

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
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Public Hearing
~ Minutes~

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

Thursday
April 22, 2021

7:00 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 6:59 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Annette Bieghler, Steve Bush, Marshall Comstock, Laurene Sorenson (virtual)
MEMBERS ABSENT: Mark Monson, Tim Thomson
STAFF: Jennifer Fleischman, Aimee Hennrich, Mike Ray

REGULAR AGENDA

1. Approval of April 7, 2021 Minutes (ACTION ITEM)

Comstock moved for approval of the minutes as corrected, seconded by Bush. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

2. Public Hearing: Proposal for a Conditional Use Permit at 2350 Trail Road – LUP2021-0009 (ACTION ITEM)

Conditional Use Permit application for an accessory cottage in excess of 900 square feet located at 2350 Trail Road within the Agricultural/Forestry Zoning District (AF) in the Area of City Impact, per Latah County Code 03.01.02(14)(H).

Hennrich presented on the proposal as described above, recommending approval of the Conditional Use Permit with no conditions.

Public Hearing opened at 7:09 PM

Derek Westlund, (Moscow) applicant, gave an overview of the reasons behind requesting a Conditional Use Permit for the property. The proposed addition would be utilized primarily for housing an elderly parent.

Public Hearing closed at 7:11 PM

The proposed set-backs and available acreage of the property were addressed as being indicative of the best scenario for an accessory cottage.

Comstock moved to recommend approval of the Conditional Use Permit at 2350 Trail Road and directed Staff to draft Relevant Criteria and Standards, with no conditions as recommended by Staff. Motion seconded by Sorenson. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

3. Public Hearing: Proposal for a Conditional Use Permit at 2305 S Main Street – LUP2021-0010 (ACTION ITEM)

Conditional Use Permit application for a K-12 Private School located at 2305 S Main Street within the Motor Business Zoning District (MB), per Moscow City Code 4-3-4.

Hennrich presented on the proposal as described above, including a background on the Logos School's history in Moscow and previous Land Use Permit Applications. Staff recommended the Conditional Use Permit (CUP) with one condition.

Idaho Transportation Department (ITD) had reviewed the application and approved one approach to the property. There would not be a landscape buffer required between the proposed school and the surrounding residential homes. City services, including water and sewer, are available to the property. The planned re-routed Highway 95 is estimated to begin construction in the next couple years, and would be splitting from the current highway south of the proposed project. The highway project influenced ITD's recommendation of only allowing one northern approach, and eliminated all other proposed approaches further south. Play Area's are not addressed in the Zoning Code for elementary age schools, but the proposed plans show that there is a play area in the site plans.

Public Hearing opened at 7:26 PM

Larry Stephenson (Moscow), applicant, spoke to the merit of Logos School and its education qualities. There was an explanation for the need of temporary classrooms while the new school is being built northeast of Moscow. There is a playground area as well as a multi-purpose room on the proposed site plan, and the children would be first- and second-graders. Stephenson thanked the Staff for their hard work and dedication to residents.

Kirsten Westlund (Moscow), spoke in favor of the proposed CUP and Logos School as a whole.

Public Hearing closed at 7:32 PM

Change of use building conditions would be recommended as building permits were applied for. There was some discussion about repurposing a vacant building and needing more schooling options in Moscow. The old Bonkerz play structures would not be utilized by the proposed occupants.

Comstock moved for approval of the Conditional Use Permit at 2305 Main Street, with one condition as recommended by Staff, and directed Staff to draft Relevant Criteria and Standards. Motion seconded by Bush. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

ANNOUNCEMENTS

There is one upcoming Conditional Use Permit application currently under review.

UPCOMING EVENTS/MEETINGS

Next public meeting is scheduled for Thursday, April 29th at 5:30PM.

The meeting adjourned at 7:38 PM


Joe Bazzoli, Chair

4/30/2021
Date