BOARD of ADJUSTMENT

Joe Bazzoli — Commission Chair

~Agenda~

Leah Carlson — Staff Liaison

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

Wednesday | **7:00 PM** | **August 29, 2018**

Council Chambers | **206 E 3rd Street**

1. Approval Of Minutes From August 6, 2018

   ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

   Documents:

   MINBOA20180806.PDF

2. Proposal For A Conditional Use Permit For A Self-Storage Facility Located At 209 Rodeo Drive - LUP2018-0024

   Conditional Use Permit application for a Self-Storage Facility located at 209 Rodeo Drive. The applicant is proposing to construct a 42,410 square feet Self-Storage Facility located at 209 Rodeo Drive in the Motor Business (MB) Zoning District.

   ACTION: Conduct the public hearing upon the proposed Conditional Use Permit and upon consideration of any testimony presented, approve Conditional Use Permit with the one condition recommended by Staff and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the Conditional Use Permit without conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the Conditional Use Permit and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

   Documents:

   STAFF REPORT.PDF

3. Board Communications

4. Other Business

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

BOARD of ADJUSTMENT

Joe Bazzoli
Commission Chair

boa@ci.moscow.id.us

Leah Carlson
Staff Liaison

208.883.7095

~Meeting Minutes~
August 6, 2018

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

The meeting was called to order at 5:35 PM

MEMBERS PRESENT: Joe Bazzoli Chair; Annette Bieghler, Steve Bush, Marshall Comstock, Mark Monson

MEMBERS ABSENT: Jerry Long, Laurene Sorensen

STAFF IN ATTENDANCE: Leah Carlson, Staff Liaison; Anne Peterson, Deputy City Clerk

1. Approval of Minutes from July 30, 2018.
Comstock moved approval of the minutes with a clarification on page 3.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Comstock
SECONDER:	Bieghler

Motion carried by acclamation.

2. Approval of Relevant Criteria and Standards for Property Located at 808 Park Drive – LUP2018-0019
Monson moved approval of the Relevant Criteria and Standards as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Monson
SECONDER:	Bush

Motion carried by acclamation.

3. Approval of Relevant Criteria and Standards for Property Located at 625 S. Jackson – LUP2018-0020
Monson moved approval of the Relevant Criteria and Standards as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bush
SECONDER:	Comstock

Motion carried by acclamation.

4. Board Communications

Adjournment
The meeting adjourned at 5:40 pm.

Joe Bazzoli, Chair

Date

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: Wednesday, August 29th, 2018

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: 209 Rodeo Drive, a Motor Business (MB) Zoning District per MCC 4-2-4 (M).

Attachments:
A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, August 11, 2018

B. Conditional Use Permit Application

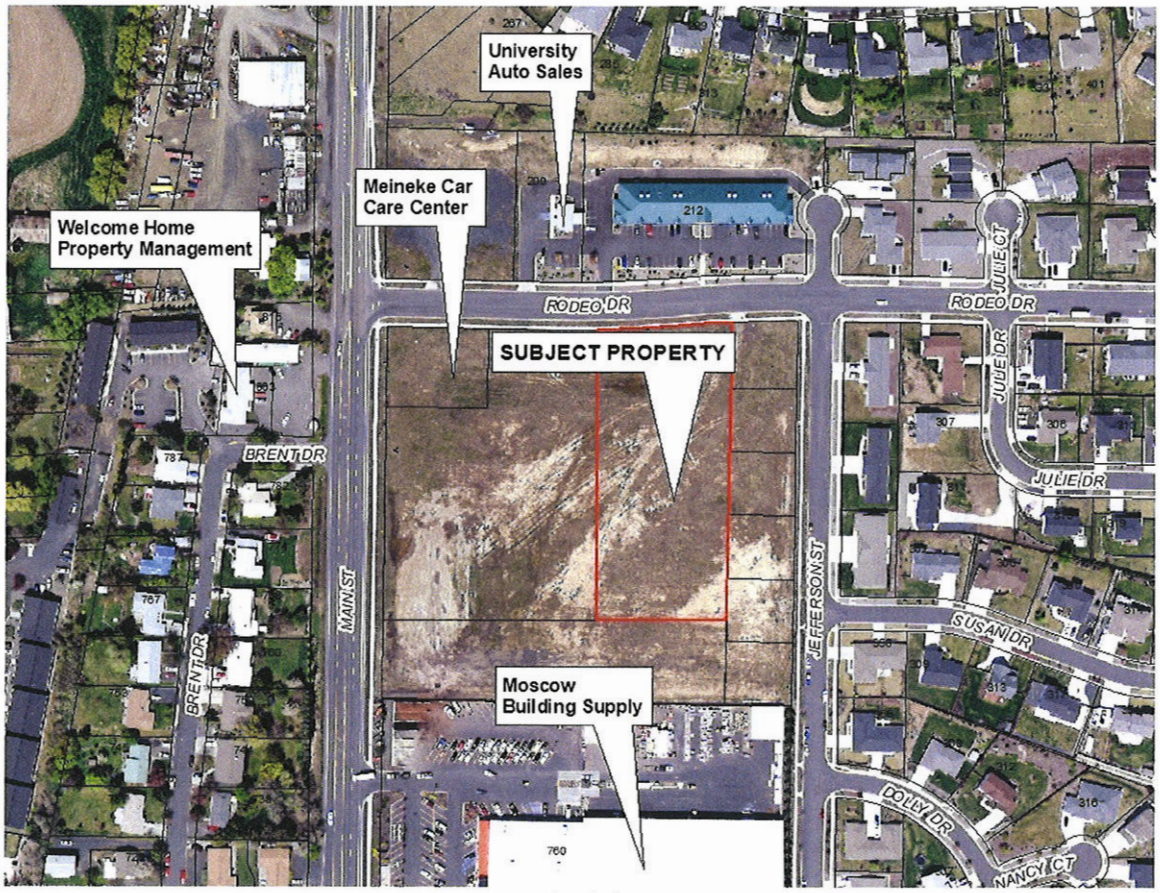
C. Site Plan, Elevations, and Floor Plan

D. Relevant Criteria and Standards Worksheet

Prepared by: Leah Carlson, Planner I

STAFF REVIEW

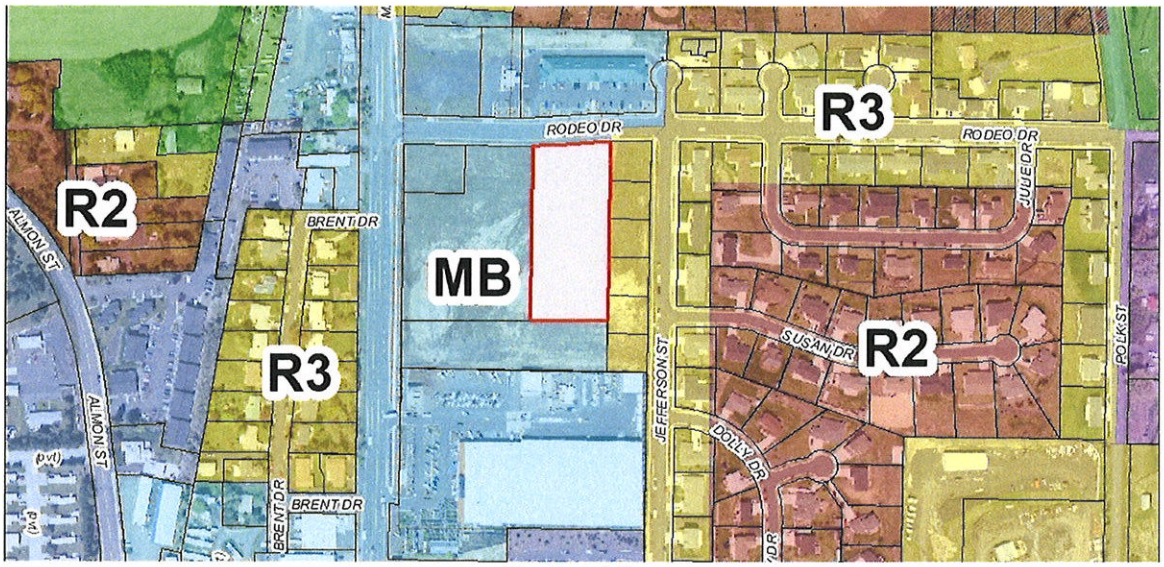
Proposal: The applicant is proposing to construct a 42,410 square foot Self-Storage Facility located at 209 Rodeo Drive. The facility will contain various size storage units ranging from 5 feet by 5 feet to 20 feet by 40 feet. The subject property is located within the Motor Business (MB) Zoning District where Self-Storage Facilities are permitted as a Conditional Use.



Aerial

Zoning: The subject property is located within the Motor Business Zoning District (MB). Adjacent properties to the north, south, and west are also within the MB Zone. The adjacent property to the east is in a Medium-Density Residential (R-3) Zoning District.

Per MCC 4-2-4(M), *"The MB Zoning District is intended to provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service."*



Zoning Map

Site and Area Land Use: The subject property is approximately 71,500 square feet (1.64 acres) and is currently undeveloped. All parcels directly adjacent to the property are also undeveloped. The parcel has approximately 170 feet of frontage on Rodeo Drive. The surrounding land use is a mix of commercial and residential. Commercial uses include primarily auto-related businesses. Moscow Building Supply and a property management business are also nearby.

Streets and Access: The subject property is accessed from Rodeo Drive, which intersects with Highway 95 approximately 250 feet to the west of the subject property.

Comprehensive Plan: Chapter 2, Community Character and Land Use, designates the subject property's future land use as Auto-Urban Commercial. Auto-Urban Commercial designated areas provide for commercial series and developments that are motor vehicle oriented or those, which require large amounts of land. These areas should be located adjacent to existing commercial developments and along major arterials where the vehicle traffic can be accommodated. Development within these designations should be required to provide significant landscaping which would be applied to enhancing area along the street edge, screening parking lots, and buffering adjacent uses.

Chapter 3, Community Mobility, identifies Rodeo Drive as a collector street. Rodeo drive branches off from Hwy 95, a National Highway.

A goal of Chapter 6 is to, "Enhance and strengthen the regional economy utilizing the strengths and assets of the region."

Transportation Impact Study: A 2014 Transportation Impact Study by Hodge & Associates, Inc. examined the impact on the intersection of U.S. Highway 95 and Rodeo Drive with the full development of the Park View Estates subdivision.

The proposed development in the study included a 3,750 sf automobile center (now Meineke Car Care Center), 10-pump gas station with a convenience market, two 7,500 sf mini-storage units, a 2,000 sf veterinary clinic, a 2,000 sf fast-food restaurant with drive-through window, a 15,000 sf general office building, and a 25-unit recreational vehicle park.

The results indicated that the service impacts generated from the Park View development would not adversely affect the existing intersection such that a signalized intersection would be required. Therefore, the existing street infrastructure could accommodate for the proposed Self-Storage Facility at 209 Rodeo Drive and Idaho Transportation Department has no concerns with the proposal.

Utility Easement: There is an existing 30' wide utility easement on the northern and eastern property line that was established in 2013 as part of the Park View Estates Replat. On the eastern side, the easement does not align with the property line and therefore only reaches 20' into the subject property along the eastern property boundary.

Landscape Buffer: A Type-B Buffer is required between the eastern property line and the abutting Medium-Density (R-3) Zoning District. The required buffer zone is 10' wide when an irrigation system is incorporated. It includes four canopy trees, six understory trees, and eight shrubs. At least six of these plantings shall be evergreens.

Input from Other Departments/Entities: No comments from any Departments/Entities.

RELEVANT CRITERIA AND STANDARDS

1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.

2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.

3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).

4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.

5. The proposed use (will/will not) endanger the public health or safety if located where proposed?

6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.

7. The propose use (will/will not) be in conflict with the Comprehensive Plan.

RECOMMENDATION

Staff recommends **approval** for the application for a Conditional Use Permit at 209 Rodeo Drive for a proposed Self-Storage Facility with no conditions.

Board shall direct staff to prepare Relevant Standards and Criteria to be reviewed at an upcoming meeting.

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CITY OF MOSCOW
COMMUNITY DEVELOPMENT
Ph: 208-883-7035
Fax: 208-883-7033
apeterson@ci.moscow.id.us

For City Use Only			
	Date Received	7-31-18	
Dept	Fee Type	Fees	Paid
CD	Application Fee	$410	7/31/18
	Receipt Number	LUP2018-0024	

APPLICATION FOR CONDITIONAL OR SPECIAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. **Applicant**

Name: Merrell Enterprises, VII, LLC Telephone: 208.669.1488

c/o Shelley Bennett 312 South Washington #2
(home address) Moscow, ID 83843

Relationship to affected property (please check one):

Owner ☐ Purchaser ☒ Lessee ☐ Other ☐ (explain below)

2. **Owner of Affected Property** (if other than applicant)

Name: G & G Development, LLC Telephone:

c/o Shelley Bennett 208.882.3800
(home address)

3. **Location of Affected Property**: Rodeo Drive, Moscow

Legal Description: a portion Park View 1 1
(subdivision) (block) (lot)

If described by Metes and Bounds, please attach deed on a separate sheet.

4. **Proposal**: The applicant proposes the following use and/or construction for the above-described property:

Self Storage

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. **Authorization**: Section _____ of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.

6. **Operating Characteristics**: Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.

Fenced storage facility (self serve)

7. *Before the Moscow Board of Adjustment may issue a Conditional Use Permit, the Board must first make findings of compliance with the following seven relevant criteria and standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.*

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY OR SPECIALLY PERMITTED USE WITHIN THE ZONING DISTRICT.
Justification and compliance with criteria #1: Under served location

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.
Justification and compliance with criteria #2: Motor Business uses are compatable with storage. Many businesses need off site storage. Large residential area will also benefit.

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).
Justification and compliance with criteria #3: none.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.
Justification and compliance with criteria #4: yes

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.
Justification and compliance with criteria #5: no health or safety risks

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.
Justification and compliance with criteria #6: Yes

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.
Justification and compliance with criteria #7: Yes.

CONDITIONS OF APPROVAL

The Board of Adjustment may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans proof by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board for an additional public hearing as an amendment to the Conditional Use Permit application.

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REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property of the Conditional Use Permit within one year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

This application must be completed and submitted with the below described items to the Moscow Community Development Director at least twenty-one days prior to the hearing at which the application is to be considered by the Board or the application will not be processed.

The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

DocuSigned by:
cody merrell
C55DD682FF84436...
Applicant's Signature

7/30/2018
Date

Owner's Signature

7/31/18
Date

Section 8, T39N, R5W, BM

BLOCK 2

PARK VIEW ESTATES
ADDITION TO THE CITY OF MOSCOW

BRASS CAP ITD MONUMENT
CP&F INSTRUMENT #450675

N88°50'54"W
57.53'

RODEO DRIVE

JEFFERSON COURT

25' 25'

35'

10' SETBACK

S88°50'54"E 261.99'

150.00'

102.87'

9.13'

12' WIDE GRAVEL DRIVEWAY

ADJACENT RECORD OF SURVEY
FOR G & G DEVELOPMANT, IN 2014
BY A. YOUNGER, PLS #12724
INSTRUMENT #567568

MARK PINCH
PER WARRANTY DEED
INSTRUMENT #567152
ZONED MB

N89°14'23"W 150.00'

EXISTING 26' WIDE ACCESS AND SEWER EASEMENT PER INSTRUMENT #507755 SEE NOTE 3

120.00'

118.98'

50'

65'

ZONED R3

97.89'

100.78'

94.50'

575.28'

N07°45'37"E 555.68'

310.38'

10' SETBACK

N07°54'31"E 570.39'

198.50'

N89°05'29"W 100.00'

DETENTION POND

N89°05'29"W 512.26'

60.00'

30.50'

225.00'

ADJACENT RECORD OF SURVEY
FOR PAT GARRETT, IN 2013
BY A. YOUNGER, PLS #12724
INSTRUMENT #561537

PATRICK AND GERRI GARRETT
PER CORRECTION DEED
INSTRUMENT #562596
ZONED MB

511.94'

N89°05'29"W 611.94'

100.00'

EXISTING 5' UTILITY EASEMENT

LOT 2, BLOCK 1

PARK VIEW ESTATES
ADDITION TO THE CITY OF MOSCOW

U.S. HIGHWAY 95

S1°01'32"W 2649.82'

1/4 7 8 ITD BRASS CAP SET BY P.L.S. #7878 IN 2010 CP&F INSTRUMENT #538478

JEFFERSON STREET

BLOCK 4

PARK VIEW ESTATES
ADDITION TO THE CITY OF MOSCOW

SUSAN DRIVE

BLOCK 4

PARK VIEW ESTATES
ADDITION TO THE CITY OF MOSCOW

DOLLY DRIVE

SCALE: 1"=40'

LEGEND

- PROPOSED PIN LOCATION
- RECORD PIN LOCATION
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING CATCH BASIN
- PROPOSED LOT NUMBER
- LOT NUMBER PER (2)
- WATER METER
- FRANCHISE UTILITY PEDESTAL
- BOUNDARY LINE
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK/BUFFER LINE
- 2' CONTOUR INTERVAL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING SANITYARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FRANCHISE UTILITY LINE

LANDSCAPE LEGEND

- SHRUBS
- CANOPY TREE
- UNDERSTORY TREEE

Vicinity Map
NOT TO SCALE

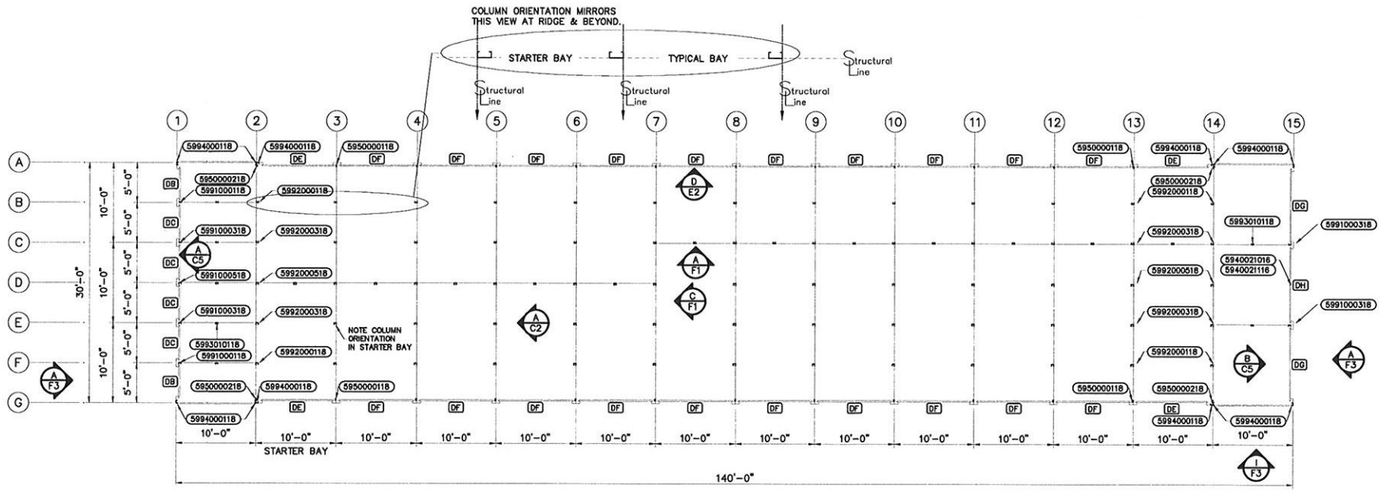
Hodge & Associates, Inc.
P.O. Box 8298
425 S.W. Washington Street
Moscow Idaho 83843
(208) 882-3520
Engineers • Planners • Landscape Architects

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY LAYOUT
RODEO DR STORAGE
MERRELL ENTERPRISES, LLC
MOSCOW, IDAHO 83843

Designed By:	SB
Drafted by:	SW
Checked by:	AKY/SB
File Name:	4108-CUP Layout (option 2)
Tab:	24X36d
Layer Style:	TOPO
Plot Style	OCE.stb
Project:	4108-08-18
Date:	8/13/18

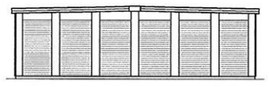
1 OF 1



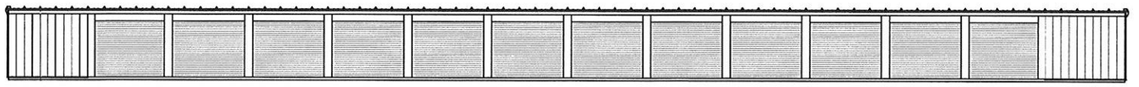
FLOOR PLAN FOR 8'-4" EAVE, 1/4:12 PITCH, MINI STORAGE BUILDING #3 S.O.#193082 – QP-32840

DOOR SCHEDULE							
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
2	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE
4	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE
4	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE
20	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE
2	DG	ROLL-UP	8'-8" x 6'-6"	8'-8" x 6'-6"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE
1	DH	ROLL-UP	9'-0" x 6'-6"	9'-0" x 6'-6"	TRAC-RITE/eq.	ROLL-UP DOOR	SHALE

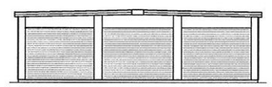
ROLL-UP DOORS MEET ASTM E330



END WALL ELEVATION



SIDE WALL ELEVATION 1/8"=1'-0"



END WALL ELEVATION

REVISION	By Date

TRACHTE BUILDING SYSTEMS, Inc.
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TBS

Job Generation: CODY MERRELL
AXESS STORAGE
1306 S. MOUNTAIN VIEW ROAD
MOSCOW, ID

Sheet title: FLOOR PLAN

Date: 6/23/2017
Drawn by: JBO
Scale: 1/8" = 1'-0"
Plan No.: P48956
Order No.: 193080,81,82,83
Sheet No.: A2