



## BOARD OF ADJUSTMENT

June 27, 2019

City Annex Building, Council Chambers  
680 Park Avenue

**Member Present:** Allen Alden, Alex Creek, Wendy Nobles, Gene Hicks, James Wyatt, Kristi Brower

**Staff Present:** Kerry Beutler, Assistant Director; Brian Stevens, Current Planner

**Call to Order:** The meeting was called to order at 12:15 p.m. by James Wyatt.

**Procedure:** James Wyatt explained the procedure of a public hearing process.

**Minutes:** Gene made a motion to approve minutes from March 28, 2019 as written. Alex Creek seconded the motion. The motion carried unanimously.

**Conditional Use Permit:**

James explained that the Conditional Use Permit (CUP) is for Holy Rosary School. The applicant is AKM Architects, PA (formerly know as Alderson Karst & Mitro Architects) . The location is generally east of S Boulevard, West of S Holmes Ave., South of 1<sup>st</sup> Street, and North of 17<sup>th</sup> Street. James turned the time over to staff.

Brian Stevens presented the staff report for the master plan of the Holy Rosary School. Brian explained that the applicant is AKM Architecture, PA and that is different than what was advertised and on the agenda. He identified the current zoning as TN, Traditional Neighborhood. The surrounding area is also TN. He indicated on the presentation the location of the site. Brian reviewed the history of the property including previous conditional use permits and variances to accommodate the school and church. The Church and school has been in Idaho Falls for 98 years. There has been an average increase of enrollment of ten students a year. He went over the Master plan, he explained the expansion of the school and parking lot. The proposed use and expansion is constant with the TN zone. The proposed parking will meet the parking requirements. He then went over his recommended conditions. Brian went over the current location of the drop off and explained that the current drop off is a concern due to its nearness to the intersection of a major collector. He went on to say that staff feels that an alley looped drop off or alley access drop off would help traffic safety at that intersection. The engineering Department feels the current drop off should be vacated eventually when the parking lot is developed. This will be looked at with the site plan review. Brian showed the Board pictures of the houses where the classroom additions will be located and also homes where the future parking lot will be located. Brian pointed out the drop off in the photos and the alley that could be used for the drop off. Brian explained that staff recommends approval of the Master Plan with a few conditions; a six foot (6') wall or buffer on the western edge of the location of the CUP and single family residences in the area of the CUP, the curb cut to be removed along Lee Ave. near the intersections of 9<sup>th</sup> Street and Lee Ave., and park strip landscape to be placed along S. Lee and 9<sup>th</sup> Street where the asphalt abuts the sidewalk.

Alex asked if the existing houses across the street would be removed for the parking lot. Brian indicated that they would. Gene asked if there should be a pedestrian crossing from the parking lot to the school. Brian clarified that the parking lot would primarily served the church uses, but that could be a condition. Alex asked if the playground would be retained. Alden asked about the curb cut on Lee Ave and the distance from the intersection. Brian didn't have the measurement, he thought it may be twenty feet (20'). Alex asked about the pick-up/drop-off circulation. Brian explained the current pick-up/drop-off circulation and the proposed recommendation. The Board had some safety concerns with the recommended pick-up/drop-off due to a hill. Brian said that that would be addressed with the site plan review.

James opened the hearing.

Corina Vanpelt, 321 Stillwater Circle, School Principle. Corina explained that the expansion is due to increase in enrollment numbers and safety issues. The two homes currently being used as a classroom are a safety issue due to crossing a busy street and there is a lot of unusable space. The useable space is half of a regular classroom. It is also expensive to heat both of the homes. It is equivalent to heating the entire school. This is the best solution for future growth and safety. Alex asked if the addition would be two stories. Karen answered yes, both floors would be classroom space. Alex asked if the space of the nun's quarters could be converted to additional classroom space. She indicated that it would not be money spent wisely according to the architect.

Roxanne Mitro, 379 E Street, AKM Architecture, clarified that the addition will be two stories, however there will not be a second story added to the school itself. It was originally built in the 70's, but building codes have changed and wouldn't allow a second story. The nunnery is chopped up and there would also be an ADA issue.

Steve Skyber, Corner of 10<sup>th</sup> and Lee, voiced his concerns regarding the parking lots across the alley from his property. He stated that he does not want to look across his back yard and see a parking lot. There are currently kids and people that hangout in that parking lot all hours of the night. There are activities that occur in the existing parking lot. Mr. Skyber claims that a parking lot there would reduce the value of his property. Alex stated that screening could be provided as a condition to alleviate the concern.

Forest Iller, 265 10<sup>th</sup> Street, spoke in favor. He stated that during weddings, funerals, etc. parking in the neighborhood is difficult. A parking lot would be good to condense parking into a single area.

Alex disclosed that he is a member of this church organization, but feels he can render an unbiased decision. Wendy also indicated that she is also a member of this church, but could render an unbiased decision. Gene asked about a potential conflict of interest. Staff clarified that Board Members could remain if there is not financial interest. Wendy and Alex both indicated they had no financial interest.

James closed the hearing.

**Board Discussion:**

The Board discussed, screening should be provided when parking lot is developed and adequate buffering. Staff went over the minimum zoning buffering requirements.

Alex made a motion to approve the Conditional Use Permit with conditions that when the parking lot is developed a six foot (6') masonry fence be in place along the southern property line. James asked if the motion included conditions recommended by staff. Alex amended the motion to also include the conditions recommended by staff. Alden asked staff why this came as one request vs two separate requests. Staff explained that it is typically better to see the entire picture. Gene seconded the motion. The motion to approve the Conditional Use Permit with conditions carried unanimously.

**Reasoned Statement:** Wyatt reviewed the Reasoned Statement with the Board. Alex made a motion to approve the Reasoned Statement. Gene Hicks seconded the motion. Motion carried unanimously.

**Adjourn:** James adjourned the meeting at 1:00 p.m.

Respectfully Submitted,

Naysha Foster, Recording Secretary