



BOARD OF ADJUSTMENT

March 25, 2025

Council Chambers
680 Park Ave

Members Present: Nathan Kennedy - Chair, Ron Johnson Vice-Chair, Jenna Price

Staff Present: Naysha Foster, Current Planner, David Peterson, Current Planner, Jacob Beck,
Assistant City Attorney

Call to Order: Nathan Kennedy called the meeting to order at 5:30 p.m.

Minutes: Johnson made a motion to approve the minutes from March 25, 2025, Price seconded the motion and it carried unanimously.

Public Hearing

CUP25-003: Conditional Use Permit (CUP) for Hope Lutheran Church to add an addition and future improvements to the property.

Kennedy opened the public hearing.

Applicant: Travis Payne from Connect Engineering located at 2295 N Yellowstone, suite 6, Idaho Falls, Idaho, stated that the original CUP was issued several years ago, and a new one is required for the current expansion. There are three proposed buildings: one to be built now on the eastern side, and two more planned for the future. The immediate project includes classrooms and common areas, while the details of the future buildings are still unknown.

Price asked about the expansion of Hope Lutheran Church. She wants to know if part of the project involves purchasing additional land or if the church already owns the entire parcel. Travis Payne confirmed that the church owns the entire parcel, and several parcels are being consolidated under a plat that is currently under review.

Price also inquired about whether the previously issued Conditional Use Permits (such as for modular trailers) are revoked or overridden by the new permit? Payne clarified that the new permit overrides the previous one. Staff confirmed.

Price then asked if the new buildings are intended to accommodate more students or if they are simply needed due to space constraints. It is mentioned that they will likely add more students eventually, although exact numbers are not available at the moment. Payne mentions the church currently accommodates K-8th grade students, with potential future plans to add high school students in later expansions. Payne said this would likely require additional parking. Price questioned whether the church currently has a drop-off lane. Payne said that while there is a location where students are dropped off, it's not officially designated as a drop-off lane. Price references a site plan that includes a through lane for drop-offs and asks if there will be signage

(such as no exit/entrance arrows) to prevent traffic jams on 12th Street. Payne responded that he isn't able to provide specific details at this point. He informed the Board that once they submit the Site Plan these issues will be answered at that time.

Peterson presented the staff report, a part of the record.

Support/Opposition: No public comment.

Kennedy closed the public hearing.

Board Discussion: There was no further discussion.

Johnson moved to approve the CUP as presented. Price seconded the motion. Price, yes; Kennedy, yes; Johnson, yes. The motion passed unanimously.

Johnson moved to approve the Reasoned Statement of Relevant Criteria and Standards as presented. Price seconded the motion. Price, yes; Kennedy, yes; Johnson, yes. The motion passed unanimously.

CUP25-004: Conditional Use Permit for Christ Community Church to add an addition and for future improvements to the property.

Kennedy opened the public hearing.

Applicant: Applicant not present.

Foster presented the staff report, a part of the record.

Support/Opposition: No public comment.

Kennedy closed the public hearing.

Board Discussion: There was no further discussion.

Price moved to approve the CUP as presented. Johnson seconded the motion. Price, yes; Kennedy, yes; Johnson, yes. The motion passed unanimously.

Johnson moved to approve the Reasoned Statement of Relevant Criteria and Standards as presented. Price seconded the motion. Price, yes; Kennedy, yes; Johnson, yes. The motion passed unanimously.

Miscellaneous

BOA Training: Foster showed the Board a training video from the Association of Idaho Cities regarding rules and regulations for public hearings. The Board and staff had a discussion about the training video.

Adjourned at 6:20 p.m.

**Respectfully Submitted,
Ann Peterson, Recording Secretary**