

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
August 29, 2018

Leah Carlson
Staff Liaison

boa@ci.moscow.id.us

208.883.7095

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

The meeting was called to order at 7:00 PM

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

MEMBERS ABSENT: None

STAFF IN ATTENDANCE: Leah Carlson, Mike Ray, Anne Peterson

1. Approval of Minutes from August 6, 2018.

Monson moved approval of the minutes as presented by staff.

RESULT:	ACCEPTED
MOVER:	Monson
SECONDER:	Bush
ABSECTIONS:	Sorensen

Motion carried by acclamation.

2. Public Hearing: Proposal for Conditional Use Permit for a Self-Storage Facility located at 209 Rodeo Drive – LUP 2018-0024

Carlson presented the proposal for self-storage units located within the Motor Business zoning district where storage units are permitted as a conditional use. Parcels to the west and south are vacant and R-3 zoning is to the east. Subject property is accessed via Rodeo Drive which intersects with Highway 95. A 2014 Transportation Impact Study determined service impacts from further development in the Park View addition would not adversely affect the existing intersection such that a traffic signal would be warranted. There are 30-foot utility easements on both the northern and eastern borders of the parcel. Staff recommended approval with no conditions.

Bazzoli opened the public hearing at 7:07 pm.

Shelley Bennett, 2279 Moser, said she represented the developer and the property owner and thought the project would provide a good buffer between the residential area to the east and future commercial development on the remaining portion of the parcel.

Rob Kwate, 107 Valleyview Dr, Troy, owns the duplexes on Jefferson immediately east of the proposed storage units. He was concerned about access to the west side of his fence for ongoing maintenance and asked where the landscape buffer would be within the utility easement. Carlson replied the City Engineering Department requested the trees be planted on the western five feet of the easement so roots wouldn't interfere with the utilities. Kwate said that would create a long narrow area between the landscaping and his fence, so he asked if another fence could be installed perpendicular with his fence to the storage units to prevent people from accessing the space in between. Kwate also asked what uses were allowed by right on that parcel and staff read through the extensive list.

Applicant Cody Merrill, 1221 Crane Creek Rd, Potlatch, thought a perpendicular fence at both ends of the easement was feasible. The entire storage facility will be fenced for security.

Micah Russell, 973 N Jefferson, expressed concern about noise and light pollution, particularly on the eastern side, and asked if night access and its associated noise would be allowed. He strongly favored the suggested perpendicular fencing to prevent pedestrian traffic right behind his yard.

Ray pointed out that full cut-off lights are required on all commercial buildings. He thought that type of lighting combined with the landscape buffers on both the subject project and the Jefferson properties should diminish the light pollution.

Ashley Bredenberg, 971 N Jefferson, asked the height of the buildings adjacent to the fence and requested a redesign of the eastern row of storage units so there wouldn't be a gap between the buildings behind her yard.

Rob Kwate clarified his request was for very short perpendicular fences at both ends of the utility easement rather than something parallel to his fence. He also requested access through said fence so he could provide regular maintenance to the back side of his fence.

Cody Merrell said he plans to use the same lighting as at his Mountain View storage units which are very expensive, full-cutoff lights that are affixed to the buildings rather than on tall poles. He said records from his Mountain View units indicate there is very little traffic during night hours. In response to Bredenberg's questions, he said the storage units are nine feet in height and the slight gap between buildings in the southeast corner was necessary to allow access to the southern row of units.

Scott Becker, 405 S Washington, stated the detention pond needed to be on the southwest corner because of topography.

Bredenberg reapproached to respectfully disagree about the lights not bothering the neighbors, noting that the Meineke sign down the street shines right into her bedroom window. She agreed this proposal was probably the best use to have as a neighbor, however.

Hearing no further public testimony, the hearing closed at 7:32 pm.

Comstock thought the project made sense and said Moscow has a need for more storage units. He said the landscaping and the buildings themselves will provide an excellent buffer between the proposed project and the Jefferson Street neighbors. Monson thought it would be a low-traffic use that was probably the best neighbor-friendly option. Bush said the lighting would be on the alley side rather than the back side of the buildings and the buildings themselves would block much of the light. Sorensen said it was a good proposal and thought it was important to have storage units in various locations around town. She recommended black-out curtains for people concerned about light trespass.

Comstock moved approval of the application with no conditions and directed staff to draft the relevant criteria and standards.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Comstock
SECONDER:	Sorensen

Motion carried by acclamation.

3. Board Communications

Board members agreed to schedule the RCS approval meeting for next Thursday at 5:30.

It was noted there is now a vacancy on the Board due to Jerry Long's resignation. Staff said a replacement would be at the Mayor's discretion with Council approval.

4. Other Business

None

Adjournment

The meeting adjourned at 7:43 pm.



Joe Bazzoli, Chair

9/4/2018
Date