

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair
boa@ci.moscow.id.us

~Meeting Minutes~
November 10, 2020

Aimee Hennrich
Staff Liaison
208.883.7095

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

Monson called the meeting to order at 7:00 PM

MEMBERS PRESENT: Joe Bazzoli (virtual), Chair; Annette Bieghler, Steve Bush, Mark Monson, Laurene Sorensen (virtual)

MEMBERS ABSENT: Marshall Comstock, Tim Thomson

STAFF IN ATTENDANCE: Jennifer Fleischman, Aimee Hennrich

1. Approval of Minutes from October 14, 2020 [ACTION ITEM]

Bush moved to approve the minutes as corrected, seconded by Bazzoli. Vote by Acclamation: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

2. Public Hearing: Proposal for a Conditional Use Permit at 224 Southview and 1250 Orchard Avenue – LUP2020-0024 [ACTION ITEM]

A Conditional Use Permit application for a public service and utility facilities “water booster stations” at 224 Southview Avenue within the Multiple Family Residential (R-4) Zone, and 1250 Orchard Avenue within the Low Density, Single Family Residential (R-1) Zone per Moscow City Code 4-3-4.

Hennrich presented a Conditional Use Permit application for 224 Southview Avenue from the City of Moscow Engineering Department, for an above-ground booster pumping station, by reviewing the proposed location, access points, surrounding uses, zoning, and applicable sections of the Comprehensive Plan. The booster station would be built on the southern side of town, near the new Police Station building.

Hennrich then presented a second Conditional Use Permit application for 1250 Orchard Avenue from the City of Moscow Engineering Department, for an above-ground booster pumping station, by reviewing the proposed location, access points, surrounding uses, zoning, and applicable sections of the Comprehensive Plan. The booster station would replace an existing below-grade pump station located on the northern side of town.

The proposed booster station at 224 Southview Avenue is ultimately intended to have the City’s Harvest Park built around it. The applicants plan on developing a landscaping buffer around this proposed facility, though it is not required according to the zoning district standards.

Monson opened the public hearing at 7:14 PM

Nancy Chaney (Moscow), submitted public comment for the record via email with regard to the proposed booster station located at 1250 Orchard.

Tyler Palmer (Moscow), co-applicant, spoke about the importance of adding booster stations to maintain pressure in water systems for domestic and fire use. Noise disturbance and aesthetics were addressed with special consideration, especially for boosters stationed in primarily residential areas. Targeted focus was used to minimize disturbances and develop cosmetically pleasing buildings.

Scott Bontrager (Moscow), co-applicant, addressed some concerns from Nancy Chaney's letter regarding noise disturbance, energy efficiency, emergency preparedness, and aesthetics.

Tyler Palmer (Moscow), clarified that the generators would be run by natural gas with propane as back-up. He went into detail in regards to the quality found recently in the residential water on the north side of town. Chlorine dosage in the water was addressed and suggested that the new booster stations would improve accuracy and ability to dose as needed.

Scott Bontrager (Moscow), addressed Nancy Chaney's comments about the structural integrity of the proposed buildings. The City of Moscow has been working towards transitioning to a MIOX on-site generation unit model. A simple valve would be used to move from natural gas to propane as needed. Some lighting complaints regarding the current booster stations at White Ave and Taylor Ave, were submitted, but the City of Moscow has since adjusted the type of lights used that corrected the issue, and they have not received any noise complaints regarding any booster station facility. The proposed facility on Orchard Avenue would be larger than the Southview station, and has the capacity to add an additional third pump.

Monson closed the public hearing at 7:28 PM

Some concern was expressed about the scalability of the Orchard Avenue facility as the north side of town expands, but with the extra space for a third pump, the station would possibly have sufficient capacity for the next 20-30 years. There will be a security fence built around any station built into the grade to prevent citizen access to the roof.

Bazzoli moved to approve the Conditional Use Permit for 224 Southview Ave and direct Staff to prepare the Reasoned Statement of Relevant Criteria & Standards, on the basis that the verbiage and justification provided by the applicants is accurate and sufficient for approval. Bieghler seconded the motion. Vote by Roll Call: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Bazzoli moved to approve the Conditional Use Permit for 1250 Orchard Ave and direct Staff to prepare the Reasoned Statement of Relevant Criteria & Standards, on the basis that the verbiage and justification provided by the applicant is accurate and sufficient for approval. Bush seconded the motion. Vote by Roll Call: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

3. Board Communications

The next meeting is scheduled for Thursday, November 19th to approve the Relevant Criteria & Standards documents.

4. Other Business

None.

The meeting adjourned at 7:37 PM


Joe Bazzoli, Chair


Date