



BOARD OF ADJUSTMENT

September 26, 2019

City Annex Building, Council Chambers
680 Park Avenue

Member Present: Alden Allen, Wendy Nobles, Nathan Kennedy, Kristi Brower, James Wyatt

Staff Present: Brian Stevens, Current Planner, Brad, Director; Naysha Foster, Recording Secretary

Call to Order: James, Chairman called the meeting to order at 12:15 p.m.

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

Minutes: Nathan made a motion to approve the August 22, 2019 minutes as written. Kristi seconded the motion. The motion carried unanimously.

Conditional Use Permit

CUP19-009

The conditional use permit (CUP) is for a new hitting/pitching tunnel facility at Skyline High School. Brian presented the staff report. He started by explaining the zoning and land use of the property and surrounding properties. He went over the location of the property. Brian explained the history of the previous CUP's that have been approved. He then explained the site of the hitting facility. He stated that the roofline will be at the same elevation of the road due to the topography.

Gregg Baczuk, Athletic Director, presented on behalf of Skyline High School, 690 John Adams Pkwy, Idaho Falls. He indicated that there was a hitting and pitching facility that had not been used in years due to wind damage the facility sustained. The new facility will go in the same site as the old footprint, but will be slightly longer. Gregg stated no vegetation will be removed, however the chain-link fence will need to be moved.

The public hearing portion of the meeting was opened. No one from the public testified. The public hearing was closed.

Board Discussion: There was little discussion by the Board. The Board is in favor of the new facility and felt no conditions were needed because there is already an existing buffer. Kristi made a motion to approve the CUP for the hitting/pitching facility as presented. Wendy seconded the motion. The motion carried unanimously.

Reasoned Statement: James reviewed the Reasoned Statement with the Board. Nathan made a motion to adopt the Reasoned Statement as written. Alden seconded the motion. Motion carried unanimously.

Conditional Use Permit

CUP19-010

The CUP is to place an electric scoreboard on the south end of the football field at Skyline High School. The scoreboard also has the capability to act as a type of message board. Brian presented the staff report. He went over the zoning, surrounding zoning, property location and

surrounding land use. He presented a 300 foot radius of the location of the sign per the sign ordinance requirements due to the brightness of the sign. He then went over the functionalities of the sign. He explained that the sign code does not address scoreboards, even though the scoreboard does not exactly meet the definition of a message board because its inward facing, it is still similar enough that the message board requirements are what staff is following. Brian then went over the height and dimensions of the scoreboard. He went over the previous Cup's approved for the school. Brian feels the scoreboard will have little impact on surrounding properties. James pointed out that the applicant is School District 91 as a point of clarification. Gregg Baczuk, Skyline High School Athletic Director presented on behalf of School District 91 690 John Adams Pkwy, Idaho Falls. Gregg indicated that the original plan was to replace the existing scoreboard on the north end of the field, however there was not appropriate electrical capacity for it, so the decision was made to leave the existing scoreboard and place the new scoreboard on the south end of the field. He explained that the sign will only be used during school activities at night. With the stadium lights on the scoreboard should mitigate the brightness of the sign. He also explained that there are also trees that would also help mitigate the light.

No public testimony was given therefore the public hearing was closed.

Board Discussion:

There was some discussion regarding the slats in the chain-link fence. James asked if a condition could be placed on the CUP that the slats be replaced. Brad stated that because it is not directly related to the Cup presented today, they could not. However, it would be a Code Enforcement action tied to a previous CUP. The Board did not feel conditions would be necessary.

Alden made a motion to approve the CUP as presented without conditions. Nathan seconded the motion. The motion to approve the CUP carried unanimously.

Reasoned Statement:

James went over the reasoned statement with the Board. Kristie made a motion to adopt the reasoned statement as written. Nathan seconded the motion. The motion carried unanimously.

Variance

VAR19-003:

The variance is for relief of size of a directional size. The applicant is YESCO Signs on behalf of EIRMC. Brian went over the staff report. He explained the property location, zoning, land use and the surrounding land use and zoning. He indicated that the hospital will be removing 4 existing signs and replacing them with 2 aluminum signs. He described the proposed location of the signs at the entrances and the dimensions of the new signage. Brian explained the sign code and why a variance is necessary. The existing signs were in compliance with the old ordinance, but not the new. The hospital property is unique because of its size and the amount of street frontage.

Colleen Newman 2679 Waterford Lane, Idaho Falls, presented on behalf of EIRMC. Colleen explained that people enter the parking lot and end up back tracking to get where they need to go. Individuals come in the main entrance instead of the emergency entrance and then check in at the front desk with an emergency. The new signs will help eliminate that, with direction more direct to where they need to go. Justin Stetsman with YESCO also indicated that the new signage will help with traffic flow, it will be quicker for emergencies and safer. The signs will be have lite-up a night so they are easier to see when it's dark. The existing signs are not lite. No one from the public that testified.

The public hearing was closed.

Board Discussion:

The Board felt the confusion with the current signs and agreed that the new larger directional signs will help with the confusion, which will make the parking lot safer. Nathan made a motion to approve the variance as presented without conditions. Kristi seconded the motion. Motion carried unanimously.

Reasoned Statement:

James read the reasoned statement. Kristi made a motion to adopt the reasoned statement as written. Wendy seconded the motion. The motion carried unanimously.

Adjourn: James adjourned the meeting at 1:10 p.m.

Respectfully Submitted,

Naysha Foster, Recording Secretary