



Administrative Committee

Regular Meeting
~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
June 11, 2018

3:00 PM

Council Chambers
206 E. Third St.

The meeting was called to order at 3:00 PM

PRESENT: Gina Taruscio Chair, Art Bettge Councilmember, Anne Zabala Councilmember

OTHERS: Mayor Bill Lambert, Council President Kathryn Bonzo, Council Member Brandy Sullivan

STAFF: Jen Pfiffner, Kevin Lilly, Dwight Curtis, Bill Belknap, Mia Vowels, Kathleen Burns, Laurie M. Hopkins, Mike Ray (3:52), Leah Carlson (3:52), Sarah Banks (3:54)

1. Approval of Administrative Committee May 29, 2018 Minutes – Laurie M. Hopkins

RESULT: **ACCEPTED [UNANIMOUS]**

AYES: Gina Taruscio, Art Bettge, Anne Zabala

2. Discussion Regarding Educational Institutions in the Central Business District - Bill Belknap

During the recent Zoning Code update that was passed by the Council on May 21, questions were raised by Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business (CB) Zoning District. The City Council approved the Zoning Code amendment as presented, but requested that the Administrative Committee continue the discussion regarding the allowance of educational uses within the CB District. Staff will provide a presentation upon the history of the CB Zone and the 2005 City Code amendment that addressed educational uses including schools, commercial schools and educational institutions within the City's Commercial Zoning Districts and seek further Council direction.

PROPOSED ACTIONS: Receive report and provide staff further direction.

Belknap said during a broad zoning code update, questions were raised regarding the allowance of educational institutions within the Central Business Zoning District (CBD). Zoning was developed to restrict the use of private land and segregate those thought to be incompatible. In recent years there is more push to integrate zones. Belknap described the forms of zoning with Moscow based on the Euclidean zoning. Moscow has quite a few residential and commercial districts.

Moscow's first zoning ordinance for downtown was passed in 1933 and included a Commercial and Business zone. The second zoning ordinance was passed in 1957 and where the CBD was created. This district allowed private schools conducted for gain. Also in the 1957, an amendment to the R-3 zone included Institutions For Higher Education. In 1971, the CBD becomes Community Business and the first appearance of a definition of Educational Institution is included. In a 1981 ordinance, the Educational Institution definition did not appear, although a University zoning district was created. The next code revision was 1990 and reverted back to CBD and Education Institution definition reappears.

In 2004-2005, two educational uses were allowed in commercial districts using a particular land use category and interpretation by the zoning administrator. Education Institutions was defined in the code and would have addressed the private college use. Commercial Schools was also defined but is different than schools in general. Council referred the matter to Planning and Zoning Commission (PZC) and Council adopted the recommendations through Ordinance 2005-33. This ordinance allowed commercial schools and educational institutions as a conditionally permitted use in CBD.

Belknap went through the purpose, principal uses and conditional uses, of the CBD. See attached presentation. He also listed the conditional use criteria and showed a map of the downtown and surrounding zoning. The existing education institution uses in the CBD are New Saint Andrews in two locations and the University of Idaho WWAMI program. Belknap described the history of the two applications in the last 12 months. A question was included in the fall 2017 Commission Survey to understand the community's opinion on the topic of educational institutions in the CBD. There are some concerns regarding the wording of the question and how respondents interpreted the question. PZC discussed educational institutions and reviewed the commission survey question results during the recent code update before forwarding on the Council. Staff is looking for what new information the Council would like PZC to consider. Belknap gave some options for the Council to consider to gain a better understanding of the community's opinion.

Zabala asked about the potential of a medical district. Belknap responded that they have discussed the subject more as a branding option. Unless it was entirely Gritman property, a specific zone would have to be carefully considered as there are private property owners in the area. A good majority of Gritman property is actually GB, not CBD but they are similar other than BG requires off-street parking. Bettge said he liked idea of asking more direct questions in the survey to get the feel of the community. Relative to the CUP process, Bettge has had a hang up on the degree of mitigation. With the example of parking, the mitigation then impacts the surrounding districts.

Taruscio prefers to do a survey at large as well as business owners downtown. She thinks the CUP process has proved to be effective.

The Committee agreed to forward this presentation onto council when all six members will be present.

Reports

Public Art Update - Kathleen Burns

Burns provided a presentation illustrating new art installed around town. The bus shelter at Wallace Complex on Sixth Street has a new design. Many vinyl wraps are being switched out. The public library dedication for the Melissa Cole public art is on June 14 and is already installed. The install took approximately a week and Ms. Cole will be at the dedication. The ITC sculpture garden has also been switched out. The art is developed by U of I students in the sculpture lab.

Artwalk Update - Kathleen Burns

Burns said Erica Wagner's art will be installed this afternoon. This years Artwalk includes 74 businesses, 125 artists, and 4-5 more businesses that did not make the deadline. She went through the music at Friendship Square and First and Main Streets. The art installed at Wells Fargo Bank is from the Idaho Commission on the Arts and is students from Lena Whitmore and Troy schools.

Jenny Ford came forward and gave details on the collaborative project for Law Enforcement Appreciation week. Family members of law enforcement created more than 80 tile mosaics to be installed at the Latah County Courthouse on Friday. Chalk artist Chris Carlson will do a presentation Wednesday evening. He will be working on his chalk art in front of the Chamber office all day Thursday and Friday.

The Artwalk brochure comes out Friday in the newspaper and can also be found around town.

Adjourn

The meeting was closed at 3:55 AM





Educational Uses within the Central Business District

ADMINISTRATIVE COMMITTEE

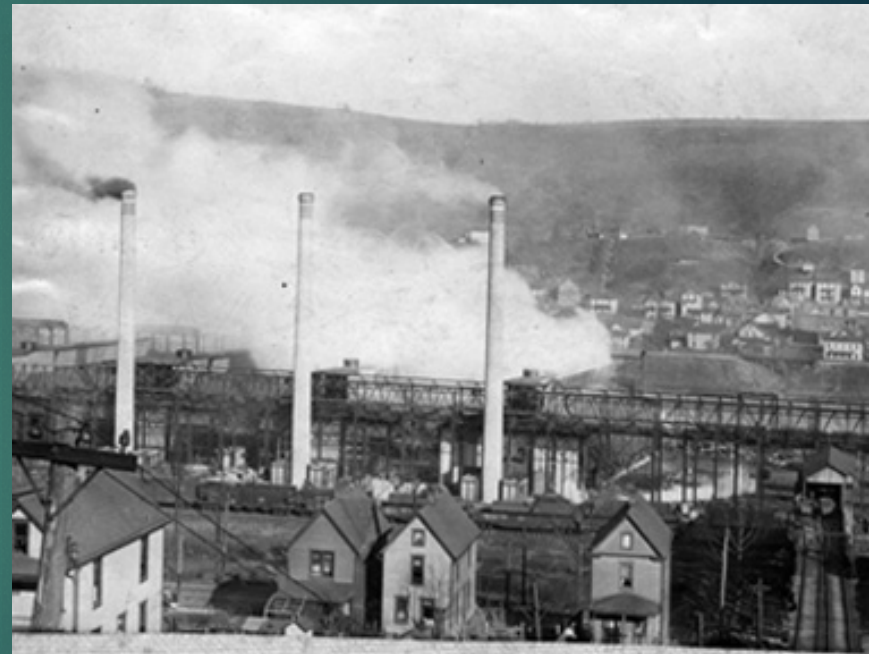
JUNE 11, 2018

Background

- ▶ During a recent broad zoning code update, questions were raised regarding the allowance of educational institutions (colleges and universities) within the Central Business District (CBD)
- ▶ The Council approved the amendment and requested that the Administrative Committee further review the allowance of educational uses within the CBD
- ▶ Staff is here to provide background and to receive further direction

Zoning

- ▶ Fundamental purpose of zoning was to restrict the use of private land to segregate land uses that are thought to be incompatible
- ▶ In early years largely focused upon separation of historical industrial uses from residential areas
- ▶ Often residential and commercial uses are segregated and separated but that has begun to change as a means for promoting walkable communities and reducing vehicle trips through mixed use development



Determining Allowable Land Uses within a District

- ▶ General goal is to group compatible uses of similar intensity within zoning districts
- ▶ Incompatibility in land uses can arise from impacts such as:
 - ▶ Noise
 - ▶ Traffic
 - ▶ Air Emissions
 - ▶ Hazardous materials
 - ▶ Environmental impacts
 - ▶ Vibrations
 - ▶ Dust
 - ▶ Light pollution
 - ▶ Hours of Operation

Zoning

- ▶ Multiple forms of Zoning
 - ▶ Euclidean Zoning – Use based (most common)
 - ▶ Performance Zoning – Impact based (least common)
 - ▶ Form Zoning – Form based (growing but still somewhat limited)
- ▶ Zoning Districts identify allowable uses, conditionally permitted uses, bulk and dimensional standards and other development standards
- ▶ City of Moscow is largely Euclidean with some Form factors in certain districts
- ▶ Regulation is based upon the land use, not an organizations tax status (profit or non-profit)
- ▶ Residential - AF, FR, SR, R1, R2, R3 & R4
- ▶ Commercial Districts - RO, NB, RTO, CB, GB, MB, I & UMC

Background

- ▶ First Zoning Ordinance 1933
- ▶ Commercial and Business Zone
- ▶ Allowed essentially all uses, commercial, residential, and any other enterprise

Section 9.

Building and Occupancy Restrictions in Commercial and Business Zone No. I

That within the boundaries of the Commercial and Business Zone No. I of the City of Moscow as defined in Section 3 of this act it shall be lawful for any person, firm or corporation to engage in any commercial or business enterprise, including the operation and conducting of retailing and wholesaling of merchandise of all kinds, the operation of manufacturing or processing plants, and the construction of buildings for retail, wholesale and manufacturing purposes, dwelling houses, apartment houses, hotels, and any other enterprise, PROVIDED that nothing in this ordinance contained shall be construed as in any manner modifying or changing any of the provisions of any of the ordinances of the City of Moscow which now define or which may hereafter define the fire limits of the City of Moscow, and nothing in this ordinance shall be construed as in any manner modifying or changing any provisions of any of the ordinances of the City of Moscow which may now be in force or which may hereafter be enacted prescribing the kind of buildings or the material which may be used in, or the manner of construction of, any building within the boundaries of any such fire limits.

Background

- ▶ Second Zoning Ordinance of 1957
- ▶ Central Business District
- ▶ Allowed “Private schools conducted for gain”
- ▶ Use was undefined

ARTICLE VI

CB DISTRICTS: RETAIL BUSINESS DISTRICTS

The following regulations shall apply in all CB Districts:

A. Uses Permitted

1. All uses permitted in any Residential District.
2. Stores and shops for the conducting of any retail business not specifically included in any other business districts described hereinafter.
3. Banks, offices, studios, hotels.
4. Restaurants, tea rooms, cafes and other places serving food or beverages, caterer.
5. Theaters, Amusement Houses, Bowling Alleys, Dance Halls, Skating Rinks.
6. Private schools conducted for gain.
7. Personal service shops such as barber, shoe shine, beauty parlor.
8. Telegraph office, telephone and express office.
9. Baking, confectionery, dressmaking, dyeing, laundry, printing, tailoring, upholstering and similar establishments and businesses of a similar and no more objectionable character.
10. Garages and automobile parking lots.
11. Accessory buildings and accessory uses.

Background

- ▶ Zoning Ordinance of 1957
- ▶ Institutions for higher education appears only in R-3 Zone
- ▶ Use is again undefined

ARTICLE V

R-3 DISTRICTS: MULTIPLE RESIDENTIAL DISTRICTS

The following regulations shall apply in all R-3 Districts:

A. Uses Permitted

1. All uses permitted in R-1 and R-2 Districts.
2. Multiple-family dwelling
3. Tourist homes
4. Clubs and lodges, excepting such clubs or lodges the chief activity of which is a service customarily carried on as a business or primarily for gain. In connection with such club or lodge a dining room may be operated provided it is incidental to the activities of said clubs or lodge and is conducted for the benefit of the members thereof only, and further provided no sign is displayed advertising such activity.
5. Institutions for higher education. Fraternity or Sorority houses, when related to a College or University.
6. Hospitals, sanitariums, rest homes, philanthropic and eleemosynary institutions and similar uses.

Background

- ▶ 1971 Ordinance
- ▶ Central Business Becomes Community Business (BC)
- ▶ First appearance of definition of “Educational Institution”
- ▶ Not a listed use within BC

Section 4-4-3.24 Permitted Uses. In a BC zone the following types of uses are permitted as hereinafter provided and allowed by this chapter, subject to the general provisions and exceptions set forth in this title.

- A. Any use permitted in a BN zone;
- B. Retail enterprises dispensing food or commodities on-premise, except gasoline service stations, trailers and heavy-duty equipment, and which may involve only limited and incidental assembly, repair or fabrication of goods or commodities;
- C. Business offices and other related enterprises rendering professional or personal services to the individual or community;
- D. Residential, as regulated in Sections 4-4-3.02 through 4-4-3.16;
- E. Hotel and motels subject to grant of special use permit, but specifically excluding mobile home or trailer parks;
- F. Lodges, private clubs, fraternal societies, and other enterprises providing entertainment and recreation;
- G. Mortuaries, subject to grant of conditional use permit;
- H. Public utility installation relating directly to local distribution of services including switching and transmission stations except warehouses and service yards;
- I. Public off-street parking facilities, whether publicly or privately owned or operated, provided any area so used shall not be used for vehicle, heavy duty equipment, trailer or boat sales area or for the accessory storage of such vehicles;
- J. Churches;
- K. Public offices buildings, art galleries, museums, libraries, police and fire stations;
- L. Outdoor advertising structures and signs.

Section 4-4-2.45 Institution, Educational. A college or university supported by public or private funds, tuitions, contributions or endowments, giving advanced academic instructions as approved by the State Board of Education or by recognized accrediting agency, excluding pre-school, elementary and junior and senior high schools, and trade and commercial schools; including fraternity and sorority houses.

Background

- ▶ 1981 Ordinance
- ▶ Educational Institution definition does not appear
- ▶ University Zoning District is created

4—14—3.2

4—14—3.3

- A. Any use permitted in the BN Zone;
- B. Retail enterprises dispensing food or commodities on-premise, except gasoline service stations, trailers and heavy-duty equipment, and which may involve only limited and incidental assembly, repair or fabrication of goods or commodities;
- C. Business offices and other related enterprises rendering professional or personal services to the individual or community;
- D. Residential, as regulated in Chapter 12 of this Title;
- E. Hotels and motels subject to grant of special use permit, but specifically excluding mobile home or trailer parks;
- F. Lodges, private clubs, fraternal societies and other enterprises providing entertainment and recreation;
- G. Mortuaries, subject to grant of conditional use permit;
- H. Public utility installation relating directly to local distribution of services including switching and transmission stations, except warehouses and service yards;
- I. Public off-street parking facilities, whether publicly or privately owned or operated; provided, any area so used shall not be used for vehicle, heavy duty equipment, trailer or boat sales area for the accessory storage of such vehicles;
- J. Churches;
- K. Public office buildings, art galleries, museums, libraries, police and fire stations; and
- L. Outdoor advertising structures and signs.

Background

- ▶ 1990 Ordinance
- ▶ Back to Central Business
- ▶ Vocational schools, churches, synagogues, mosques, gov. offices.... and similar public or private institutions are allowed excluding elementary and junior high schools
- ▶ Education Institution definition reappears

INSTITUTION, EDUCATIONAL

A college or university supported by public or private funds, tuitions, contributions or endowments, giving advanced academic instructions as approved by the State Board of Education or by a recognized accrediting agency, excluding pre-school, elementary and junior or senior high schools, and trade and commercial schools; including fraternity and sorority houses.

4-3-5: CENTRAL BUSINESS DISTRICT (CB):

A. INTENT: The principal purpose of the CB classification is to provide a location for groups of compatible commercial uses having the common characteristic of not involving more than incidental and minimal assembly, fabrication or storage of commodities; for example, enterprises dispensing retail commodities, and those providing professional and personal services to the individual. The CB district is the most intensive commercial district. To promote pedestrian use, unbroken, street-level, commercial frontage is encouraged in this district.

B. PERMITTED PRINCIPAL USES AND STRUCTURES:

1. Retail sales enterprises, excluding firms selling bulky items, such as building materials, mobile homes, trailers, boats and heavy equipment.
2. Professional, financial, business and medical offices, and any enterprise rendering professional or personal services.
3. Repair shops for commodities, such as household appliances, bicycles, and shoes.
4. Eating and drinking establishments catering primarily to on-premise consumers; entertainment, dancing and recreation establishments, including restaurants, bars, theaters, video arcades, dance halls and physical fitness centers.
5. Printing and publishing houses, including newspaper publishing.
6. Lodges, private clubs, and fraternal societies.
7. Vocational schools, churches, synagogues, mosques, governmental offices, libraries, museums, art galleries, police and fire stations, and similar public or private institutions; but excluding elementary and junior high schools.
8. Residential uses, provided that dwellings located on the ground floor are located behind commercial uses in a manner that they will not interrupt commercial frontage.
9. Public utility installations relating directly to local distribution of services, including switching and transmission stations, but not including warehouses and service yards.
10. Publicly and privately owned and operated off-street parking facilities if open to the public; however, any such area shall not be used as a sales or storage area for mobile homes, trailers, boats or heavy-duty equipment.
11. Drive-up windows associated with financial institutions.

Background

- ▶ Two Educational uses were allowed within commercial Districts under the following land use category as uses by right
 - ▶ New Saint Andrews College in CB
 - ▶ 7. Churches, synagogues, mosques, governmental offices, libraries, museums, art galleries, police and fire stations, and similar public or private institutions.
 - ▶ Paradise Creek Regional Alternative High School in MB
 - ▶ 7. Commercial Schools, Churches, synagogues, mosques, governmental offices, libraries, parks, museums, art galleries, police and fire stations, and similar public or private institutions.
- ▶ Those interpretations conflicted with existing definitions of Schools and Educational Institutions within the Zoning Code
- ▶ Due to exclusionary nature of the Zoning Code, if a land use is not listed it, is generally deemed not permitted

Background

- ▶ City Council referred the matter to the Planning and Zoning Commission to conduct a comprehensive review of the allowance of schools in commercial districts
- ▶ Commission's recommendations were adopted by the Council through Ordinance 2005-33

ORDINANCE NO. 2005 – 33

AN ORDINANCE OF THE CITY OF MOSCOW, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTERS 3, 4 AND 6 TO ALLOW SCHOOLS, COMMERCIAL SCHOOLS AND/OR EDUCATIONAL INSTITUTIONS BY CONDITIONAL USE PERMIT IN CERTAIN COMMERCIAL AND SPECIAL ZONING DISTRICTS; CLARIFYING THAT THE UNIVERSITY (U) ZONING DISTRICT INCLUDES EDUCATIONAL INSTITUTIONS; ADDING AN OFF-STREET PARKING REQUIREMENT FOR EDUCATIONAL INSTITUTIONS; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE BE DEEMED SEVERABLE; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM THE DATE OF ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, responsible community planning decisions help preserve and enhance the way of life in Moscow; and

WHEREAS, education is of great import to this community; and

WHEREAS, "schools," "commercial schools" and "educational institutions," as defined by the City Zoning Code, are allowed by Conditional Use Permit in certain residential zoning districts; and

WHEREAS, the Council has determined it to be in the best interest of the public to allow "schools," "commercial schools" and "educational institutions" in certain commercial and special zoning districts; and

WHEREAS, Council believes that the Conditional Use Permit process will allow for appropriate public input in order to determine the suitability of a "school," "commercial school" and "educational institution" within the respective Zoning Districts; and

WHEREAS, Council believes it in the best interest of the public to require off-street parking for "educational institutions", in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOSCOW, IDAHO, AS FOLLOWS:

SECTION 1: That Moscow City Code Title 4, Chapter 3 be amended as follows:

Sec. 3-2. Residential/Office Zoning District (RO).

...

Background

- ▶ The Council forwarded the matter to the Planning and Zoning Commission to review the subject of educational uses (schools, commercial schools and educational institutions) within the City's commercial Zoning Districts
- ▶ The Planning and Zoning Commission discussed the matter over course of 10 meetings and hearings and accepted significant written testimony and over 8 hours of oral testimony
- ▶ The City Council received the Commission's recommendations on November 14th, 2005 and the City Council conducted a hearing on December 5th and passed the ordinance with amendments under first reading, and on second reading suspending the third reading on December 19, 2005

Background

- ▶ Ordinance 2005-33 allowed schools, commercial schools, and educational institutions as a Conditionally Permitted use in:
 - ▶ Residential Office (RO)
 - ▶ Neighborhood Business (NB)
 - ▶ Motor Business (MB)
 - ▶ General Business (GB)
 - ▶ Central Business (CB) (with the exception that “schools” were omitted from the CB Zone)
- ▶ Use by right in University Zone
- ▶ Parking standard was included for Educational Institutions located outside the CB Zone

Central Business District

- ▶ The principal purpose of the CB Zoning District is to provide a location for groups of compatible commercial uses having the common characteristic of not involving more than incidental and minimal assembly, fabrication or storage of commodities; for example, establishments dispensing retail commodities, and those providing professional and personal services to the individual. The CB Zoning District is the most intensive commercial Zoning District. To promote pedestrian use, unbroken, street-level, commercial frontage is encouraged in this Zoning District

Permitted Uses within the CB Zone

- ▶ Principal Permitted uses

- ▶ Amusement and Recreation Facilities

- ▶ Bowling centers, dance halls, fitness centers, mini-golf, and movie theaters

- ▶ Financial and Professional Services

- ▶ Agencies, brokerages and insurance, business, professional and social advocacy organizations, commercial banking and savings institutions, data processing, hosting and related services, professional, technical and scientific services, publishing industries, real estate services, financial investments, software publishers

- ▶ Food and Beverage Services

- ▶ Drinking places, restaurants, beverage manufacturing (breweries and wineries)

Permitted Uses within the CB Zone

- ▶ Principal Permitted uses

- ▶ Retail Sales

- ▶ Retail sales, consumer good rentals, laundries and drycleaners, personal care services

- ▶ Public/Institutional Uses

- ▶ Civic and social organizations, community/neighborhood center, government office buildings, health care services, museums and art galleries, public parks and recreation facilities, religious facilities

- ▶ Vehicles and Equipment

- ▶ Electronic repair, parking lots and garages, personal and household goods repair

- ▶ Visitor Accommodation

- ▶ Bed and breakfast inns, hotels and motels

Central Business

- ▶ Currently all uses within the Central Business Zoning District are exempted from being required from providing off-street parking
- ▶ On of the concerns that has been expressed when Educational Institutions have been proposed downtown has been the potential impact upon parking
- ▶ Two of the three approved CUP permits have included a requirement that they provide off-street parking to mitigate their impact upon public parking downtown

6. Minimum Number of Automobile Parking Spaces Required by use of building or site:

<i>Use of Building or Site</i>	<i>Minimum Number of Parking Spaces Required</i>
Residential:	
Single family dwelling	Two (2) per dwelling unit, plus one (1) for each bedroom in excess of four (4)
Two (2) family dwelling	Two (2) per dwelling unit, plus one (1) for each bedroom in excess of four (4)
Multi-family dwelling (three [3] or more units)	
One (1) bedroom or studio apt.	One and one quarter (1.25) per dwelling unit
Two (2) bedroom	One and three quarters (1.75) per dwelling unit
Three (3) or more bedroom	Three quarters (.75) per bedroom
Elderly housing project	One (1) per two (2) dwelling units
Fraternities & Sororities	One (1) per two (2) occupants
Commercial	
Retail uses not otherwise specified and personal services:	
If less than five thousand (5,000) sq. ft.	One (1) per four hundred (400) sq. ft.
If five thousand (5,000) to twenty five thousand (25,000) sq. ft.	Ten (10) plus one (1) per four hundred (400) sq. ft. in excess of five thousand (5,000) sq. ft.

If over twenty five thousand (25,000) sq. ft.	Sixty (60) plus one (1) per three hundred (300) sq. ft. in excess of twenty five thousand (25,000) sq. ft.
Retail stores handling bulky merchandise (furniture, appliances, farm machinery, and plumbing, heating and building supplies) and other services and repair	One (1) per eight hundred (800) sq. ft.
Restaurants, bars and lounges	
If less than four thousand (4,000) sq. ft.	One (1) per two hundred (200) sq. ft.
If four thousand (4,000) sq. ft. or more	Twenty (20) plus one (1) per one hundred (100) sq. ft. in excess of four thousand (4,000) sq. ft.
Dance Halls	One (1) per one hundred (100) sq. ft.
Auto courts, motels and hotels	One (1) per unit
Theaters	One (1) per four (4) seats
Bowling Alleys	Six (6) per lane
Medical and dental clinics	One (1) per two hundred (200) sq. ft.
Banks, business and professional offices with on-site customer services	One (1) per four hundred (400) sq. ft.
Offices not providing on-site customer service	One (1) per employee or one (1) per eight hundred (800) sq. ft., whichever is greater

Conditional Uses

- ▶ Conditional Use –

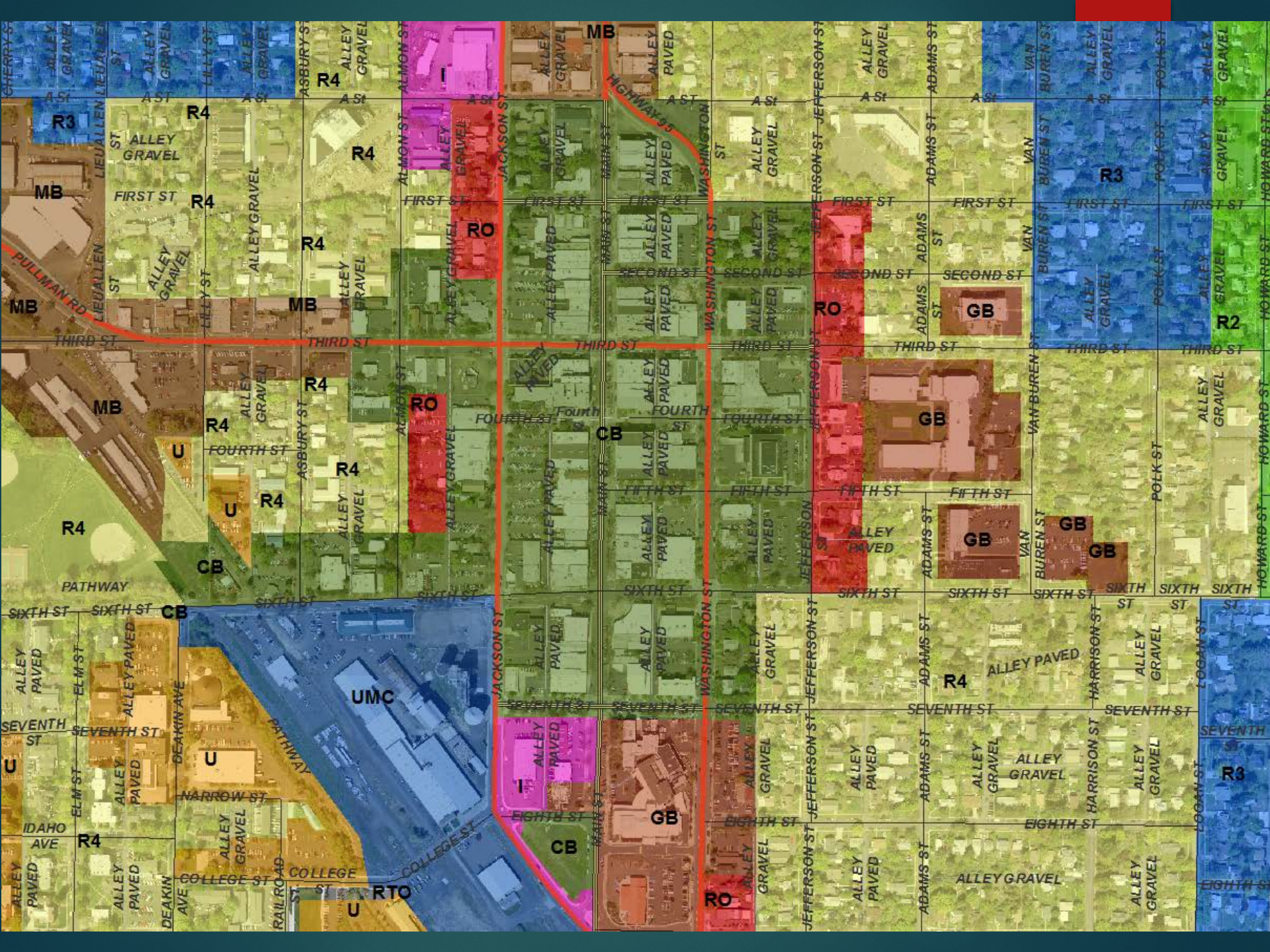
- ▶ 25. *Conditional Use.* "Conditional use" means a use permitted in one (1) or more zoning district as defined by this Zoning Code but which, because of characteristics peculiar to such use, or because of size, technological processes or equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make uses consistent with and compatible to other existing or permissible uses in the same zoning district(s).

Conditionally Permitted Uses within the CB Zone

- ▶ Conditionally Permitted Uses
 - ▶ Antenna towers
 - ▶ Daycare facilities
 - ▶ Educational Services
 - ▶ Funeral homes and services
 - ▶ Hospitals
 - ▶ Public service and utility facilities
 - ▶ Auto and RV dealers
 - ▶ Auto repair and maintenance
 - ▶ Gas stations
 - ▶ Car, RV, truck rental

Conditional Use Criteria

1. The proposed use is a conditionally permitted use within the Zoning District.
2. The character of the proposed use will be in harmony with the neighborhood and surrounding land uses.
3. The proposed use as approved, or as approved with conditions, will not generate nuisances that would be injurious or detrimental to adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).
4. The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services.
5. The proposed use will not endanger the public health or safety if located where proposed.
6. The proposed use meets all applicable development standards of the Zoning Code.
7. The proposed use will not be in conflict with the Comprehensive Plan.



Education Institution Uses within the CB Zone

- ▶ New Saint Andrews
 - ▶ Scattaboe Building – Maximum of 200 Students (2017-2018 year 181)
 - ▶ CJ Building – Maximum of 300 Students
- ▶ University of Idaho WWAMI
 - ▶ Gritman Medical Building – 40 Students
- ▶ Educational Institution uses currently occupy 3.2% of the total lot area within the CB Zone
- ▶ New Saint Andrews has been required to mitigate their disproportionate parking impact through providing 89 private off-street parking spaces

Educational Institution Uses	
New Saint Andrews Skattaboe	
Parcel 1	4,983.1
Parcel 2	6,175.9
Bloom deduction (1/4) parcel 1	(1,245.8)
Prior CJ's Building	15,898.4
NSA Jackson Street Parking Lots	
Parcel 1	9,703.1
Parcel 2	3,581.3
Total NSA Lot Area	39,096.0
U of I WWAMMI	
Gritman Parcel 1	16,857.0
Gritman Parcel 2	13,239.4
Total Gritman	30,096.4
WAMMI Allocation (1/6) of the prop	5,016.1
Total U of I WAMMI Lot Area	5,016.1
Educational Institution Use Lot Area	44,112.1

Recent Applications

- ▶ The City has approved two conditional use permits for educational institutions within the CB Zone in the last 12 months
 - ▶ New Saint Andrews in the prior CJ's building
 - ▶ University of Idaho WWAMI program within Gritman Medical's new office building
- ▶ The New Saint Andrews application received several hours of public testimony and the Board's decision was appealed by five parties. It was ultimately approved with a condition to provide 47 off-street parking spaces within one quarter mile of the property
- ▶ The WWAMI permit received no testimony in opposition and was approved with no conditions

Commission Survey

- ▶ In response to the significant testimony received during the New Saint Andrew's hearing, the City Administration included a survey question in the Fall 2017 Commission Survey to understand the Community's opinion on the topic

17. The City of Moscow currently allows public and private colleges and universities as educational uses within the Central Business District (downtown Moscow) when granted a conditional use permit. The conditional use permit provides an opportunity to review the proposed use to determine if any conditions should be required in order to reduce any potential negative impacts of the proposed conditional use. Given this process, do you agree that educational uses should be allowed with the Central Business District through a conditional use permit?

62%	Yes	32%	No
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- ▶ Some concerns have been expressed regarding the wording of the question and how respondents may have interpreted it

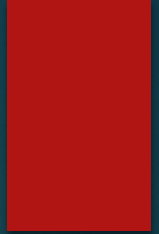
Current Discussion

- ▶ During the recent July 21st Zoning Land Use Table Public Hearing the Council discussed the continued allowance of Educational Institutions within the CB Zone
- ▶ The Council expressed a desire to have the Planning and Zoning Commission review educational uses within the CB Zone
- ▶ Council requested the Administrative Committee to review the matter and to provide Staff and the Commission with more specific direction

Current Discussion

- ▶ During the recent Zoning Code update the Commission discussed educational institutions and reviewed the Commission survey question results which appeared to affirm community support for the current allowance
- ▶ In light of that recent consideration, Staff is seeking what new information the Council would like the Commission to consider
- ▶ If the Council would like to develop a broader understanding of the community's opinion regarding the issue, the City will be conducting a community survey this fall

Potential Direction



- ▶ It is important to better understand the Community's opinion
- ▶ Several questions could be developed pertaining new or expanded educational institutions
- ▶ The City could also conduct a separate survey of the downtown business community
- ▶ The Council could then consider the results of the surveys to use in guiding future land use decisions

