

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

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208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

Wednesday
August 28, 2019

7:00 PM

Council Chambers
206 E 3rd Street

Call to order

1. Approval of minutes from July 24, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and address for the record and limit your remarks to three minutes.)

3. Approval of Reasoned Statement of Relevant Criteria and Standards [ACTION ITEM]:

1. Proposed Conditional Use Permit Application to expand an existing Recreational Vehicle Park at 1651 Carmichael Rd in the Area of City Impact - LUP2019-0025

ACTION: Review the draft Relevant Criteria and Standards documents and approve the documents; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

4. Public Hearing: Legislative Amendment Regarding Accessory Dwelling Unit (ADU) Standards [ACTION ITEM]

On April 6, 2015, City Council approved Ordinance 2015-06 which permitted ADUs in all residential zones and also established certain development standards. Since the ADU ordinance has been approved, there have been eight ADUs that have been constructed throughout the City. The Commission reviewed the possibility of removing the requirement that lots must meet the minimum lot size of their zone in order to be eligible for an ADU at the last meeting on June 26, 2019 and directed staff to prepare and ordinance which would remove the requirement.

ACTION: Conduct the public hearing on the proposed Ordinance and recommend approval of the Ordinance as presented; recommend approval of the Ordinance with modifications; recommend denial of the Ordinance; or take such other action as deemed appropriate.

5. Citizen Survey Questions [ACTION ITEM]

Discuss the questions that the Commission would like included in the 2019 Citizen Survey.

ACTION: Discuss and provide staff with feedback and further direction if necessary.

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

6. Review of Proposed Changes to the Mobile Home and RV Park Ordinances [ACTION ITEM]

The Commission has been discussing amending the Mobile Home and RV Park Ordinances in order to remove the 6-month stay limitation for RVs and allow modular buildings within mobile home parks. After review of the existing mobile home park ordinances, it was determined that the codes should be updated to be consistent with Idaho State Code.

ACTION: Review the potential changes to the Mobile Home and RV Park Ordinances and provide Staff further direction as deemed necessary.

7. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

8. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

Adjourn

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
July 24, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Mike Nelsen, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Robb Parish

ALSO IN ATTENDANCE: Mike Ray, Brandy Sullivan

1. Approval of minutes from June 26, 2019

Nelsen moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Nelsen
SECONDER:	Seever

2. Public Comment

None.

3. Approval of Reasoned Statement of Relevant Criteria and Standards :

- a. Proposal for rezone of a 4.40-acre parcel of land located at 2400 South Highway 95 within the Area of City Impact - LUP2019-0021

Reese moved to recommend approval of the Relevant Criteria and Standards as presented.

RESULT:	APPROVED BY ACCLAMATION
MOVER:	Reese
SECONDER:	Nelsen

- b. Proposal for Preliminary Subdivision Plat of a 1.49-acre parcel located at 1924 Nursery Street, Paradise View Addition – LUP2019-0020

Seever moved to recommend approval of the Relevant Criteria and Standards as presented.

RESULT:	APPROVED BY ACCLAMATION
MOVER:	Seever
SECONDER:	Wilson

4. Public Hearing: Proposed Conditional Use Permit Application to expand an existing Recreational Vehicle Park at 1651 Carmichael Rd in the Area of City Impact - LUP2019-0025

Proposed Conditional Use Permit application to expand an existing Recreational Vehicle Park in the Agriculture, Forestry, and Outdoor Recreation (AF) Zoning District per MCC 4-3-4. The subject property is within the Moscow Area of City Impact. The City of Moscow Planning and Zoning Commission will make a recommendation to the Latah County Board of County Commissioners regarding this matter.

Ray outlined the history of RV use in the area, including the Special Use Permit in 2010 to establish an RV Park, an additional SUP in 2010 which allowed the applicant to add six RV spaces to the existing park, and then a 2016

rezone and CUP of an adjacent 1.90 acre parcel to allow for RV storage. Surrounding uses include single family residential and undeveloped agricultural lands. Subject property and adjacent properties to the south and west are zoned R-4 while adjacent property to the east is zoned R-1. RV Parks are a conditionally permitted use within subject property's R-4 zoning and Auto-Urban Residential comprehensive plan designation.

Moscow RV Park standards require a minimum RV space size of 40ft x 20ft, although up to 40 percent of the spaces can be 25ft x 20ft. Applicant is requesting 13 spaces with full hook-ups that are 40x20 space per unit, and another 13 spaces with electrical connection only that are 40ft x 22ft. The required ten feet will be between all spaces. Potable water is available; non-self-contained RVs and tents will not be allowed. Required trash receptacles will be provided, and most of the required landscape buffers and fences are already in place. Applicant has planned for additional landscaping as required between RV spaces and the perimeter of the expanded area. Sanitary sewer service is provided by the Southeast Sewer District. Staff recommends approval to County Commissioners with the following condition:

1. The applicant provide landscaping in the expanded RV Park area at a ratio of one canopy tree and two shrubs every two RV spaces within 90 days of final approval.

McClure opened the public hearing at 7:17 p.m.

Dan Mack, 1651 Carmichael Rd, said he's trying to keep up with RV demand. He stated the Walmart in Pullman now longer allows overnight parking so that overflow will be coming toward Moscow. He said students and temporary employees also find RV living to be cost-effective.

Public hearing closed at 7:20 p.m.

Gropp moved to recommend approval of the application with the conditions recommended by staff.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Gropp
SECONDER:	Wilson

Seever moved to direct staff to prepare the RCS document for review at a later meeting.

RESULT:	APPROVED BY ACCLAMATION [UNANIMOUS]
MOVER:	Seever
SECONDER:	Hamilton

5. Accessory Dwelling Unit (ADU) Draft Ordinance Review

Reese was surprised by the percentage of people on the east side of town who'd be interested in creating an ADU. Ray suggested ADUs might be more easily accommodated in those newer, larger homes, many of which have daylight basements that could provide an easy second entrance. Ray showed the draft ordinance which strikes the minimum lot size requirement. Commissioners directed staff to schedule the amendment for hearing. Ray said it would be ready for the August 28th meeting.

6. Continuing Education

Discussion of the Subdivision Ordinance includes the topic of density, which can have negative reactions, and many times the opposition to greater density revolves around the associated increased traffic. McClure thought the article, "*The Neighbor's Dilemma*" might shed light on why citizens have objected to land use applications that (from a planning standpoint) are the obvious next development. Nils Peterson said he recommended the first article because CC&R's sometimes preclude actions that City Code would otherwise allow, thereby thwarting the Commission's planning efforts. McClure said they are currently studying the Subdivision Code to allow a variety of developments and to codify certain actions that otherwise are often conditions of approval. Peterson pondered what might happen if zoning districts didn't have specific lot size requirements and developers were left to determine their own lot sizes based on topography, marketability, etc. Seever said people have different desires regarding lot sizes, and overly small lots affect buildability, referring to the recent Board of Adjustment application for a setback variance on a 20-foot lot. Ray said the article reinforces the statement of a former Commissioner who said, "you think you believe in xyz land use until it's proposed right next to you."

Transitioning to the second article, “*Density Without Zoning*”, McClure thought transportation considerations are important to keep in mind to prevent existing neighborhoods from becoming thoroughfares to newer subdivisions. Traffic calming and other transportation measures can affect how land use occurs by making people rethink their desire to live farther from the center of town or the local amenities. Ray said the State doesn’t allow urban growth boundaries, but Moscow has some natural limitations with the state line and surrounding active farmland. Commissioner Sullivan said she learned at a conference that it’s important to know what the City’s unique attributes are and not lose them in an effort to be like other cities. Sullivan agreed it’s possible to increase density while also preserving existing positive characteristics. Seever thought pocket parks, walkability and other similar amenities make higher density much more acceptable.

7. Transportation Commission Meeting Report

The next meeting is tomorrow from 4-6pm. ITD and the Commission are still at odds about how the 2-way protected bike lane on Third Street will terminate near Washington Street.

8. Announcements

Ray said there is a September 16 deadline for the Commission to submit questions for the upcoming Citizen Survey. He reviewed questions from years past and Commissioners thought it might be of interest to repeat some of them to see how perceptions and priorities have changed. Commissioners will study the information further and bring suggestions to the August 28 meeting.

Wilson reported that Identity has installed a fence between their property and Chuck Bond’s, which he said is helping some with the problems of illegal parking and trash in his parking lots.

The meeting adjourned at 8:52 p.m.

Wendy McClure, Chair

**BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MOSCOW, COUNTY
OF LATAH, STATE OF IDAHO**

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

**REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
REGARDING A CONDITIONAL USE PERMIT APPLICATION TO EXPAND AN
EXISTING RECREATIONAL VEHICLE PARK LOCATED AT 1651 CARMICHAEL
ROAD IN THE AGRICULTURE, FORESTRY, AND OUTDOOR RECREATION (AF)
ZONING DISTRICT PER MCC 4-3-4.**

WHEREAS, the applicant filed an application for a conditional use permit on June 5, 2019; and

WHEREAS, this matter came before the Moscow Board of Adjustment during a duly noticed public hearing on July 24, 2019; and

WHEREAS, having reviewed the application, including all exhibits entered, and having considered the issues presented:

**THE MOSCOW BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW, IDAHO,
AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY CONCLUDES:**

I. RELEVANT FACTS AND CONCLUSIONS

1. The Board of Adjustment considered the request pursuant to the City of Moscow Zoning Code, Comprehensive Plan, and Moscow City Code.
2. The subject property is located within the Multiple Family Residential (R-4) Zoning District, where Recreational Vehicle (RV) Parks are a conditionally permitted use.
3. The applicant, Dan Mack, is proposing to expand an existing Recreational Vehicle (RV) Park by thirteen RV spaces at 1651 Carmichael Road in the Moscow Area of City Impact.
4. The RV park currently has twenty-one RV spaces and the applicant is proposing to expand the RV park into a gravel area that was previously approved for RV storage. The applicant is proposing to create thirteen RV spaces with full hook-ups and an additional area with another thirteen RV spaces with only electrical connections.
5. A Special Use Permit was previously approved upon the subject property in 2010 in order to establish an RV Park. The subject property has historically been used as a mobile home park and the applicant had previously transitioned the use into a fifteen space RV Park using the existing infrastructure that serviced the mobile home park.
6. In 2014, an additional SUP was approved which allowed the applicant to expand the existing RV Park by adding six RV spaces. Then in 2016, the applicant rezoned an adjacent 1.90 acre parcel to the Agriculture/Forestry (AF), and concurrently was approved for a Conditional

Use Permit to allow for RV storage. The applicant developed the 1.90 acre parcel as a large gravel parking area with stormwater detention on the west side and allowed the storage of RVs.

7. The entire subject property is an approximately 4.85 acre parcel with 385 feet of frontage along Carmichael Road. The subject property is relatively level with a gradual slope to the southwest corner of the property. Surrounding uses are predominantly single family residential rural lots as well as undeveloped agricultural lands.
8. The subject property and adjacent properties to the south and west are currently zoned Multiple-Family Residential (R-4), while adjacent property to the east is currently zoned Single-Family Residential (R-1). The subject property is located in Latah County within the Area of City Impact.
9. Recreational Vehicle Parks are specially permitted uses within the R-4 Zoning District and are subject to Title 6, Chapter 4, Recreational Vehicle Parks which identifies specific standards for RV Park site development.
10. The minimum space size determined in the RV Park standards is 40ft x 20ft, while allowing up to forty percent of the spaces to be a minimum of 25ft x 20ft. The applicant is proposing thirteen additional RV spaces with full hook-ups that are 40ft x 20ft and another thirteen spaces with only electrical connection that 40ft x 22ft. All proposed spaces which meet the minimum requirements of the RV park code.
11. The design of RV spaces shall be such that the minimum space between recreational vehicles is ten feet. The applicant's proposed space between each RV is ten feet.
12. All RV Park facilities which allow tents or recreational vehicles which are not self-contained are required to provide toilet facilities and potable water. The applicant is not proposing to allow tents and potable water connections are proposed to be available to the thirteen RV spaces via a private well.
13. Each RV space within the park is required to provide common open space exclusive of all setback areas and shall be developed with turf and trees. The size of the open space shall be left to the discretion of the developer. The applicant had previously provided approximately 0.8 acres of total open space in the northeast portion of the property.
14. Refuse areas shall be provided and shall be located no further than 150 ft. from any RV space. The applicant has provided a dumpster which is located at the west end of the RV Park, near the RV turnaround. This location is further than 150ft from the RV spaces on the east side of the Park, so the applicant had previously provided some individual trash cans on the eastern portion of the RV Park. An additional trash receptacle is proposed to be located in the northern portion of the expanded area.
15. Internal private streets are required to be a minimum of twenty-eight feet wide which includes a twenty foot surface with four foot shoulders on either side. The applicant has placed ¾ inch processed rock, six inches deep for the entire twenty-eight foot wide access drive as well as each RV space. The applicant's proposed street, shoulder, and turnaround meet the requirements for streets within a RV Park development.
16. Portions of a RV Park that adjoin public streets shall have a Type B landscape buffer which consists of four canopy trees, six understory trees, and eight shrubs per 100 lineal feet. The

subject property currently has an existing landscape buffer which is adjacent to Carmichael Rd, which satisfies the Type B landscape buffer requirement.

17. Portions of a RV Park that are adjacent to a residential or industrial use shall have a minimum setback of ten feet from the property line and shall have a six foot high, sight-obscuring fence located within the setback area. The applicant has previously constructed a six foot high fence on approximately 900 ft of the southern property line which is adjacent to a residential property. The northwestern property line which is also adjacent to a residential use currently has a six foot high fence which satisfies the requirements on this portion of the property.
18. Portions of the RV Park that are adjacent to undeveloped land shall have a Type A landscape buffer. The proposed expansion area is adjacent to undeveloped land to the west. The applicant is planning on installing a Type A landscape buffer along the entire west property line adjacent to the undeveloped property, which meets the requirement.
19. At least one canopy tree of 1.5 inch caliper and two shrubs a minimum of twelve inches in height are required per every two RV spaces. Additionally, all common areas not utilized for structures, parking or other landscaping shall be covered by turf or other vegetative ground cover. The applicant has indicated that there will be a tree and shrubs within the green strips between each of the RV spaces on the west side and surrounding the perimeter of the expanded area. A total of 13 trees and 26 shrubs will need to be provided within the expanded area.
20. The applicant has provided three freestanding lights within the proposed expanded portion of the RV Park in addition to the two existing freestanding lights within the current RV Park. Three freestanding lights should be sufficient in servicing the expanded RV Park development area.
21. The proposed RV Park is located in Latah County, within the Area of City Impact. Therefore, there are no requirements for the proposed Park to connect to City of Moscow water or sewer. The proposed park is currently serviced with an existing private well and sewer connections are provided via the Southeast Sewer District.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

II. RELEVANT CRITERIA AND STANDARDS

1. **Is the proposed use a conditionally permitted use within the Zoning District?** The subject property is located within the Multiple Family Residential (R-4) Zoning District, where Recreational Vehicle (RV) Parks are a conditionally permitted use.
2. **Is the proposed use in harmony with the neighborhood and surrounding land uses?** The proposed use is in harmony with the neighborhood and surrounding land uses. The RV Park is consistent with the surrounding residential area and will have no more impact to the neighborhood than a permitted use.

3. **Will the proposed use as approved, or as approved with conditions, generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including but not limited to, noise, dust, glare, vibrations, odors, and the like)?** The impacts of the proposed RV Park are similar to the adjacent residential uses which are predominantly in the Multiple-Family Residential (R-4) Zoning District. The use is also similar to that of a Mobile Home Park, which has been the historical use of the property and a use that is allowed by right in the R-4 Zone.
4. **Will the location, design, and size of the proposed use be adequately served by existing streets, public facilities and services?** The location, design, and size of the expanded RV Park area will be adequately served by existing streets, public facilities, and services. The existing park is currently on a well with a pump house on the property and all sewer services will be connected to the Southeast Sewer District.
5. **Will the proposed use endanger the public health or safety if located where proposed?** The use does not create endangerment to public health or safety as it is proposed to have no more impacts to the area than other uses which are allowed by right.
6. **Does the proposed use meet all applicable development standards of the Zoning Code?** The use, as proposed, will meet all applicable RV Park development standards as required by MCC 6-4-10.
7. **Will the proposed use be in conflict with the Comprehensive Plan?** The proposed use is not in conflict with the 2019 Comprehensive Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Board of Adjustment approves the application for a Conditional Use Permit for the expansion of an RV Park to Latah County with the following condition:

1. The applicant provide landscaping in the expanded RV Park area at a ratio of one canopy tree and two shrubs every two RV spaces within 90 days of final approval.

PASSED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MOSCOW THE ____ DAY
OF _____, 2019.

Wendy McClure, Chair
Planning and Zoning Commission

ORDINANCE NO. 2019 -

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, CHAPTER 3; PROVIDING FOR AN AMENDMENT TO THE ACCESSORY DWELLING UNIT STANDARDS TO ELIMINATE THE MINIMUM LOT SIZE REQUIREMENT; 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, on April 6, 2015, Moscow City Council approved Ordinance 2015-06, which permitted Accessory Dwelling Units (ADUs) in all residential zones within the City of Moscow; and

WHEREAS, since the ADU ordinance has been approved, there have been eight ADUs that have been constructed throughout the City; and

WHEREAS, there are a substantial number of properties that are ineligible for ADUs because they do not meet the minimum lot area of the zoning district in which they are located in; and

WHEREAS, the majority of the properties that do not meet the minimum lot size are in traditional neighborhoods near downtown where the City has been promoting infill development; and

WHEREAS, the City wishes to eliminate the minimum lot size requirement to allow greater opportunities for all residential properties to have the option of developing ADUs; and

WHEREAS, on August 28, 2019, the Planning and Zoning Commission conducted a public hearing upon the amendments contained herein and recommended approval to the City Council; and

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. 3-5. Specific Use Standards.

A. Accessory Dwelling Units:

1. **Applicability and Purpose.** These standards shall apply to Accessory Dwelling Units which are permitted by this Code. These standards are intended to help promote the benefits of Accessory Dwelling Units, while also preserving neighborhood character and creating predictability and certainty for established neighborhoods.
2. **Specific Standards.**

- a. **General.** Accessory Dwelling Units must meet all applicable regulations for the zoning district in which they are located, except as otherwise expressly stated within this

Section. ~~Lots that currently do not meet the minimum lot size for a single family dwelling shall be ineligible for an Accessory Dwelling Unit.~~

b. Size. The floor area of the Accessory Dwelling Unit may not exceed six hundred (600) square feet or forty percent (40%) of the gross floor area of the principal dwelling, whichever is less.

c. Maximum Occupancy. The number of persons allowed to reside within an Accessory Dwelling Unit shall be limited to two (2).

d. Owner Occupancy.

i. Prior to the issuance of a building permit for an Accessory Dwelling Unit, the property owner must record a deed restriction upon the property which states that the property owner will reside on the property, within either the principal dwelling or Accessory Dwelling Unit. The deed restriction must be approved by the City Attorney and shall be binding upon the heirs, assigns, and subsequent purchasers of the property.

ii. Owner occupancy means a property owner, as reflected in real property records, who makes his or her legal residence at the property, as evidenced by voter registration or similar means and actually resides at the property for more than six (6) months out of any given year. Owner occupancy may also include a named natural person with an ownership or benefit in a private trust, but shall not extend to corporate trusts.

iii. The Community Development Director may waive this requirement for temporary absences of greater than six (6) months for military service, employment sabbatical, or family medical leave qualified absences. Temporary leave waivers for other reasons must be reviewed and approved by the City Council.

iv. In the event the owner is unable to reside on the property as required herein, only one (1) of the dwelling units on the property may be occupied.

e. Off-street parking. One (1) off-street parking space shall be required for the Accessory Dwelling Unit, in addition to that required for the principal dwelling.

...

SECTION 2: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of remaining provisions. The remaining sections of Title 4 shall be in full force and effect.

SECTION 3: EFFECT ON OTHER ORDINANCES. Where the definitions contained in this Ordinance are in conflict with relevant portions of the City of Moscow, Idaho, Municipal Code, the definitions contained within those portions of the Moscow Municipal Code will be unaffected until such time, if any, as they are amended to be consistent with this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be effective upon its passage, approval, and publication according to law.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2019.

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

DRAFT

	Planning and Zoning
2014	Compare the two neighborhood characteristics provided and for option check the one that is more important to you: - A neighborhood that includes a mix of housing types, stores, and businesses that are easy to walk to. ☐ OR ☐ A neighborhood with primarily single-family houses only and you have to drive to stores and other businesses. - Houses with smaller yards and you would have a short commute to work, it is easy to walk to school, stores and restaurants. ☐ OR ☐ Houses with larger yards and you would have a longer commute to work and you have to drive to get to parks, playgrounds and recreation areas. - Houses with small yards and where it is easy to walk to schools, stores and restaurants. ☐ OR ☐ Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work. - Own or rent an attached single-family home (where you share one or more common walls), townhouse, or condominium where it is easy to walk to shops, restaurants and have a shorter commute to work. ☐ OR ☐ Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work. - A neighborhood with well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways). ☐ OR ☐ A neighborhood without well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways).
2014	The City of Moscow should consider the issue of climate change as it plans for the future.
2012	The City of Moscow is considering allowing accessory dwelling units in residential neighborhoods. An accessory dwelling unit is generally a small studio or one-bedroom apartment within an existing home or in some cases can be detached from the home, but upon the same lot. These types of units provide opportunities for caring for aging family members and can encourage more efficient use of lot space and affordable housing. I would support allowing accessory uses in my neighborhood.
2012	If accessory dwelling units were permitted within my neighborhood, I would be interested in adding an accessory dwelling unit to my property.
2010	I would be interested in high-quality high-density residential living opportunity (e.g. an apartment, loft, or condominium) near downtown and the University of Idaho campus.
2010	The presence of a mixture of residential uses (e.g. single-family homes, townhomes, and duplexes) within a single neighborhood that includes common open spaces as buffers to provide separation between those uses would make the neighborhood more desirable to me.
2010	Please check the three most important planning items below that you feel should be addressed in planning for future growth in the community. Amount of growth Location of land uses Historic preservation Economic development Neighborhood preservation Traffic management and congestion Condition of streets and sidewalks Location and/or condition of City parks Water resource planning Private development standards Location of public facilities Other:

2010	The City of Moscow is considering a greater allowance of limited commercial uses within new residential development. What commercial uses would be desirable to you to have in close proximity to your residence? Daycare facilities Professional offices Groceries Eating and drinking establishments Medical offices Convenience stores Personal services (hair salon, dry cleaning, etc.) Other:
2008	I support allowing gated communities within the City of Moscow ("gated communities" are housing developments that are surrounded by fenced barriers including restricted vehicular access)
2008	The City of Moscow is considering a greater allowance of limited commercial uses within new residential development. What commercial uses would be desirable to you to have in close proximity to your residence? Daycare facilities Professional offices Groceries Eating and drinking establishments Medical offices Convenience stores Personal services (hair salon, dry cleaning, etc.) Other:
2008	The City of Moscow is currently exploring opportunities to more easily allow the development of mixed residential uses (single-family homes, townhomes, duplexes and apartments) in new developments within a single zoning district with the provision of common open spaces that can be used as buffers to provide separation between different residential uses. Would the presence of a mixture of residential uses within a single neighborhood make that neighborhood more or less desirable to you? Much Less, Somewhat Less, Neutral, Somewhat More, Much More, Don't Know, Null
2006	Do you support regulations that would require any new buildings constructed downtown to provide off-street parking?
2004	Please rate the following statement: Allowing small retail or office businesses (such as physician's, accountants, engineers, business consultants, and beauty salons) in residential neighborhoods is a benefit to the community.

2004	Please identify the importance of the following neighborhood characteristics to you: a. Proximity to school b. Proximity to work c. Proximity to shopping d. Proximity to park or public recreation facility e. Proximity to downtown f. Single family housing neighborhood g. Duplex housing neighborhood h. Apartment housing neighborhood i. Large lot size (more than one half acre) j. Medium lot size (quarter acre to one half acre) k. Small lot size (less than one quarter acre) l. Historic housing district (Fort Russell area, or similar) m. Alley access n. Cul-de-sac or dead-end street o. Small street blocks with numerous street intersections p. Proximity to public walking/bike pathway
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