

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
August 26, 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 7:03 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Annette Bieghler, Mark Monson, Tim Thomson

MEMBERS ABSENT: Steve Bush, Marshall Comstock, Laurene Sorensen

STAFF IN ATTENDANCE: Aimee Hennrich, Anne Peterson, Jennifer Fleischman

1. Approval of Minutes from August 10, 2020

Thomson moved approval of the minutes as presented, seconded by Bieghler. Motion carried by acclamation.

2. Public Hearing: Proposal for a Conditional Use Permit at 1410 S Blaine Street – LUP2020-0019 [ACTION ITEM]

Conditional Use Permit application for a K-12 Private School and Small Child Care Facility (13-20 children) located at 1410 S Blaine Street.

Hennrich presented the application as described in the packet for child care/K-12 school operating from 8am through 4pm. The proposed location is within Eastside Marketplace with established access points. Subject property and other properties to the north, east and west are within the Motor Business zoning district. Properties to the north are zoned R-3. The application meets required parking and loading zone requirements. The required outdoor play space has been accommodated by a temporary space behind the building. When enrollment increases to the point additional play space is needed, the applicant hopes City Council will approve use of the fenced, grass area in front of Eastside Marketplace, currently utilized by Happy Horizons Day Care. Staff recommended approval of the application with the following conditions:

- The size requirements of the Moscow Day Care Ordinance are satisfied; and
- The applicant has received a waiver from City Council for the outdoor play area not being directly adjacent to the child care facility, in order to utilize the Happy Horizons outdoor play area; and
- The applicant has received permission from Happy Horizons to utilize their outdoor play area.

Bazzoli asked if there was any problem with a daycare and school being proposed for the same location. Hennrich replied there was not. Bazzoli wondered about the play area demand load for Happy Horizons on the proposed future play area, and Hennrich said that would need to be determined at the time the shared use is requested. There was discussion about which entrance was considered “primary” with regard to ADA required parking spaces. The assumption is the west door would remain the main entrance so the existing ADA spaces would suffice. Bazzoli inquired whether the City would require curbs, etc. to designate the drop-off circle. Hennrich said Engineering has approved the location and proposed design for proper loading/unloading.

Thomson and Monson asked if Staff had concern about the business of the east side of the building being used for drop off/pick up for children and Hennrich confirmed that there was no concern at this time for that location.

Bazzoli opened the public hearing at 7:18 p.m.

Rusty Olps (Applicant), 931 Harold, President of the Board for the Jubilee School, said the school is growing quickly due to a demand for instructional opportunity for students within a spectrum of learning disabilities. Goal is to integrate students into the school and then progress their education individually. In response to Bazzoli's earlier questions, Olps said the plans have all been reviewed by the City Staff. He doesn't anticipate problems in the rear area; there is several hundred feet available for student drop-off as well as truck deliveries, because the back of their building is inset toward the west from the rest of the mall building.

Faris Paxton, 824 Park Drive, founding board member of the Jubilee School, said the school was opened in part because of his son Henry who is nonverbal. Moscow needs a place for kids like his to continue learning and growing. This facility provides an option for a custom-tailored program for students who need extra attention.

Heather Lloyd, 1010 Newel Road, Viola, Director of the Jubilee School, relayed story of personal experience working with special needs student. Said these students need education of this unconventional type which is not normally done in the private sector.

Bazzoli closed the public hearing at 7:25 pm.

Monson thought the less-busy space on the east side of the building sounded like an optimal drop-off location and that the conditions proposed by Staff were reasonable. Bazzoli said the building has a great deal of space, and particularly with Covid-19 parents need many more options, especially a school that is tailored to special needs. Bieghler agreed the program would be a great addition to the community and liked the play area on the east side. Thomson thought it was a wonderful premise to provide disability inclusion. He also appreciated the applicant's initiative to find a location in an existing building. Monson asked if the applicant had any issues with the conditions proposed by Staff. Applicant did not.

Monson moved approval of the proposal with the conditions as recommended by Staff, and to direct Staff to prepare the Reasoned Statement of Relevant Criteria and Standards. Thomson seconded the motion which carried unanimously. Board members selected Monday, August 31st for the RCS approval meeting.

3. Board Communications

The next hearing is scheduled for Tuesday, September 15th. Bazzoli read a thank you letter from Mayor Lambert to all Board Members.

Adjournment

The meeting adjourned at 7:33 pm.


Joe Bazzoli, Chair

8/31/2020
Date