

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
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Public Hearing
~ Minutes ~

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

Wednesday
November 17, 2021

7:00 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 7:00 PM

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

REGULAR AGENDA

1. Approval of October 26, 2021 Minutes (ACTION ITEM)

Thomson moved for approval of the minutes as presented, seconded by Bush. Vote by Acclamation; Ayes: Bieghler, Bush, Comstock, Thomson (4). Nays: None. Abstentions: Bazzoli (1). Motion carried.

2. Public Hearing: Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road – LUP2021-0037 (ACTION ITEM)

Proposed amendment to an existing Conditional Use Permit for a school and church facility which was approved on August 2, 2016 and located at 1515 N. Mountain View Road within the Moderate Density, Single Family Residential (R-2) Zoning District per Moscow City Code 4-3-4. The applicant is proposing to amend the phasing plan that was approved as part of the original Conditional Use Permit application.

Hennrich presented the Conditional Use Permit (CUP) amendment application as described above, covering the history of the previously approved CUP and Variance and the seven (7) conditions of that approval. Staff recommended approval of the CUP phasing plan amendment with one (1) additional condition that the CUP reflect the updated Zoning Code requirement of an expiration date of 2 years from approval, including the opportunity for a 1-year extension.

Mountain View Road from Slonaker Drive to the proposed roundabout is not in City Limits and the developer would need to coordinate improvements with the Latah County Highway District. There was some discussion about how the improvements to Mountain View Road was originally made a condition of approval. The sidewalk on the north side of Mountain View, from Slonaker Drive to the Logos property, would be improved as an extension of the roadway with no curbing for pedestrian access. The roadway improvements would include an additional 4-feet of expansion from a 24-foot road to a 28-foot width. There was some conversation about easement procurements and the impact on engineering for the necessary improvements.

The pedestrian bridge would be located on City of Moscow property, on the southeast side of Mountain View Park. Continued discussion about the bridge, addressing the possibility of making it a multi-modal bridge. The proposed phasing amendment was requested in part because of funding issues for the school's construction, as well as implementing a change to add the Fellowship Hall to the site.

A temporary Certificate of Occupancy (CO) could only be issued for a Phase II building with the Building Safety Division's approval and a security for public improvements not yet complete in other phases. Requirements for a temporary CO include pedestrian and vehicle access improvements, as well as sufficient safety measures in place for any proposed use. There was some discussion regarding public improvement requirements and the proposed timeline of completion. F Street is anticipated to continue south and connect as private property development occurs.

The Public Hearing opened at 7:26 PM

Scott Becker (applicant), Moscow, explained the Applicant's decisions regarding the phasing amendment request, as well as the current status of the public improvements. The roundabout is essentially ready to be built pending better weather conditions. Fellowship Hall construction would begin at the same time as the public improvements. The Fellowship Hall would be used as a gathering place for both church and chapel until Phase III was completed.

George Canney, Moscow, requested more information about the fire hydrant and standpipe between the new road and Paradise Creek. Made a comment about the future F Street extension and impact of traffic on other connecting roads.

Scott Becker (applicant), Moscow, talked about the temporary fire hydrant and detention ponds that will help prevent flooding. The standpipe is temporary and is not indicative of future elevation or grading changes to the road.

The Public Hearing closed at 7:34 PM

There was some continued discussion regarding the condition to improve Mountain View Road outside of Moscow City Limits. Plans are required to meet current standards regardless of what jurisdiction the road is in. The proposed phasing amendment was well received by the Board and support was expressed.

Comstock moved for approval of the Conditional Use Permit amendment to phasing at 1515 Mountain View Road and directed Staff to draft the Relevant Criteria and Standards with the same conditions as originally approved, along with the additional expiry date condition as recommended by Staff. Motion seconded by Bush. Vote by Acclamation; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

REPORTS

The Board discussed City Councils' approval of the Appeal for the Wireless Communication Facility at 1400 E Seventh Street.

ANNOUNCEMENTS

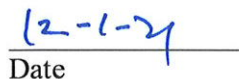
UPCOMING EVENTS/MEETINGS

Next Board of Adjustment meeting is scheduled for Monday, November 29th, 2021.

The meeting adjourned at 7:44 PM



Mark Monson, Vice-Chair


Date