

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
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Public Hearing
~ Minutes ~

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Thursday
August 3, 2023

7:00 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 6:59 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Steve Bush, Marshall Comstock, Jerry Schutz
MEMBERS ABSENT: Tim Kinkeade, Tim Thomson
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of July 19, 2023 Minutes (ACTION ITEM)

Schutz moved for approval of the minutes as written, seconded by Bush. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

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

None.

3. Public Hearing: Proposed Conditional Use Permit Application to Expand an Existing Church (Bridge Bible Fellowship) Located at 960 W Palouse River Drive (ACTION ITEM)

Conditional Use Permit Application to expand an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive in the Single Family Residential (R-1) Zoning District per MCC 4-3-4.

Hennrich presented the Conditional Use Permit (CUP) request as described above, and recommended the Board approve with no conditions. The applicants are below the maximum lot coverage ratio. Conestoga Street is directly to the west of the subject property and has been extended south for the Edington Subdivision. There were six public hearing comments that were submitted in the last two days.

The Public Hearing opened at 7:10 PM

The Chair declined to submit the 6 letters into the public hearing, but noted that there were 3 supporting the CUP and 3 against the CUP.

Evan Laubach (applicant's engineer and representative), Pullman, spoke about the proposed plans and the desired use for the addition. There was a discussion about storm drainage and catch basins. The updated approach from Willow View Place will be expanded to City Standards. The Engineering Department does not see a need for a right-turn lane off of West Palouse River Drive. The west side of the building is approximately 11-14 feet from the property line and contains evergreen trees, which meets the landscape buffer requirements.

Bret Corgatelli (applicant), Moscow, talked about why the church wanted to have an proposed addition. The current capacity of the church is approximately 240 and they are hoping to have a larger sanctuary that can hold about 500 attendees.

Michael Camin, Moscow, was opposed to the expansion for traffic and safety concerns. He also did not agree with the aesthetics and is concerned about how many vehicles use Willow View Place for access. There was a discussion about parking on the streets surrounding the property.

Thomas Warren, Moscow, was concerned about the state and possibly loss of the trees along the west property line, especially in regards to maintaining the landscape buffer. There is significant traffic noise and light glare from the parking lots.

Evan Laubach (applicant representative), Pullman, addressed some of the landscape buffer concerns that were mentioned. The church has chosen to maximize parking spaces so as to prevent attendees parking on Willow View Place.

The church was originally built in 1988 and records show the first CUP application was in 2005.

The Public Hearing closed at 8:07 PM

The Board discussed the requirements and how the applicants have met or exceeded all of them. They appreciated that the applicants are willing to meet with the neighbors about more landscaping, but they do not think it would be a condition of approval. The proposed design would improve the nuisances that the neighbors are currently complaining about. There were suggestions about modifying traffic flow as well as building a fence around the perimeter.

Comstock moved to approve the CUP application for the expansion of the church with no conditions as recommended by Staff, and directed Staff to prepare the Relevant Criteria and Standards. The motion was seconded by Bush. Roll Call Vote; Ayes: Bazzoli, Bush, Comstock (3). Nays: Schutz (1). Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next meeting will be scheduled for August 16th at 5:30 PM.

The meeting adjourned at 8:22 PM


Joe Bazzoli, Chair

8/22/2023
Date

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

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
REGARDING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN
EXISTING CHURCH (BRIDGE BIBLE FELLOWSHIP), LOCATED AT 960 W
PALOUSE RIVER DRIVE, PER MOSCOW CITY CODE 4-6-2.**

WHEREAS, the applicant filed an application for a Condition Use Permit on June 26, 2023; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on August 3, 2023; 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. The applicant, Bridge Bible Fellowship, is requesting a Conditional Use Permit (CUP) to expand the church located at 960 W Palouse River Drive.
3. The applicant is proposing to construct a 9,760 square foot addition on to the existing 3,400 square foot church.
4. The expansion includes a new sanctuary, new basement activity center, and well as a remodel of the existing classrooms and a remodel of the existing sanctuary to the fellowship hall.
5. The use of this property by Bridge Bible Fellowship dates back to 1988. In September of 2005, Bridge Bible Fellowship applied for a Conditional Use Permit to allow for a 1,100 square foot addition onto the existing church. The Conditional Use Permit was approved with no conditions.
6. The subject property is located within the Single-Family Residential Zoning District (R-1).
7. Adjacent properties to the north and west are also within the R-1 Zoning District. The adjacent property to the south is located within the Farm Ranch Outdoor Recreation Zoning District (FR). The adjacent properties to the east are located within the Single-Family Residential Zoning District (R-1) and the Medium Density Residential Zoning District (R-3).

8. The parcels to the north, east and west of the subject property are residential homes. The parcel to the south, across Palouse River Drive, is the Cyclocross Track owned by the City of Moscow.
9. The subject property currently consists of four separate parcels, to be combined into one parcel upon development. The larger parcel, which contains the current church is approximately 1.52 Acres (66,231 square feet). Two smaller parcels which both contain accessory buildings are approximately .41 acres (17,821 square feet) and .24 acres (10,567 square feet). The last and smallest parcel contains a driveway approach accessed via Willow View Place and is .06 acres (2,695 square feet). The approximate size of all lots combined totals 2.23 acres (97,316 square feet).
10. The setback requirements in the R-1 Zoning District are twenty-five (25) foot front yard setback, twenty (20) foot rear setback, and a combined total of fifteen feet (15) for the two sides; no side less than five feet (5). Maximum building height in the R-1 zoning district is thirty-five (35) feet.
11. For all uses other than dwellings in SR, R-1, R-2 or R-3 a type A landscape buffer is required to provide a visual buffer between uses of different intensity, to reduce erosion and storm-water runoff, to protect property values, and to eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, buildings or parking areas.
12. The subject property has 150 feet of frontage along Palouse River Drive. Palouse River Drive is a minor arterial street and has a 50 foot right of way with a tree lawn, curb, gutter, and sidewalk on the south side. Along Willow View Place the property has 100 feet of frontage and is also a local neighborhood cul-de-sac.
13. The subject property can be accessed via two existing vehicular approaches, one on Palouse River Drive and the second on Willow View Place.
14. Religious Facilities require one parking space per four seats, plus one per 100 square feet of open assembly area (i.e. gymnasiums, auditoriums, etc.).
15. The existing church provides 104 parking spaces on site, far exceeding the required 22 parking spaces. With the remodel and expansion of the existing church, 128 parking spaces are required for the entire facility. The site plan provided shows a total of 146 parking spaces, providing an excess of 18 spaces.

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

II. RELEVANT CRITERIA AND STANDARDS

1. The proposed use (is/is not) a conditionally permitted use within the Zoning District. Religious Facilities are a conditionally permitted use in the Single Family Residential (R-1) Zoning District.

2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses. The proposed use is in harmony with the neighborhood and surrounding land uses. The character of the proposed use will remain in harmony as the use of the subject property is not changing. Bridge Bible Fellowship has occupied the existing church since 1988.

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). The proposed use, as approved, will not generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood. The Board determined that the required type A landscape buffer was sufficient for buffering from the surrounding residential homes.

4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services. The location, design, and size of the proposed use will 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. The expansion of the Bridge Bible Fellowship 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. The proposed use meets all applicable development standards of the Zoning Code including maximum building height, setbacks, off-street parking standards, building code requirements, and ADA standards.

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

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for the Conditional Use Permit to expand an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive with no conditions.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE 3rd
OF August, 2023.



Joe Bazzoli, Chair
Board of Adjustment