

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
February 10, 2020

Aimee Hennrich
Staff Liaison

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<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; Steve Bush, Marshall Comstock, Mark Monson, Tim Thomson

MEMBERS ABSENT: Annette Bieghler, Laurene Sorensen

STAFF IN ATTENDANCE: Aimee Hennrich, Mike Ray, Anne Peterson

1. Approval of Minutes from August 20, 2019 (Heard as Item 2)

Monson moved approval of the minutes as presented, seconded by Thomson. Motion carried by acclamation with Bazzoli abstaining.

2. Election of Officers (Heard as Item 3)

Comstock applauded the job Bazzoli and Monson have been doing as Chair and Vice Chair and would like to see them continue. Both were willing to continue. Bush nominated Bazzoli as Chair and Monson as Vice Chair. Thomson seconded the motion which carried unanimously.

3. Public Hearing: Proposal for a Conditional Use Permit east of the intersection of Harden Road and Farm Road – LUP2019-0036 [ACTION ITEM]

Conditional Use Permit application for a proposed Recreational Vehicle (RV) Storage Facility located near the intersection of Harden Road and Farm Road within the Area of City Impact.

Hennrich presented the application for a phased-in RV storage area by reviewing the proposed location, access points, surrounding uses, zoning, and applicable sections of the Comprehensive Plan. The City Engineering department recommended additional right-of-way dedication on the south side Harden Road which the applicant has already included in the application. Additionally, the Engineering department recommended the applicant detain the stormwater to City detention standards and the applicant has submitted a report which demonstrates that compliance. Staff recommended approval of the Conditional Use Permit to the Latah County Zoning Commission with no conditions.

Thomson inquired about the discrepancy between the site plan and the parcel map. County Planner Mauri Knott explained the parcel map has not been updated to reflect a very recent land swap between the applicant and Avista. Comstock inquired whether the Highway District had provided any input and the answer was no. Bazzoli opened the public hearing at 7:12 p.m.

Susan Wilson, 208 S Main #2, represented the applicant. She highlighted some of the points made in the written testimony submitted by Jim Robinson (attached) and pointed out there is already an

approved storage unit CUP just down the road from the subject property. She clarified that topographic constraints will prevent the need for fencing in some areas, but there will be fencing along the access road. She said the application met all relevant criteria and requested approval to the County Commissioners.

Kirk Harden, 1400 Harden Road, said the fence will be 6' chain link with the possibility of barbed wire on top and a key-punch access gate and security camera at Harden Road. He intends to keep lighting to a minimum. When asked about the detention pond and drive aisles, Harden said the existing detention pond meets current standards and the drive aisles will be gravel.

Hearing no further testimony from other audience members, Bazzoli closed the public hearing closed at 7:18pm.

Comstock said it was a straight-forward application and agreed there is a need for additional RV storage. He thought the detention pond requirements were a little excessive since neither the sheep farm or mall just downstream are subjected to that requirement. Comstock moved approval of the Conditional Use Permit with the condition that the additional public right-of-way be dedicated. Thomson seconded the motion which carried unanimously.

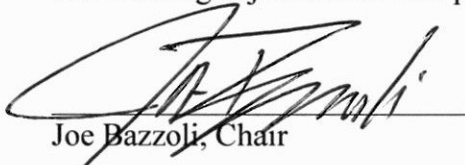
Comstock moved to direct staff to prepare the Relevant Criteria and Standards and Findings of Fact, seconded by Monson. Motion carried unanimously.

4. Board Communications

Meeting for approval of the RCS was scheduled for Wednesday, February 19th, 5:30pm in the Mayor's Conference Room.

Adjournment

The meeting adjourned at 7:26 pm.


Joe Bazzoli, Chair

2/19/2020
Date

TO: BOARD OF ADJUSTMENTS
Subject: KIRK HARDEN - RV STORAGE SITE

I AM WRITING THIS LETTER TO ENCOURAGE YOU TO ALLOW THIS RV STORAGE TO BE BUILT.
MY REASONS ARE:

- ① THE MOSCOW AREA IS IN NEED OF A RV STORAGE SITE, MORE AND MORE FAMILIES ARE BUYING RV'S FOR RECREATION,
- ② THE BUYING PUBLIC ARE BUYING LARGER RV'S THAN 10-20 YEARS AGO, THESE LARGER RV'S NO LONGER FIT IN THE DRIVEWAY OR ALONG THE GARAGE.
- ③ THE HARDEN PROJECT IS LOW IMPACT WITH THE NEIGHBORHOOD DUE TO ITS RURAL LOCATION, YET EASY ACCESS FROM TOWN, IT IS ALSO LOW IMPACT ON FARMING THE AREA IS OF POOR QUALITY FOR CROPS.
- ④ PROPERTY TAXES STAY LOCAL, RATHER THAN GOING TO PULLMAN TO STORE AN RV, THE LARGER STORAGE AREA EAST OF PULLMAN HAS A WAITING LIST, AS DOES THE STORAGE, RV LOT EAST OF MY BUILDINGS, BETWEEN E AND MORTON.

THANK YOU FOR YOUR TIME. Jim Robinson
Jim Robinson
2-4-2020