

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
August 10, 2020

Aimee Hennrich
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, Mark Monson, Tim Thomson

MEMBERS ABSENT: Marshall Comstock, Laurene Sorensen

STAFF IN ATTENDANCE: Aimee Hennrich, Anne Peterson

1. Approval of Minutes from March 31, 2020

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

2. Public Hearing: Proposal for a Conditional Use Permit at 645 Pullman Rd – LUP2020-0017 [ACTION ITEM]

Conditional Use Permit application to allow residential apartments on the ground floor of an existing Hotel (Idaho Inn) located at 645 Pullman Road in the Motor Business (MB) Zoning District per MCC 4-3-4.

The proposal is for use of an existing 85-unit, 3-story hotel (Idaho Inn) at 645 Pullman Road within the Motor Business Zoning District as both long-term residential and short-term hotel rental units. 27 units are on the ground floor and not behind commercial use. The building was constructed in 1978 as a Travel Lodge equipped with full bathrooms and kitchenettes and has operated as both hotel and extended stay. In the 1990's it was used by the University of Idaho for graduate student housing. Applicant purchased the property in 2010 and has been operating it as a hotel, with extended stay rooms available on upper floors only. In 2014 a similar CUP was approved by this Board but the use was never initiated so the approval expired. The proposed use would require 107 parking spaces. The existing parking lot has 109 spaces, but striping and signage should be updated. Staff recommended approval of the application with no conditions.

Thomson inquired about the rationale for residential use not being a permitted use on the ground floor within the zoning district. Hennrich explained that City Code intends for retail space to be retained at the ground floor level to provide consistent retail use along storefronts. Monson was pleased to see an application where parking was not an issue.

Bazzoli opened the public hearing at 7:12 p.m.

Ram Sisodiya, 3711 Moscow Mountain Rd, Sisodiya said his family purchased the property specifically for the opportunity to provide university housing. The University bought the property

for graduate student housing after the original motel went bankrupt. It returned to motel use when his family purchased the property. In the current market, their revenue is one-third what it had been so they're looking for additional income opportunities.

Bazzoli closed the public hearing at 7:16 pm.

Monson remembered the earlier CUP approval and said he was again in full support of this use. Bazzoli said the structure itself meets required safety code for this change of use. Monson moved approval of the proposal with no conditions. Bush seconded the motion which carried unanimously. Board members had no questions about the Relevant Criteria and Standards and Findings of Fact as drafted by staff. Monson moved to adopt the document as provided, seconded by Bieghler. Motion carried unanimously.

3. Board Communications

The next hearing is scheduled for Wednesday, August 26th.

Adjournment

The meeting adjourned at 7:21 pm.


Joe Bazzoli, Chair

8/26/2020
Date