

BOARD of ADJUSTMENT



Joe Bazzoli
Commission Chair

~Meeting Minutes~
October 2, 2018

Leah Carlson
Staff Liaison

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

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Mark Monson, Vice Chair; Annette Bieghler, Steve Bush, Tim Thomson

MEMBERS ABSENT: Joe Bazzoli, Marshall Comstock, Laurene Sorensen

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

1. New Member

Monson welcomed new member Tim Thomson.

2. Approval of Minutes from September 4, 2018.

Bieghler moved approval of the minutes as presented by staff.

RESULT:	ACCEPTED
MOVER:	Bieghler
SECONDER:	Bush
ABSENTIONS:	Thomson

Motion carried by acclamation.

3. Public Hearing: Proposal for Conditional Use Permit for a gymnastics facility located at 212 Rodeo Drive – LUP2018-0028

Conditional Use Permit application for a gymnastics facility located at 212 Rodeo Drive. The applicant is proposing to develop a gymnastics facility serving preschool aged children located at 212 Rodeo Drive.

Carlson presented the application described above. Applicant plans to provide gymnastics lessons and birthday parties primarily for preschool aged children, operating Monday-Saturday 9am-noon and 4-7pm for a maximum of 50 students. Carlson explained gymnastics instruction is a conditionally permitted use in the Motor Business zoning district, and the Comprehensive Plan designates the subject area as Auto-Urban Commercial. A 2014 Transportation Impact Study, based on uses with higher service impact than what this proposed use would create, indicated the intersection of Highway 95 and Rodeo Drive did not warrant a signalized intersection, therefore the existing street infrastructure will accommodate the proposed gymnastics facility. Staff recommended approval with no conditions.

Monson opened the public hearing at 7:04 pm.

Shelley Bennett, 2279 Moser, represented the applicant and landlord. She explained the gym opened in August without being aware of the need for a Conditional Use Permit, and apologized for that misunderstanding.

Lynn Kindlespire, 918 Indian Hills, said Palouse Empire Gymnastics opened for business in 1990; she and her husband purchased it in 2010. Kindlespire said she called the State and City to ask about licenses or

permits required. She was referred to the City website to review the land use table and she assumed her business fell under the “health club/gymnasium” category and therefore didn’t need any permits.

Monson asked if things have been running ok and if they’d had any complaints. Kindlespire said everything was great, they’ve had no complaints, their customers love the plentiful off-street parking, and they’ve made friends with neighbors on both sides. Bush asked where they were previously and Kindlespire explained this is a second location. The main facility is at 810 N Almon #B and the new facility resolves their overcrowding issues. Having two locations makes it less congested and provides a better teaching environment. Bush asked the operating hours and Kindlespire replied the Almon Street facility is open 3:30-8:30pm. The Rodeo Drive location has morning and afternoon classes but is closed between noon and 4pm.

Hearing no further public testimony, the hearing closed at 7:11 pm.

Bieghler had no objections. Bush thought it was a good use of the facility and apparently it is working well. Thomson agreed it appeared to be good location and he commented it was good to see a business able to expand.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bush
SECONDER:	Bieghler

Motion carried by acclamation.

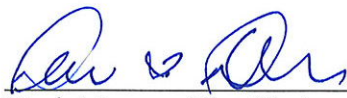
4. Board Communications

5. Other Business

The RCS approval meeting was scheduled for Thursday, October 11, at 5:30pm in the Mayor’s Conference Room.

Adjournment

The meeting adjourned at 7:17 pm.


Mark Monson, Vice Chair

10-11-18
Date