

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Minutes ~

Aimee Hennrich
Staff Liaison
208.883.7095

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

Tuesday
August 3, 2021

7:00 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 7:03 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Steve Bush, Marshall Comstock, Mark Monson, Tim Thomson
MEMBERS ABSENT: Annette Bieghler
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of May 25, 2021 Minutes

Bush moved for approval of the minutes as presented, seconded by Monson. Vote by Acclamation; Ayes: Bush, Monson, Thomson (3). Nays: None. Abstentions: Bazzoli, Comstock (2). Motion carried.

2. Public Hearing: Proposal for a Conditional Use Permit at 225 E Palouse River Drive – LUP2021-0030

Conditional Use Permit application for a Large Child Care Facility (21 or more children) located at 225 E Palouse River Drive within the Motor Business Zoning District (MB) per MCC 4-3-4.

Hennrich presented the proposed application as described above, recommending approval of the Conditional Use Permit with no conditions. The proposed facility meets all planning requirements, according to Moscow City Code.

The proposed business would share an access-way with the self-storage units located to the south. Hennrich indicated that there is probably an access easement agreement between the two properties to allow for vehicle access. The Prairie Charter School is located north of the facility, off of an adjacent street.

The Public Hearing opened at 7:14 PM

Leeanne Noble (applicant), Moscow, explained that the southern self-storage unit access agreement was a condition of purchasing the property, and said she has not seen any traffic on that property in the time she has been working with the property owners. She elaborated on the desire and motivation for purchasing the property and using it as a child care facility. Daycare space requirements can accommodate up to 80 children, but the applicant does not want to expand that much. The building is 5000sq, but only 3000sq will be used for the daycare, because to use the top floor would require a fire suppression system.

The Public Hearing closed at 7:17 PM

The Board discussed that the facility was already designed to be accessible. There was talk about the self-storage units and lack of through traffic seen. All members agreed that this as an ideal location for a child care facility. In the previous building that Gold Mountain used, the applicant had up to 20 students, but only 10 in the building at a time. The applicant was confident that she can manage 20 students by herself, but

