

# BOARD of ADJUSTMENT



Joe Bazzoli  
Board Chair  
[BOA@ci.moscow.id.us](mailto: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>

Thursday  
April 25, 2024

7:00 PM

Council Chambers  
206 E Third Street

## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. Approval of January 17, 2024 Minutes (ACTION ITEM)

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

### ~~2. Public Hearing: Proposal for a Variance at 102 N Lilly Street. Permit Application LUP2024-0011 (ACTION ITEM)~~

~~Variance application to reduce side yard setbacks on a nonconforming lot located at 102 N Lilly Street within the Multiple Family Residential Zoning District per Moscow City Code 4-3-4.~~

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

### 3.2. Public Hearing: Proposal for Two Conditional Use Permits at 1515 N Mountain View Road. Permit Application LUP2024-0002 (ACTION ITEM)

1. Proposal for a Conditional Use Permit to exceed the maximum building height for the proposed school buildings 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.
2. Proposed amendment to an existing Conditional Use Permit for a school and church facility that was approved on November 17, 2021 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 school design and 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) requests and upon consideration of any testimony received:

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adacoordinator@ci.moscow.id.us](mailto:adacoordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

1. Approve the proposed CUP to exceed the maximum building height; or approve the proposed CUP to exceed the maximum building height with conditions; or deny the proposed CUP to exceed the maximum building height; or take other action as deemed appropriate.
2. If the CUP to exceed the maximum building height is approved, approve the proposed amendment to the existing CUP for school design and phasing; or approve the proposed amendment to the existing CUP for school design and phasing with conditions; or deny the proposed amendment to the existing CUP for school design and phasing; or take other action as deemed appropriate.
3. In accordance with the Board's decision on the proposed CUP to exceed the maximum building height and amendment to the existing CUP for school design and phasing, direct Staff to prepare the Reasoned Statement of Relevant Criteria and Standards documents.

## **REPORTS**

## **ANNOUNCEMENTS**

## **UPCOMING EVENTS/MEETINGS**

The next Board of Adjustment meeting is scheduled for 7:00 PM on April 30, 2024.

## **ADJOURN**

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adacoordinator@ci.moscow.id.us](mailto:adacoordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.



# BOARD of ADJUSTMENT



Joe Bazzoli  
Board Chair  
[BOA@ci.moscow.id.us](mailto:BOA@ci.moscow.id.us)

Public Meeting  
~ Minutes ~

Aimee Hennrich  
Staff Liaison  
208.883.7095

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

Wednesday  
January 17, 2024

5:30 PM

Council Chambers  
206 E Third Street

**Bazzoli called the meeting to order at 5:30 PM**

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

## REGULAR AGENDA

### 1. Approval of January 8, 2024 Minutes (ACTION ITEM)

Schutz moved for approval of the minutes as amended, seconded by Comstock. Roll Call Vote; Ayes: Unanimous (5). 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. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

*Conditional Use Permit application to allow the continued operation of a Drive-Through Coffee/Esspresso Stand located at 625 S. Jackson Street within the Urban Mixed Commercial (UMC) Zoning District per MCC 4-3-4.*

Schutz moved for approval of the Reasoned Statement of Relevant Criteria and Standards as written, seconded by Thomson. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

## REPORTS

## ANNOUNCEMENTS

## UPCOMING EVENTS/MEETINGS

No meetings have been scheduled.

**The meeting adjourned at 5:32 PM**

Joe Bazzoli, Chair

Date

# CITY OF MOSCOW COMMUNITY DEVELOPMENT STAFF REPORT

**HEARING DATE:** Thursday, April 25, 2024

## **GENERAL INFORMATION**

**Hearing Body:** Board of Adjustment

**Subject:**

1. Proposal for a Conditional Use Permit to exceed the maximum building height of the proposed school buildings within the R-2 Zone per Moscow City Code 4-3-4.
2. Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and amended on November 17, 2021 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 school design that was approved as part of the original Conditional Use Permit application, and also amend the phasing plan.

**Attachments:**

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, April 6, 2024.
2. Conditional Use Permit Application
  - a. Conceptual Site Plan & Phasing Plans for proposed school redesign
  - b. Building Elevations
3. RCS from Conditional Use Permit Application Amendment LUP 2021-0037
4. RCS from Conditional Use Permit Application LUP 2016-0015
5. RCS for Variance Application LUP 2016-0016

**Prepared by:** Aimee Hennrich – Planner 1

## **STAFF REVIEW**

**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, 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, for a total building height of 46 feet.

The development was proposed and was 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.

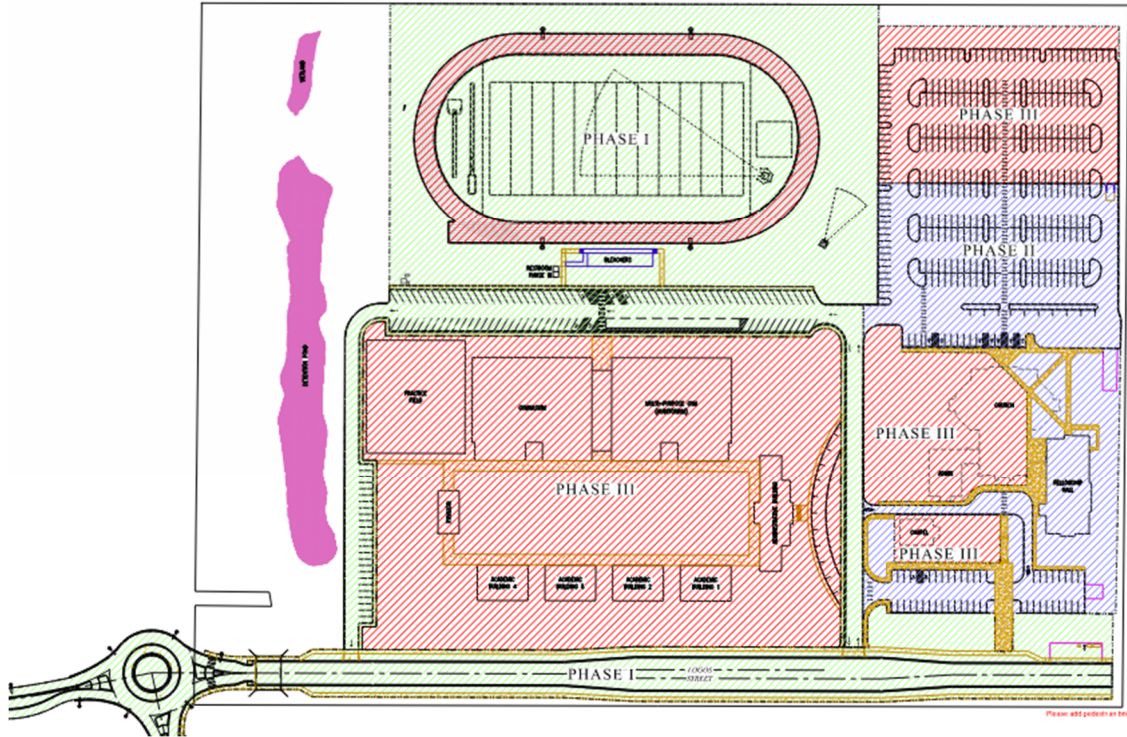
The application for the Conditional Use Permit was approved with seven conditions. The variance to exceed the maximum building height by 11 feet was approved with no conditions.

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

This amendment was approved on November 17, 2021, and Phase I and II were approved to be constructed concurrently. This work is currently underway.



Phasing Plan

**Proposal:** The applicant, Logos School, is requesting an amendment to the design of the school buildings which were approved as part of the original Conditional Use Permit (CUP) on August 2, 2016, and located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zone. The applicant is also requesting a CUP to exceed the maximum building height of the redesigned school buildings. The new school campus and building design consist of six buildings ranging in height from 37'11" to 44'3". The proposed redesign of the school buildings is consistent with the maximum building height which was concurrently approved through the variance process. However, since the new school building design is substantially different from the original proposal, the building height variance is no longer valid. Since the time of the original proposal, the Zoning Code has been amended to allow building height to be exceeded through the CUP process. Therefore, the applicant is proposing a CUP to exceed the maximum building height of the R-2 Zone, which is 35 feet.

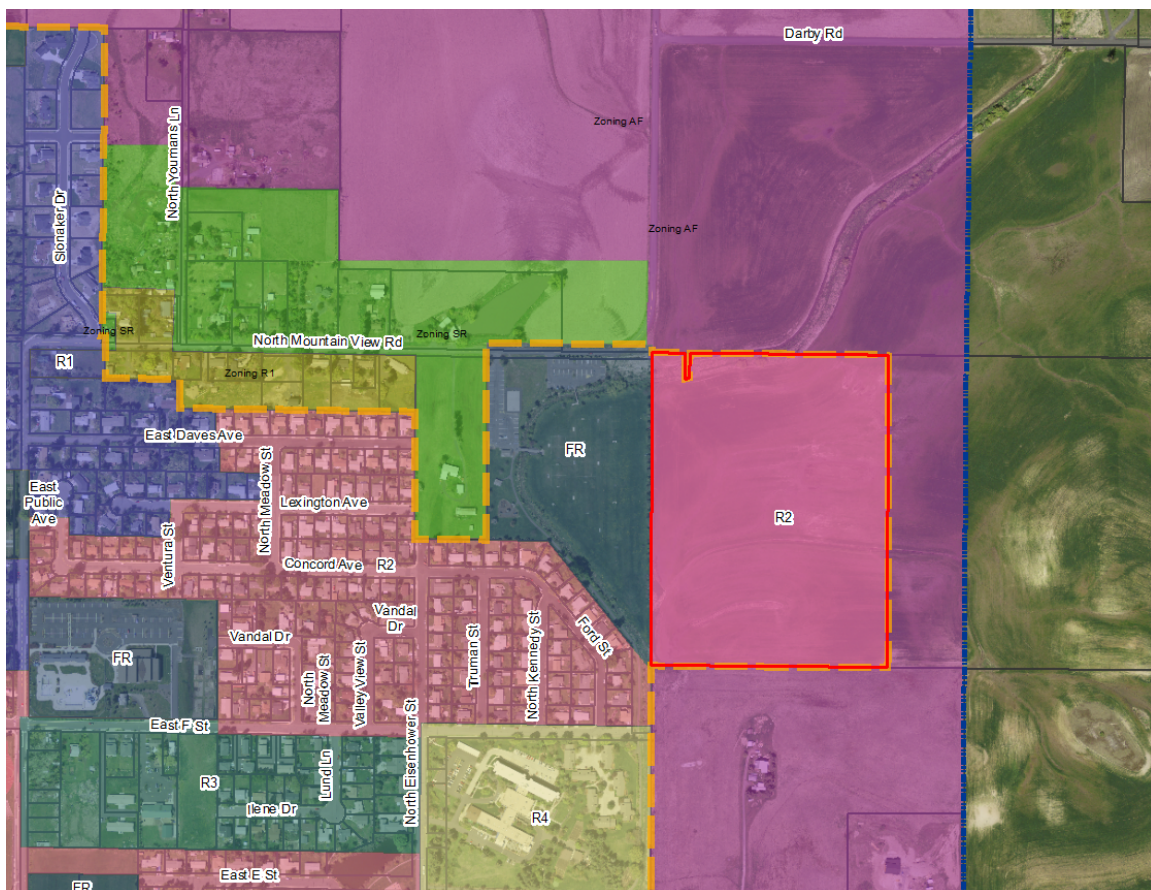
The design of the original school building was one large building. Logos School has redesigned the school building into numerous buildings in order to construct buildings within the campus as funding becomes available. The applicant is proposing the School Campus Phasing as follows:



- *Phase I* - Two academic buildings, multi-purpose gym and playfield restrooms. The playfield restrooms shall be operational prior to issuing a certificate of occupancy for the multi-purpose gym.
- *Phase II* – One academic building, multi-purpose gym (finish), administration building, track and the pedestrian bridge. The pedestrian bridge shall be operational prior to issuing certificate of occupancy for any building in Phase II.
- *Phase III* – One academic building, pavilion and the competition gym.

**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.”*



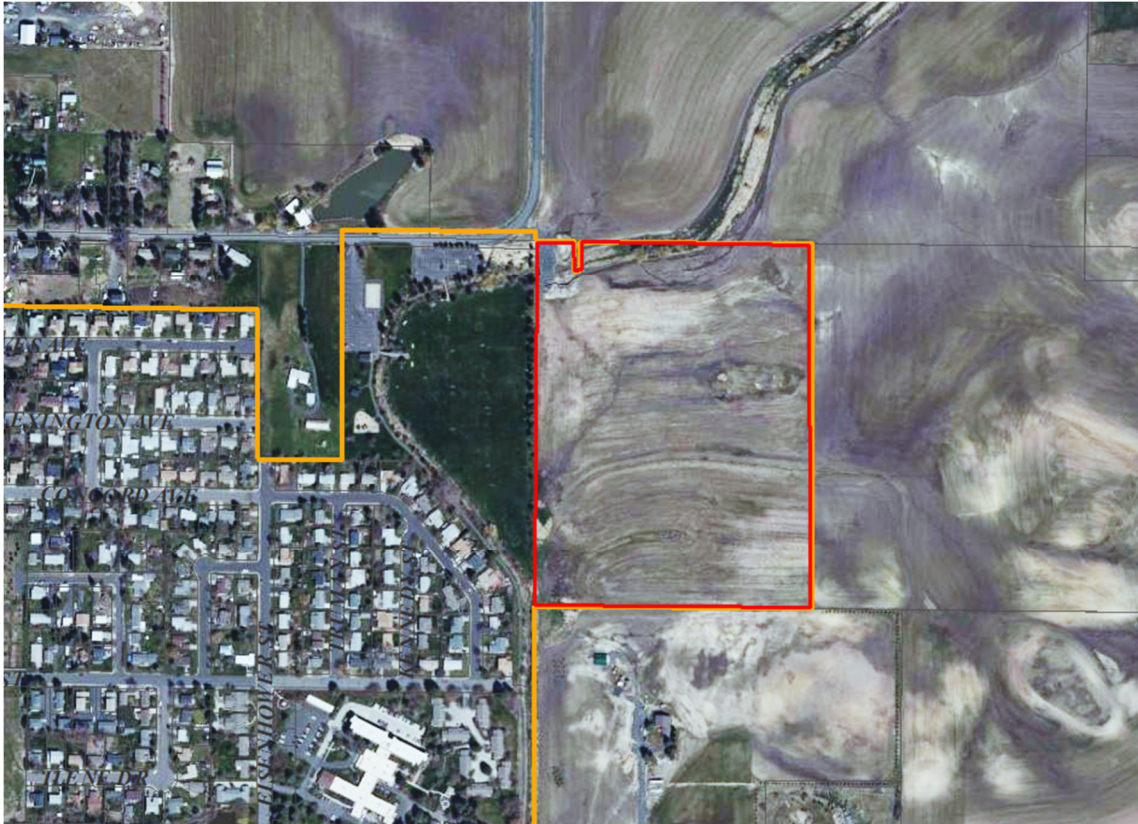
Zoning Map

**Parking Requirements:** The proposal currently contains a combination of school and church buildings. 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 school is 340 parking spaces, and the total parking for the church uses will be determined when building plans are submitted for the remaining church buildings.

The applicant's phasing site plan shows 112 parking spaces provided for Phase I, 209 spaces for Phase II, and an additional 179 spaces in Phase III. With Phases I and II to be constructed concurrently, a total of 321 spaces will be available upon completion of the first two phases. As construction of the school begins in Phase III, additional parking will be provided upon demand of the buildings constructed. In total 500 spaces are to be shared between the entire campus at completion.

The Zoning Code allows for the joint use of parking lots providing that there is no substantial conflict between the principal operating hours of the building, structure or use for which the joint use of parking spaces and/or lots is proposed. Up to one hundred percent (100%) of the parking spaces and/or lots required by the Zoning Code for a church may be supplied by the off-street parking spaces and/or lots provided by uses primarily of a "daytime" nature. Since the school would qualify as a daytime use, the applicant is eligible for the joint use provision of the Zoning Code. The applicant will need to enter into a joint use parking agreement before permits are issued for Phase III.





Aerial

**Site and Area Land Use:** The existing 30-acre parcel is currently undergoing construction to connect utilities and public streets to the site as required in phase I and II 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. The church Fellowship Hall building is nearing completion, as well as the associated parking lots. The football field and bleachers have also been completed.

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).

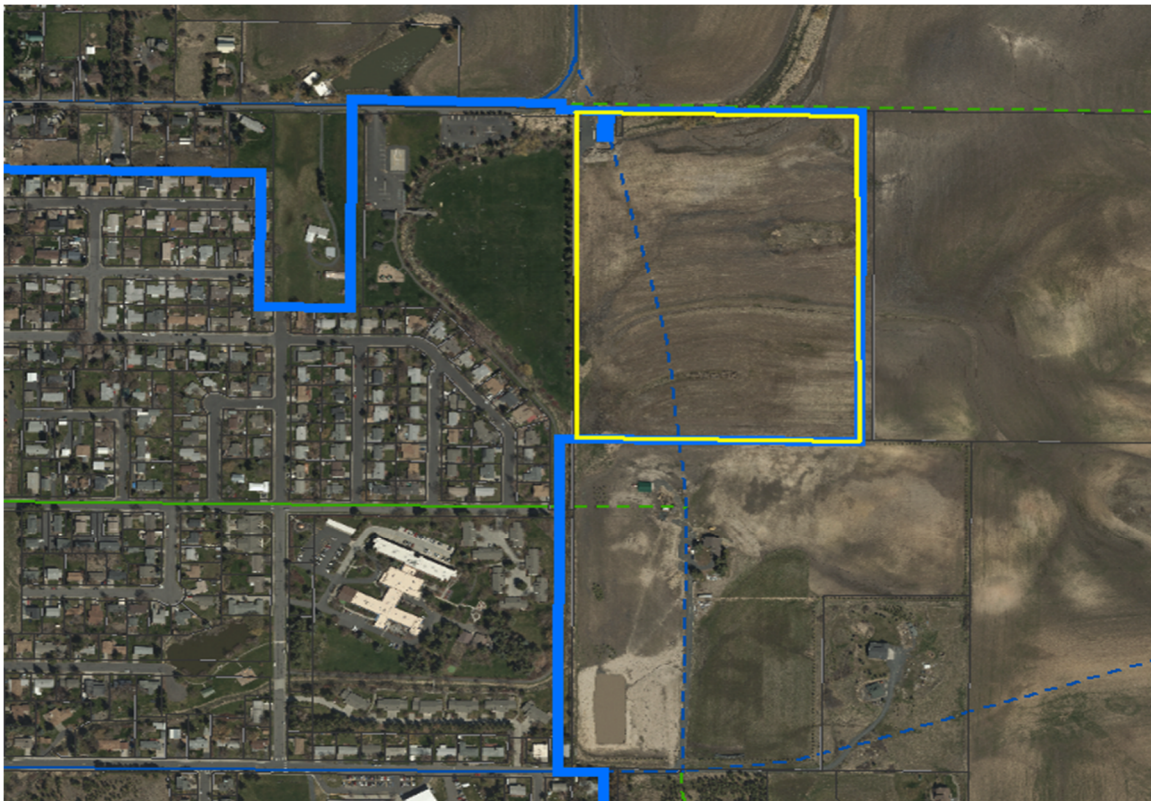
The subject property is relatively flat and starts to increase in elevation in the very southeast corner of the property. Paradise Creek flows through the property at the very northwest corner and consequently the 100-year floodplain extends onto the property in the northwest and southwest corners.

**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 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 is 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 a private street that circle around the school. Two-way traffic will allow access to the rear parking lot constructed in Phase II of the project. A one-way drive aisle will allow for circulation around the school that exits back to the new street. This model is intended to relieve congestion on the public street and will route traffic all the way around the future school.

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. The applicant has proposed that the pedestrian bridge be operational prior to issuing certificate of occupancy for the third academic building, the administration building and the track.



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:** No comments were received from other departments/agencies upon review of the request for the variance.

### **RELEVANT CRITERIA AND STANDARDS**

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 CONDITIONAL USE PERMIT 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 that the Board conduct the public hearing for the proposed Conditional Use Permit (CUP) applications and upon consideration of any testimony received:

1. **Approve** the proposed CUP for maximum building height up to 46 feet for school buildings located at 1515 N Mountain View Road with no conditions; and
2. **Approve** the proposed CUP amendment to school building design and phasing for an approved school and church facility located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zoning District with no conditions; and
3. In accordance with the Board's decision, direct staff to prepare the Reasoned Statement of Relevant Criteria and Standards documents.



# NOTICE OF PUBLIC HEARING

Proposal to amend the school design for an approved Conditional Use Permit at 1515 N. Mountain View Road in the City of Moscow. Permit Application LUP2024-0002

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:

1. Public Hearing: Proposed amendment to an existing Conditional Use Permit for a school and church facility that was approved on November 17, 2021 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 school design that was approved as part of the original Conditional Use Permit application.
2. Public Hearing: Proposal for a Conditional Use Permit to exceed the maximum building height of the proposed school buildings within the R-2 Zone per Moscow City Code 4-3-4.

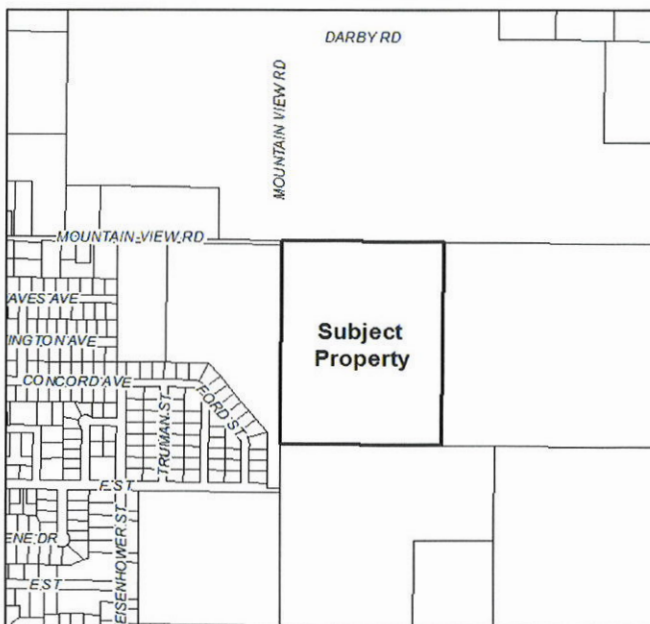
**HEARING DATE:** Thursday, April 25, 2024

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

**MEETING TIME:** 7:00pm

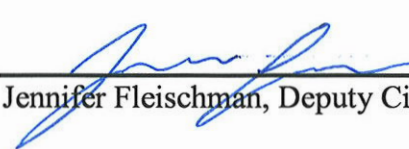
*Note:* Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for 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 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, April 6, 2024





# LOGOS SCHOOL

## CLASSICAL CHRISTIAN EDUCATION

Superintendent: Matt Whitling

[mwhitling@logosschool.com](mailto:mwhitling@logosschool.com)

(208) 882-1226

March 8, 2024

Mr. Mike Ray, Planning Manager  
City of Moscow, Planning Division  
504 S. Washington Street  
Moscow, ID 83843

RE: 1515 N Mountain View Rd – CUP Amendment

Dear Mike,

On behalf of Logos School, I extend my gratitude for your collaboration on the Logos School project. Your dedication and contributions have been instrumental in advancing our shared goals for this significant endeavor.

Enclosed with this letter, you will find the application and supporting exhibits to amend the existing Conditional Use Permit (CUP) for the school and church. Information from the original application is intended to be referenced and updates to the campus plan for the secondary school are incorporated. These updates reflect our commitment to optimizing the functionality, aesthetic, and overall experience of the educational facility.

Key enhancements outlined in this application include a design change to the school campus, phasing of the development, and the on-site traffic circulation plan. The secondary school campus will be organized around a central quad, enhancing both the functionality and visual appeal of the facility. This reimagined layout will streamline the construction process while creating a cohesive and inviting environment for students and faculty. The project will be executed in phases to ensure efficient progress and optimal utilization of resources. Phase I and Phase II are already underway, encompassing essential infrastructure improvements and the construction of the Fellowship Building, respectively. A strategic traffic circulation plan has been devised to facilitate smooth vehicular movement during school drop-off and pick-up times. This plan includes a combined entry and exit point at the south end of the site, along with a one-way vehicle travel lane encircling the east side of the school.

The changes made to the phasing as stated in the Relevant Facts and Conclusions of the original CUP are described below.

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

Recieved 3-08-2024

of public improvements and utilities. The looped drive aisle and associated parking within the site will be included. This work is in progress.

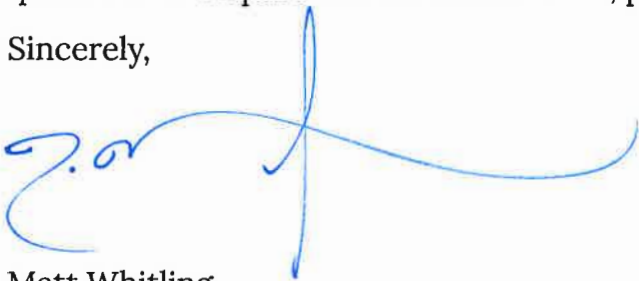
- b. Phase II – includes construction of the Fellowship Building and parking areas to accommodate its use. The Fellowship Building will contain an assembly space, commercial kitchen, and restrooms. The Fellowship Building will be built while Phase I is being completed. This work is in progress.
- c. Phase III – includes construction of academic building 1, 2, 3, and 4, school administrative building, multi-purpose gym (auditorium), gymnasium, church, church administrative 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 on the site. The sequence for construction of additional parking areas will represent the minimum number of automobile parking spaces required by use of building or site as described in the zoning code. Two academic buildings and the multi-purpose gym (auditorium) will be constructed first and occupied for use. Construction of the pedestrian bridge will follow this initial phase and no certificates of occupancy for the remaining buildings will be issued until the pedestrian bridge is installed and available for use. The order of the remaining elements will be executed sequentially, with careful consideration given to funding availability and operational requirements.

The development will have a combined entry and exit at the south end of the site that permits two-way vehicular traffic to parking areas located on the south side of the property. A one-way vehicle travel lane that circles around the east side of the school will exit at the north end of the site. This layout will route traffic during school drop-off and pick-up times all the way around the school, providing the ability for cars to queue up on the site and relieve congestion on the public street.

We believe that these proposed amendments will not only enhance the functionality of the Logos School campus but also contribute to the overall well-being of the surrounding community. Your continued support and collaboration are invaluable as we work towards realizing this vision.

Thank you once again for your assistance and commitment to excellence. Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,



Matt Whitling  
Logos School Superintendent



**CITY OF MOSCOW  
COMMUNITY DEVELOPMENT**  
Ph: 208-883-7035  
504 S. Washington Street  
jfleischman@ci.moscow.id.us  
ahennrich@ci.moscow.id.us

LUP2024-0002

| For City Use Only |                 |          |      |
|-------------------|-----------------|----------|------|
| Date Received     |                 |          |      |
| Dept              | Fee Type        | Fees     | Paid |
| CDV               | Application Fee | \$561.00 |      |
|                   | Receipt Number  |          |      |

## APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

### GENERAL INFORMATION

#### 1. Applicant

Name: Logos School Phone: 208-596-6731  
Address: 110 Baker St, Moscow, ID 83843 Email: mwhitling@logosschool.com

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

#### 3. Location of Affected Property: 1515 Mountain View Road

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

Legal Description: \_\_\_\_\_  
(Subdivision) (Block) (Lot)

### INFORMATION ON REQUESTED CONDITIONAL USE

4. **Proposal:** The applicant proposes the following use and/or construction for the above-described property:  
In addition to original application. Due to plan modifications promoting more effective project phasing and  
development, a new building plan and improved on-site traffic circulation are being proposed. The  
sequence of building construction in Phase III 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.*

Recieved 3-08-2024



5. **Authorization:** Section 3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.
6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.  
 In addition to original application. The updated campus will include a secondary school teaching 7th through 12th grade with a  
 maximum capacity of 528 students and approximately 30 teachers and staff. The hours of operation during regular scheduled days  
 begins at 7:30 am and ends at 4 pm. The development will have a combined entry and exit at the south end of the site that permits  
 two-way traffic and access to parking areas on the south side of the property. A one-way vehicle travel lane that circles around the  
 east side of the school will exit at the north end of the site.
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: No change to original application

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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: No change to original application

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**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: No change to original application

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

Justification and compliance with criteria #5: No change to original application

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**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, due to plan modifications for the school campus, Logos School is requesting the same height variance already granted.

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

Justification and compliance with criteria #7: No change to original application

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## 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 (1) 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.

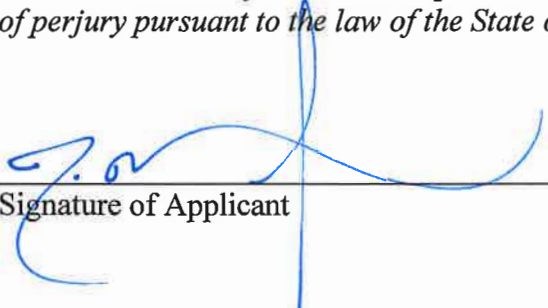
**Application Submittal:**

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

**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. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.*

  
Signature of Applicant

3/8/24  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

# Full Site Plan

## Logos Secondary School Phasing Plan

PHASE 1



\$8,000,000

- Academic Building X2
- Multi-purpose Gym
- Playfield restroom shall be operational prior to issuing certificate of occupancy for multi-purpose gym

PHASE 2



\$10,500,000

- Academic Building
- Multi-purpose Gym (finish)
- Admin & Music building
- Track
- Pedestrian bridge shall be operational prior to issuing certificate of occupancy for any building in Phase 2

PHASE 3

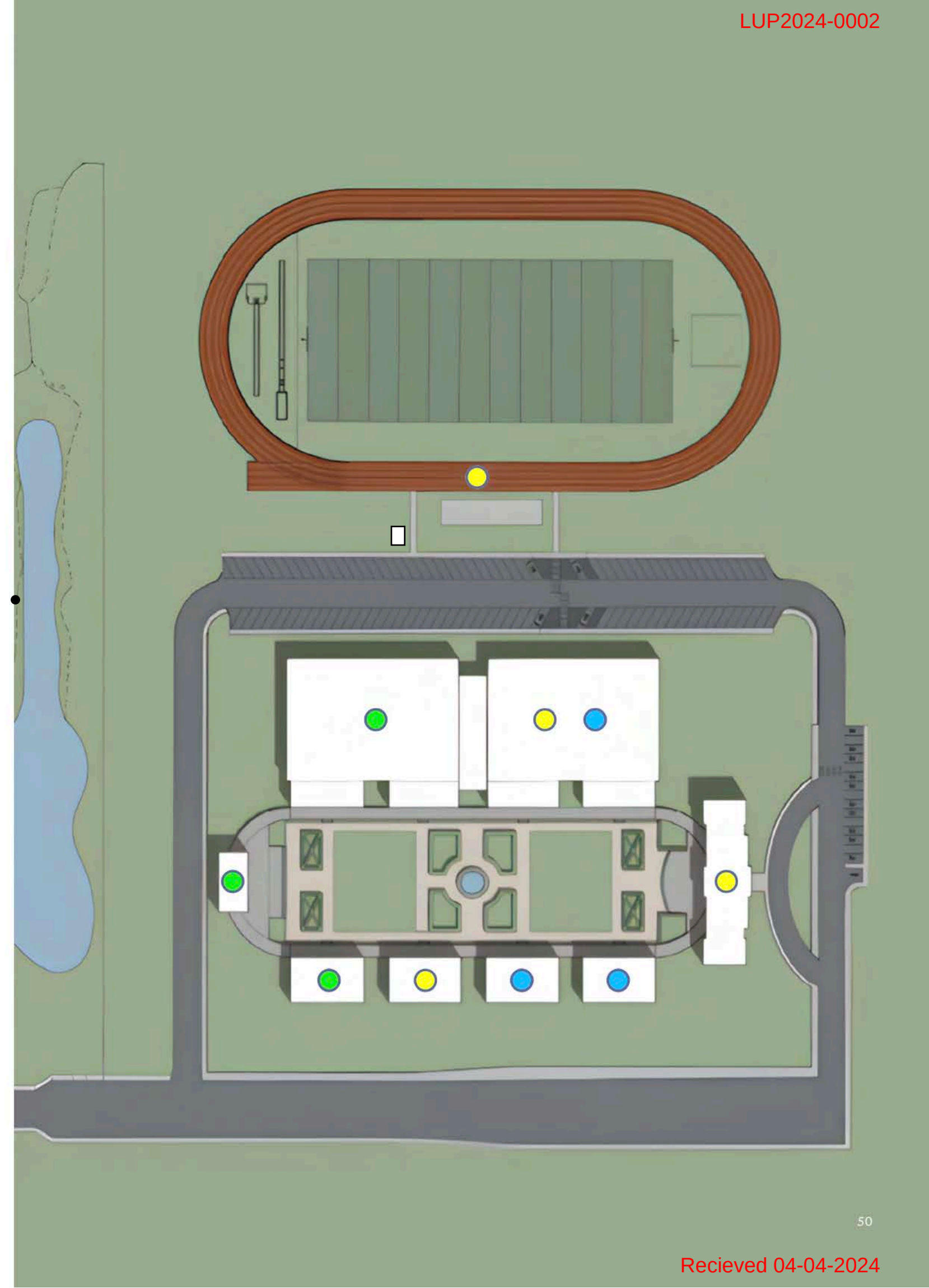


\$11,000,000

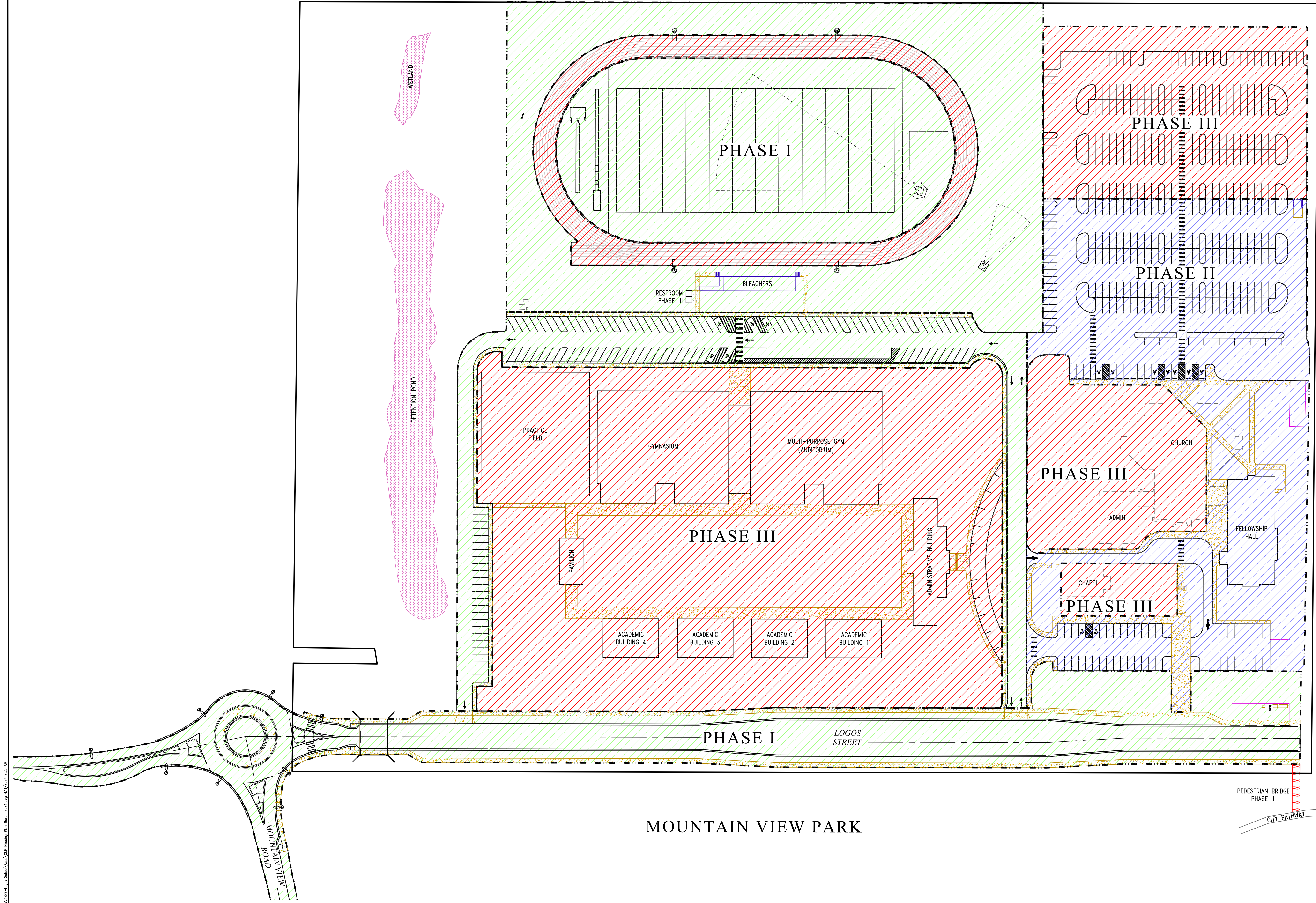
- Academic Building
- Pavilion
- Competition Gym

TOTAL COST

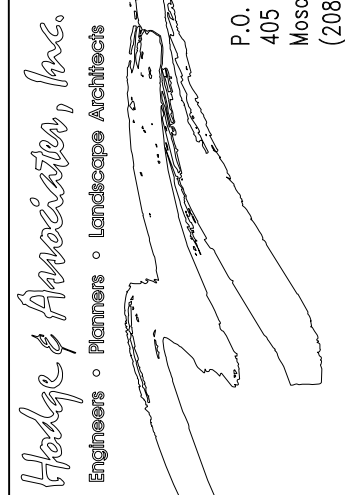
\$29,500,000







SCALE: 1" = 60'



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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

LOGOS PROPERTY  
PHASING PLAN 2024  
LOGOS SCHOOL  
LOGOS STREET  
MOSCOW, ID  
(208) 882-1226

|              |                                   |
|--------------|-----------------------------------|
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| Drafted by:  | SW/NN                             |
| Checked by:  |                                   |
| File Name:   | Logos Phasing Plan March 2024.dwg |
| Tab:         | 24X36d One                        |
| Layer Style: | TOPO                              |
| Plot Style:  | Default.ctb                       |
| Project:     | 3789-8-15                         |
| Date:        | 4/4/24                            |





DESIGN BY:  
**Harby + Points, LLC**

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monique@harbypoints.com  
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**Design Draftsman**  
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Shea@harbypoints.com  
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# LOGOS SECONDARY SCHOOL

FLOOR PLAN CONCEPTS - OCTOBER 19, 2023

LOGOS SECONDARY  
SCHOOL

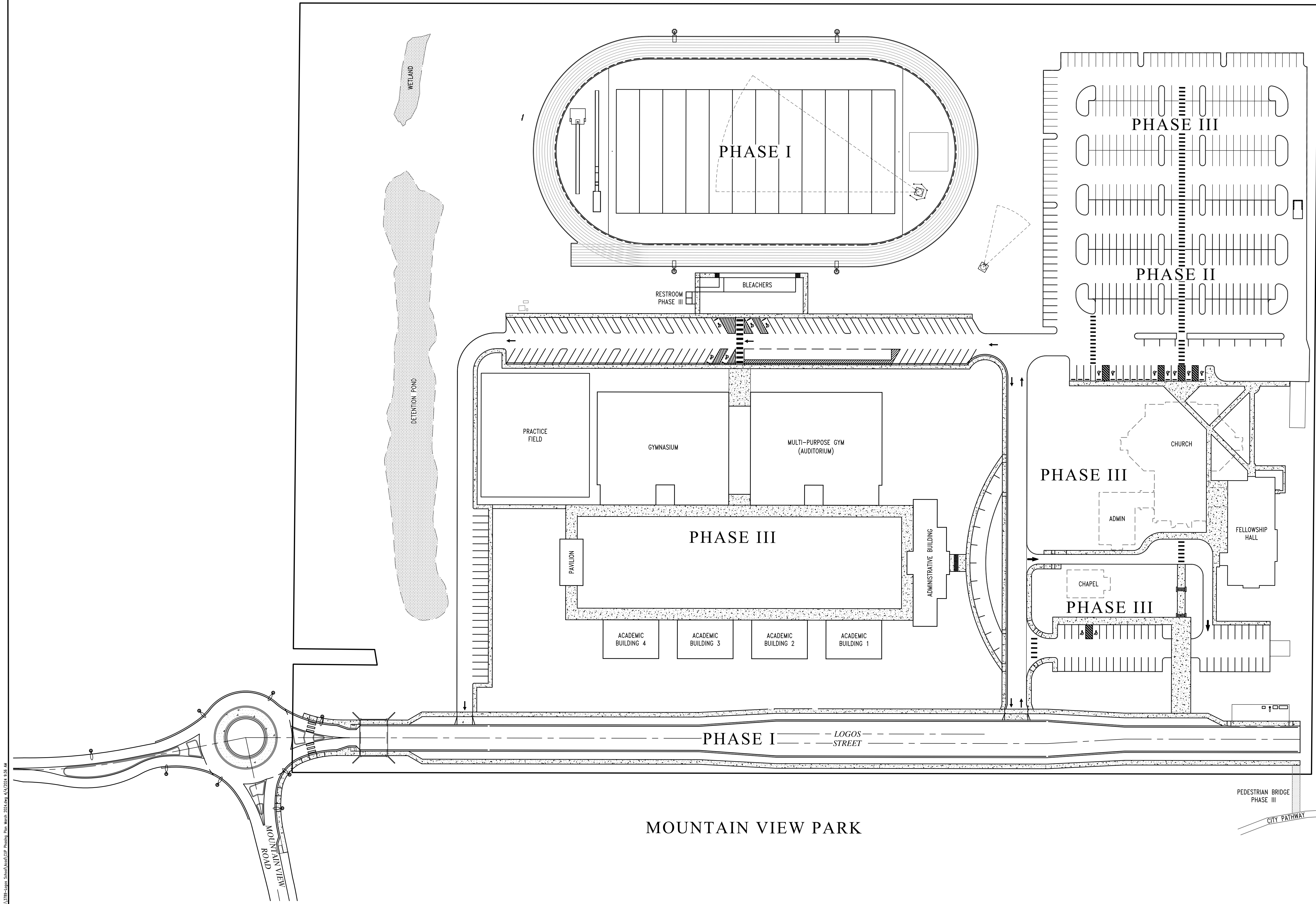
CLIENT:

Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

A1





MOUNTAIN VIEW PARK

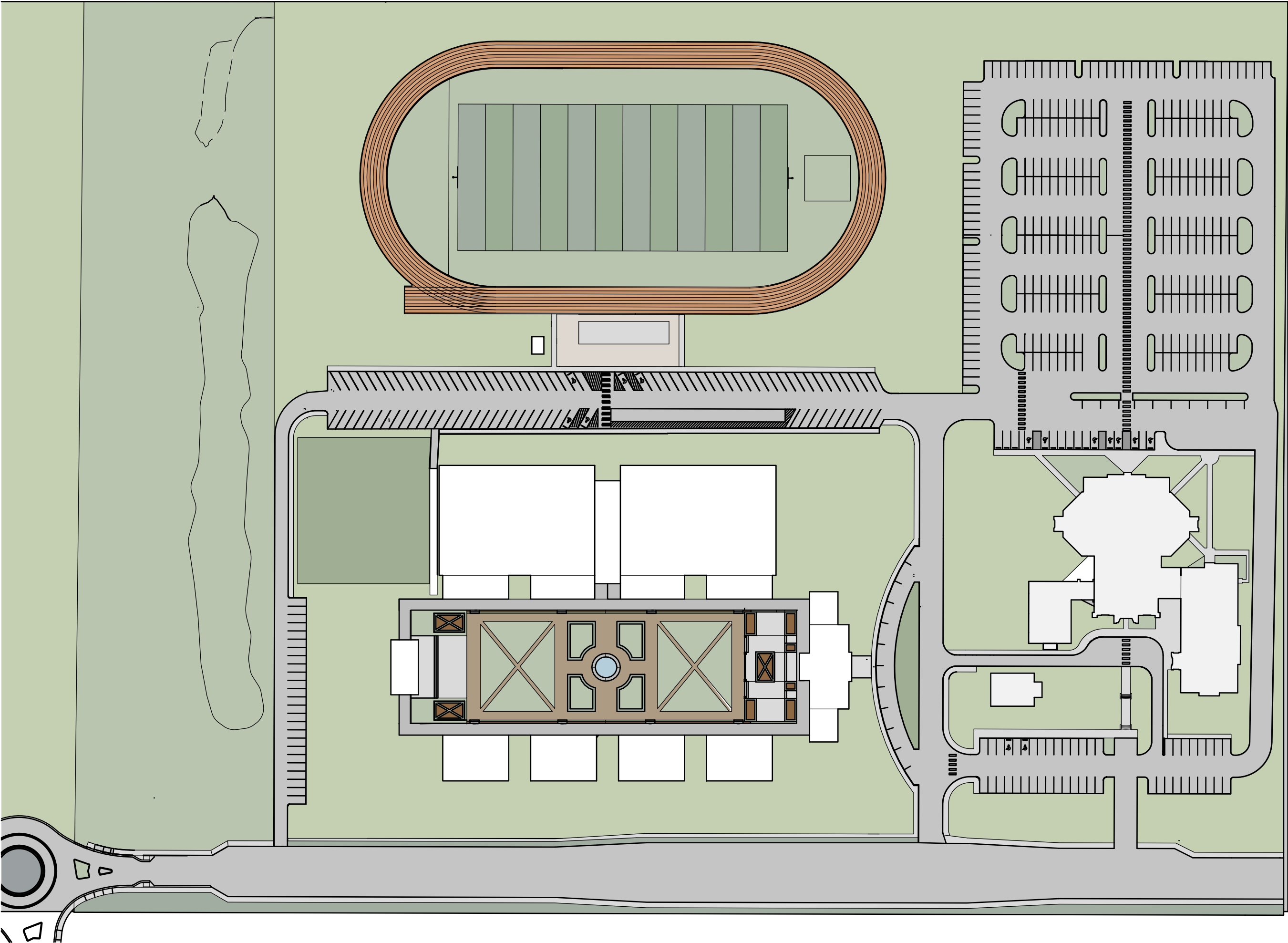
SCALE: 1"= 60'

Hodge & Associates, Inc.  
Engineers • Planners • Landscape Architects  
P.O. Box 8728  
405 S. Washington Street  
Moscow, ID 83843  
(208) 882-1520

PRELIMINARY  
NOT FOR  
CONSTRUCTION

LOGOS PROPERTY  
PHASING PLAN 2024  
LOGOS SCHOOL  
LOGOS STREET  
MOSCOW, ID  
(208) 882-1226

|              |                             |
|--------------|-----------------------------|
| Designed by: | SW/NN                       |
| Drafted by:  | SW/NN                       |
| Checked by:  |                             |
| File Name:   | Phasing Plan March 2024.dwg |
| Tab:         | Phasing Primary             |
| Layer Style: | TOPO                        |
| Plot Style:  | Primary.ctb                 |
| Project:     | 3789-8-15                   |
| Date:        | 4/4/24                      |







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# LOGOS SECONDARY SCHOOL

CLIENT:

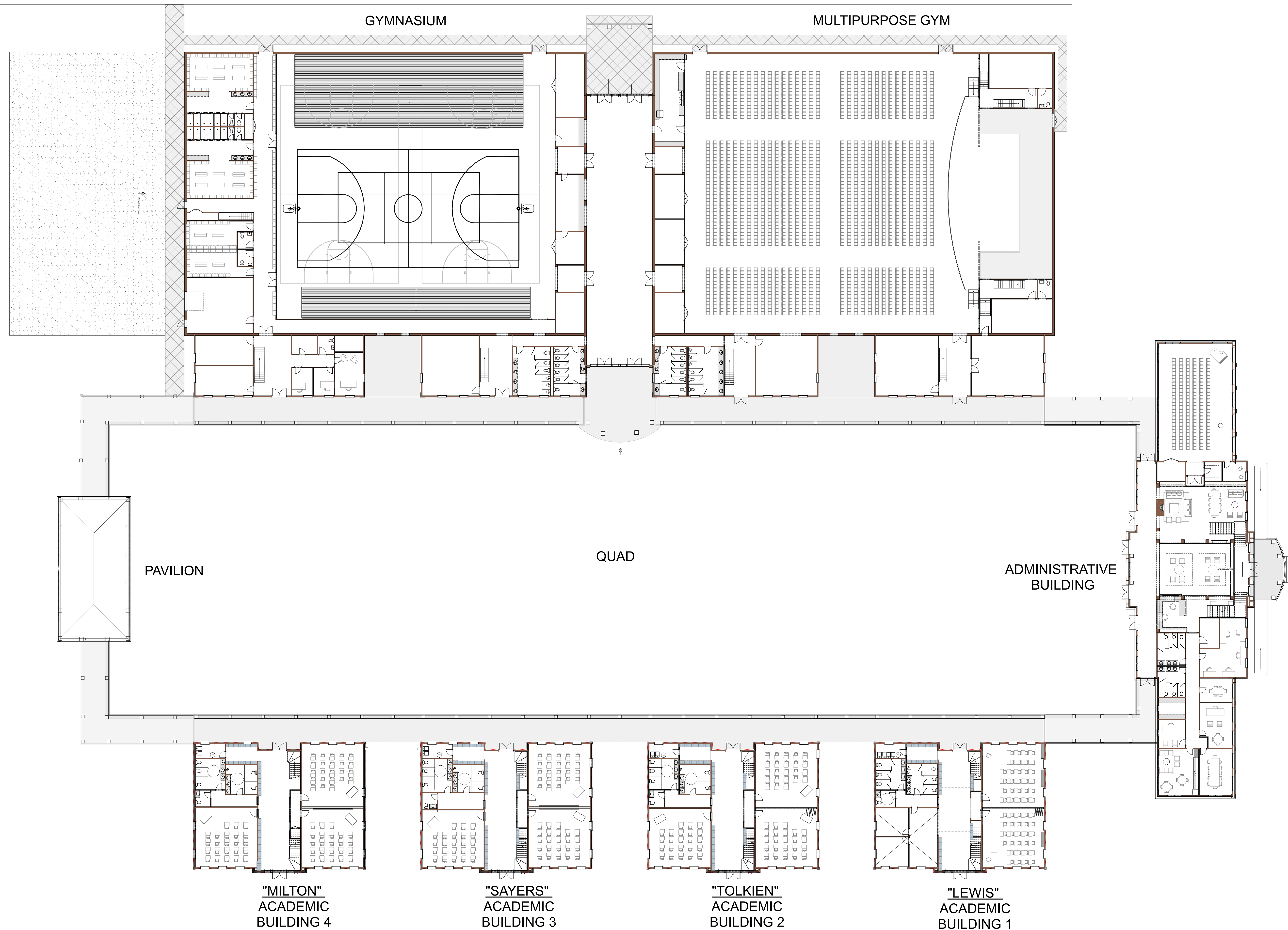
Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

# A3

1  
A3

**FLOOR PLAN OVERVIEW**  
SCALE 1/20"=1'







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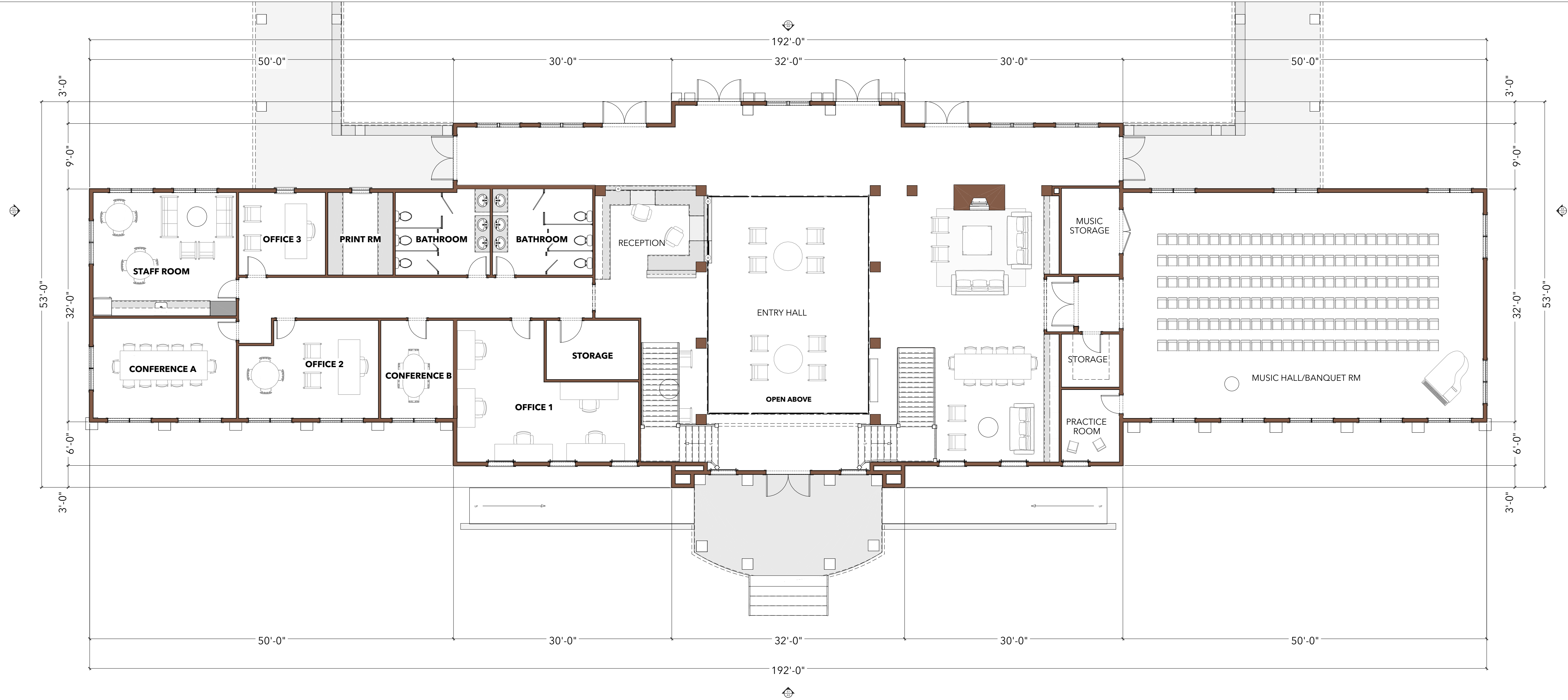
LOGOS SECONDARY SCHOOL

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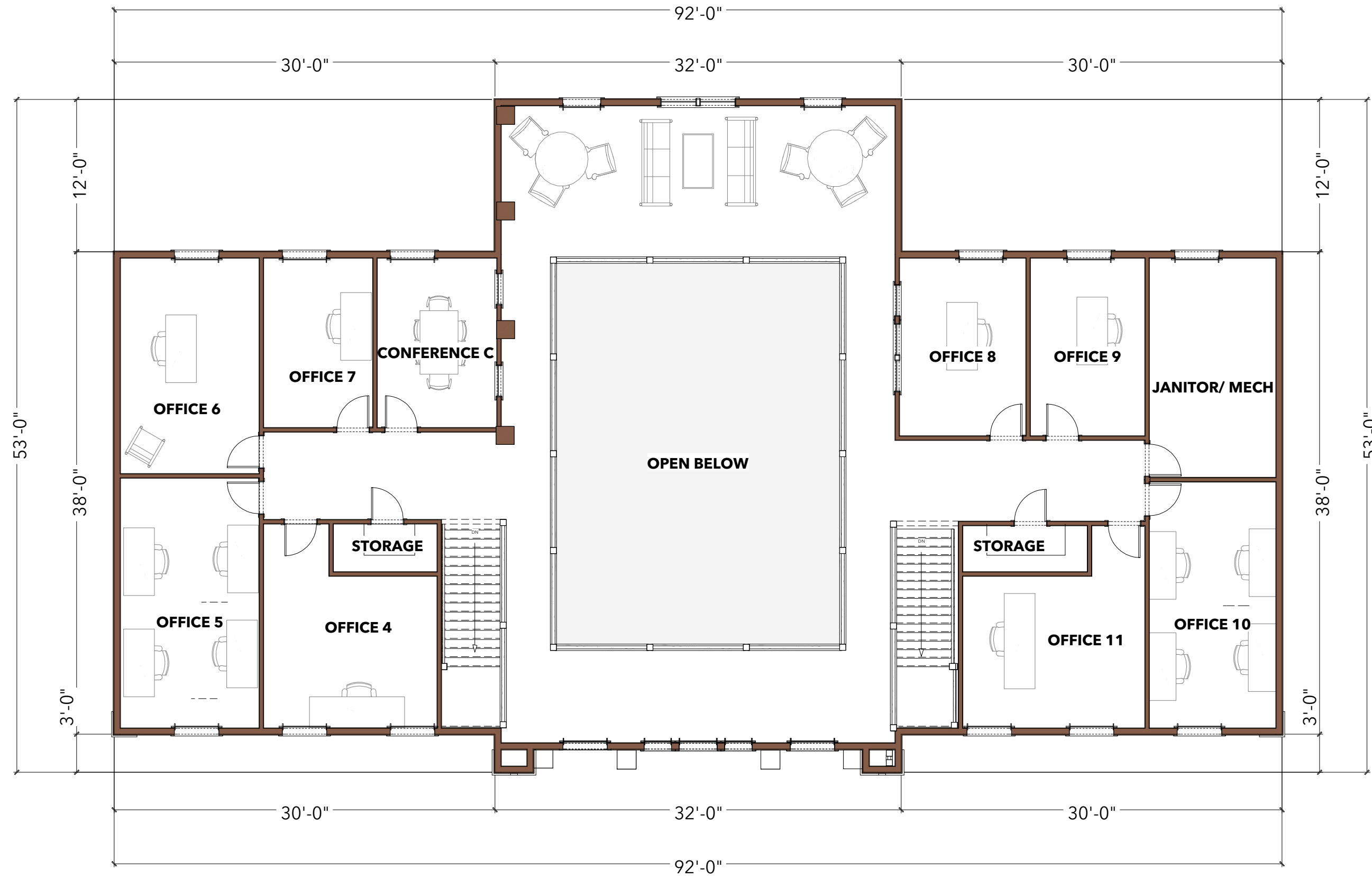
Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

A4



**GROUND FLOOR**  
SCALE: 1/8"=1'



**SECOND FLOOR**  
SCALE: 1/8"=1'

1  
A4

**ADMINISTRATIVE BUILDING FLOOR PLAN - 11,024 sqft**  
SCALE: 1/8"=1'





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LOGOS SECONDARY  
SCHOOL

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DATE:  
11/16/23

A5



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION LEFT

1  
A5

ADMINISTRATIVE BUILDING FLOOR PLAN - 11,024 sqft  
SCALE: 1/8"=1'





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EXTERIOR ELEVATION BACK



EXTERIOR ELEVATION RIGHT

LOGOS SECONDARY  
SCHOOL

CLIENT:

Logos School  
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mwhitling@logosschool.com

DATE:  
11/16/23

A6

1  
A6

ADMINISTRATIVE BUILDING FLOOR PLAN - 10,599 sqft  
SCALE: 1/8"=1'





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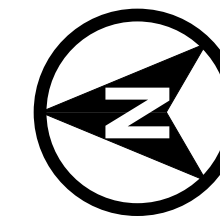
**Design Draftsman**  
Shea Sullivan  
Shea@harbypoints.com  
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LOGOS SECONDARY SCHOOL  
ACADEMIC BUILDING

CLIENT:

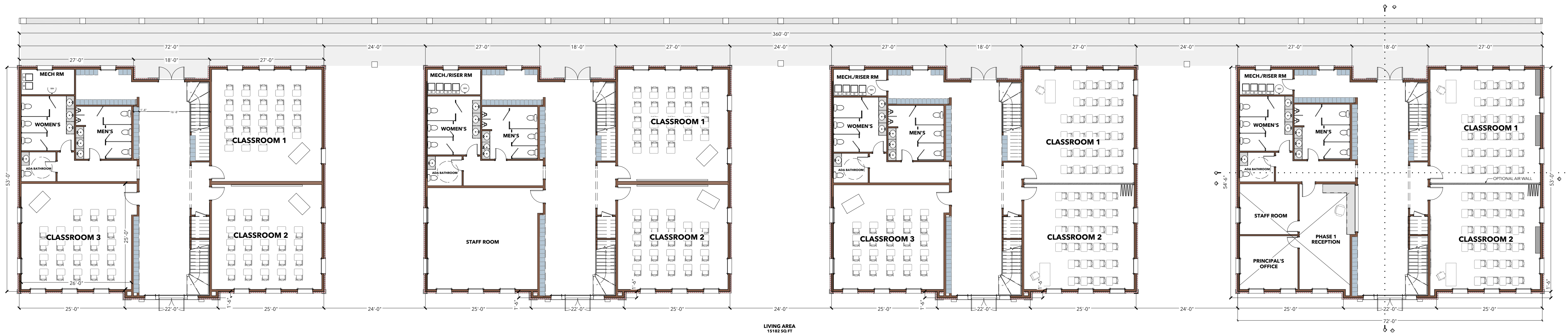
Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
2/9/24



A7

## GROUND FLOOR



### "MILTON" ACADEMIC BUILDING 4

FIRST FLOOR MIDDLE SCHOOL  
CLASSROOMS 1 - 3  
7TH -8TH  
SECOND FLOOR HIGH SCHOOL  
CLASSROOMS 4 - 7  
9TH - 12TH GRADE

### "SAYERS" ACADEMIC BUILDING 3

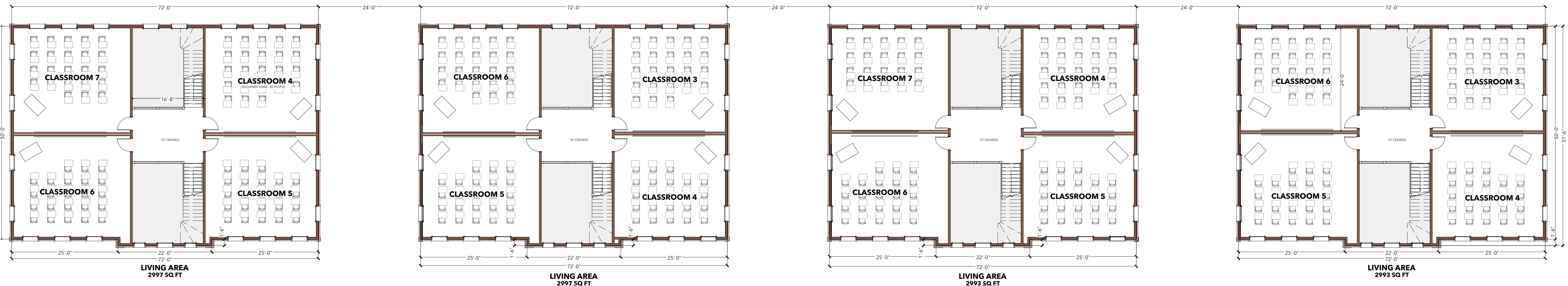
FIRST FLOOR MIDDLE SCHOOL  
CLASSROOMS 1 - 2  
7TH -8TH  
SECOND FLOOR HIGH SCHOOL  
CLASSROOMS 3 - 6  
9TH - 12TH GRADE

### "TOLKIEN" ACADEMIC BUILDING 2

FIRST FLOOR MIDDLE SCHOOL  
CLASSROOMS 1 - 3  
7TH -8TH  
SECOND FLOOR HIGH SCHOOL  
CLASSROOMS 4 - 7  
9TH GRADE

### "LEWIS" ACADEMIC BUILDING 1

HIGH SCHOOL BUILDING  
ALL CLASSROOMS  
10TH - 12TH



## SECOND FLOOR

1  
A3

ACADEMIC BUILDINGS FLOOR PLAN - 6379 SQFT /BUILDING  
SCALE: 1" = 12'





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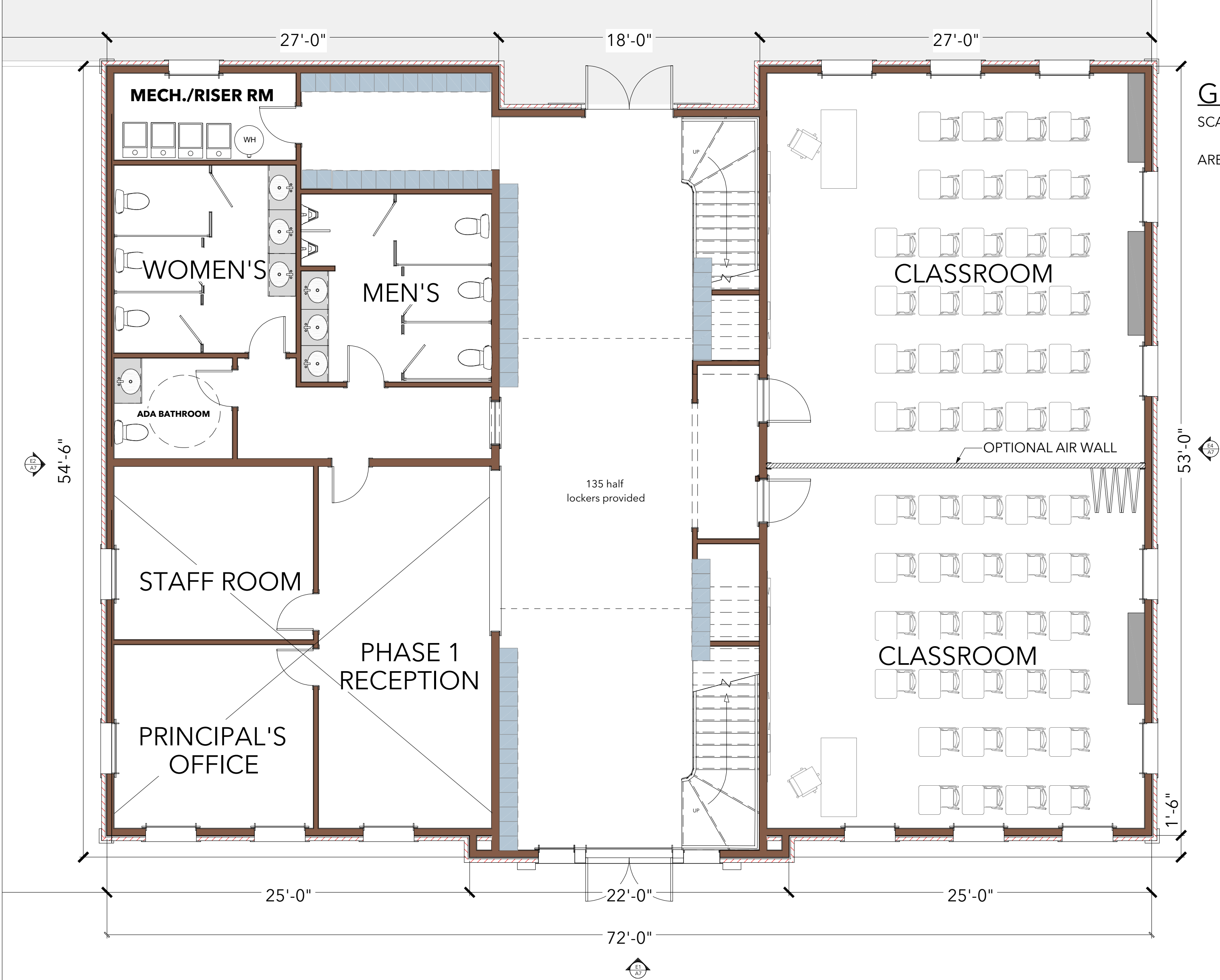
LOGOS SECONDARY SCHOOL

CLIENT:

Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

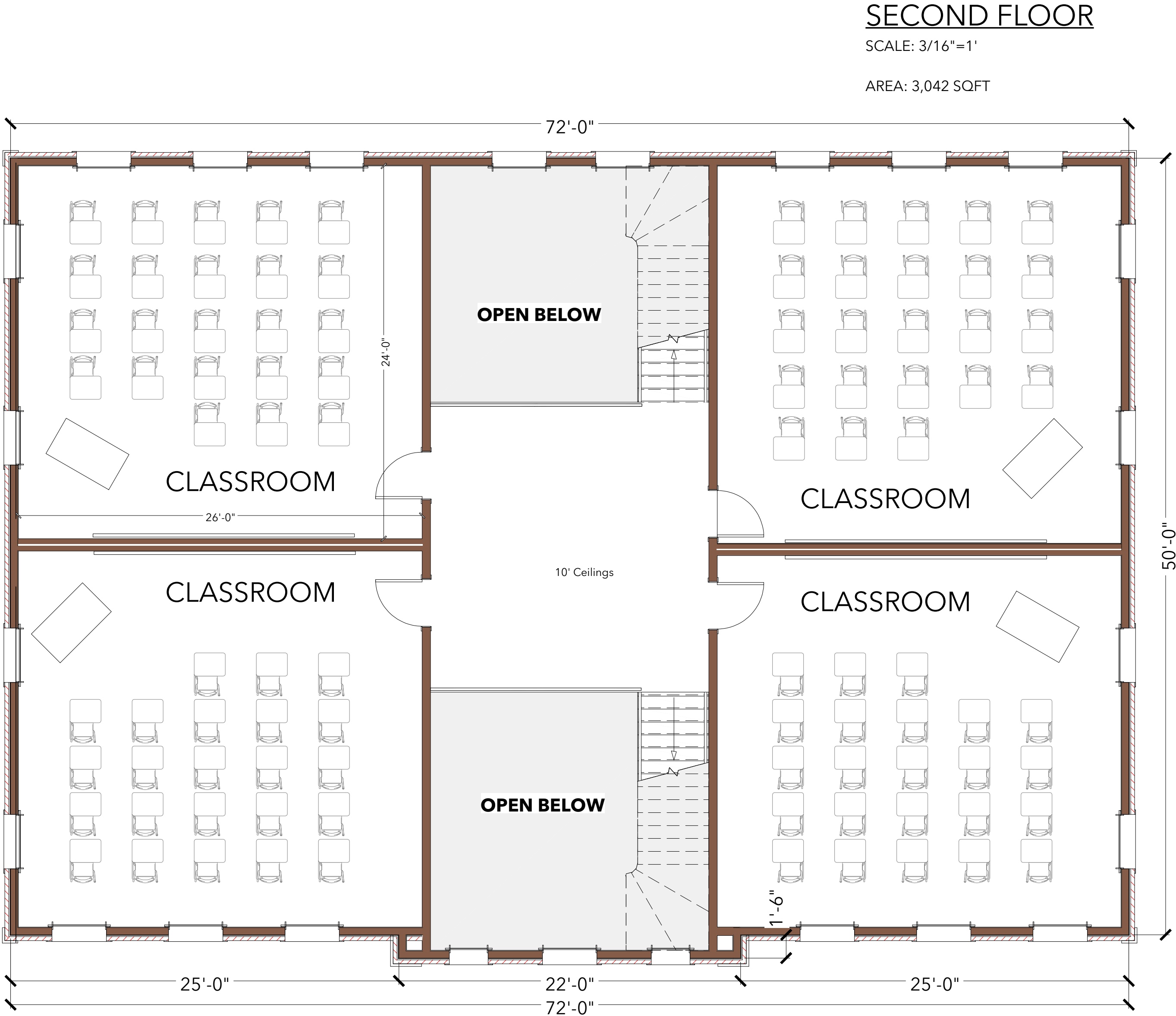
A8



GROUND FLOOR

SCALE: 3/16"=1'

AREA: 3,587 SQFT



SECOND FLOOR

SCALE: 3/16"=1'

AREA: 3,042 SQFT





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LOGOS SECONDARY  
SCHOOL

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Matt Whiting  
mwhitling@logosschool.com

DATE:  
11/16/23

A9



FRONT EXTERIOR ELEVATION  
SCALE: 1/4"=1'



LEFT EXTERIOR ELEVATION



BACK EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION

1  
A9

ACADEMIC BUILDING ELEVATIONS  
SCALE: 1/8" = 1'









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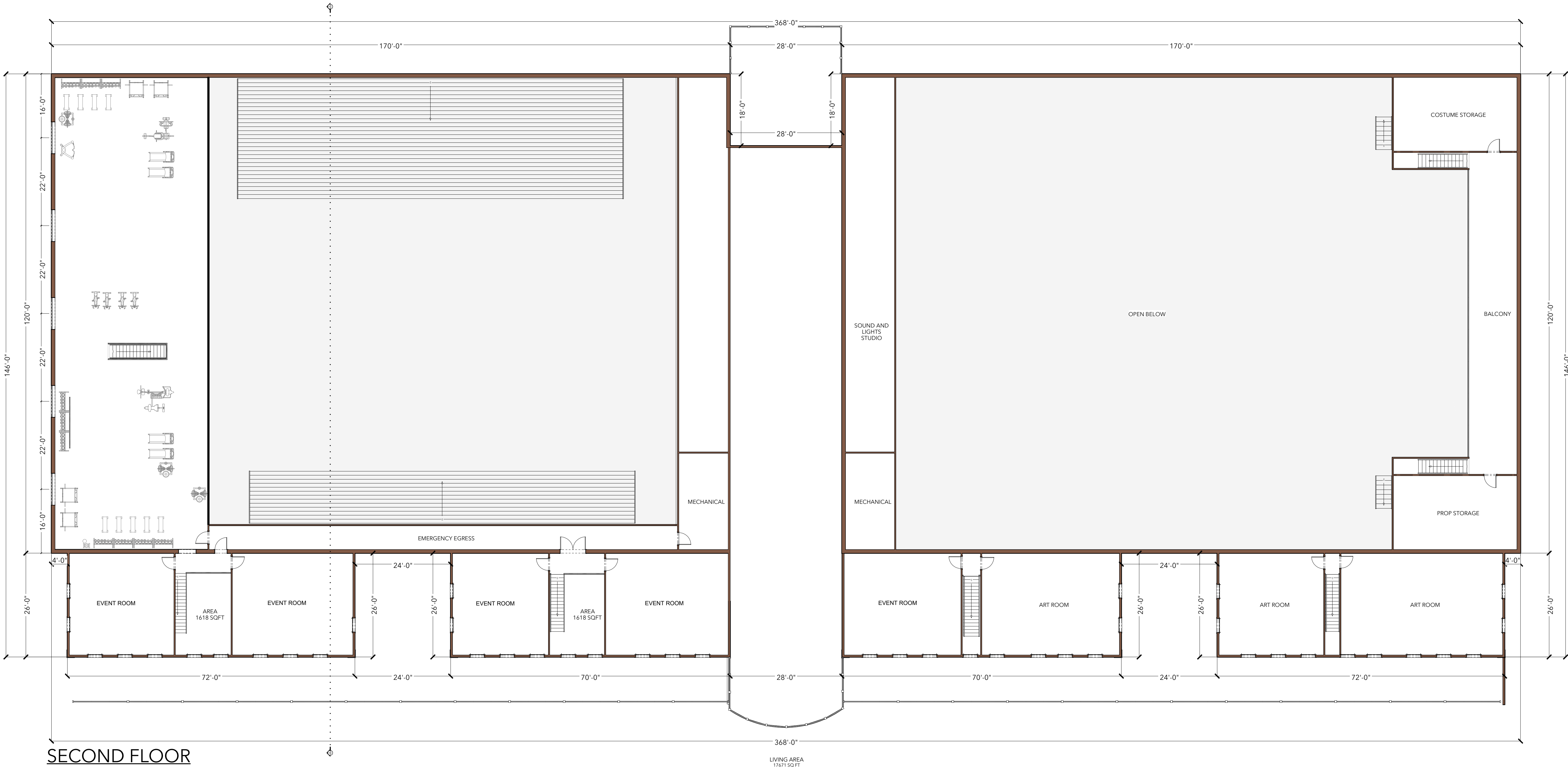
LOGOS SECONDARY  
SCHOOL

CLIENT:

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Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

A11



**GYMNASIUM/ MULTI-PURPOSE GYM**  
**SECOND FLOOR PLAN**  
SCALE: 1" = 13'





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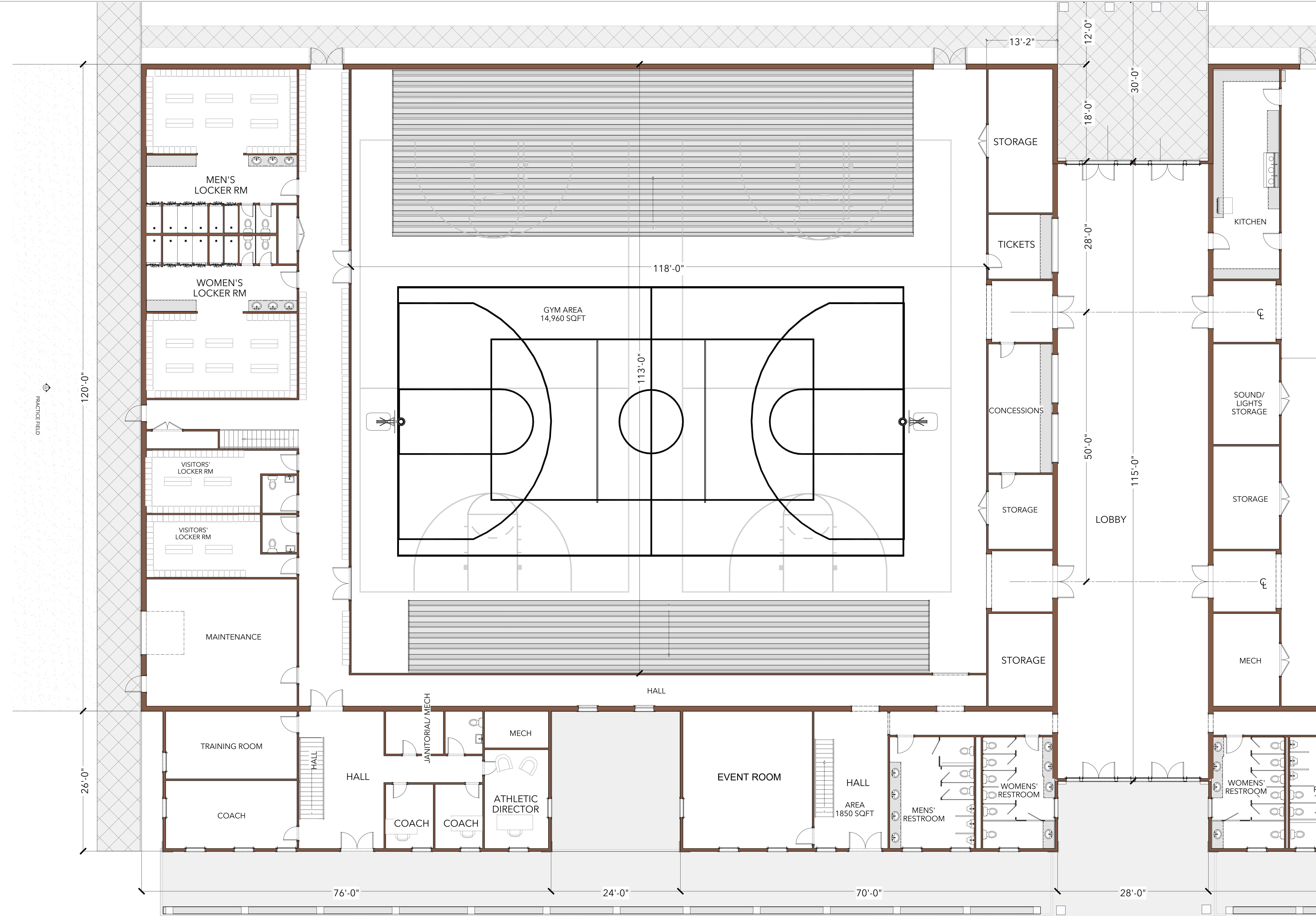
LOGOS SECONDARY  
SCHOOL

CLIENT:

Logos School  
Matt Whitting  
mwhitting@logosschool.com

DATE:  
11/16/23

A12



1  
A12

**GYMNASIUM FLOOR PLAN**  
SCALE: 1/8" = 1'





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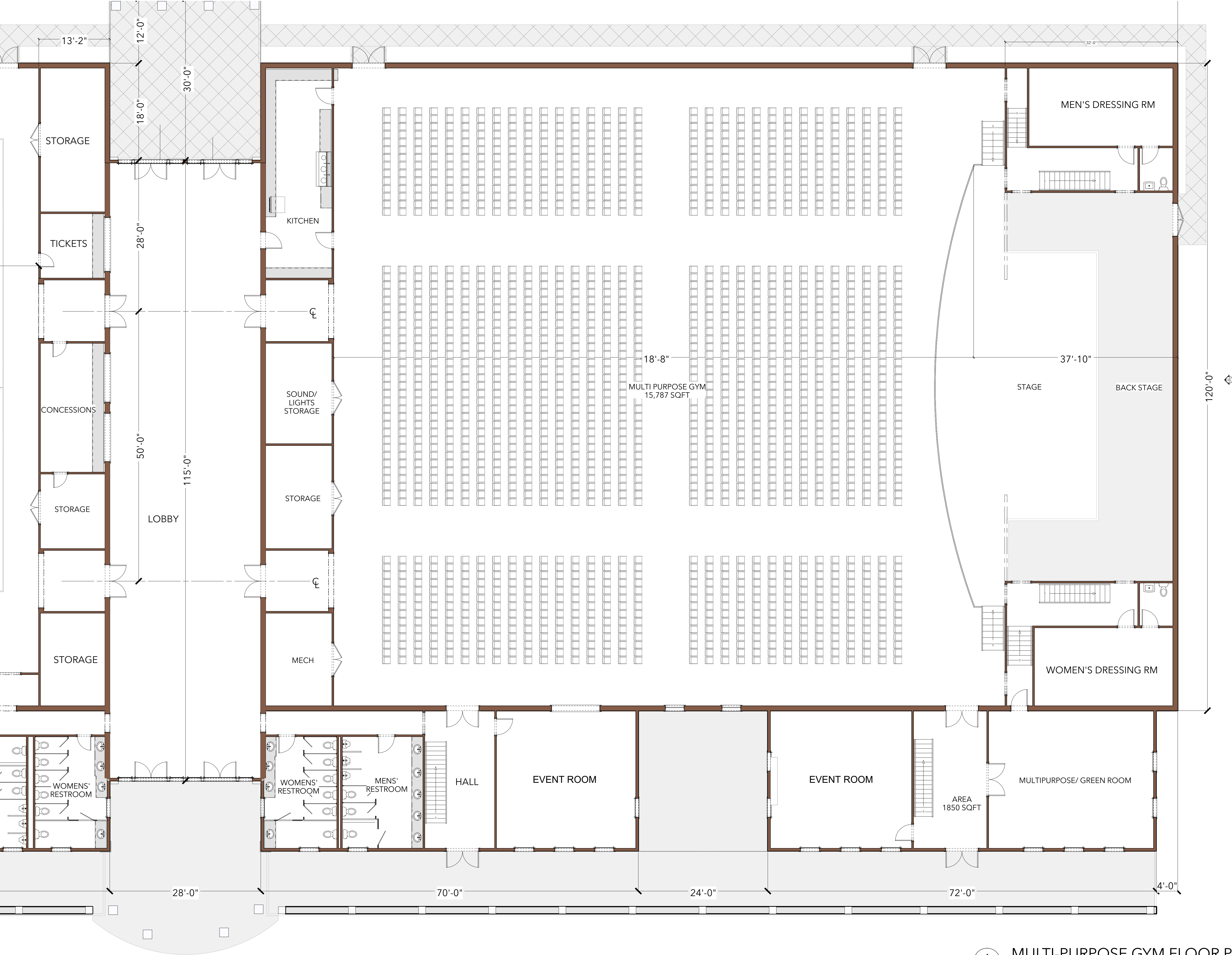
LOGOS SECONDARY  
SCHOOL

CLIENT:

Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

A13



1  
A13

MULTI-PURPOSE GYM FLOOR PLAN  
SCALE: 1/8" = 1'





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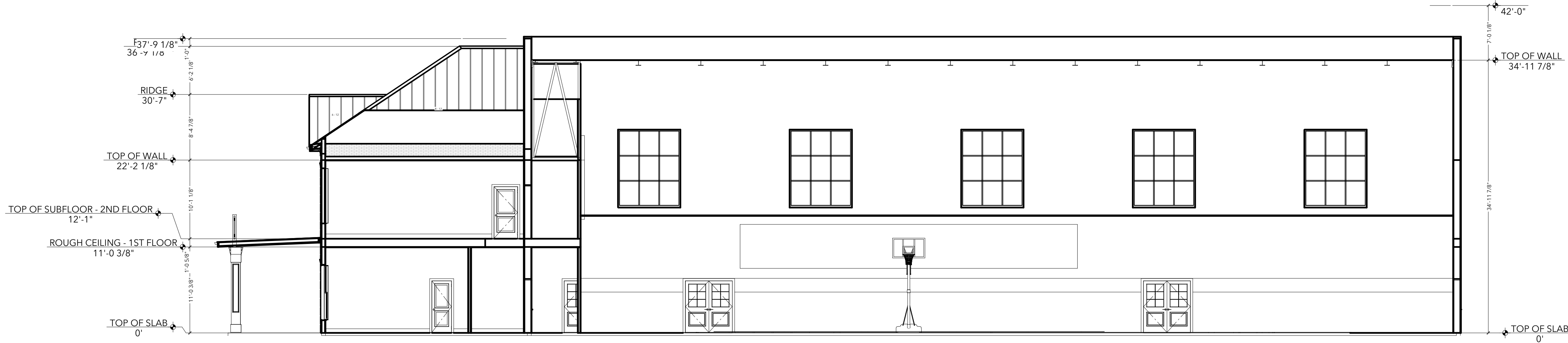
LOGOS SECONDARY SCHOOL

CLIENT:

Logos School  
Matt Whitling  
mwhitling@logosschool.com

DATE:  
11/16/23

A14



CROSS SECTION 2

1  
A14

GYMNASIUM SECTION  
SCALE: 1/8"=1'





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LOGOS SECONDARY SCHOOL

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DATE:  
11/16/23

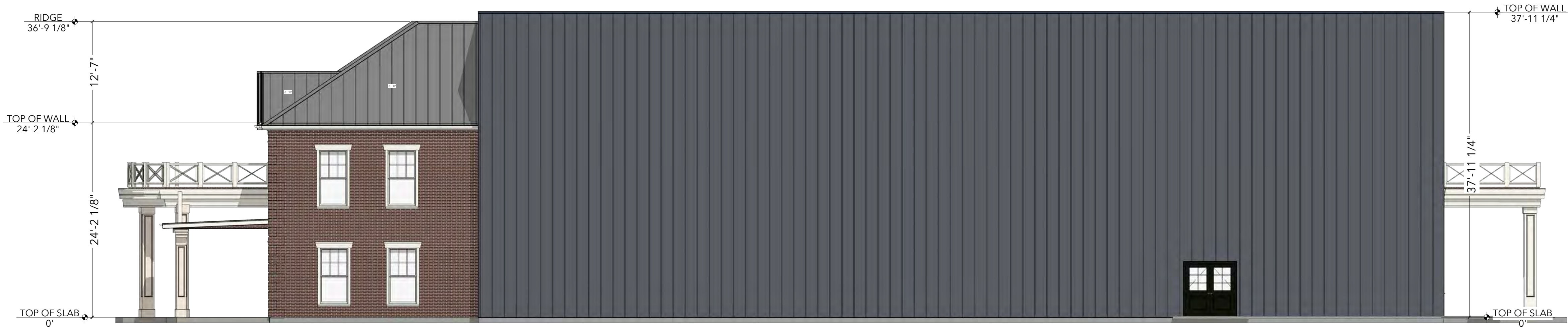
A15



ELEVATION 1



ELEVATION 1



ELEVATION 2

1  
A15

**GYMNASIUM ELEVATION**  
SCALE: 1/8"=1'





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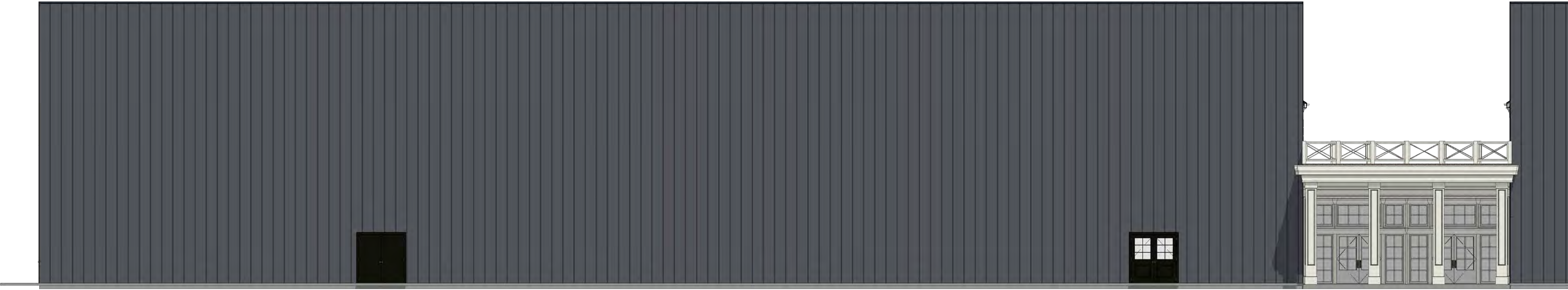
LOGOS SECONDARY  
SCHOOL

CLIENT:

Logos School  
Matt Whitling  
mwhitling@logoschool.com

DATE:  
11/16/23

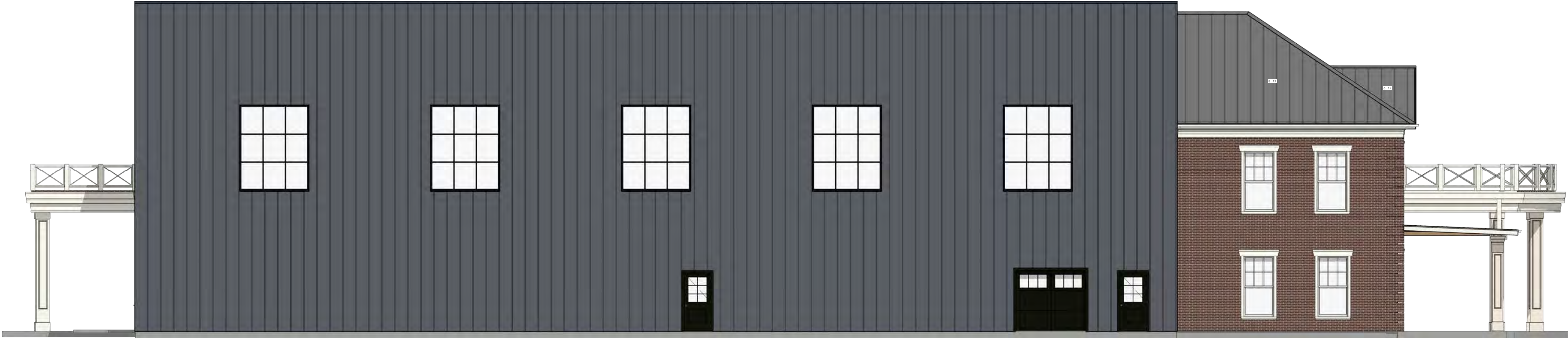
A16



ELEVATION 3



ELEVATION 3



ELEVATION 4

1  
A16

GYMNASIUM/ AUDITORIUM SECOND FLOOR PLAN  
SCALE: 1" = 13'











**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 FOR AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT 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 4-3-4.**

**WHEREAS**, the applicant filed application for an amendment to the existing Conditional Use Permit on September 9, 2021; and

**WHEREAS**, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on November 17, 2021; 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. This matter came before the Moscow Board of Adjustment hearing on June 28, 2016 and was approved with seven 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;*



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- 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, as described in Phase I of the original phasing plan. 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 I 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, 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.*
11. 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.
  12. 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.
  13. The total of required parking for use of the Fellowship Hall proposed in Phase II is 248 parking stalls.
  14. 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 and the Track and Field. 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.
  15. The development requires 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.
  16. As originally approved, the construction of a public street is required from Mountain View Road to the southern property line, including a bridge across Paradise Creek at the southwest 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.



17. 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.
18. The development will have two dedicated one-way vehicular travel lanes 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.
19. In order to accommodate pedestrian access to the site via 'F' Street, the 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.
20. 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 4-3-4).
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 phasing amendment does not change the nature of what is approved, only the timing of the buildings being constructed.
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 amendment to the phasing plan will not change the nature of the approved Conditional Use Permit.
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 2019 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. The change to the phasing plan does not create an additional demand for streets, public facilities and services. The site will be adequately served by the approved Conditional Use Permit requirements.

5. **Will the proposed use endanger the public health or safety if located where proposed?** The private school campus and church, as approved, will not endanger the public health or safety if located where proposed. The 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. The change to the phasing plan does not change the what is approved only the sequence of the buildings being constructed.
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.

### III. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the City of Moscow Board of Adjustment approves the amendment to the phasing plan for the Conditional Use Permit for a school and church located at 1515 N Mountain View Road, with one condition:

1. In accordance with M.C.C. 4-8-4(H) and M.C.C. 4-8-4(I), the term of approval of the Conditional Use Permit shall not exceed two (2) years from the date of the final decision with the ability to apply for an additional two (2) year extension prior to expiration.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE 29 DAY  
OF NOVEMBER, 2021.



Mark Monson, Vice-Chair  
Board of Adjustment



**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