

BOARD *of* ADJUSTMENT



Joe Bazzoli
Commission Chair

~ Meeting Agenda ~

Mike Ray
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

<http://www.ci.moscow.id.us/agendacenter>

Thursday
August 8, 2019

7:00 PM

Council Chambers
221 E 2nd Street

Call to order

1. Approval of Minutes from July 18, 2019

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

2. Approval of Relevant Criteria and Standards [ACTION ITEM]:

1. Proposal for a Variance at 102 North Lilly Street – LUP2019-0022

2. Proposal for a Conditional Use Permit at 1428 South Blaine Street – LUP2019-0018

ACTION: Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

3. Public Hearing: Proposal for a Variance 412 E Third Street - LUP2019-0026 [ACTION ITEM]

Variance application to waive additional off-street parking requirements for the renovation of the remaining floors of the 1912 Center, located at 412 E Third Street.

ACTION: Conduct the public hearing upon the proposed variance request and upon consideration of any testimony presented, approve the variance request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the variance request with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the variance request and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

4. Board Communications

5. Other Business

Adjournment

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
July 18, 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 7:00 PM

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

MEMBERS ABSENT: Laurene Sorensen, Tim Thomson

STAFF IN ATTENDANCE: Mike Ray

1. Approval of Minutes from June 25, 2019.

Bieghler moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Bieghler
SECONDER:	Bazzoli
AYES:	Bazzoli, Bieghler
ABSTENTIONS:	Bush, Comstock, Monson

2. Public Hearing: Proposal for a Variance at 102 North Lilly Street – LUP2019-0022

Variance application to reduce side yard setbacks on a nonconforming lot within the Multiple Family Residential Zoning District (R-4) per Moscow City Code 4-4-2.

Ray presented the application, explaining the applicant wishes to demolish the existing house and build a new single family home with sideyard setbacks of three feet on the north side with 18" eaves, and one foot on the south side with no eaves. Current setbacks in the R-4 zone require five feet on both sides. The nonconforming lot is only 20 feet wide and a total area of 2,505sf. City code allows one single family dwelling and customary accessory buildings on nonconforming lots of record within a zone where single family dwellings are permitted. Subject lot is primarily surrounded by residential development including single family dwellings, duplexes, apartments and condos currently under construction. Applicant's proposed structure will be 70ft x 16ft. Attached garage will be accessed off the rear alley. Staff recommended approval of the proposal with one condition:

- 1) The applicant shall be required to maintain a three-foot (3') setback on the both sides of the subject property where the building eaves may encroach up to twelve inches (12") into the setback. (Changed from what appeared in the packet.)

Bazzoli said fire code requires building walls within 10 feet of each other have a one-hour fire rating, so a setback of less than five feet would impact the adjacent property owners' options if the applicant doesn't have fire-rated walls. Ray said a structure within three feet of the property line would be required to have a one-hour rated wall, and the designs included in the application were just conceptual but at the building permit stage the applicant would need to meet all building and fire code requirements. Ray suggested if the Board wished to allow one foot on one side and three feet on the other, that the three-foot setback should be on the south side because it would be easier to make the north side wall fire rated. Ray added that staff's

concern with a one-foot setback is the ability to do maintenance in that narrow of an area without trespassing onto the neighbor's property. Bazzoli asked about building height maximums in relation to property lines, and whether the south side roof peak created any problems. Ray said the zone has a blanket 40-foot height restriction. Comstock asked how far the current structure on the adjoining parcel to the north was from its south property line. Ray thought it was surveyed at around 7.5 feet from the property line.

The public hearing opened at 7:16 p.m.

Wulf Costello, 2279 Poleline Road East in Twin Falls, stated his goal is to build a safe and comfortable dwelling for his kids as they attend the university. His initial idea of building on the footprint of the current home was unfeasible so his proposed dwelling ended up 16 feet wide. He believes a new, aesthetically pleasing structure in the area would likely increase the home values in the neighborhood. Staff's recommendation of three-foot setbacks would limit him to a 14-foot wide house which is narrower than a single-wide trailer. His options if the variance is not approved would be 1) losing the \$1500 in planning and deposits, or 2) leave the property as is which he didn't think would be ideal for anyone. His proposal would also eliminate the current encroachment issue with the neighboring park.

Comstock asked Costello if he was comfortable with staff's recommendation of one foot on the north and three on the south. Costello said yes. Bazzoli confirmed with Costello that his ultimate goal is a 16-foot exterior which would allow for more usable interior space. Bush asked about Costello's proposed path that encroaches on the park property. Costello said that was an earlier idea that didn't get updated on his final submission.

Victoria Seever, 121 N Lilly, wished to see the application approved with staff's recommendation of three feet on each side. She has lived across the street for 30 years and is very familiar with the existing structure. Building a new dwelling within the property lines would provide a good opportunity to reclaim the park land. She said there is a drainage area in the back that would need to be protected. She said many houses on Lilly are on the same size lots but have more livable square footage, so the applicant doesn't face any undue hardship. She thought the proposed structure would be a nice addition to the neighborhood.

The public hearing closed at 7:30 p.m.

In terms of practical usable space, Bazzoli said a 16-foot exterior would provide room for a three-foot hallway and roughly 11.5-foot wide room. A 14-foot exterior would allow for a hallway and 9.5-foot room. Comstock small lots are very problematic. He moved approval of the variance with the recommendation from staff for a one-foot setback on the north and three-foot setback on the south, to allow the 16-foot structure. Bazzoli said a 16-foot wide structure could actually have two feet on each side depending on the wall construction. Comstock then restated his motion to approve the variance to allow a 16-foot structure and leave the placement decision to the applicant.

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

Ray asked for clarification on the motion and Comstock said the applicant could choose two-foot setbacks on either side, or three feet on one side and no less than one foot on the other. Bazzoli said that would provide flexibility depending on windows, fire ratings, etc.

Comstock moved to direct staff to prepare the Reasoned Statement of Relevant Criteria and Standards.

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

3. Public Hearing: Proposal for a Conditional Use Permit at 1428 South Blaine Street – LUP2019-0018

Conditional Use Permit application to operate a large childcare facility within the Motor Business (MB) Zoning District per Moscow City Code 4-3-4.

Happy Horizons is requesting approval for a large daycare in classrooms within the Real Life Ministries building. Facility hours would be 7am-6pm, Monday through Friday, serving 21 or more newborn to kindergarten-aged children with 10-20 employees. Subject property is located in the Motor Business zone, as are the properties to the east and west. R-3 zoning exists to the north and south. Off-street parking requirements have been met with the existing Eastside Marketplace parking lot which is owned by Real Life Ministries. Applicant is proposing to locate the two required loading zone spaces at the curb near the front of the building, leaving 22 feet of drive aisle width which meets standards. Reserved staff parking will be provided elsewhere in the parking lot. Ray said the daycare *license* had initially been denied because the proposed playground did not meet the code requirement of being adjacent to the daycare space. Applicant appealed that denial to City Council, and on May 6th the Council unanimously approved this deviation from the standard. The approved playground area is in the island at the center of the Eastside Marketplace. Staff recommended approval of the CUP with no conditions.

Comstock asked about the distance restriction of a school or daycare being from an establishment that serves liquor, citing two restaurants in the area. Ray said it was 500 feet, but the restriction is specifically for bars rather than restaurants that serve alcohol. Monson asked if there had been discussion about the play area being in the middle of a parking lot. Ray said staff had not discussed it and he wasn't sure what discussion Council had, but that they approved its location. Bieghler pointed out the Council minutes in the packet indicated Council Member Sullivan expressed concern, but that the play area would have a four-foot fence around it.

The public hearing opened at 7:44 p.m.

Art Garro, 1941 Crestview Drive, said he has worked 30 years in city government and they've always encouraged use of existing facilities whenever possible. The classrooms within Real Life Ministries are not used during the week so the proposal is to use them to provide daycare services for low income people in the community. They are seeking partners to help fund it. With regard to the play area, crossing guards will help the children across the drive and a four-foot high fence will be installed around the play area. He said there is a great need for affordable daycare so he thought this proposal was a win-win.

Alisa Anderson, from the Happy Horizons Board of Directors, said they have established a non-profit organization separate from the church and will be leasing the space. They will also use the kitchen to provide two meals a day, or maybe three depending on need. The children will wear reflective vests when they are outside and will be escorted by staff to the crosswalk, which will be flagged with "kid alert" warning signs. They hope to leave the playground open to the public on evenings and weekends, which would be another win-win for the community. They are hoping to team with other agencies in town to help fill the gaps they see in the community such as parents who can't currently afford or find a daycare spot, and care on non-school days when other daycares are typically closed.

The public hearing closed at 7:57 p.m.

Bazzoli said parking is typically a problem for daycares, but in this instance the staff report shows there is actually a surplus. He added that the use is allowable in the Motor Business zone and Council has already debated the playground location issue and approved it. Comstock thought it was a great facility for a daycare. Monson said Criteria #5 asks whether “the proposed use would endanger the public health or safety if located where proposed”, but he feels the applicant has mitigated those concerns so he didn’t have any objections. Bush asked whether two loading spaces were sufficient. Ray said that’s what the Code requires and he hasn’t heard any issues with it not being enough at other large daycares. Bush said other daycares have been required to provide ADA parking spaces and Ray said several already exist within the mall parking lot area.

Bush moved approval of the application as presented.

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

Monson moved to direct staff to prepare the Reasoned Statement of Relevant Criteria and Standards.

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

4. Board Communications

Ray reminded Board members of the next meeting on August 8th to hear a Variance application from the 1912 Center. Board members and both applicants were fine with holding the RCS approvals until that meeting.

Adjournment

The meeting adjourned at 7:57 pm.

Joe Bazzoli, Chair

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
VARIANCE REQUEST TO REDUCE THE SIDE YARD SETBACKS ON A NONCONFORMING
LOT LOCATED AT 102 N LILLY STREET WITHIN THE MULTIPLE FAMILY RESIDENTIAL
(R-4) ZONING DISTRICT PER MOSCOW CITY CODE 4-4-2.**

WHEREAS, the applicant filed an application for a variance on June 6, 2019; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on July 18, 2019; 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, Wilf Costello, is requesting a Variance to reduce side yard setbacks on a nonconforming lot located at 102 North Lilly Street within the Multiple Family Residential Zoning District (R-4).
3. The applicant plans to demolish the existing house and rebuild a new single-family home on the lot. Specifically, the applicant is proposing to reduce the side yard setbacks to three-feet (3') on the northern side of the property with overhangs encroaching eighteen inches (18") into the side yard setback and one-foot (1') on the southern side of the property with no encroaching overhang.
4. Lots under 50' wide within the R-4 Zoning District would require a minimum five-foot (5') side setback on both sides of a dwelling, creating a minimum ten-foot (10') combined side yard setback.
5. The existing house on the subject property has no side setbacks, even slightly encroaching upon the adjacent parkland to the south.
6. Lots within the R-4 Zoning District require a minimum width of fifty feet (50') with an area of 5,000 sf for a single-family house.
7. The lot is nonconforming because it is only twenty feet (20') wide with an area of 2,505 square feet.

8. The subject property is located within the Multiple Family Residential (R-4) Zoning District. According to the Zoning Code 4-2-4(G): *"The R-4 zoning district provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available, especially near the University of Idaho campus or the City Central Business Zoning District. Adequate transportation access should be given high priority in determining the appropriate location for the R-4 zoning districts."*
9. Adjacent properties to the north, south, east and west are all residential uses and also reside within the R-4 Zone.
10. Chapter 2 of the Comprehensive Plan, Land Use and Community Character, designates the subject property as Urban Mixed (UM). UM designated areas are,
"intended to provide for the infill development and adaptive re-use of areas that surround downtown. Within these areas, a mix of residential and limited commercial uses should be promoted through the development of small urban apartments, townhomes, and two- to three-story vertically mixed-use buildings. The urban mixed area should provide a pedestrian connection between the University of Idaho and downtown, and provide space for a variety of housing alternatives, niche retail, restaurants, artist studios, and personal and professional services. Off-street parking should be required, but the requirements should be reduced in this area due to the likely number of non-motorized travel the uses will attract."
11. The City of Moscow has adopted building code requirements that prohibit eaves from extending closer than two-feet (2') to any property line, and building walls that are closer than three-feet (3') from a property line are required to be constructed to a 1-hour fire-rated construction.
12. The Board finds that the applicant should be allowed to construct a sixteen-foot (16') wide dwelling and because of building code requirements should have the flexibility of shifting the building upon the lot so long as there is no less than one-foot (1') to any side property line.

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 is currently only twenty feet (20') wide and 2,505 square feet in size, which is substantially less than existing properties in the area and the minimum lot width and size of the R-4 Zoning District. Therefore, the Board finds that the existing size of the subject property is a special condition upon the property.

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?** If the application of the Zoning Code were applied for setbacks, the applicant would be limited to a house that is ten-feet (10') in width, which is substantially smaller than other dwellings in the R-4 Zone and surrounding area.
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 existing house on the property is currently twenty-feet (20') wide and encroaching upon the Lillian Woodworth Otness Park to the south. The proposed Variance will allow a new dwelling to be constructed that is entirely on the subject property. Additionally, there will still be minimal setbacks required to allow for exterior maintenance of the dwelling.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for a Variance to reduce the side yard setbacks on a nonconforming lot located at 102 N Lilly Street, with the following conditions.

1. The applicant shall be allowed to construct a sixteen-foot (16') wide dwelling, so long as there is no less than a one-foot (1') side yard setback on either side.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE _____
OF _____, 2019.

Joe Bazzoli, Chairman
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 LARGE CHILD
CARE FACILITY LOCATED AT 1428 SOUTH BLAINE STREET IN THE CITY OF
MOSCOW, IDAHO, WITHIN THE MOTOR BUSINESS (MB) ZONING DISTRICT PER
MCC 4-3-4.**

WHEREAS, the applicant filed an application for a Conditional Use Permit on June 28, 2019; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on July 18, 2019; 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, State Statutes, and Moscow City Code.
2. The applicant, Happy Horizons Inc., is requesting a Conditional Use Permit (CUP) to operate a large daycare facility within the Motor Business (MB) Zoning District. According to Moscow City Code 4-3-4, large day care services require a CUP within the MB Zoning District.
3. The facility would operate between 7:00 am through 6:00 pm, Monday through Friday and would serve 21 or more newborn to kindergarten-aged children. The proposed daycare would be located in a classroom within the Real Life Ministries. The day care would also have between 10-20 employees overall.
4. The subject property is 2.31 acres in size and currently used for general retail purposes. The lot is relatively flat and currently has five (5) structures on the site including the Eastside Marketplace, U.S. Bank Branch, Taco Bell, KFC, and Wingers Restaurant. Other stores within the Eastside Marketplace include Safeway, Sears, Lavender & Thyme, Dollar Tree, Mongolian BBQ Express, and Pro Nails.
5. The Health & Welfare Department as well as Les Schwab is directly to the east of the subject property. Northwest River Supplies occupies the property directly south of the subject property across Troy Highway. Latah County Fairgrounds is located directly to the north of

the subject property across White Avenue. Wells Fargo Bank is located directly to the west of the subject property across Blaine Street.

6. Within Chapter 2 of the Comprehensive Plan, Future Land Use and Growth Plan, designates the subject property as Auto-Urban Commercial.
7. The subject property is located within the Motor Business (MB) Zoning District which requires a Conditional Use Permit (CUP) for Large Child Care Facilities per MCC 4-3-4.
8. Properties to the north, east, and west of the subject property are also located within the MB Zoning District. Latah County Fairgrounds sits to the north of the subject property across White Avenue and is located with the Medium Density Residential (R-3) Zoning District. The property located directly to the south of the subject property is located within the Farm, Ranch, and Outdoor Recreation (FR) Zoning District.
9. There is no minimum or maximum lot area or lot width within the MB Zoning District.
10. The purpose of the MB Zoning District is to, *“provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and with the regulation, to allow such activities to render the maximum service.”*
11. The property is located within the Eastside Marketplace, which is bounded by Troy Highway to the south, White Avenue to the north, and Blaine Street to the west. There are primary access points from all three streets.
12. A large Child Care Facility is defined as a facility providing child care for 21 or more children.
13. The Zoning Code has specific use standards for large Child Care Facilities within MCC 4-3-5(C).
14. Per Moscow City Code 4-3-5(C)(2) requires large child care facilities to have two (2) on site loading spaces. The spaces must be located on the same side of the street as the child care facility and must be at least thirty feet (30') from any street intersection. The applicant is proposing to locate the two loading zone spaces parallel to the sidewalk directly in front of the child care facility.
15. Per Moscow City Code 4-6-2, large childcare facilities require four (4) parking spaces on-site. There is a large parking lot that currently exists on the subject property that serves the entirety of the Eastside Marketplace. Overall, the parking lot contains 799 parking spaces. The total number of required parking spaces for the tenants within Eastside Marketplace place is 574. This leaves a surplus of 225 parking spaces than what is required. Therefore, there is sufficient parking to provide for the operation of the proposed Child Care Facility.
16. Child Care Facilities are required to provide a contained or fenced outdoor play area sufficient to comply with the spatial standards required by City Code. Sight-proof fencing or sight-proof landscaping shall be provided on perimeters of such outdoor play areas where necessary to protect the privacy of neighbors' yards.
17. On April 29, 2019, Connie Salisbury on behalf of Happy Horizons Childcare, applied for a license to operate a daycare business at the subject property. Upon review of the daycare

application and regulations, it was determined by City staff that Happy Horizons Childcare does not meet the requirements of Moscow City Code Title 9, Section 10-19.A.2.a which states, in part: "The Day Care Facility shall provide open space for outdoor play. A minimum of one hundred (100) square feet per child is required. This area shall be adjacent to the Day Care Facility and shall provide a safe area that can be easily maintained and is accessible for use by children."

18. Because the proposed play area was not directly adjacent to the Day Care Facility, the application was denied.
19. On May 6, 2019, Moscow City Council heard an appeal for a license denial for Happy Horizons Childcare. Upon review and the appeal, Council members approved the motion unanimously, issuing a license for the child care facility to operate on the subject property using an adjacent outdoor play area to meet the play area requirements.
20. The Board heard testimony regarding safety measures that will be taken to ensure the safety of children crossing the driveway to the play area and concurs with the Council to allow the proposed location.

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 a conditionally permitted use within the Zoning District:** All large Child Care Facilities are conditionally permitted in the Motor Business (MB) Zoning District per MCC 4-3-4.
2. **The character of the proposed use will be in harmony with the neighborhood and surrounding land uses:** The proposed large Child Care Facility is consistent with the existing activity levels of the Eastside Marketplace and the surrounding area. The child care facility will be utilizing an existing tenant space within the Eastside Marketplace and the only exterior change will be the outdoor play area which utilizes green space already on the property.
3. **The proposed use as approved, or as approved with conditions, 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 will not generate nuisances to the adjoining properties or the neighborhood through noise, dust, glare, vibrations, or odors. The Eastside Marketplace already is intended to accommodate large amounts of vehicle and pedestrian traffic and currently contains approximately 799 parking spaces.
4. **The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services:** The property is located within the Eastside Marketplace, which is bounded by Troy Highway to the south, White Avenue to the north, and Blaine Street to the west. There are primary access points from all three streets and adequate existing utilities to serve the proposed use.
5. **The proposed use will not endanger the public health or safety if located where proposed:** The proposed use will not endanger the public health or safety on the proposed site since proper

safety measures are being taken to ensure children's safety. Loading zone spaces are being designated where the children will be dropped off on the sidewalk in front of the facility, and crosswalks, staff, and a fence will ensure safe access to the outdoor play area.

6. **Proposed use meets all applicable development standards of the Zoning Code:** The use meets all applicable development standards of the zoning code including but not limited to the outdoor play area, off-street parking, and loading zones requirements.
7. **The proposed use will not be in conflict with the Comprehensive Plan:** The use is consistent with the Comprehensive Plan as it supports the goals and strategies of multiple chapters and does not conflict with other sections of the Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for a Conditional Use Permit for a Large Child Facility at 1428 S Blaine Street with no conditions.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE ____ DAY
OF _____, 2019.

Joe Bazzoli, Chair
Board of Adjustment

**CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE: Thursday, August 8, 2019

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2019-0026 – Variance application to waive additional off-street parking requirements for the renovation of the remaining floors of the 1912 Center, located at 412 E Third Street, per Moscow City Code 4-6-2(E)(6).

Attachments:

1. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, July 20, 2019
2. Variance Application
3. Site Plan
4. Parking Requirement Calculation

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Heart of the Arts, Inc., is requesting a Variance to waive additional off-street parking requirements for the renovation and future occupancy of the remaining floors of the 1912 Center. The applicant intends on renovating the remaining 20,000 sf of the building, which encompasses the second and third floors of the building. The ground and first floors of the building have previously been renovated and are currently being used. Adequate parking has been constructed (37 spaces on-site and 30 spaces off-site) for the ground and first floor occupancy.

Background: The 1912 Center was originally constructed as the City’s second high school by Spokane architect Clarence Hubbell, which was dedicated in 1912. In 1938, a new high school was constructed across Third Street and the 1912 school was adapted for junior high education. Following construction of a new junior high school facility on D Street in 1959, the 1912 school was once again adapted to serve administrative office, teaching and storage

needs. In 1993, the school board voted to relocate the district offices and vacate the building, which placed its future in jeopardy.

Efforts to raise community awareness regarding the former school's architectural and historic significance began with securing its listing on the National Register of Historic Places in 1992. Local preservationists championed adapting the building for use as a community center, ultimately leading to its acquisition by the City of Moscow in 1998.

Then on December 14, 2000, the Board of Adjustment approved a Conditional Use Permit (CUP) and Variance request to allow Phase I and Phase II occupancy of the 1912 Center as a community center. Phase I and II involved the remodeling the plaza/subbasement level of the building and the east wing of the ground and first levels of the building for occupancies that would include the Senior Community Meals Program and public and private assembly for rent. At the time, the 1912 Center was located within the R-4 Zone and the occupancies requested required more parking than could be provided on-site. Phase I and Phase II occupancies required a minimum of 60 off-street parking stalls at night and on the weekends, and 30 stalls were required for weekday uses. Only 30 parking stalls were proposed on-site, leaving a deficit of 30 parking stalls which would be accounted for at a proposed off-site parking lot on the east side of Jefferson Street, between Second and Third Street. The Zoning Code at the time required a CUP for off-site parking and/or joint use parking. Therefore, the CUP request was to allow the 1912 Center to satisfy a 30 space portion of their off-street parking requirement for their nighttime and weekend uses on the Jefferson Street parking lot, which contained 30 spaces.

The Variance request in the year 2000 was to accommodate parking on the 1912 Center at 412 East Third Street. The approval of the Variance allowed the required parking to be located in the street right-of-way, to allow the required off-street parking to be located in the front and street side yard setbacks, and to allow a reduced Type A landscape buffer adjacent to the parking lot and a two-year delay in planting. As mentioned previously, the Board of Adjustment approved the CUP and Variances on December 14, 2000.

Phase I of the project (Great Room, Kitchen and Pall Plaza) opened to the public in October 2001 and Phase II (Senior Center and Friendship Hall) opened in June of 2002.

Then on January 21, 2003, Moscow City Council approved a rezone request for a number of institutional buildings in close proximity to downtown. The subject properties that were rezoned contained the Moscow School District High School, the Latah County Courthouse, the 1912 Center, and the First Presbyterian Church. These institutional properties were rezoned from the Multiple Family Residential (R-4) and Residential Office (RO) Zones to the General Business (GB) Zone. The intent of the rezones were to allow the applicants to continue and potentially expand their respective uses as permitted uses instead of special, conditional, or nonconforming uses as they currently exist. At the time, it was Staff's opinion that approval of the requested rezoning would promote the retention of the Courthouse, High School, 1912 Center and Presbyterian Church in their current locations, and that such retention promotes downtown area activity and sense of community centralization and cohesiveness. The historic and existing uses of the subject properties

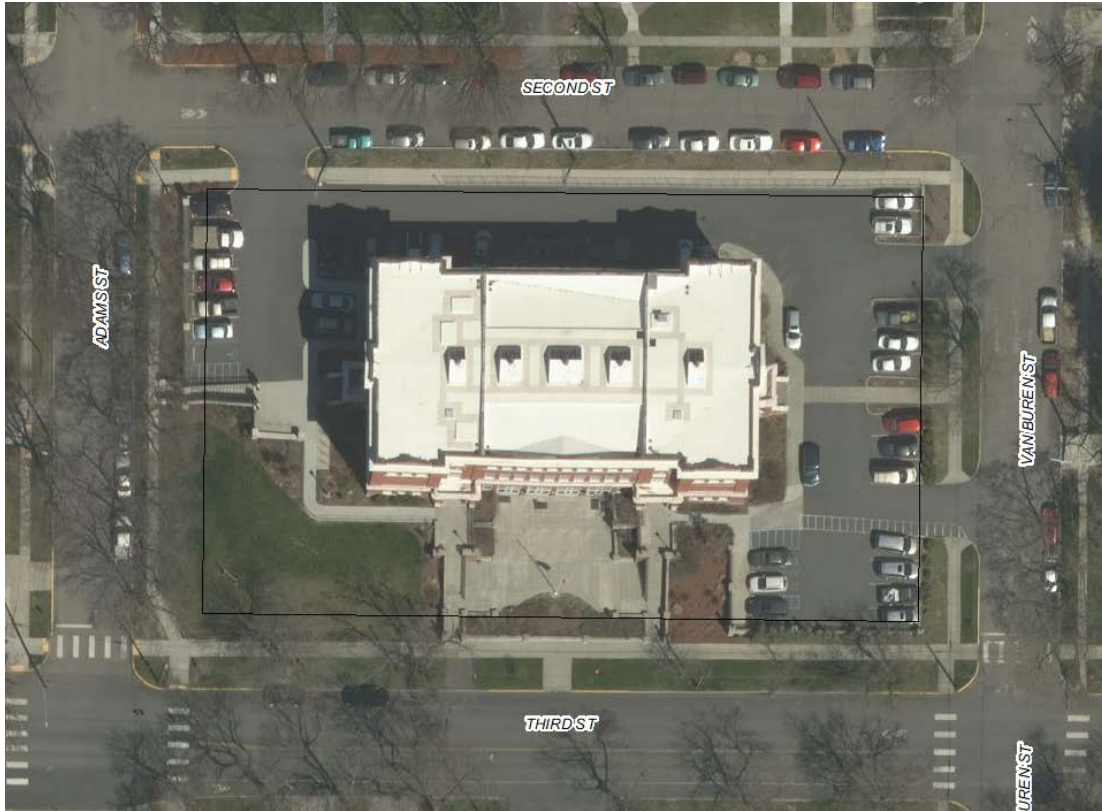
were expected to continue to serve the community where they are and were compatible with the surrounding area land uses.

The west wing of the first-floor project was then approved by City Council on December 3, 2007 was opened to the public for use in November of 2008. This project added a public meeting space (The Fiske Room), an arts workshop and a dressing room/restroom to the existing spaces in the facility.

The 1912 Center is managed by Heart of the Arts, Incorporated. Heart of the Arts, Inc. was founded in December 2002 to develop and fund artistic and cultural programs, using the 1912 Center as the heart of that development. Heart of the Arts, Inc. is the non-profit company selected by the City of Moscow to run, maintain and grow the 1912 Center. HAI took over operations on May 1, 2007 and entered into the first part of the renewal term with the City in October 2011 and the second part in October 2016.



Vicinity Map



Subject Property

Comprehensive Plan: Chapter 2 of the Comprehensive Plan, Land Use and Community Character, designates the subject property's Future Land Use as Civic/Institutional. Civic/Institutional designated areas are, *"intended to include properties that are civic or institutional in nature which include but are not limited to educational institutions, government properties, cemeteries, hospitals, fairgrounds, public service and utility facilities, and community/neighborhood centers. Since these areas are dispersed throughout the community, most zoning districts are appropriate for Civic/Institutional designated areas."*

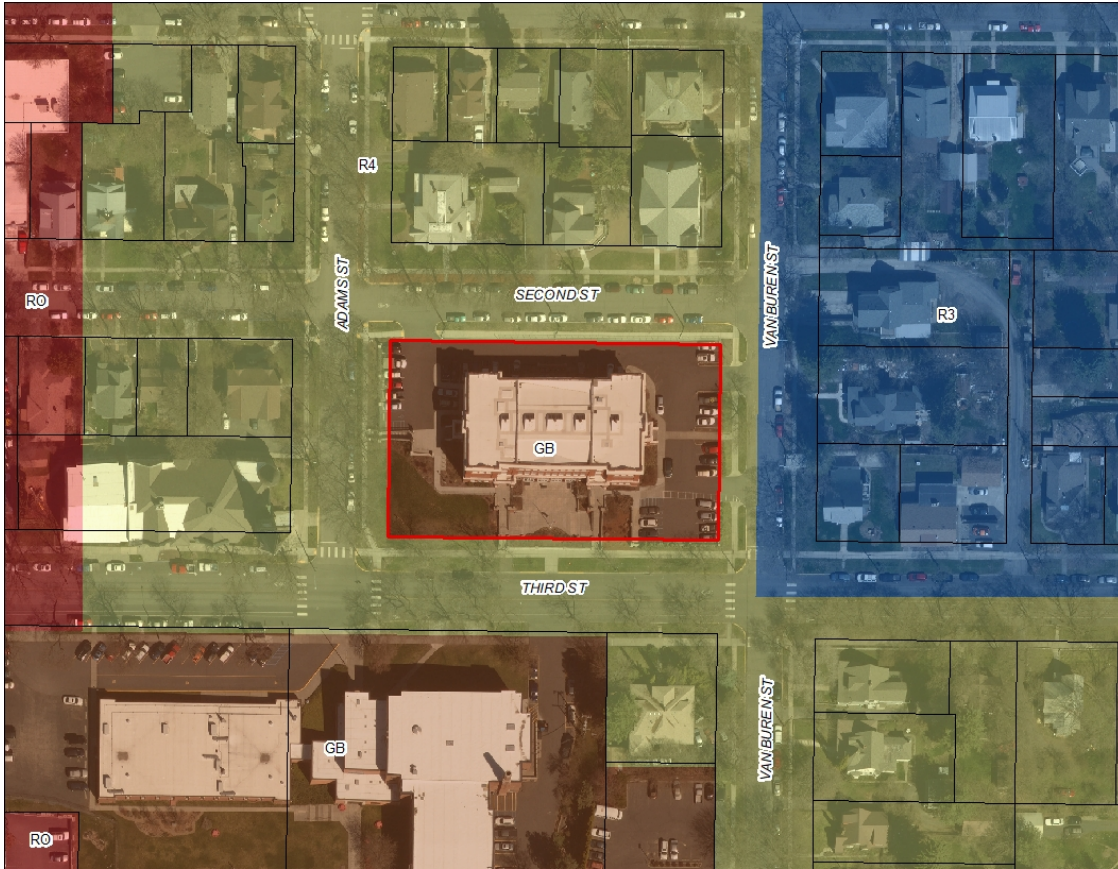
The subject property is adjacent to Third Street to the south which is currently designated in the Thoroughfare Plan as a minor arterial. Adams Street, Second Street, and Van Buren Street are currently designated as local neighborhood streets.



Zoning: The subject property is located within the General Business (GB) Zone. The principal purpose of the GB Zoning District is to, “provide for the location and grouping of compatible retail enterprises having the common characteristics of dispensing commodities, providing professional services or providing personal services to the individual, but which do not involve more than incidental or limited assembly, fabrication or storage of commodities. The GB Zoning District is appropriately applied in the following circumstances:

1. On the periphery of the CB Zoning District where retail uses are appropriate yet the distance to community parking facilities indicates a need for on-site parking.
2. At dispersed commercial centers where the grouping of retail and office uses is appropriate to serve community or regional needs.”

As was mentioned previously, in 2003 the 1912 Center property was part of a multi-property rezone to General Business (GB). The rezone was conditioned upon the property owners entering into a development agreement that limited the properties to only uses that were allowed within the GB Zone that were compatible to the adjacent residential neighborhood. The setback requirements were also restricted to the setback requirements of the R-4 Zoning District.



Zoning Map

Site and Area Land Use: The subject property is approximately 43,200 square feet in size and is bounded by Van Buren Street to the east, Adams Street to the west, Third Street to the south, and Second street to the north. The 1912 Center site is developed with what was once the 1912 Moscow High School. It is adjacent to the current Moscow High School to the south across Third Street, residential uses to the east across Van Buren Street, the McConnell Mansion and the Unitarian Church to the north across Second Street, and the First United Methodist Church and Centennial Annex (Latah County Historical Society Office and Library) to the west across Adams Street.

Streets and Access: The subject property has two points of access from Van Buren Street to the east and another point of access from the northwest corner of the property via Second Street. There is no access provided via Third Street, which is designated as a minor arterial in the Thoroughfare Plan.

Parking Requirements: The 1912 Center currently has 37 parking spaces developed on-site and another 30 spaces at the Third and Jefferson Street lot which are intended to be available during the evenings and weekends. The applicant is wishing to proceed with renovation of the second and third floors and as part of the building permit process, the applicant is required to demonstrate how they will be satisfying off-street parking requirements. Based upon current parking requirements of the Zoning Code, below is a chart demonstrating the required parking per room of the building:

Neighborhood & Community Center				
Floor	Use	SF or Occupancy	Parking Req	Spaces
Ground	Great Room (assembly)	2200 sf	1 per 100 sf	22.00
First	Senior Center	20	1 per 4 seats	5.00
First	Friendship Hall	30	1 per 4 seats	7.50
First	Fiske Room	30	1 per 4 seats	7.50
First	Arts Workshop	42	1 per 4 seats	10.50
Second	Flex Classroom	32	1 per 4 seats	8.00
Second	Community Living Room	20	1 per 4 seats	5.00
Second	Historic Classroom	30	1 per 4 seats	7.50
Second	Flex Classroom	32	1 per 4 seats	8.00
Second	Auditorium (assembly)	1870 sf	1 per 100 sf	18.7
Second	Reception Gallery (assembly)	1585 sf	1 per 100 sf	15.85
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Open Event Space (assembly)	3,958	1 per 100 sf	39.58
			TOTAL	179.13

The parking requirements for a community/neighborhood center use are 1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area. Therefore, the applicant has provided proposed floor plans of the entire building and anticipated uses that each room will be used for. The open assembly areas require 1 space per 100 sf and the rooms and classrooms are calculated based upon the number of seats in the typical room seating arrangement. Since the 1912 Center currently has 67 spaces, with the proposed occupancy of the remaining floors they need a Variance to waive 113 parking spaces. The applicant has provided some supporting documentation about how Heart of the Arts, Inc. plans on managing the building when fully renovated.

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:

1. The applicant has demonstrated that special conditions and/or circumstances exist which are peculiar to the property (such as size, shape, topography or location) which are not applicable to other property similarly situated in the same zoning district.
2. The applicant has demonstrated that, because of the aforementioned special conditions of the property, application of the provisions of this Zoning Code would impose undue hardship and would deprive the property owner of rights commonly

- enjoyed by owners of other property similarly situated in the same zoning district under the terms of this Zoning Code.
3. Granting of the variance will not be in conflict with the public interest or injurious to property or persons in the vicinity of the subject property.

RECOMMENDATION FOR VARIANCE APPLICATION

Staff is remaining neutral of the Variance request to waive additional off-street parking requirements for the renovation and future occupancy of the remaining floors of the 1912 Center at 412 East Third Street.

The Board shall direct staff to develop Relevant Criteria and Standards to be reviewed at a following meeting.

NOTICE OF PUBLIC HEARING

Proposal for a Variance at 412 E Third Street
Permit Application LUP2019-0026

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 proposals will be considered:

Variance application to waive additional off-street parking requirements for the renovation of the remaining floors of the 1912 Center, located at 412 E Third Street.

HEARING DATE: Thursday, August 8, 2019

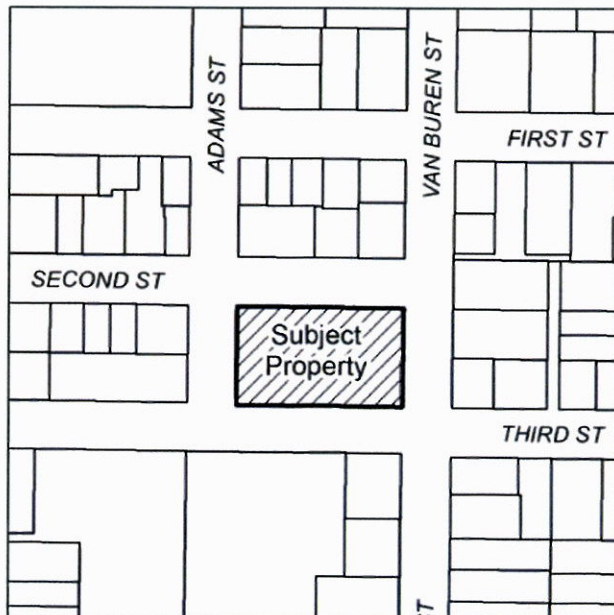
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 pm

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

The file containing information on this matter is available for public review at the Community Development Department located in the Paul Mann Building at 221 East Second Street, Moscow, Idaho. Call 883-7035 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's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>



Laurie Hopkins, Moscow City Clerk


Anne Peterson, Deputy City Clerk

Publish: Saturday, July 20, 2019



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

For City Use Only

Date Received		7/11/19	
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$475	Waived
Receipt Number		LUP2019-0026	

APPLICATION FOR ZONING VARIANCE

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Heart of the Arts, Inc. Telephone: (208) 669-2249
PO Box 8851, Moscow, ID 83843
(home address)

Relationship to affected property (please check one):

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

Facility Managers for the City of Moscow (under contract)

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

Name: City of Moscow c/o Dwight Curtis Telephone: (208) 883-7087
PO Box 9203, Moscow, ID 83843
(home address)

3. Location of Affected Property: 1912 Center - 412 E. Third St., Moscow

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

If described by Metes and Bounds, please attach copy of deed.

INFORMATION ON REQUESTED VARIANCE

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

To renovate the remaining 20,000 sq ft (second & third floors) of the
1912 Center, one floor at a time, so they may be used by the community.
Currently two floors are already in use (10,000 sq ft).

Existing and proposed site conditions 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) and fencing. The site plan should also show topography and landscaping if pertinent to the Variance.

5. Reason(s) for Variance Request: The proposed construction and/or use described in Question 4 above would be in violation of Section 4-6-2E6 of the Moscow Zoning Ordinance which requires that:

the 1912 Center be able to have 1 parking space per 100 sq. ft of
newly renovated usable space, as calculated by the building dept.
the 1912 Center must have 181.63 parking spaces to occupy the rest of
the 1912 Center's upper floors. There are currently 67 parking spaces on offsite
for use.

6. **In order for the Board of Adjustment to issue a Variance, the Board must make findings of compliance with the following three 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. SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE PROPERTY (SUCH AS SIZE, SHAPE, TOPOGRAPHY OR LOCATION) WHICH ARE NOT APPLICABLE TO OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.

Justification and compliance with criteria #1: The 1912 Center is an historic property on the national register of historic places and was built on hilly terrain back in 1912 when Third St was not even paved & cars were not the popular mode of transit they have become. The onsite parking has been maxed for this →

Criteria #2. BECAUSE OF THE AFOREMENTIONED SPECIAL CONDITIONS OF THE PROPERTY, APPLICATION OF THE PROVISIONS OF THIS ZONING CODE WOULD IMPOSE UNDUE HARDSHIP AND WOULD DEPRIVE THE PROPERTY OWNER OF RIGHTS COMMONLY ENJOYED BY OWNERS OF OTHER PROPERTY SIMILARLY SITUATED IN THE SAME ZONING DISTRICT.

Justification and compliance with criteria #2: It is our understanding that the current Moscow High School, also zoned GB, is operating without the official onsite parking requirements met during school days. Also on evenings and weekends the neighborhood offers additional parking to assist with the need.

Criteria #3. GRANTING OF THE VARIANCE WILL NOT BE IN CONFLICT WITH THE PUBLIC INTEREST OR INJURIOUS TO PROPERTY OR PERSONS IN THE VICINITY OF THE SUBJECT PROPERTY.

Justification and compliance with criteria #3: See attached occupancy planning for the 1912 Center usage/operation.

Conditions of Approval: In granting any Variance, the Board of Adjustment may prescribe appropriate conditions and safeguards that enable the Board or the Commission to approve the Variance application and ensure the Variance is consistent with the purposes and intents of the Zoning Code.

Compliance:

1. In the event of failure to comply with the plans approved by the Board of Adjustment, or with any conditions of a Variance approval, 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 Variance, 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 Variance application.

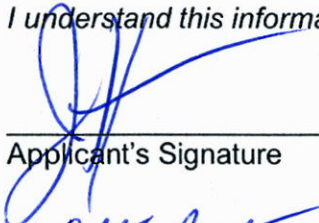
Revocations: If a building permit or occupancy permit pertaining to the Variance is not obtained for the subject property within one (1) year from the date of the Board of Adjustment's final decision, such Variance shall be immediately revoked and shall be automatically null and void.

Application Submittal: This application must be completed and submitted with the below described items to the Moscow Community Development Director at least sixteen (16) days prior to the hearing at which the application is to be considered by the Board of Adjustment, or the application will not be processed. Applicant will be notified by the City Planner as to the time and place of the hearing pertaining to this application.

The following items must be submitted with this application:

1. Application Fee
2. Legal description (deed) of subject property, if it is not subdivision, block and lot.
3. Site Plan (drawn to scale)
4. Floor Plan(s) (drawn to scale), if applicable
5. Elevation Drawing(s) (drawn to scale), if applicable

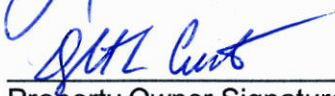
I understand this information is a public record and may be posted to a public website.



Applicant's Signature

July 10, 2019

Date



Property Owner Signature

7/10/19

Date

Neighborhood & Community Center				
Floor	Use	SF or Occupancy	Parking Req	Spaces
Ground	Great Room (assembly)	2,200 sf	1 per 100 sf	22.00
First	Senior Center	30 20	1 per 4 seats	7.50
First	Friendship Hall	30	1 per 4 seats	7.50
First	Fiske Room	30	1 per 4 seats	7.50
First	Arts Workshop	42	1 per 4 seats	10.50
Second	Flex Classroom	32	1 per 4 seats	8.00
Second	Community Living Room	20	1 per 4 seats	5.00
Second	Historic Classroom	30	1 per 4 seats	7.50
Second	Flex Classroom	32	1 per 4 seats	8.00
Second	Auditorium (assembly)	1,870 sf	1 per 100 sf	18.7
Second	Reception Gallery (assembly)	1,585 sf	1 per 100 sf	15.85
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Flex Classroom	32	1 per 4 seats	8.00
Third	Open Event Space (assembly)	3,958 sf	1 per 100 sf	39.58
TOTAL				181.63

22 GROUND

33 1st FLOOR

63 2nd FLOOR

63.63 3rd FLOOR

CURRENT OCCUPANCY: 55 spaces
(67 on and off-site parking spaces avail.)

As the Heart of the Arts Inc makes plans to renovate the upper floors of the 1912 Center we would like to demonstrate how we plan to provide the required parking for the building users. The 1912 Center currently provides 37 parking spaces on-site. There are 30 parking spaces available off-site at 204 S. Jefferson. This comes to a total of 67 parking spaces.

The current uses of the building require the following parking counts:

Floor	Use	SF or Occupancy	Parking Req.	Spaces
Ground	Great Room (assembly)	2200 sf	1 per 100sf	22
First	Senior Center	20	1 per 4 seats	5
First	Friendship Hall	30	1 per 4 seats	7.5
First	Fiske Room	30	1 per 4 seats	7.5
First	Arts Workshop	42	1 per 4 seats	10.5
TOTAL				55

As the building use stands today the required parking is provided, should all of the rooms be in use at the same time.

The Heart of the Arts, Inc. wishes to begin renovating the Second Floor, adding on the following usable spaces with required parking loads. With the addition of the Second Floor rooms there may be some changes to the existing uses of rooms on the First Floor, particularly the Senior Center. For the purposes of this study we present the current uses.

Floor	Use	SF or Occupancy	Parking Req.	Spaces
Second	Auditorium (Assembly)	1870 sf	1 per 100sf	18.7
Second	Reception Hall (Assembly)	1585 sf	1 per 100sf	15.85
Second	Flex Classroom East	32	1 per 4 seats	8
Second	Flex Classroom West	32	1 per 4 seats	8
Second	Historic Classroom	30	1 per 4 seats	7.5
Second	Community Living Room	20	1 per 4 seats	5
TOTAL				63.05

If the Second floor were to be fully utilized in every room at the same time, and no events were taking place on the lower floors, the required parking would be provided.

However, when this additional space becomes available, HAI intends to manage bookings so that the occupancy load does not exceed the required parking. It is expected that the 1912 Center will not have staffing to allow events to take place consecutively in every room of the building.

We could see a multitude of scenarios where spaces are in use on the Ground and Upper floors. For your consideration are a few examples where the parking limits would be tested.

Example 1				
Floor	Use	SF or Occupancy	Parking Req.	Spaces
Ground	Great Room (assembly)	2200 sf	1 per 100sf	22
First	Senior Center	30	1 per 4 seats	7.5
Second	Reception Hall (Assembly)	1585 sf	1 per 100sf	15.85
Second	Flex Classroom East	32	1 per 4 seats	8
Second	Community Living Room	20	1 per 4 seats	5
TOTAL				61.35

Example 2				
Floor	Use	SF or Occupancy	Parking Req.	Spaces
Ground	Great Room (assembly)	2200 sf	1 per 100sf	22
First	Senior Center	30	1 per 4 seats	7.5
Second	Flex Classroom East	32	1 per 4 seats	8
Second	Flex Classroom West	32	1 per 4 seats	8
Second	Historic Classroom	30	1 per 4 seats	7.5
TOTAL				63.5

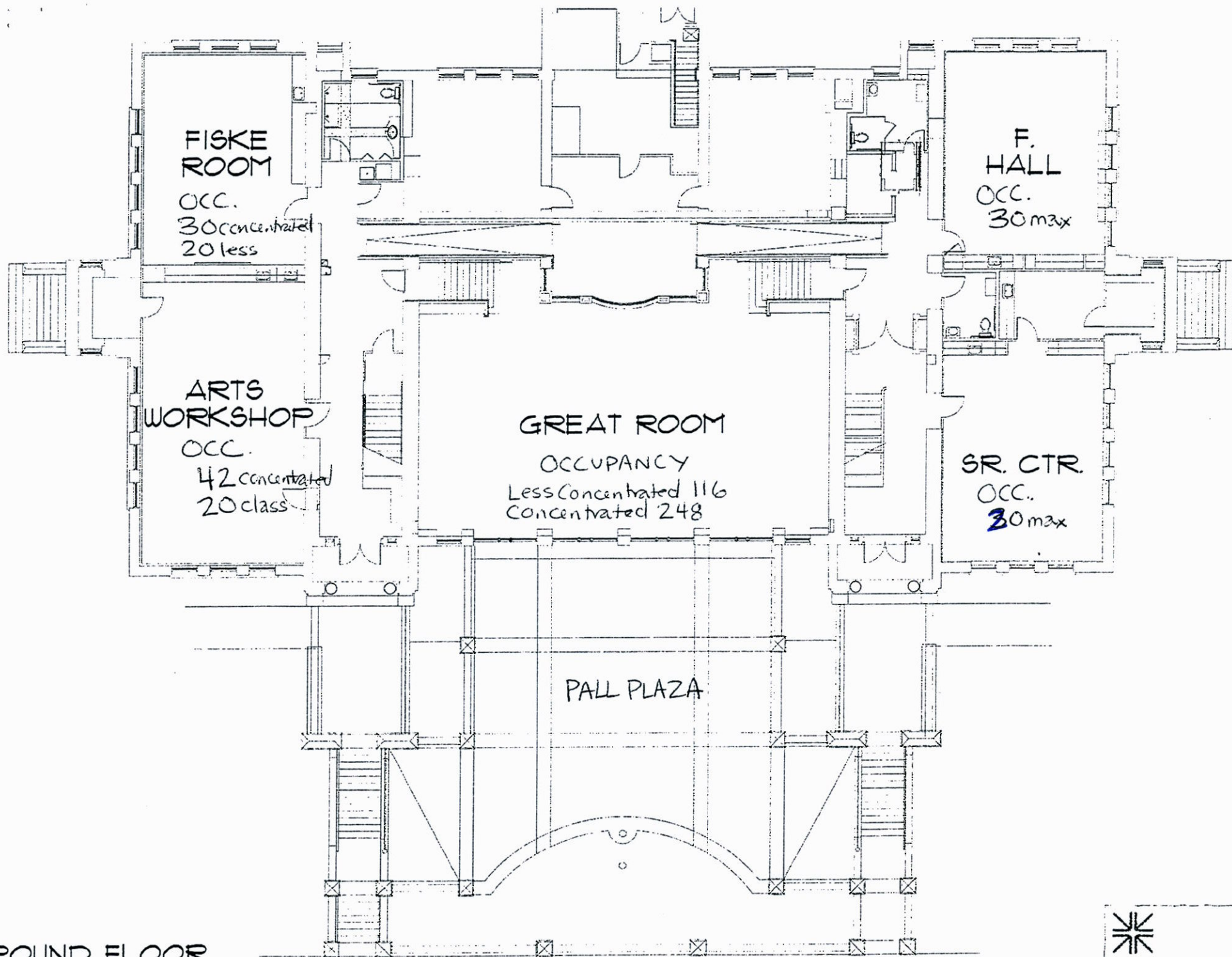
Example 3 - EXCEEDS PROVIDED PARKING

Floor	Use	SF or Occupancy	Parking Req.	Spaces
First	Senior Center	30	1 per 4 seats	7.5
Second	Auditorium (Assembly)	1870 sf	1 per 100sf	18.7
Second	Reception Hall (Assembly)	1585 sf	1 per 100sf	15.85
Second	Flex Classroom East	32	1 per 4 seats	8
Second	Flex Classroom West	32	1 per 4 seats	8
Second	Historic Classroom	30	1 per 4 seats	7.5
TOTAL				65.55

This study does not take into account several variables such as available neighborhood street parking, time of day, time of year, events taking place at the high school, or worship facilities near by.

Heart of the Arts, Inc. proposes to closely control our bookings at the 1912 Center. Should there be a demand for events in the building where we would have insufficient parking then we would work with the customers to provide alternate parking locations. These solutions may include:

Property and Location	Distance to 1912 Center	Available Times of Use	Additional Spaces
Latah County District Court 522 S Adams St	0.2 mi 3 min walk	M-F: After 5pm Sa-Su: anytime	
First Presbyterian Church 405 S. Van Buren St.	0.1 mi 2 min walk		
Moscow City Hall 206 E. 3rd St.	0.1 mi 3 min walk		
Frontier Building 509 S Howard St	0.3 mi 6 min walk		
Monarch Motel	Would shuttle		
Best Western	Would shuttle		

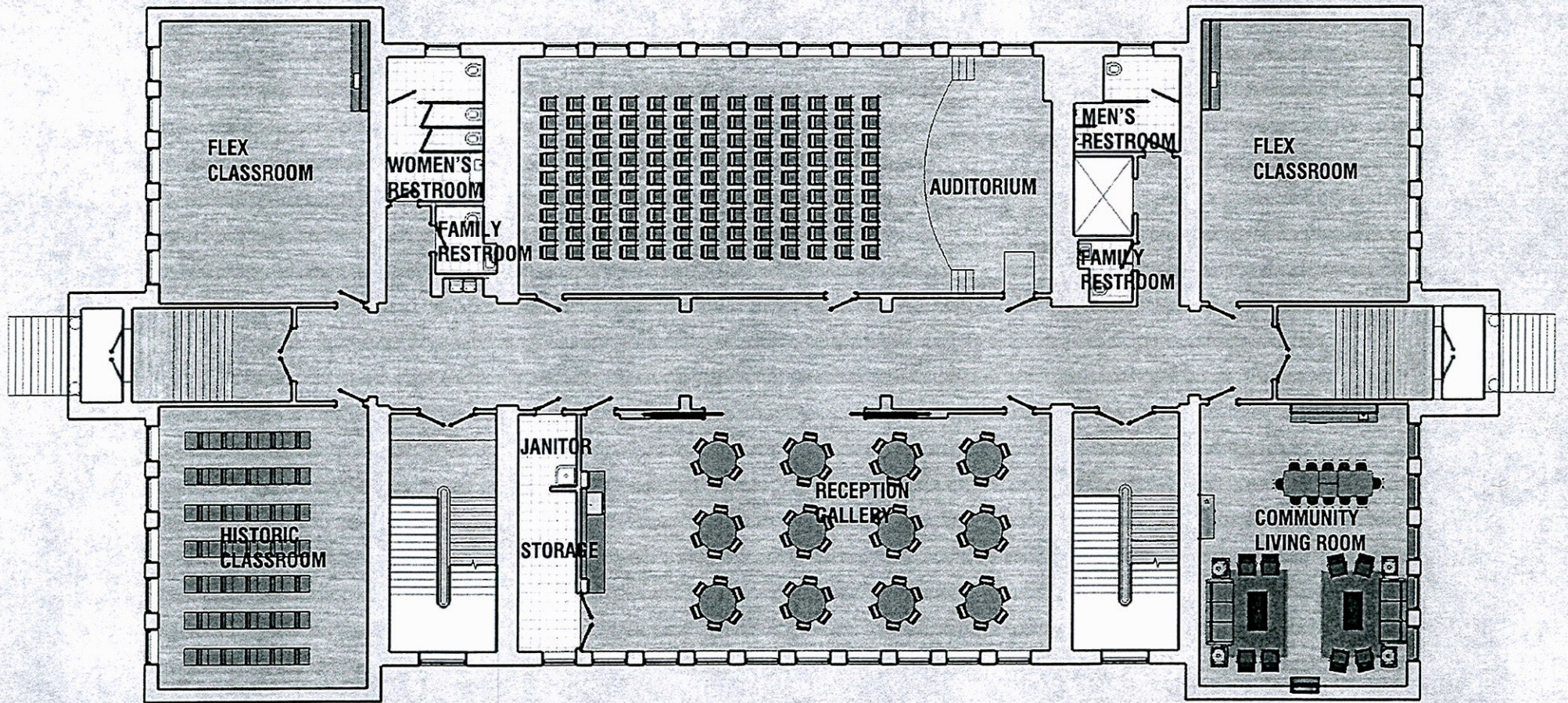


GROUND FLOOR

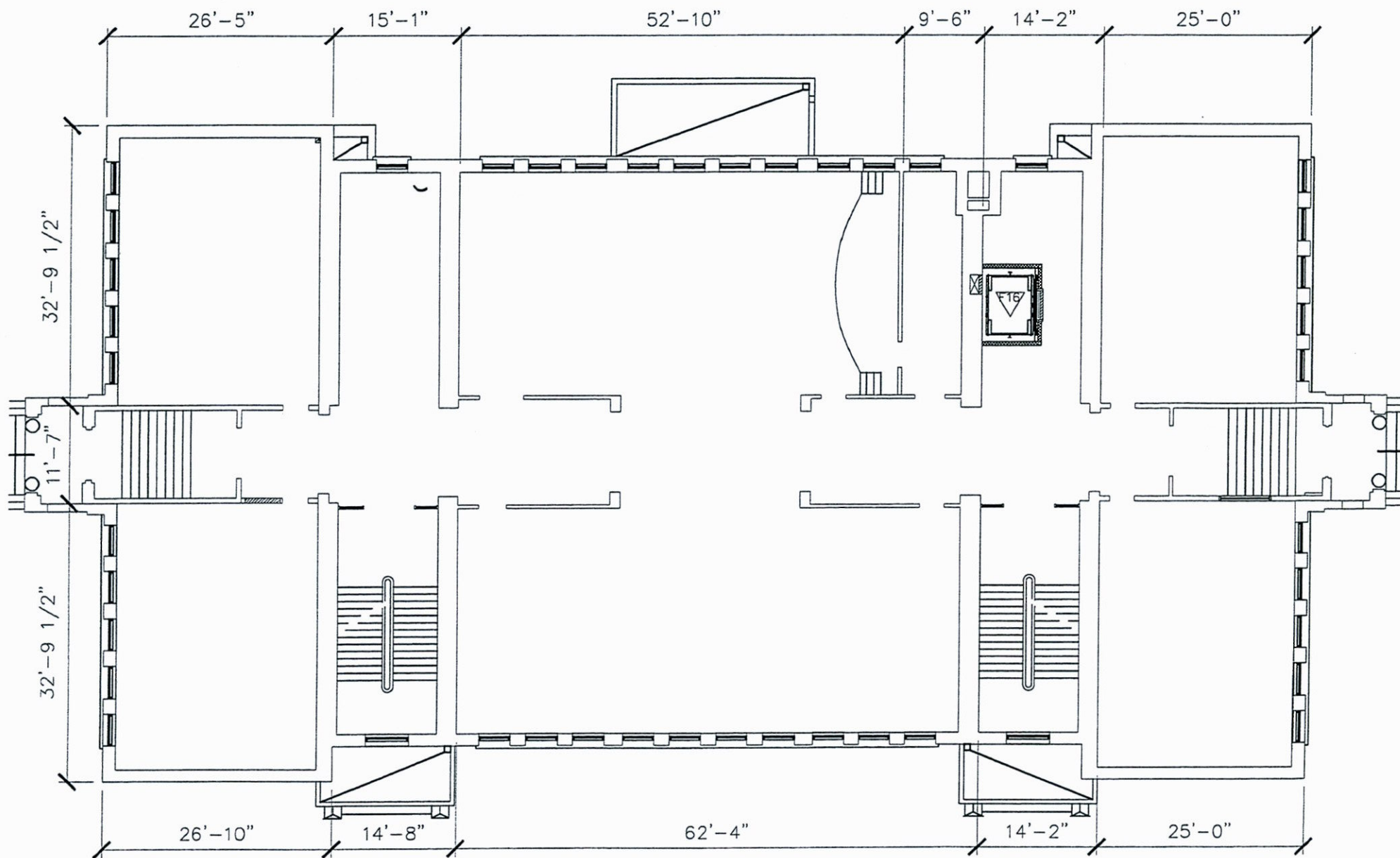
NOT TO SCALE



1000 EAST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.ARCSTUDIO.COM



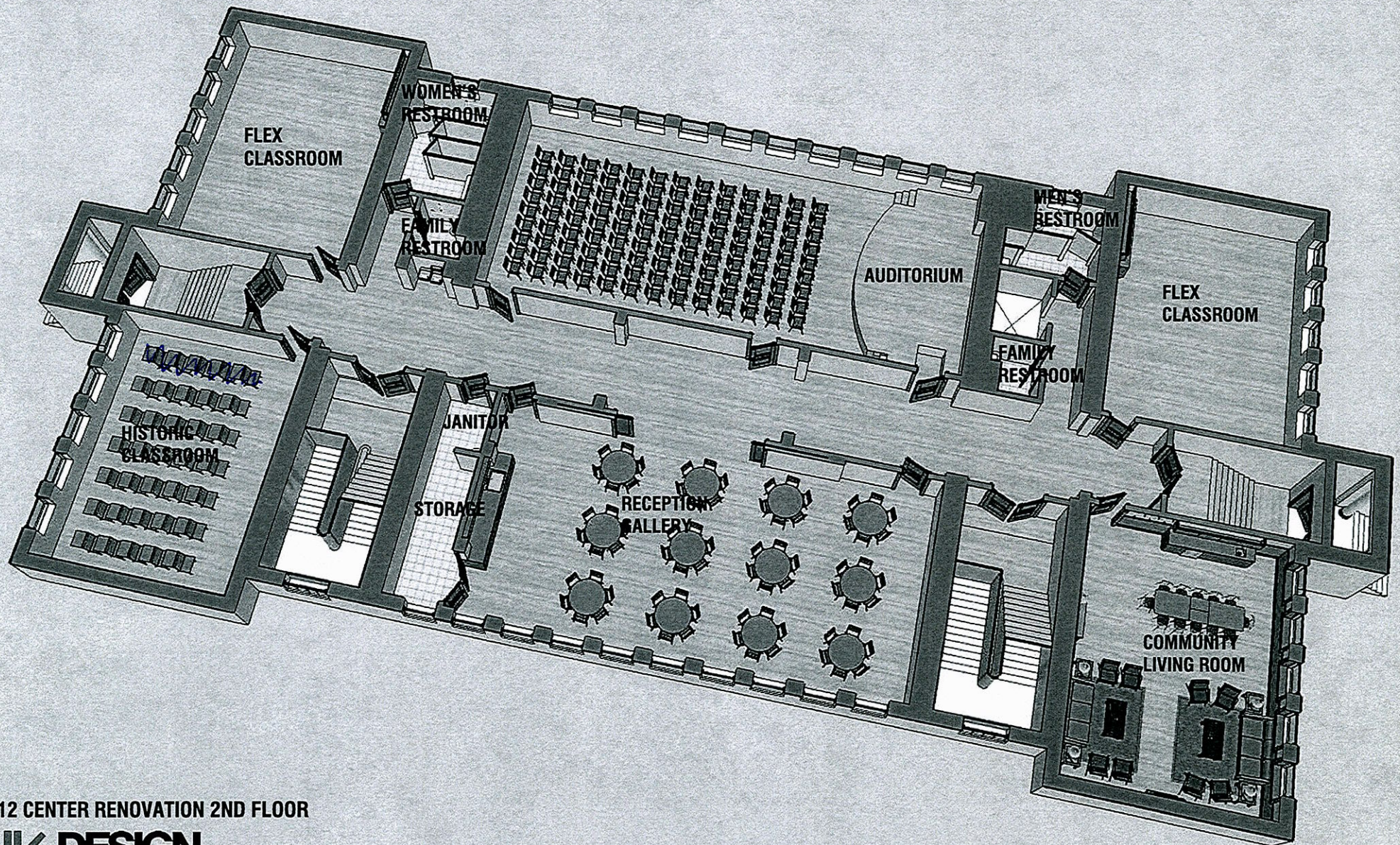
1912 CENTER RENOVATION 2ND FLOOR



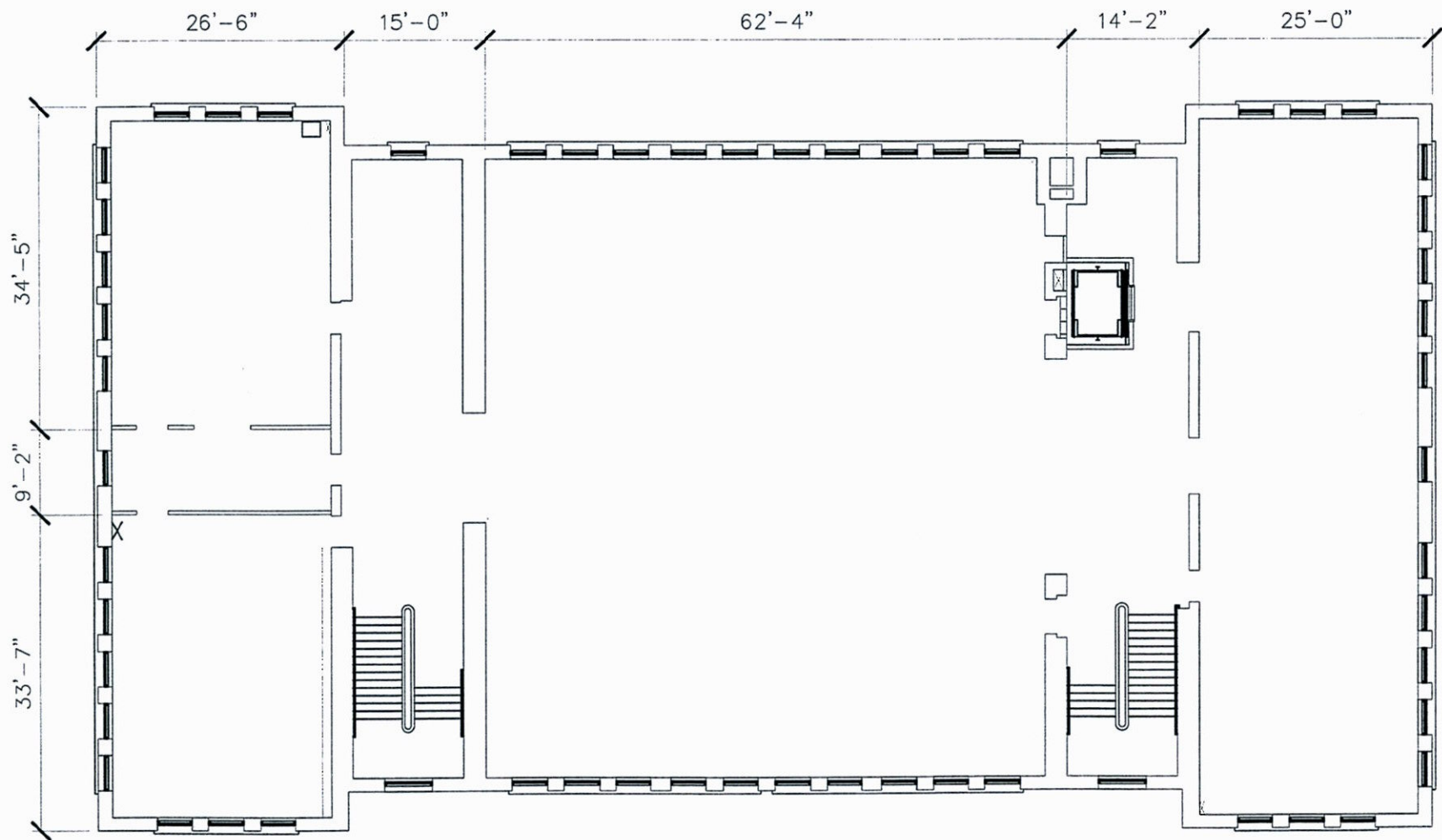
① SECOND LEVEL

SCALE - 1/16" = 1'-0"



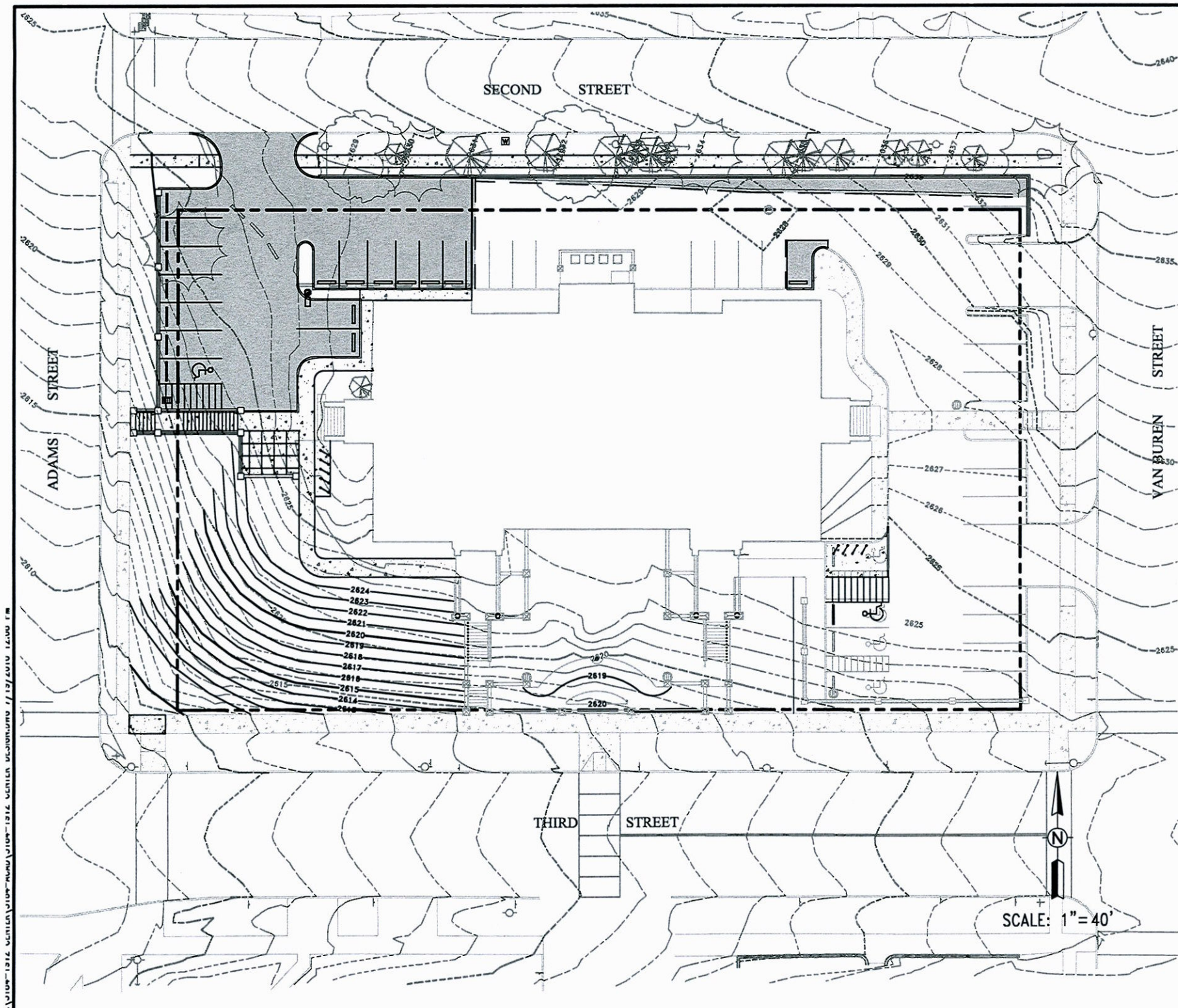


1912 CENTER RENOVATION 2ND FLOOR



② THIRD LEVEL
SCALE - 1/16" = 1'-0"





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



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

PRELIMINARY
NOT FOR
CONSTRUCTION

1912 CENTER SITE PLAN - 2010
EXHIBIT DRAWING
CITY OF MOSCOW
412 EAST 3RD STREET MOSCOW, IDAHO
(208) 669-2249

Designed By:
SB
Drafted By:
SW
File Name:
3184-1912 Center Design.dwg
Checked By:
Revisions:
Project:
3184-04-10
Date: 7/19/2010

Memo

To: Mayor and City Council

From: Leah Carlson, Planner I

Date: May 13, 2019

Re: 1912 Center Parking Lot: 204 South Jefferson Street

As requested, the following is a brief overview of the history of off-site parking for the 1912 Center located at 204 South Jefferson Street. Specially, the property is located on the southeast corner of Third & Jefferson Street.

On August 15, 1973, the City of Moscow purchased the parking lot located at the northeast corner of Third and Jefferson Street from the First United Methodist Church of Moscow, Inc.

On December 14, 2000, a Conditional Use Permit was approved by the Board of Adjustment allowing the parking lot located at 204 South Jefferson Street to be utilized by the 1912 Center for nighttime and weekend use only. Based on a parking analysis, it would found that a total of 60 parking spaces would be required for occupancy of the ground and first floor of the building. The Board found that the parking spaces that could be met by combination of the existing parking located on site at the 1912 Center and the parking spaces located at the lot on the southeast corner of Third and Jefferson Street.

At the time of approval, the off-site parking lot consisted of 15 yellow permit parking spaces and 15 metered spaces. These spaces were reserved on weekdays from 8 a.m. to 5 p.m. for the public and for permit holders. Outside of these hours, the parking lot was available for public use. The City of Moscow's Zoning Code allowed for off-site parking if the parking is located within 500 feet of the use it serves. Because the parking lot is 445 feet from the subject property, it met the standard for off-site parking.

As it stands today, the 1912 Center has a total of 37 on-site parking spaces. The off-site parking lot located at 204 South Jefferson Street has a total of 30 parking spaces.