

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~

April 24, 2019

Leah Carlson
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

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

The meeting was called to order at 7:01 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Annette Bieghler, Steve Bush, Marshall Comstock, Mark Monson, Laurene Sorensen, Tim Thomson

MEMBERS ABSENT: None

STAFF IN ATTENDANCE: Leah Carlson, Mike Ray, Anne Peterson

1. Approval of Minutes from March 4, 2019.

Thomson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Thomson
SECONDER:	Sorensen
ABSTENTIONS:	Comstock, Monson

2. Public Hearing: Proposal for a Conditional Use Permit to construct a new 7,860 sf Educational Services Facility at 1723, 1733, and 1753 East F Street – LUP2019-0010

Carlson presented the proposal for a new middle school on the existing school property, including reconfiguration of the fire lanes, parking lots and pathways. Subject property is within the Medium Density Residential Zoning District and is surrounded primarily by single-and two-family housing, as well as the Hamilton Indoor Recreation Center to the north. A CUP approved in 2000 allowed the Charter School and daycare operation. The sitting Board of Adjustment chose to allow as part of the CUP process a reduction in the required landscape buffer on the western side of the property due to financial constraints of the applicant. The applicant was allowed to install the Type 'A' buffer around the main playground only and a three-foot landscape strip along the remaining perimeter of the property. In 2014, another CUP allowed the addition of a portable classroom building and paved pathway. For this CUP, a Type 'A' buffer will be required on the eastern property line which will be impacted by development, but because the western property line will not be impacted by development, staff is not requiring additional landscaping in that area. The new parking lot will also require a three-foot landscape buffer. Carlson reviewed how the application more than adequately addressed the required loading spaces, general parking and handicap spaces. Staff recommended approval of the application with no conditions.

Bazzoli asked how the City justified not requiring the landscape buffer on both sides of the property when the impact appeared to be the same on all side. Carlson said the drive lane on the western side was not changing so that side wasn't impacted as much. Comstock asked why any buffer was required when the abutting property was the same zoning district and Carlson explained that institutional uses require the buffer regardless of the neighboring zoning.

Public hearing opened at 7:11.

Tony Bonicelli, Administrator of Moscow Charter School, testified the expansion has been in the works for many years. The facility will benefit the students as well as the community, because a reciprocal agreement with the City allows Parks & Recreation programming to use the school building during the summer in exchange for the school using the HIRC for PE classes during the school year. The new building will include five middle school classrooms and a science lab. One classroom will have cooking facilities for life skills courses, and also be a multi-use room for all grade levels. The school does not intend to expand beyond its 198-student capacity.

Thomson inquired about the building being demolished. Bonicelli said it was previously a residence and then housed the daycare, and now houses the English/language arts and life skills classroom and counseling office. The house and portable won't be demolished until the new construction is complete. The school has offered the house to the Fire Department to use as a practice burn. Bush asked for more detail on how drop-offs would occur. Bonicelli explained a temporary route that will include use of the HIRC parking lot and said there would also be additional crossing guards. Busses will have a completely separate route to avoid traffic back-ups. Once all construction is complete (anticipated in October) then all drop-off traffic will occur within the school parking lot.

Public hearing closed at 7:20.

Comstock said it was a straightforward project that offers a better design than what exists currently. Bush asked again about the eastern landscape buffer and she said staff determined that combining the three-foot parking lot buffer and ten-foot Type 'A' buffer into one ten-foot buffer would be sufficient to meet all applicable developmental standards.

Comstock moved approval of the Conditional Use Permit with no conditions and directed staff to prepare relevant criteria and reasoned statement.

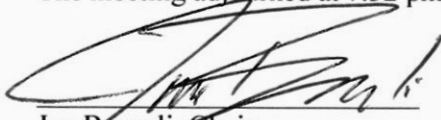
RESULT:	APPROVED BY ROLL CALL [UNANIMOUS]
MOVER:	Comstock
SECONDER:	Monson

3. Board Communications

Meeting to approve the RCS was scheduled for Wednesday, May 1, at 5:30. Next hearing date is Wednesday, May 15, to hear the Ice Rink CUP and Variance applications. In preparation for that hearing, Bazzoli asked that staff provide a very thorough history of all the CUP and Variance activity on this parcel to facilitate the Board's deliberations.

Adjournment

The meeting adjourned at 7:32 pm.


Joe Bazzoli, Chair

5/1/2019
Date