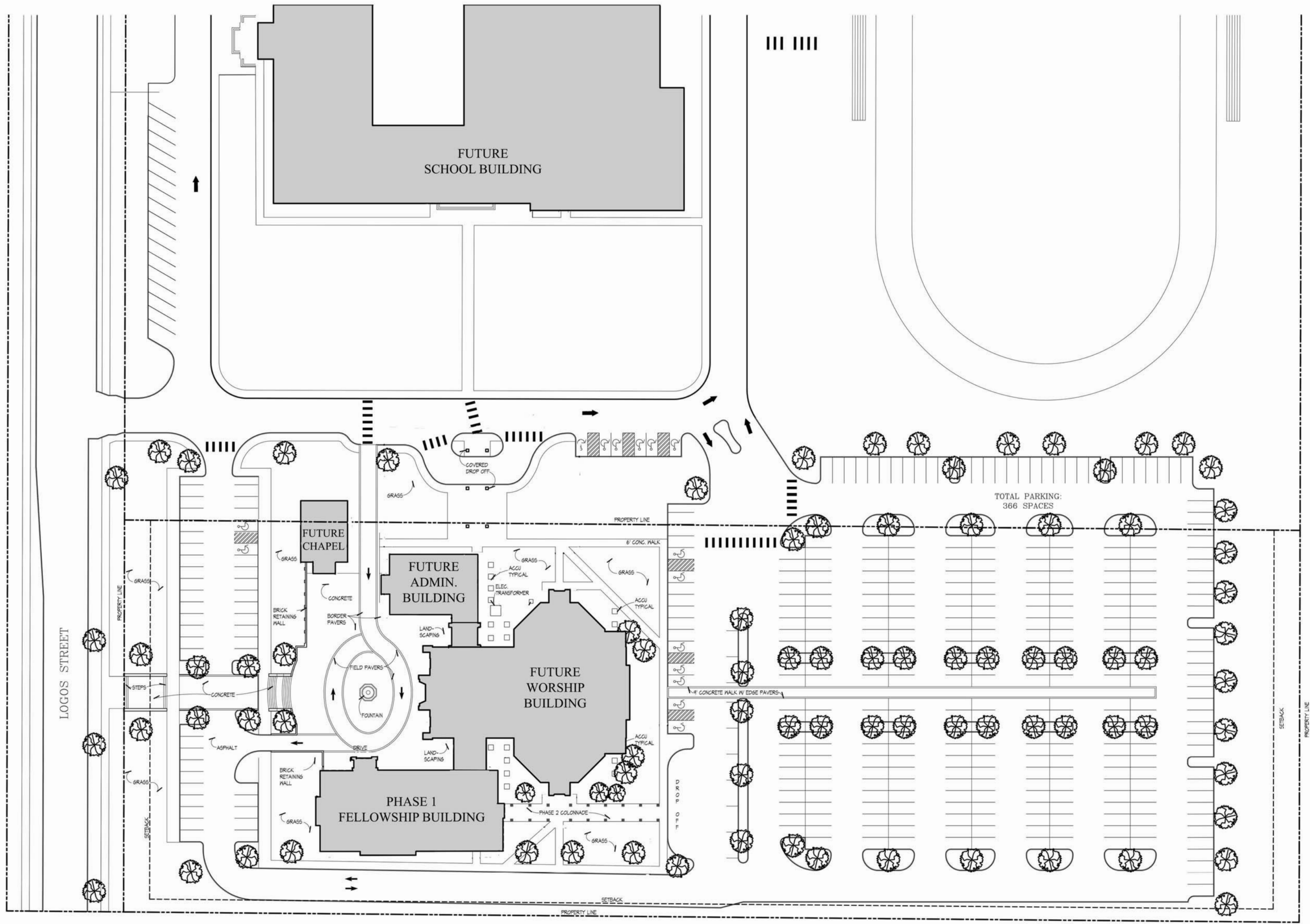
A7 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN WEST ARCHITECTS, P.A. www.designwestpa.com ARCHITECTS, P.A. ARCHITECTS, P.A. ARCHITECTS, P.A.		LOGOS SCHOOL LOGOS STREET MOSCOW, IDAHO 83843	
DRAWN BY XX		DATE 5/24/2016	
CHECKED BY XX		SHEET NAME CONCEPTUAL ELEVATIONS	
JOB NUMBER 16022		SHEET --	
REVISIONS			





1 ARCHITECTURAL SITE PLAN
SA101 SCALE: 1" = 30'-0"

NOTE: SEE CIVIL FOR GRADING AND SPOT ELEVATIONS

SEAL:

HORD
ARCHITECTS

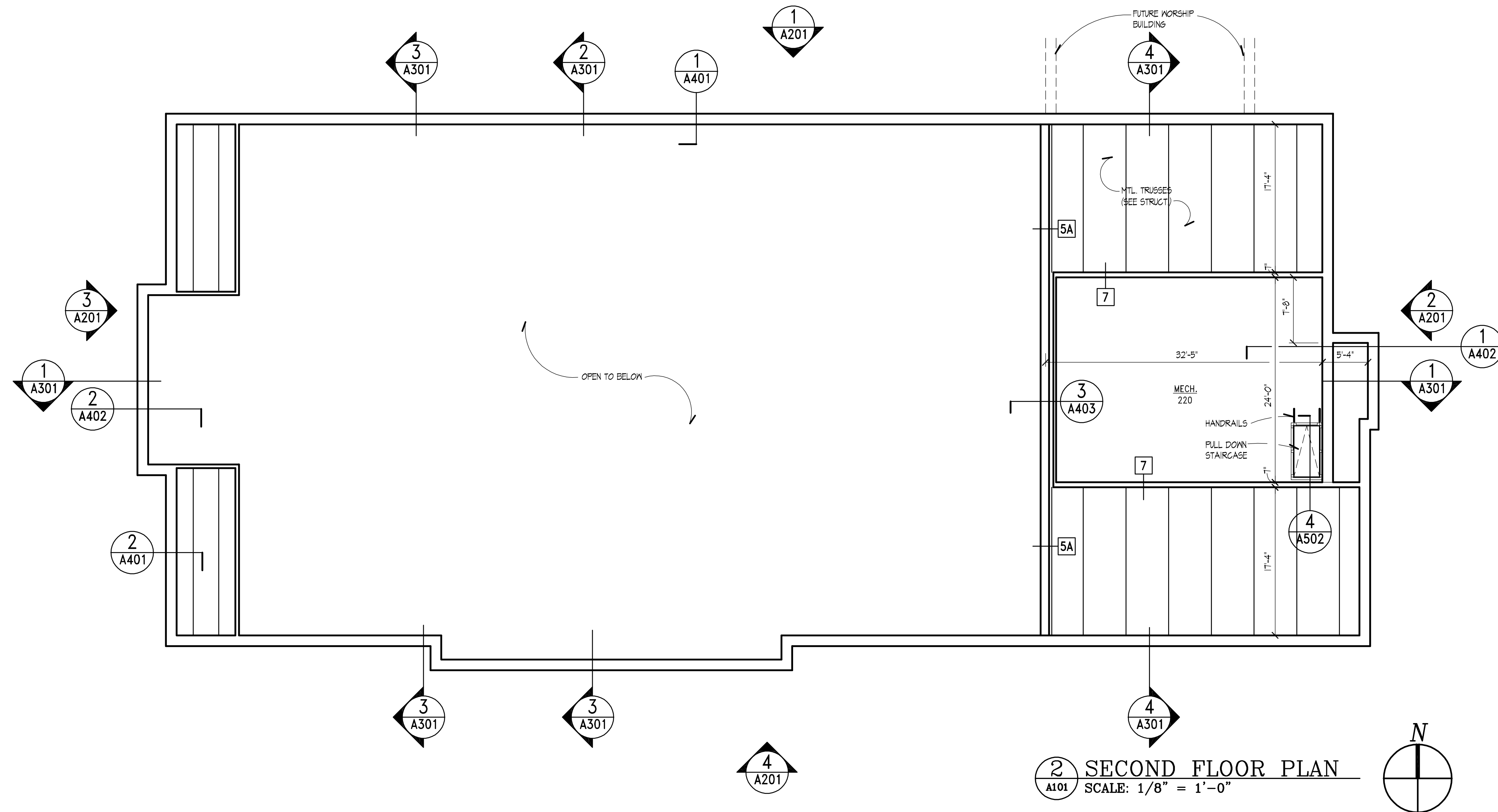
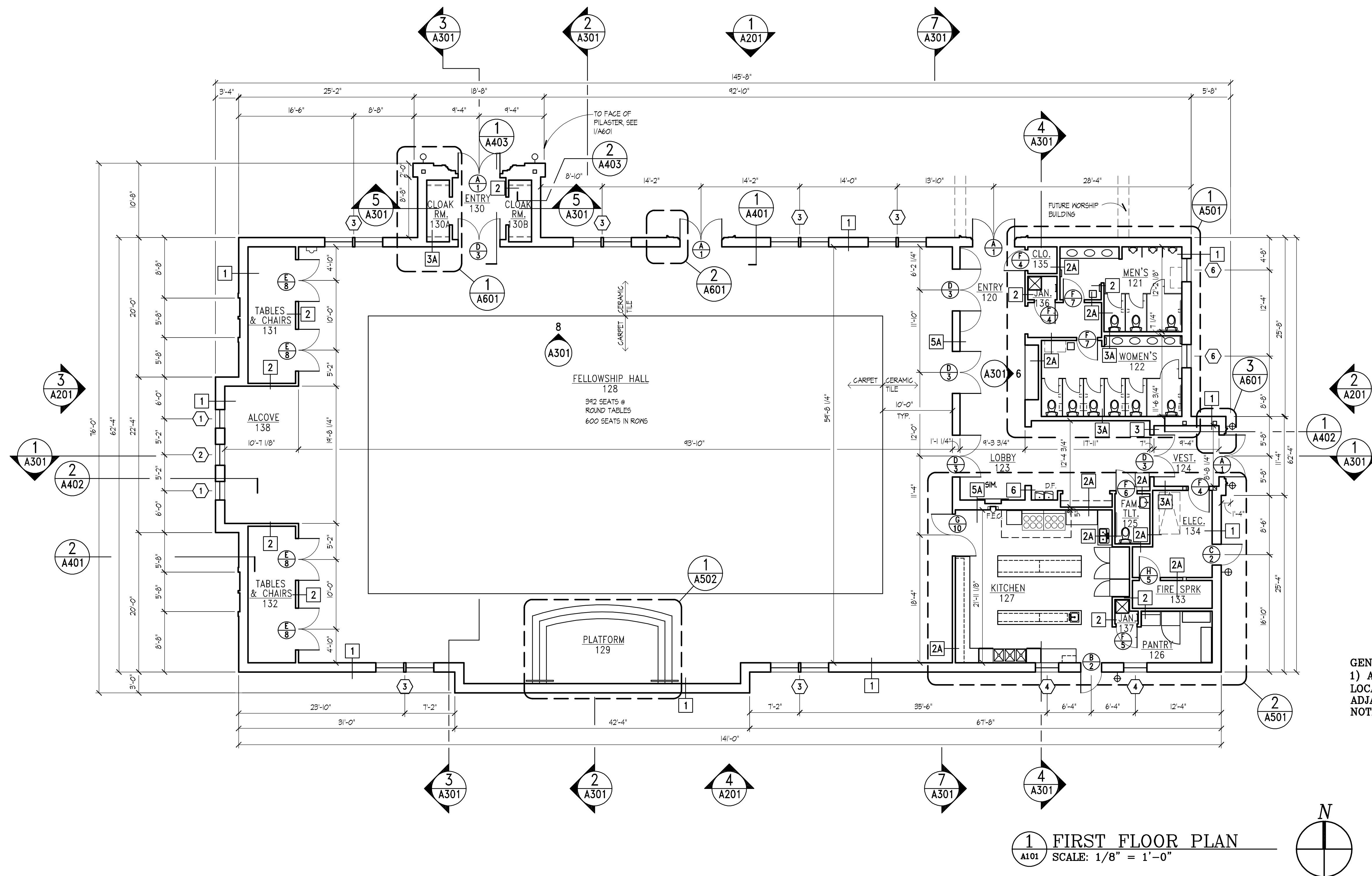
66 Monroe Avenue, Suite 105 — Memphis, TN 38093
tel. 901-527-9085 — fax 901-527-9087

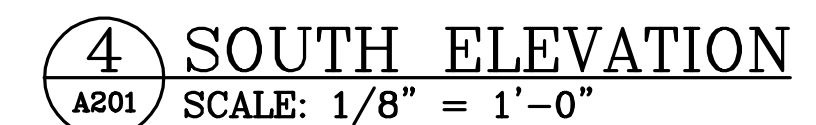
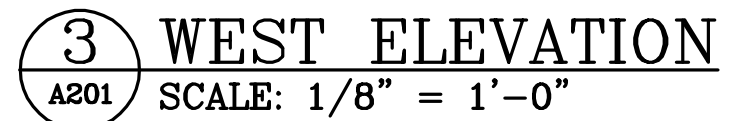
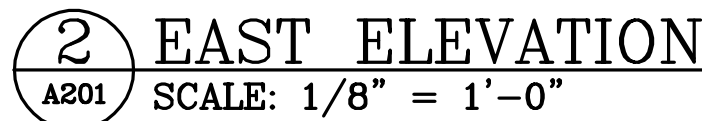
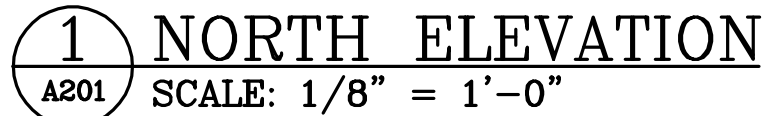
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PROPOSED WORSHIP FACILITY FOR:
CHRIST CHURCH
LOGOS STREET, MOSCOW, ID 83843

PROJECT NO.: 2019-01
DRAWN BY: EGI
CHECKED BY: CAH
DATE: 05-31-2019
REVISIONS:

SHEET NO.:
SA101





PROPOSED FELLOWSHIP BUILDING FOR:
CHRIST CHURCH
LOGOS STREET, MOSCOW, ID 83843

PROJECT NO.: 2019-01
DRAWN BY: MW
CHECKED BY: CH
DATE: 04-02-2021
REVISIONS:

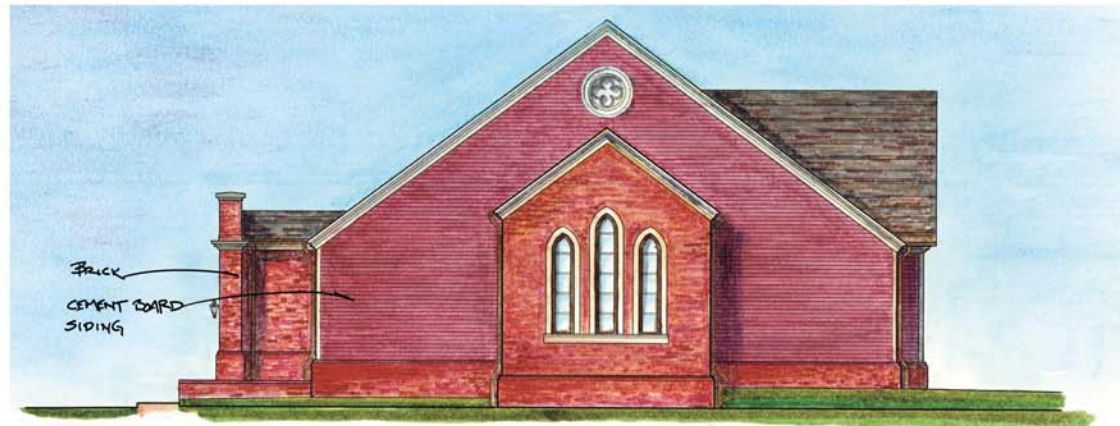
MEET NO.:

A201

ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

**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 SCHOOL AND
CHURCH LOCATED AT 1515 N MOUNTAIN VIEW ROAD WITHIN THE MODERATE
DENSITY RESIDENTIAL (R-2) ZONING DISTRICT PER MOSCOW CITY CODE 4-2-
6(D)(4) AND 4-2-6(D)(9).**

WHEREAS, the applicant filed an application for a conditional use permit and variance on June 6, 2016; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on June 28, 2016 and was tabled until August 2, 2016; 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, and Moscow City Code.
2. Logos School filed an application on June 6, 2016 for a Conditional Use Permit (CUP) for a school and church on a 30-acre property located at 1515 N. Mountain View Road.
3. The applicant's proposal includes a private school campus with a school/gymnasium building with maximum capacity for 520 students and approximately 75 staff members, a church building (chapel) to be used for services and assemblies, playgrounds, an outdoor courtyard, a track and athletic field, retention ponds, open space, and parking lots to serve the uses.
4. The development is proposed to be completed in three phases:
 - a. *Phase I* - includes public street improvements necessary to mitigate impacts generated by the increased traffic demand as a result of the development including construction of a new north-south bound street that will provide the direct access to the school. Also included in Phase I will be the installation of necessary utilities, vehicle circulation within the site including parking for approximately 120 vehicles, and a track and field.

- b. *Phase II* - includes construction of the school building containing classrooms, offices, and an assembly space.
 - c. *Phase III* - includes adding a regulation sized gymnasium to the east side of the school building, constructing a chapel, and additional parking areas to accommodate the added uses and special event parking on the site.
5. Logos School follows the traditional school schedule with school beginning in mid-August and continuing through the end of May. During the summer season from June through mid-August, summer camps, teacher trainings and other similar activities will occur on the site.
 6. The hours of operation during the regular scheduled school days will begin with the arrival of staff at approximately 7:30 a.m. and school starting at 8:15 a.m. The end of the academic day is 3:15 p.m. for students and 4:00 p.m. for staff. Year-round athletic and club practices and games will occur in the afternoons until dusk or later depending on the sport or activity.
 7. The subject property is located within the Moderate Density Residential (R-2) Zoning District, where schools and churches are both conditionally permitted uses.
 8. Properties immediately adjacent to the subject property to the north, south and east are within Latah County and zoned Agriculture/Forestry (AF). Mountain View Park is located directly to the west of the subject property and is currently zoned Farm Ranch (FR).
 9. The maximum height of buildings within the R-2 Zone is thirty-five (35) feet. The applicant applied for a variance to exceed the maximum building height on June 6, 2016, and the Board of Adjustment conducted a public hearing and approved the variance request to allow the school and church to be built to a maximum height of forty-six (46) feet.
 10. Paradise Creek flows through the subject property in the northwest corner. The 100-year floodplain is located on portions of the northwest and southwest corners of the property. All proposed structures are outside of the 100-year floodplain. All infrastructure improvements within the 100-year floodplain will be required to meet MCC 4-5: Flood Hazard Areas.
 11. The applicant has hired a professional wetland scientist to complete a wetland delineation on the subject property. It was determined that there are approximately 6,000 square feet of jurisdictional wetlands on the thirty (30) acre property. The applicant will be required to acquire the proper permits through the U.S. Army Corps of Engineers for any wetlands that require mitigation.
 12. The proposed development will require extension of a public street that connects Mountain View Road (a minor arterial) to the subject property. Mountain View Road will be required to be widened from twenty-four (24) feet in width to twenty-eight (28) feet in width from Slonaker Drive to the proposed roundabout intersection at the northwest corner of the subject property in order to mitigate impacts generated by the increased traffic demand as a result of the development. The Board finds that Staff shall work with the applicant to identify a pedestrian corridor along the east/west route from Slonaker Drive to the subject property to accommodate pedestrian and bicycle traffic in the area.
 13. The applicant proposes to construct a public street from Mountain View Road to the southern property line, including a bridge across Paradise Creek at the northwest corner of the property, which will provide the required street extension for future public right-of-way

connections to 'F' Street (via a future vehicular bridge over Paradise Creek) and eventually further south to connect to 'D' Street per the 2009 Thoroughfare Plan.

14. The new street will be designed to meet minor arterial street standards as adopted by the City. The new street will include a south-bound left turn lane for easy access onto the subject property and for improved service and safety to the public using this roadway.
15. The proposed development will have two dedicated one-way private streets that circle around the school, with one designated as an entry only off of the newly constructed public street and one designated as an exit only. This model is intended to relieve congestion on the public street and will route traffic all the way around the school, providing the ability for cars to queue up on the site during peak drop-off and pick-up times.
16. In order to accommodate pedestrian access to the site via 'F' Street, the proposed development includes construction of a pedestrian bridge across Paradise Creek from the existing pathway that runs adjacent to the very southwest corner of the subject property.
17. South of the subject property, a sewer maintenance road will be constructed connecting the new public street to 'D' Street. The maintenance road will be in the approximate location of the future street extension that will connect to 'D' Street. This maintenance road will also serve as an emergency access road as it provides a secondary access to the site.
18. A new sanitary sewer main is proposed to be extended from the existing main at the end of 'D' Street and a new water main will be extended from the existing main at the end of 'F' Street. The water system shall be extended up to the site in a loop configuration to provide adequate fire flow, redundancy, and protection against poor water quality.

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. **Is the proposed use a conditionally permitted use within the Zoning District?** Schools and churches are conditionally permitted uses within the R-2 Zone (Moscow City Code 4-2-6(D)(4) and 4-2-6(D)(9)).
2. **Is the proposed use in harmony with the neighborhood and surrounding land uses?** The proposed use will be in harmony with the neighborhood and surrounding land uses. The proposed large open spaces, play areas, sports fields and parking will be congruent with the public park to the west and agricultural fields to the north, east, and south. The school building will be a traditional brick schoolhouse design with Gothic trimmings similar in scope and style to that of the University of Idaho's administration building.
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)?** The proposed use, as approved with conditions, will not generate nuisances that would be injurious

or detrimental to the adjoining properties or the neighborhood. The lighting of the athletic field for a limited number of events will not be in use after 10 p.m. and with the field being located on the east side of the subject property, a significant distance from any nearby residences, this will not cause a nuisance. The detention ponds will be located close to the front of the property near the entrance and exit roadways and not near open play areas. The ponds will have adequate signage and will be enclosed with fencing. The applicant has worked with City staff to mitigate nuisances related to additional traffic loads on Mountain View Road.

4. **Will the location, design, and size of the proposed use be adequately served by existing streets, public facilities and services?** The location, design, and size of the proposed use will be adequately served with the proposed public street improvements and connections to City services for water and sewer. The widening of Mountain View Road from Slonaker Drive to the roundabout intersection will mitigate impacts of the development and maintain the level of service for the current minor arterial classification. The inclusion of a pedestrian route along Mountain View Road will serve pedestrians and bicyclists in the area. The construction of a new minor arterial street in accordance with the 2009 Thoroughfare Plan, and construction of a new pedestrian bridge allowing pedestrian access via 'F' Street to the subject property will allow for the proposed use to be adequately served by public streets and facilities.
5. **Will the proposed use endanger the public health or safety if located where proposed?** The proposed private school campus and church will not endanger the public health or safety if located where proposed. Proposed site improvements provide for accessibility, connectivity and improved safety by providing additional routes for emergency vehicles, wider roadways for safer trips in this area, and a new improved intersection where Mountain View Road will meet the subject property.
6. **Does the proposed use meet all applicable development standards of the Zoning Code?** With approval of the Variance application for exceedance of the building height for the school/gymnasium building accompanying this CUP application, the proposed use meets or exceeds all applicable development standards of the Zoning Code including parking, setbacks and open space.
7. **Will the proposed use be in conflict with the Comprehensive Plan?** The proposed use is not in conflict with the Comprehensive Plan. Education, culture, and the arts are a critical part of Moscow's quality of place. They are also a significant part of the local economy in their own right (Section 6.5.2 Leveraging Existing Assets).

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the City of Moscow Board of Adjustment approves the application for a Conditional Use Permit for a school and church located at 1515 N Mountain View Road, with the following conditions:

1. The water system shall be extended to the site in a loop configuration to provide adequate fire flow, redundancy, and protection against poor water quality;
2. The sewer system shall be extended to the site;

3. The development shall install the public streets as indicated in the adopted Multi-modal Transportation Plan and the proposed road to the development shall be constructed to minor arterial street standards;
4. The proposed road shall be aligned so that a feasible connection to the 'F' Street extension, adjacent to the bridge, can be completed in the future;
5. The developer shall widen Mountain View Road from Slonaker Drive to the proposed intersection to a minimum width of 28 feet (edge of asphalt to edge of asphalt), and work with city staff to identify a pedestrian corridor along the east/west connection from Slonaker Drive to the subject property;
6. The developer shall build the roundabout shown on the site plans submitted for the CUP as opposed to a stop-controlled or signalized intersection; and
7. The pedestrian bridge shown on the site plans submitted for the CUP shall be constructed to provide access across Paradise Creek from the existing pathway to the site.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE 9th DAY OF AUGUST, 2016.

 9 August
Linda Pall, Vice-Chair
Board of Adjustment 2016

**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 VARIANCE APPLICATION FOR A SCHOOL AND CHURCH
LOCATED AT 1515 N MOUNTAIN VIEW ROAD TO EXCEED THE MAXIMUM
BUILDING HEIGHT OF THE MODERATE DENSITY RESIDENTIAL (R-2) ZONING
DISTRICT BY ELEVEN FEET PER MOSCOW CITY CODE 4-2-6(D)(4) AND 4-2-6(D)(9).**

WHEREAS, the applicant filed an application for a conditional use permit and variance on June 6, 2016; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on June 28, 2016 and was tabled until August 2, 2016; 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, and Moscow City Code.
2. Logos School filed an application on June 6, 2016 for a variance for school and church buildings on a 30-acre property located at 1515 N. Mountain View Road.
3. The applicant's proposal includes a private school campus with a school/gymnasium building with maximum capacity for 520 students and approximately 75 staff members, a church building (chapel) to be used for services and assemblies, playgrounds, an outdoor courtyard, a track and athletic field, retention ponds, open space, and parking lots to serve the uses.
4. The development is proposed to be completed in three phases:
 - a. *Phase I* - includes public street improvements necessary to mitigate impacts generated by the increased traffic demand as a result of the development including construction of a new north-south bound street that will provide the direct access to the school. Also included in Phase I will be the installation of necessary utilities, vehicle circulation within the site including parking for approximately 120 vehicles, and a track and field.
 - b. *Phase II* - includes construction of the school building containing classrooms, offices, and an assembly space.

- c. *Phase III* - includes adding a regulation-sized gymnasium to the east side of the school building, constructing a chapel, and additional parking areas to accommodate the added uses and special event parking on the site.
5. The subject property is located within the Moderate Density Residential (R-2) Zoning District, where schools and churches are both conditionally permitted uses.
6. Properties immediately adjacent to the subject property to the north, south and east are within Latah County and zoned Agriculture/Forestry (AF). Mountain View Park is located directly to the west of the subject property and is currently zoned Farm Ranch (FR).
7. The maximum height of buildings within the R-2 Zone is thirty-five (35) feet.
8. The school and church buildings are proposed to be constructed at a maximum height of forty-six (46) feet.
9. The applicant has indicated that the proposed Collegiate Gothic architectural style of the buildings requires steeper rooflines and the gymnasium in the school needs to have a ceiling high enough to accommodate regulation sporting events.
10. The proximity of the school building to adjacent property lines is 200 feet to the west, 423 feet to the south, 511 feet to the north, and 546 feet to the east. With the substantial setbacks of the buildings to the property lines, the Board finds that a height increase of eleven (11) feet is insignificant.
11. Paradise Creek flows through a portion of the property in the northwest corner and is directly adjacent in the southwest corner. Therefore, the water table on the property is higher than normal, affecting the ability to construct a portion of the proposed buildings below grade.

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. **Are there special conditions or circumstances that exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other properties similarly situated in the same Zoning District?** The subject property, being 30 acres in size, and the proposed school and gymnasium being set back hundreds of feet from property lines, far exceeding minimum setback requirements, presents unique circumstances on the property that are not applicable to other properties similarly situated in the same Zoning District. The proposed school will be constructed with a gothic architectural style requiring roof lines to exceed minimum height requirements. The gymnasium is proposed to be a regulation sporting facility and requires additional height to realize the full potential for the gymnasium use. With the excessively large lot and proposed construction style, the visual effect of a building that exceeds the maximum building height by eleven (11) feet is determined to be insignificant. Additionally, the water table on the subject property is higher than normal because of the proximity to Paradise Creek, which limits the ability of the proposed buildings to be built below grade.

2. **Because of the aforementioned special conditions of the property, would application of the provisions of the Zoning Code impose undue hardship and deprive the property owner of rights commonly enjoyed by owners of other property similarly situated in the same Zoning District?** Requiring the school and gymnasium facility to meet the maximum building height of thirty-five (35) feet as required by the Zoning Code, would impose undue hardship to the property owner, with impacts to the community as a whole due to not providing an additional regulation size gymnasium in Moscow that could be used for tournaments and games when no other regulation-sized facility is available.
3. **Will the granting of the Variance be in conflict with the public interest or injurious to the property or persons in the vicinity of the subject property?** No. The school and gymnasium will be set on a 30-acre property and set back from the property lines a significant distance such that the structures will look very proportional to the surroundings and will not tower over structures in the area. Public interest will be enhanced by the availability of an additional gymnasium for hosting sporting events. Adjacent properties are currently being used for recreation and agriculture and would not be adversely affected by this project.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the City of Moscow Board of Adjustment approves the application for a variance to exceed the maximum building height of the R-2 Zone by eleven (11) feet for the proposed school and church buildings located at 1515 N Mountain View Road, with no conditions.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE 9th DAY OF AUGUST, 2016.


Linda Pall, Vice-Chair
Board of Adjustment