



BOARD OF ADJUSTMENT

November 14, 2019

City Annex Building, Council Chambers
680 Park Avenue

Member Present: Kristi Brower, James Wyatt, Ron Johnson, Gene Hicks

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

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

Moment of Silence: James explained that a member of the Board, Alex Creek, had passed away. He explained that we was an asset to the Board and did a lot public services for the community. James asked that there be a moment of silence.

Minutes: Kristi made a motion to approve the September 26, 2019 minutes as written. Ron seconded the motion. The motion carried unanimously.

Conditional Use Permit
CUP19-012

The conditional use permit (CUP) is for an addition to Sunnyside Elementary School. Brian presented the staff report. The surrounding zoning and site is Residential Park (RP). The surrounding land use is residential. The school site is approximately 9 acres. Brian pointed out on the site plan where the addition will be constructed. There will be a small area that will be attached and it is a true addition not just modular buildings. Brian indicated that the school planned to add on a cafeteria, four classrooms and restrooms.

Jeff Freiberg from Freiberg Engineering, 946 Oxbow Ln. Idaho Falls spoke on behalf of the Sunnyside School. He explained that the expansion is one story and will match the elevation of the existing facility. There are no modular buildings, they have been removed.

Charlotte Daum 1813 Nathan Dr. Idaho Falls, spoke in opposition of the addition. Her property backs up to the school property. She indicated on the map where she lives. She explained that she and her husband have to make arrangements to leave their home around drop off and pick up times. Mrs. Daum explained that instead of an addition a new school needs to be constructed. She feels Sunnyside needs to reduce the number of student to the amount they were originally approved to have. They should not have more than 400 students.

Keith Daum 1813 Nathan Dr. Idaho Falls, explained that originally the school planned for 450 students and currently has 650.he pointed out on the areal how far traffic backs up during drop off and pick up times. He stated that the school is clearly overcrowded and a new school needs to be built. Students that live within a couple of blocks can't attend school there due to the capacity.

Jeff Freiburg, rebutted by explaining that the expansion is to house the existing population of the school, not additional students.

Kelly Coughenour, Assistant Superintendent, 173 Stonehedge Idaho Falls. Kelly explained that the addition is to deal with what's going on at the school right now. The school is working on a 10 year plan to accommodate the growth. The overflow for Sunnyside elementary is Longfellow and Temple View, however they cannot take on any more students either. Kelly stated that he was the principle of Sunnyside for a while and in 1997 there were over 700 students. The boundaries were adjusted and the numbers went down. Lunches are in the gym. Lunches are served from 10:45 am to 1:00 pm. It is hard to do lunch and PE in the same space. It would be ideal to have two separate facilities. Kelly also went on to explain the enrollment and overflow process. He indicated that the school is seeing a lot of growth in the south with young families.

Charlotte and Keith Daum asked some questions of clarification regarding busing and studies.

Andrea Mathison 138 Haven Ln. Idaho Falls, stated that she is raising her grandson and he attends school there. She is in favor of what is being proposed. There are times when her grandson does not have time to eat lunch or there is no place for him to sit and eat lunch. There is a need to take care of the current students and a new school would not resolve the issue right away. She would also like to see the school add a library and an area for art. James closed the public hearing.

Board Discussion:

The Board discussed that they appreciate both perspectives. Students don't walk to school anymore which has created the traffic congestions. The Board agreed that some of the concerns brought up by the public should be brought up to the school board. New schools are hard to build if bonds keep failing, so schools have to come up with other solutions for overcrowding issues. Traffic congestion is impacting neighborhoods but not sure what can be done about that. The board discussed whether or not the requirements for the CUP have been met. They felt they had. Gene made a motion to approve the CUP for the expansion of Sunnyside Elementary school as presented without conditions. Kristi seconded the motion. The motion carried unanimously.

Reasoned Statement:

James reviewed the Reasoned Statement with the Board. Kristi made a motion to adopt the Reasoned Statement with the correction of *Board of Adjustment* replace *Planning and Zoning*. A Ron seconded the motion. Motion carried unanimously.

Adjourn:

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

Respectfully Submitted,

Naysha Foster, Recording Secretary