

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Michael Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Thursday
May 29, 2025

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from April 22, 2025 (ACTION ITEM)**

PROPOSED ACTIONS: 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 Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. **Public Hearing: Proposal for a Conditional Use Permit at 943 Mabelle Street. Permit Application LUP2025-0013 (ACTION ITEM)**

Conditional Use Permit application for a proposed Type II Accessory Home Occupation consisting of an in-house bakery with on-site customer service located at 943 Mabelle St within the Moderate Density Residential (R-2) Zoning District, per Moscow City Code 4-3-4.

PROPOSED ACTIONS: Conduct the Public Hearing for the Conditional Use Permit (CUP) request, and upon consideration of any testimony received: approve the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or approve the CUP with conditions and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or deny the CUP and direct Staff to prepare a Reasoned Statement of Relevant Criteria and Standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Jerry Schutz
Board Chair
BOA@ci.moscow.id.us

Public Meeting
~ Minutes ~

Michael Ray
Staff Liaison
208.883.7008

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Tuesday
April 22, 2025

5:30 PM

Council Chambers
206 E Third Street

The meeting was called to order at 5:32 PM

MEMBERS PRESENT: Jerry Schutz, Chair; Steve Bush, Ivy Dickinson, Tim Thomson
MEMBERS ABSENT: Marshall Comstock, Tim Kinkeade
STAFF: Jennifer Fleischman, Michael Ray

REGULAR AGENDA

1. Election of Officers for 2025 (ACTION ITEM)

The Board will need to nominate officers for 2025.

Thomson nominated Jerry Schutz for Chair and Bush seconded. Schutz nominated Tim Thomson for Vice Chair and Dickinson seconded. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

2. Approval of Minutes from April 14, 2025 (ACTION ITEM)

Thomson moved for approval of the minutes as written, seconded by Dickinson. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

3. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

None.

4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Conditional Use Permit application for a proposed Residential Assisted Living Facility located at 2250 Augustine Ave within the Residential Office (RO) Zoning District, per Moscow City Code 4-3-4. Permit Application LUP2025-0005.

Dickinson moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Conditional Use Permit as written, seconded by Thomson. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

5. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Variance application to reduce the required 20-foot rear yard setback by 3 feet for a proposed addition to an existing single-family dwelling at 403 N Polk St within the Medium Density Residential (R-3) Zoning District, per Moscow City Code 4-4-2. Permit Application LUP2025-0007.

Bush moved for approval of the Reasoned Statement of Relevant Criteria and Standards for the Variance as written, seconded by Dickinson. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The meeting adjourned at 5:43 PM

Jerry Schutz, Chair

Date

DRAFT

CITY OF MOSCOW COMMUNITY DEVELOPMENT STAFF REPORT

HEARING DATE: Thursday, May 29, 2025

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: LUP2025-0013 – Conditional Use Permit application for a Type II Accessory Home Occupation consisting of an in-house bakery with on-site customer service located at 943 Mabelle Street within the Moderate Density Residential (R-2) Zoning District per MCC 4-3-4.

Attachments:

- A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, May 10, 2025
- B. Conditional Use Permit Application
- C. Site Plan and Floor Plans
- D. Public Comments

Prepared by: Mike Ray, AICP

STAFF REVIEW

Proposal: The applicant, Molly Rizzuto, has applied for a Conditional Use Permit (CUP) for a Type II Accessory Home Occupation located at 943 Mabelle Street. The applicant is proposing to operate a bakery business out of her home and include a small physical space located in a shed building, where the community may purchase baked goods. The retail space will be referred to as the Goose House Bakery Shed Shop and will be open approximately 6 hours per week for the public to purchase pre-packaged to-go bakery items displayed inside the Shed Shop. The hours of operation are proposed to be on Thursdays from 3pm-6pm and Sundays from 9am-12pm. The shed contains 80sf of interior space, which can accommodate only a few people at a time, including the applicant. The only employees are people currently residing within the residence. No deliveries are made to the property, aside from typical FedEx/USPS/UPS deliveries to the home's front door.



Vicinity Map



Subject Property

Zoning: The subject property is located within the Moderate Density, Single Family Residential (R-2) Zoning District along with most of the surrounding properties. Within the R-2 Zone there are two types of home occupations, Type I and Type II. A Type I Accessory Home Occupation is a non-residential use conducted solely by the inhabitants of the dwelling within such dwelling unit, or allowable accessory structure thereto; where there are no on-site employees or customer services provided; and where the conduct of the use does not change the character or nature of the dwelling or surrounding area.

A Type II Accessory Home Occupation is a non-residential use conducted by the inhabitants of the dwelling with up to one (1) additional on-site employee, and/or with on-site customer service provided upon the subject property, and where the conduct of the use does not change the character or nature of the dwelling or surrounding area. Type II Accessory Home Occupations are a conditional use within the R-2 Zone.



Zoning Map

Site and Area Land Use: The subject property is approximately 7,000 sf in size and is located on the corner of Mabelle Street and Blaine Street. All surrounding uses are primarily residential with the exception of the Fairgrounds and National Guard Armory to the southeast.

Streets and Access: The main driveway access to the subject property is via Mabelle Street which is designated as a local neighborhood street. The property also has approximately

67 ft of frontage on Blaine Street which is designated as a collector street. Both streets are paved with curbing, but only Blaine Street has sidewalks.

Comprehensive Plan: Chapter 2, Land Use and Community Character, Future Land Use, designates the subject property as Auto-Urban Residential. The Auto-Urban Residential designated areas,

“contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twin home, and townhome residential dwellings. Appropriate current zoning for Auto Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2), and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

A goal of chapter 6, Economic Development, is to, “Enhance and strengthen the regional economy utilizing the strengths and assets of the region.”

Accessory Home Occupation Performance Standards:

Outdoor Activities: *All activities shall be conducted wholly within the principal structure or a permitted accessory structure thereto. External storage or display of goods or equipment shall be prohibited.*

There are no outdoor activities proposed with this application. The baking will occur within the main dwelling and the retail sales and pick-up will occur within the Goose House Bakery Shed Shop.

Appearance of Structure and Site: *The dwelling and subject property shall remain residential in character and the Accessory Home Occupation use shall not be discernable from the exterior of the principal structure or permitted accessory structure thereto. No alterations of the structure or subject property which would change the residential appearance of the dwelling and subject property shall be permitted. Examples of such prohibited alterations include construction of parking lots, paving of setbacks, external signage not otherwise permitted by this Code, or adding commercial exterior lighting.*

The application and site plan show no exterior alterations to the site that would change the residential character or make the accessory home occupation use discernable from the outside of the principal structure or accessory shed structure.

Vehicles: *No more than one (1) vehicle shall be discernable as being used in association with the Accessory Home Occupation. The maximum size of such vehicle used in association with the Accessory Home Occupation shall be no more than one (1) ton capacity and shall not include any trailer.*

There are no vehicles associated with the accessory home occupation which are discernable as being used for the business.

Deliveries: *Deliveries and/or pick-ups of supplies or products associated with the Accessory Home Occupation shall be allowed only between 8:00 a.m. and 6:00 p.m. local time.*

No deliveries are made to the property, aside from typical FedEx/USPS/UPS deliveries to the home's front door.

Nuisances: *Unless otherwise permitted by law, no Accessory Home Occupation shall produce any detectable fumes, odors, dust, heat, noise, vibration, glare, electro-magnetic field, electrical interference, or other effects outside the dwelling which is incompatible with the characteristics of the residential Zoning District or is otherwise a violation of this Code.*

There will be no nuisances generated by this accessory home occupation.

Input from other Departments/Agencies: None

RELEVANT CRITERIA AND STANDARDS

The following statements may be used for the Relevant Criteria and Standards or changed to include or remove any statement deemed necessary or appropriate by the Board.

- 1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.**
- 2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.**
- 3. The proposed use as approved, or as approved with conditions, (will/will not) 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).**
- 4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.**
- 5. The proposed use (will/will not) endanger the public health or safety if located where proposed.**
- 6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.**
- 7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.**

RECOMMENDATION FOR CONDITIONAL USE PERMIT APPLICATION

The Board has the option to approve, approve with conditions, or deny the application subject to the Relevant Criteria and Standards and any public testimony provided at the public hearing. The Board may also table the decision for the application in order to request more information, including studies of social, economic, fiscal and environmental effects of the proposed Conditional Use Permit.

The Board of Adjustment may impose conditions including, but not limited to those 1) minimizing adverse impact on other development; 2) controlling the sequence and timing of development; 3) controlling the duration of development; 4) assuring that development is maintained properly; 5) designating the exact location and nature of development; 6) requiring the provision for on- or off-site public facilities or services; 7) requiring more restrictive standards than those generally required in an ordinance; and/or 8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Staff recommends **approval** of the proposed Conditional Use Permit application for a Type II Accessory Home Occupation consisting of an in-house bakery with on-site customer service located at 943 Mabelle Street with no conditions.

The Board of Adjustment's actions are to conduct the public hearing and upon consideration of testimony received:

1. Approve the Conditional Use Permit application; or
2. Approve the Conditional Use Permit application with conditions; or
3. Deny the Conditional Use Permit application; or
4. Take other such action as deemed appropriate.

In accordance with the Board's decision, direct staff to prepare the Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Conditional Use Permit at 943 Mabelle Street.
Permit Application LUP2025-0013

A public hearing at which you may be present and speak will be conducted before the Board of Adjustment of the City of Moscow at which time the following proposal will be considered:

Conditional Use Permit application for a Type II Accessory Home Occupation consisting of an in-house bakery with on-site customer service located at 943 Mabelle Street within the Moderate Density Residential (R-2) Zoning District per MCC 4-3-4.

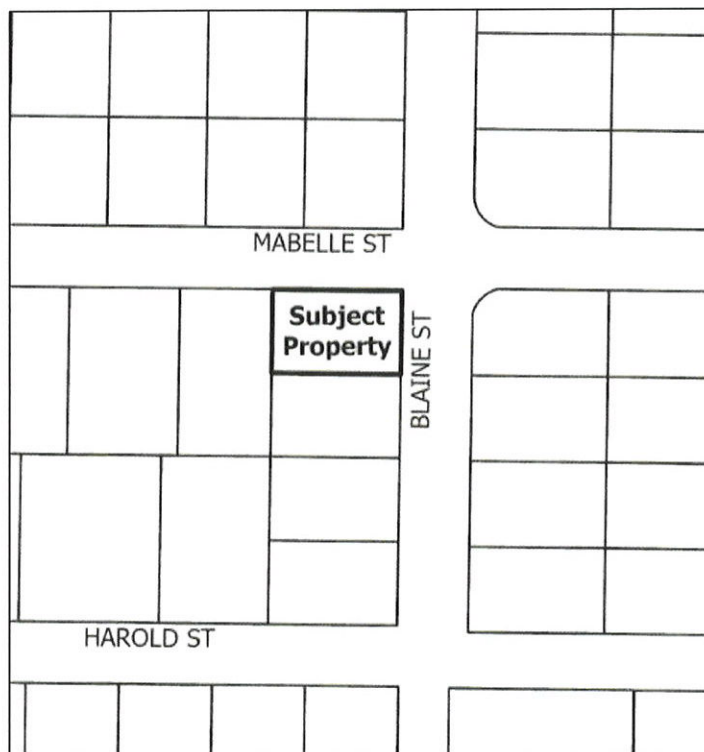
HEARING DATE: Thursday, May 29, 2025

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00pm

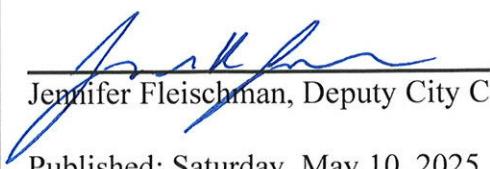
Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting.

The file containing information on this matter is available for public review at the Community Development Department located in the Haddock Building at 504 S Washington Street, Moscow, Idaho. Call 883-7035 for a meeting agenda or further information about the matter.



Verbal testimony at the hearing is generally limited to three (3) minutes time. Public participants desiring to submit textual materials to the decision-making board shall make that submission at least five (5) calendar working days in advance of the scheduled meeting. Materials provided tardy may be admitted for consideration subject to the discretion of the decision-making Board. You may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Published: Saturday, May 10, 2025



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
ahennrich@ci.moscow.id.us

For City Use Only			
Date Received		4-24-25	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$583.00	4/25 ✓
Receipt Number		LUP2025-0013	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Molly Rizzuto Phone: 208-310-0158
Address: 943 Nabelle Street Email: goosehousebakery@gmail.com

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

2. Owner of Affected Property (if other than applicant)

Name: (same) Phone: _____
Address: _____ Email: _____

3. Location of Affected Property: 943 Nabelle Street

If described by Metes and Bounds, please attach deed on a separate sheet.

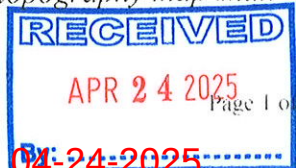
Legal Description: White's Ave Add Tax# 1690 of Lot 7
(Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED CONDITIONAL USE

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

Please refer to #4 of the included addendum.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot, driveway(s), fencing, and landscaping. A site topography map shall be provided when appropriate.



5. **Authorization:** Section _____ of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit. *Please refer to #5 of the included addendum.*
6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day-to-day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts the proposed use may have.
Please refer to #6 of the included addendum.
7. Before the Board of Adjustment may issue a Conditional Use Permit, the Board of Adjustment must first make findings of compliance with the following seven **Relevant Criteria and Standards**. Please describe in the spaces provided below how your requested Conditional Use is in compliance with each of the relevant criteria and standards.

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

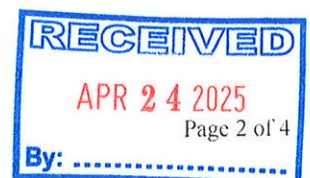
Please refer to 7.#1 of the included addendum.

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

Please refer to 7.#2 of the included addendum.

Criteria #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).

Please refer to 7.#3 of the included addendum.



Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Please refer to 7.#4 of the included addendum.

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

Please refer to 7.#5 of the included addendum.

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

Please refer to 7.#6 of the included addendum.

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

Please refer to 7.#7 of the included addendum.

CONDITIONS OF APPROVAL

The Board of Adjustment, pursuant to Moscow City Code Title 4, Chapter 8, Sec. 8-4.D., may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.



COMPLIANCE

1. In the event of failure to comply with the plans approved by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board of Adjustment as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board of Adjustment. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board of Adjustment for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one (1) year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

This application must be completed and submitted with the below described items to the Community Development Department at least twenty-one (21) days prior to the hearing at which the application is to be considered by the Board of Adjustment. Applicant will be notified by the City Planner I as to the time, date, and place of the hearing pertaining to this application.

The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this Application.


Signature of Applicant

4/24/25
Date

Signature of Property Owner (if different)

Date



4. Proposal: The proposed use will be for a **Goose House Bakery Shed Shop: A small physical space where our local community may purchase baked treats.** **** (please refer to the attached site plan) ****

5. Authorization: Section **3-4** of the Moscow Zoning Ordinance (**Land Use Table**) authorizes the proposed use (**Accessory Home Occupation Type II in R-2 zone**)

6. Operating Characteristics: The Goose House Bakery Shed Shop will be open 6 hours/week (Thursdays 3pm-6pm and Sundays 9am-12pm) for the public to purchase pre-packaged to-go bakery items displayed inside the Shed Shop.

With its 80 sq ft interior space, the building can reasonably contain only a few people at a time, which will always include one (1) owner/operator (myself); Goose House Bakery does not have other employees. There is an ample walkway within the yard which can accommodate any person/s waiting to enter, if needed.

No deliveries are made to the property, aside from ordinary FedEx/USPS/UPS deliveries to the residential home's front door.

The only machinery within the Shed Shop is a small air conditioner and mini fridge.

7. Criteria #1: As per the Land Use Table (Title 4, Chapter 3), the proposed use of small-scale baked goods, Accessory Home Occupation Type II, is permitted in the R-2 zoning district.

7. Criteria #2: The shed is residential in character with exterior paint and trim that are identical to that of the property's primary dwelling; the landscaping is continuous with and matches that of the primary dwelling.

7. Criteria #3: The proposed use will be contained within the structure and will not generate nuisances. There will be no food production inside the shed, therefore no loud kitchen noises or odors will be generated. The only machinery will be a small air conditioner unit and mini fridge, so there will be no dust, glare, vibrations, or otherwise injurious or detrimental nuisances.



Received 04-24-2025

4/24/25

7. Criteria #4: There is on-street parking directly in front of the proposed use area in addition to ample on-street parking allowed on both sides of the street (Blaine Street); there is a sidewalk which accommodates neighborhood pedestrians, as well as an adjacent bus stop for public transit users.

7. Criteria #5: The proposed use is compliant with the accessory building setback requirement from the street side property line (30' from Blaine St. side property line), with a garden in between and a wide, clear pathway (of compacted $\frac{3}{4}$ minus gravel) from the sidewalk to the shed's doorway, without any known obstacles that would endanger public health or safety.

7. Criteria #6: The proposed use meets all standards lined out in Title 4, Chapter 3, Section 2. B: "Accessory Home Occupation Type II: A Type II Accessory Home Occupation is a non-residential use conducted by the inhabitants of the dwelling with up to one (1) additional on-site employee, and/or with on-site customer service provided upon the subject property, and where the conduct of the use does not change the character or nature of the dwelling or surrounding area, subject to a Conditional Use Permit."

7. Criteria #7: The proposed use will comply with all Accessory Home Occupation Type II standards, such as no exterior signage, no commercial exterior lighting, no public nuisances, etc., as well as any conditions placed by the Board; it will not conflict with, but rather, contribute to the stated purposes of The Plan by helping to "preserve the positive aspects of existing neighborhoods" (MCC Title 4, Chapter 1) by providing a community-based bakery shop that my neighbors and Moscow community members have expressed excitement about.



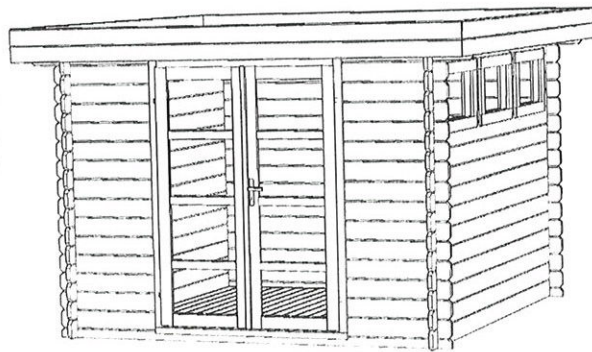
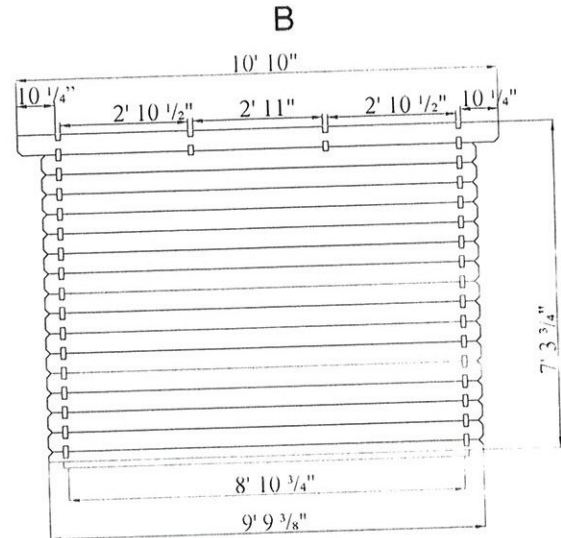
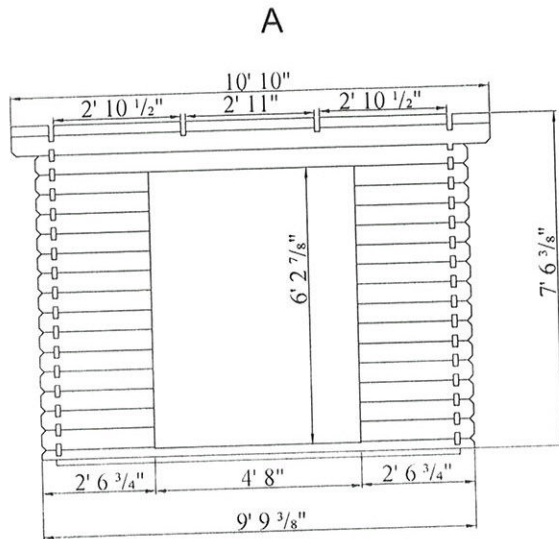
Received 04-24-2025

LUP2025-0013

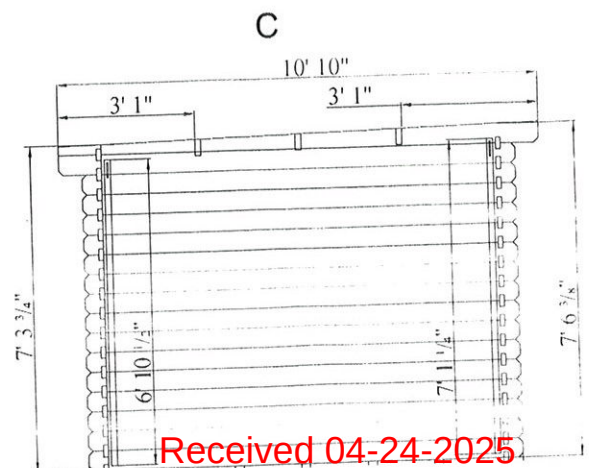
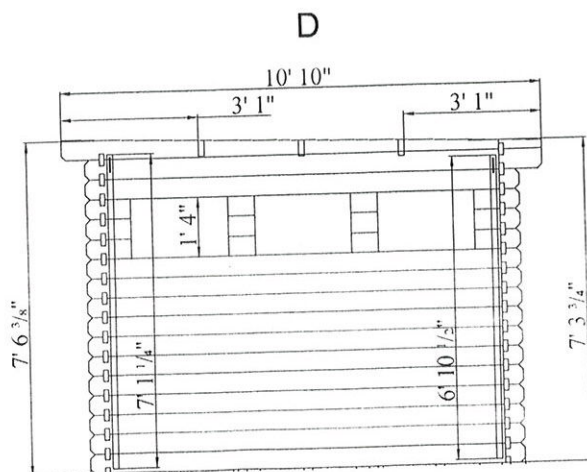
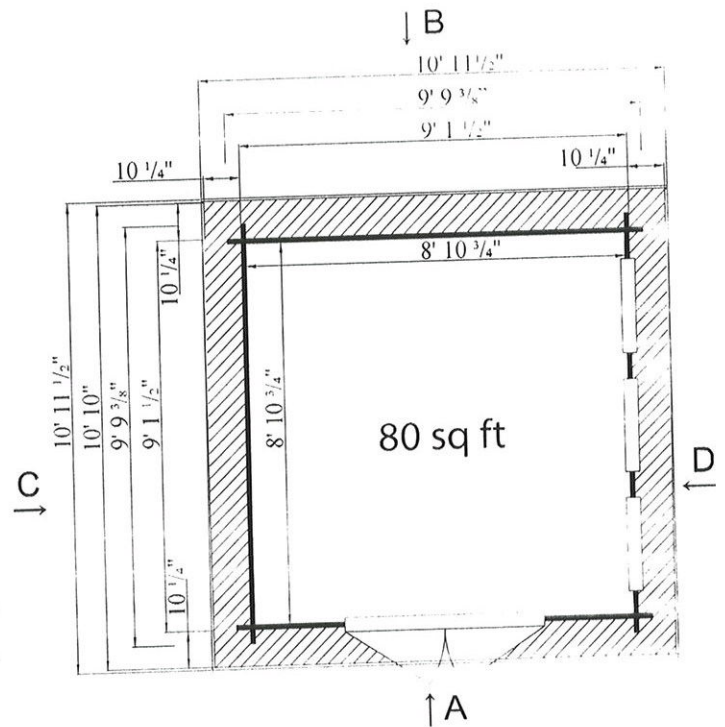




MODERNA 10 x 10



RECOMMENDED FOUNDATION SIZE:
9' 1 1/2" x 9' 1 1/2"



Received 04-24-2025

Jennifer Fleischman

From: Tara Karr Roberts <tarabethroberts@gmail.com>
Sent: Tuesday, May 13, 2025 11:09 AM
To: Board of adjustment
Subject: Support for Goose House Bakery shed shop

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hello, Board of Adjustment -

Please grant a Conditional Use Permit for the proposed Goose House Bakery Shed Shop at 943 Mabelle Street. I live down the street and am thrilled at the chance for a local small business owner to expand her business in our neighborhood. It encourages mixed-use development while bringing neighbors together to enjoy delicious baked goods!

Sincerely,

Tara Roberts

504 South Blaine Street

Jennifer Fleischman

From: Christina Albrigo <christinaalbrigo@gmail.com>
Sent: Tuesday, May 13, 2025 11:12 AM
To: Board of adjustment; Jennifer Fleischman
Subject: Support Goose House Bakery Shed Shop

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

To Whom It May Concern,

I am writing to support the proposed Goose House Bakery Shed Shop at 943 Mabelle Street.

I am a home owner in Latah county and unfortunately Moscow and the surrounding area is lacking good bakeries. It has come to my attention that the reason that other bakeries have gone out of business in downtown Moscow is because the combination of rent and costs of good sold cut too deeply into profit margins. Especially if the baker wants to use high quality ingredients that are importantly to my family.

The Goose House has been my family's go to bakery for several years but it is difficult to obtain baked goods due to the bakeries current options for distribution. The Bakery Shed Shop will solve that issue of availability while allowing for adequate profit margins. It will also enhance the local community.

Best,
Christina Gregory (formerly Albrigo)

Jennifer Fleischman

From: Cheryl Gillette <csgillette@turbonet.com>
Sent: Tuesday, May 13, 2025 11:28 AM
To: Board of adjustment
Subject: Community Development

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

I am writing in support of Goose House Bakery Shed Shop on Mabel Street in Moscow. As a homeowner in this neighborhood I fully support this new addition to our community. Molly has created a beautiful little shed/shop to allow community members to purchase her amazing bakery items in a peaceful, safe and welcoming environment. Her small business adds a convenient location to drop by and shop. There is ample parking and the location is easily walkable from several parking lots in the neighborhood. Goose House bakery only adds to and enhances the neighborhood and community. It does not detract in anyway.

Thank you for your efforts in enhancing our community.

Sincerely,
Cheryl Gillette
519 Hunter Street
Mowcow

Jennifer Fleischman

From: Betsy Goodman <bgoodman12@gmail.com>
Sent: Tuesday, May 13, 2025 11:37 AM
To: Board of adjustment
Subject: Please grant a conditional use permit for Goose House Bakery shed shop

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Board of Adjustments,

I am writing in strong support of allowing Goose House Bakery's conditional use permit.

I have attended two "pop-up" Bakery events in the driveway of Goose House Bakery. It was a joyful experience to see so many happy neighbors walking up to buy delicious treats and mingle with friends. The events were limited to two hours, and although there was a line of 20 or so people, I only saw a few cars on the street. Neighbors were walking there from blocks on either side of Mabelle. It reminded me of the European villages I have visited, where little home bakery shops were in abundance. I sincerely hope you grant this permit, as I believe this bakery will enhance the neighborhood and community as people gather to buy fresh-baked goods.

All my best,

Betsy Goodman
Moscow

Jennifer Fleischman

From: Dan W. Crimmins <dwcrimmins@turbonet.com>
Sent: Tuesday, May 13, 2025 11:40 AM
To: Board of adjustment
Cc: Jennifer Fleischman
Subject: M. Rizzuto CUP App.for Goose House Bakery Shop

Follow Up Flag: Follow up
Flag Status: Flagged

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My name is Dan Crimmins, and I was born and raised in Moscow. My wife, Carol, and I are registered voters, and are conversant with city matters. I have been formerly employed by the city of Moscow in the Water, Parks, and Engineering Departments.

My wife, Carol, and I are both enthusiastic supporters of Molly Rizzuto's proposed bakery shop sales point, Goose House Bakery. We have enjoyed her bakery items sold at the 1912 winter market for several years.

- We are area residents, and have known Molly for a number of years and found her to be a wonderful person and a good citizen.
- Her bakery outbuilding exterior will be a nice, safe gathering place for a few people to stop and rest and converse.
- Her small building is very nice looking, and complementary to her neighborhood's architecture. Good adjacent parking is available.
- Her product - fine bakery items - fill a definite need in Moscow, and are mostly not available elsewhere in town.
- Molly offers the personal touch, as baking is her only focus. You won't find this in large multi-use businesses.
- Her hours of operation, given her very busy baking schedule will likely only be for a few hours per week.
- This would most likely be a limited park and purchase location - no parking pressure that we can envision.

We respectfully ask you to approve MS Rizutto's CU and issue her a CUP. It can only benefit Moscow, in general, and her neighborhood and our neighborhood, specifically. We see no downside, at all.

Sincerely, Dan and Carol Crimmins

dwcrimmins@turbonet.com

814 S Nez Perce St, Moscow

208-882-0488

Jennifer Fleischman

From: Heather Woolery <heatherwooleryart@gmail.com>
Sent: Tuesday, May 13, 2025 12:12 PM
To: Board of adjustment
Subject: To the City of Moscow Board of Adjustment - Goose House Bakery

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern,

I am writing to express my enthusiastic support for the Conditional Use Permit application for Goose House Bakery's proposed Shed Shop at 943 Mabelle Street.

I've had the pleasure of working alongside Goose House Bakery and the even greater pleasure of enjoying its baked goods for years. This is more than just a bakery—Goose House has become a beloved cornerstone of our community. Its presence at local markets, pop-ups, and events has consistently brought warmth, joy, and connection to the people of Moscow.

The idea of a permanent neighborhood shop feels like a natural and welcome evolution. Not only will it offer convenient access to locally made treats, but it will also continue to foster the sense of community and care that the Goose House name is known for.

I believe the Shed Shop will be a benefit to both the neighborhood and the larger Moscow community. It's a project rooted in local values, run by someone who genuinely gives back and contributes meaningfully to the place we all call home.

Please accept this letter as a heartfelt endorsement of this application. I hope you will support the vision of Goose House Bakery and help bring this next chapter to life.

All my best,

--

HEATHER•WOOLERY
photographer | maker | writer

Jennifer Fleischman

From: Nancy Yorinks <nyorinks@turbonet.com>
Sent: Tuesday, May 13, 2025 12:36 PM
To: Board of adjustment
Cc: Jennifer Fleischman
Subject: Goose House Shed Shop

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi -

I am writing in support of allowing a conditional use permit for Goose House Bakery! This would be such a wonderful and unique addition to our town. Her baked goods are by far the best available on the Palouse, and allowing direct access with the shop once a week would be so convenient for all who know and love her products.

Also it's adorable and is already adding character to an otherwise unsightly block of Blaine Street. (Glad we have the Armory but nobody can argue that it enhances the beauty of Moscow!) And as it's facing the already busy Blaine Street, any impact to traffic in that area would be extremely minimal.

Please supply the permit and let her open!

Nancy Yorinks
124 North Polk St
Moscow

Jennifer Fleischman

From: Liv Lampman <livlampman@gmail.com>
Sent: Tuesday, May 13, 2025 1:20 PM
To: Board of adjustment
Subject: Conditional Use Permit application of the Goose House Bakery Shed Shop

Follow Up Flag: Follow up
Flag Status: Flagged

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I fully support approving the Conditional Use Permit application of the Goose House Bakery Shed Shop. Having this awesome little bakery in our neighborhood would allow us to save money, eat local, and would add value to our community.

Thank you,
Olivia Lampman, moscow, Idaho

Liv Lampman

(she/her/hers)

Moscow, Idaho

Nimiipuu (Nez Perce), Palus (Palouse) and Schitsu'umsh (Coeur d'Alene) lands

Jennifer Fleischman

From: Anne McLaughlin <aemclaugh@gmail.com>
Sent: Tuesday, May 13, 2025 1:25 PM
To: Board of adjustment; jfleishman@ci.moscow.id.us
Subject: Goose House Bakery CUP

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I have been enjoying Goose House Bakery's cookies for years. I went through chemo in 2018-19 and couldn't stand eating anything for a long time, but afterward, my treats were Goose House Bakery's Lime Shortbread Cookies.

Please try them if you haven't already. I bought them at One World, but I think they also sell them at the Farmer's Market.

I strongly urge you to help this extremely talented bakery to launch a shop in this already high-traffic neighborhood.

I used to have a table at Tuesday Market near there for a non-profit environmental organization, and what I noticed was that most visitors to the market came on foot.

If parking is a concern, keep in mind that many people living in this neighborhood are already willing and able to walk places.

And those of us who must drive from our homes, we are willing to find parking near the armory and walk from there.

Thank you,
Anne McLaughlin
Moscow, ID
509 953-4307

Jennifer Fleischman

From: Ropski, Beth (eropski@uidaho.edu) <eropski@uidaho.edu>
Sent: Tuesday, May 13, 2025 1:27 PM
To: Board of adjustment; Jennifer Fleischman
Subject: Goose House Bakery

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am emailing in support for the proposed Goose House Bakery Shed Shop at 943 Mabelle Street. We have had Goose House Bakery cater desserts for many events, both professional and personal. The quality is not something we find often in Moscow. I hope that they are able to grow their business and that I get to eat many more of their fabulous desserts!

Thank you,

BETH ROPSKI, PhD

they/them

Case Manager | Office of the Dean of Students

Temp Faculty | CALS & EHHS

875 Perimeter Drive, TLC 232, MS 2431

eropski@uidaho.edu | 208-885-1545

Looking for financial support? [Click here](#) to learn more about your options!

Click here to submit a [VandalCARE](#) referral.

Connect with me on [LinkedIn](#).

The University of Idaho welcomes and respects all people. [Diversity and inclusion](#) are the core of our community and we embrace them as our guiding principles. [UI Moscow](#) is located on the homelands of the Nimiipuu (Nez Perce), Palus (Palouse), and Schitsu'umsh (Coeur d'Alene) tribes. We extend gratitude to the indigenous people that call this place home, since time immemorial.

Jennifer Fleischman

From: Kathy Beerman <kabinmoscow@yahoo.com>
Sent: Tuesday, May 13, 2025 2:27 PM
To: BOA@ci.mosow.id.us
Cc: Jennifer Fleischman
Subject: Strong Support for Goose House Bakery Shed Shop at 943 Mabelle Street

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Members of the Board of Adjustment, I am writing to express my enthusiastic support for the Conditional Use Permit application for the proposed Goose House Bakery Shed Shop at 943 Mabelle Street. I understand a public hearing will be held on May 29, 2025, and I hope you will consider my strong endorsement of this unique and valuable addition to our community.

The Goose House Bakery is exactly the kind of business that enriches the fabric of Moscow. As both a talented baker and a dedicated entrepreneur, the Molly brings a passion for her art that is evident in every product she makes. Her commitment to quality and community is the kind of homegrown effort that makes small towns like ours thrive.

The proposed shed shop is a low-impact addition to the neighborhood. It will not only offer exceptional baked goods to residents but also enhance local access to artisan bakery options without the disruption that larger commercial ventures can sometimes bring. In fact, I can only imagine the many positive ways this small business will benefit the neighborhood—by building community, encouraging walkability, and supporting local food culture.

I urge you to approve the Goose House Bakery Shed Shop's application and support this thoughtful, community-focused business. It represents the best of what Moscow has to offer and what we should continue to support.

Thank you for your time and consideration.

Warm regards,
Kathy Beerman
622 East C Street
Moscow

Jennifer Fleischman

From: Cheryl Baysinger <baysingercheryl@gmail.com>
Sent: Tuesday, May 13, 2025 3:55 PM
To: Board of adjustment
Subject: Goose House Bakery

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I fully support having the Goose House Bakery located on Blaine and Mabelle. Loved their bakery items before they stopped providing at One World. Having the shop close to their home will be much more convenient. It's a cute addition to the neighborhood. The short duration of the shoppers should work well in avoiding parking issues. Cars can also park on Mabelle.

Jennifer Fleischman

From: Judy Mock <mockjudy432@gmail.com>
Sent: Wednesday, May 14, 2025 1:40 PM
To: Board of adjustment
Subject: Goose house Bakery

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing to support Molly in her efforts to open a storefront shop in her house on Maybelle. Small towns like Moscow benefit from small businesses. It brings the community together while supporting local citizens. Molly's products are truly amazing and if you haven't had the pleasure of trying some of her baked goods, you are missing out!

I would love to see more small businesses open up in Moscow. It's so nice to be able to buy fresh goods locally. Even farmers market isn't just local vendors any more 😊

Judy Mock

Jennifer Fleischman

From: Jennifer Magelky-Seiler <jen.magelky@gmail.com>
Sent: Wednesday, May 14, 2025 7:53 PM
To: Board of adjustment
Subject: Permit Application LUP2025-0013

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Board of Adjustment City of Moscow,

We are writing to support the conditional use permit for a Type II Accessory Home Occupation at the address of 943 Mabelle Street.

We live two doors down from the site of the in-home bakery and have been Molly's neighbor for many years. We have found Molly to be a good neighbor and a great business owner. We look forward to the bakery shed opening up soon, we think it will be a great addition to the neighborhood. Please support her permit application.

Jennifer Magelky-Seiler and Larkin Seiler
1017 S. Blaine Street
Moscow, ID 83843
208-596-8326

Jennifer Fleischman

From: Cassie <searscassie@gmail.com>
Sent: Thursday, May 15, 2025 11:46 AM
To: Board of adjustment
Subject: Support for Goose House Bakery Shed Shop

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Dear Members of the Board of Adjustment,

I am writing to express my support for the Conditional Use Permit application for the proposed Goose House Bakery Shed Shop at 943 Mabelle Street.

As a neighbor and community member, I believe this small local business would be a welcome addition to our area. Goose House Bakery has already earned a strong reputation for quality and community warmth. The Shed Shop would not only make their delicious offerings more accessible, but also contribute to a stronger sense of community by serving as a walkable, welcoming bakery for residents across Moscow.

Local, small-scale businesses like this one help create vibrant, connected neighborhoods. I hope you will consider approving this permit in support of a positive, community-minded initiative.

Sincerely,
Cassie Sears

Jennifer Fleischman

From: Abbs <ajlortz@gmail.com>
Sent: Thursday, May 15, 2025 2:24 PM
To: Board of adjustment
Subject: Goose house bakery shed shop

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Good afternoon,

I'm emailing about Goose House Bakery and the shop she hopes to open at her home. Molly is a lovely kind person and I know her shop and the treats she makes would be a wonderful addition to the community, especially since we do not currently have many local bakeries of this kind in town! I hope that the city grants her the permit she is needing.

Thanks for your time.

Abigail Lortz

Jennifer Fleischman

From: Gail Smallwood <gailrsmallwood@gmail.com>
Sent: Thursday, May 15, 2025 4:39 PM
To: Board of adjustment
Subject: Proposed Goose House Bakery Shed Shop

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Board of Adjustment;

We are writing in support of the proposed Goose House Bakery Shed Shop. We believe that this business will enhance the east side, providing a wonderful addition to services available in Moscow.

Small businesses such as this add to the vibrancy of our city and neighborhoods. The tastefully designed shop's location makes it easily accessible by foot and bicycle. We are confident that it will become a treasured part of our community.

Respectfully

Thomas Kopp & Gail Smallwood

Sent from my iPhone.
Forgive teh typos.

"We are all walking repositories of hidden treasures." — Elizabeth Gilbert ✨

Jennifer Fleischman

From: Mr. Dalebout <daleboutg@gmail.com>
Sent: Thursday, May 15, 2025 6:51 PM
To: Jennifer Fleischman
Subject: Support for Goosehouse Bakery

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

On 5/29/25, Goosehouse Bakery will have a hearing before your board for a conditional use permit. My wife and I just wanted to send our support for granting this permit to goose House bakery. Not only are we satisfied customers, but we are also neighbors of the shed house of which Goosehouse bakery will work out of. This new addition does not affect my family in anyway and is actually a net benefit to our neighborhood. Please grant the conditional use permit as Goosehousebakery is a high-quality local business and it is important that our city supports these kind of establishments in our community.

Thank you
Sent from my iPhone

Jennifer Fleischman

From: Tara K Howe <tarakhowe@gmail.com>
Sent: Thursday, May 15, 2025 9:01 PM
To: Jennifer Fleischman
Subject: Goose House Bakery Shed

Follow Up Flag: Follow up
Flag Status: Flagged

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Jennifer,

I am ALL for this home business/bakery/shed on Mabelle. It makes people feel good, at home, inspired to make our community better, and supports local business. It makes our neighborhoods more interactive and teaches our kids where food comes from how we are all interconnected. It could not be more positive.

I understand there are upcoming zoning hearings and I am sending this email to fully support this bakery location!

Yours,
Tara

Tara K Howe
tarakhowe@gmail.com
208-509-7792

“By being yourself, you put something wonderful in the world that was not there before.” —Edwin Elliot

Jennifer Fleischman

From: Emily Petersen <emilypetersen1988@gmail.com>
Sent: Friday, May 16, 2025 1:42 PM
To: Board of adjustment; Jennifer Fleischman
Subject: Goose House Bakery Shed Shop

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Hello,

I'm writing in support of the Goose House Bakery Shed Shop and why it would benefit the community. Moscow does not have any proper bakeries. The closest thing in the area I've seen to one is Pie Safe in Deary (30 minutes away) and Knead in Pullman (20 minutes away). Moscow has a big need for a bakery and the joys that come along with one. In addition the location of this one is great because it's on the southeast side of town where there aren't very many small businesses and lots family style housing within walking distance to it.

Thank you,

Emily Petersen

Jennifer Fleischman

From: Rocky Sulkoske <rockysulk@gmail.com>
Sent: Tuesday, May 20, 2025 3:16 PM
To: Board of adjustment; Jennifer Fleischman
Subject: Goose House Bakery Shed Shop

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To whom it may concern,

The Goose House Bakery Shed Shop would be an incredible benefit to the local Moscow community for many reasons! My first experience with Goose House Bakery was when I tried a couple sweet treats at work and HAD to find out who made them because they were some of the BEST desserts that I have ever had. When discovering that it was Goose House Bakery, I was so excited to know that there was a delicious high end bakery in town that I could order from for special events! I was bummed when I realized that they don't have a walk in store which is why I became so excited to see that they were making this shed! Not only does this support a local baker in our community, but it will lift the spirits of any patron who buys a sweet treat or cake for themselves or a loved one. This is truly an opportunity to make Moscow a little bit sweeter and more whimsical! I am even looking into Goose House Bakery for delicious desserts for my wedding next year! I am very excited this local business to take this next step in the community.

Sincerely,

Rocky Sulkoske

Jennifer Fleischman

From: Michael Ray
Sent: Wednesday, May 21, 2025 8:15 AM
To: Jennifer Fleischman
Subject: FW: Material for packet for BOA hearing next week

Follow Up Flag: Follow up
Flag Status: Flagged

Mike Ray, AICP
Planning Manager
City of Moscow
504 S. Washington Street
Moscow, ID 83843
mray@ci.moscow.id.us
(208) 883-7008

From: Nils Peterson <nilspete@gmail.com>
Sent: Tuesday, May 20, 2025 5:26 PM
To: Michael Ray <mray@ci.moscow.id.us>
Subject: Material for packet for BOA hearing next week

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Mike

I am preparing some additional materials to speak in favor of Molly's application. I'd like this in the packet as background.

<https://www.neighborhoodworkshop.org/blog-posts/as-post-covid-small-business-struggles-acus-offer-a-viable-solution>

Thanks

Nils Peterson
(509) 336-1664 (cell)
Pronouns: he, him, his

NEIL HELLER · MAY 19, 2020

As Post-COVID Small Businesses Struggle, ACUs Offer a Viable Solution



Aptly named, The Basement Pub sits in a portion of the front yard of this residential address. Portland, Oregon.

By Neil Heller,

Urban Planner at Neighborhood Workshop in Portland, Oregon and faculty of the Incremental Development Alliance. Currently sporting a 60-day shelter-in-place mullet.

Thank you to those who provided input.

The post-COVID commercial real estate market is expected to look dramatically different than we know it today. 51.4% of respondents from the recent Census Bureau Small Business Pulse Survey indicate that

this pandemic has had a ‘large negative effect’ on their business, with another 38.5% indicating a ‘moderate negative effect’. Recent announcements from businesses, including large tech firms, have indicated that employees may now work from home indefinitely. This new approach from businesses will have direct ripple effects on the businesses that co-locate and depend on these employees as patrons, from bodegas, coffee shops, to sandwich shops, restaurants, print shops and other retailers.

This sort of disruption will send these small business owners looking for different, and less expensive, commercial space located closer to worker’s homes. @theurbangeog and I had a recent Twitter exchange about a certain unit type that might help. He shared examples from his hometown of Toronto, one was even currently for sale and fully leased up. He calls them UTBASFs (Used to Be a Storefront) but I use ACUs, or *Accessory Commercial Units* (a term I’m borrowing from my buddy,

Garlynn Woodsong). You have likely heard of an ADU, an accessory dwelling unit. An ACU is similar by offering more affordable space with neighborhood-friendly gentle density but it caters to local business owners.



Pop's Barber Shop, an ACU in the walkout basement of a NY brownstone. Photo via: Myles Aronowitz/Netflix

Many cities already have these types built with modest construction materials and techniques. Some were likely built during the Streetcar Era of the mid-20th Century but have since come into disuse as business activity relocated to new high-traffic arterials or were outlawed as zoning updates increasingly separated uses since then. New York City has a version where the commercial space inhabits the English basement of a

brownstone as seen in the Netflix series, Luke Cage.



Reducing overhead, the Taco Pedaler started her mobile taco shop on a tricycle. She has now gone brick and mortar in a reasonably affordable ACU. See the original bike mounted on the building face. Portland, Oregon.

A few positive attributes of ACUs come to mind. This provides an opportunity for small developers to participate in providing options for local businesses. In new construction (or renovation), building code requirements will be less expensive and cumbersome. So while the commercial space will require sprinklers, the project is able to avoid having to sprinkle the residential units because firewall construction usually suffices when uses are horizontal. It's when you start stacking different uses that the building code requires the residential

to be sprinkled, even if just a couple of units.



The tuck-under nature of the Taste Tickler is likely to trigger sprinklers in any residential units above. Still the type of 'hole in the wall' places people love to discover. Portland, Oregon.

In some markets, particularly here in the hotter markets of the West Coast, demolitions of older structures are a concern. Allowing ACUs increases the NOI (Net Operating Income) of a property. Increasing the NOI has the effect of increasing a building's economic value, pushing the property's potential redevelopment timing further out. Redevelopment (includes renovation) starts to be considered when a building value begins to equal the value of the land it sits on. Increasing maintenance costs reduce net operating income resulting in reduced property value.



These ACUs are built in front of large historic houses built in 1909 and 1911. A tailor and a bottle shop. Portland, Oregon.

Typically, businesses prefer to be located on commercial corridors and higher-volume streets for increased visibility, yet the real beauty is that ACUs are an option that can also be neighborhood street-friendly.

Neighborhood-friendly local businesses include bike shops, tailors, barbershops, tattoo parlors, or insurance offices. An ACU is basically one step up from a home-based business that had its start in a spare bedroom or garage.

Finally, these building types could be particularly useful on trafficked corridors with an existing residential built pattern. This has the potential to save existing, often less expensive rental housing while creating attractive and active street frontage



This example has seen better days but could function as a barber, tax consultant, or neighborhood tea house. Portland, Oregon.

and providing visibility to the businesses in front.

There are likely current zoning obstacles to these affordable ACUs. Many of the examples being shared here are built in areas already zoned for commercial uses. In locations deeper in the neighborhood, small, neighborhood-friendly businesses will need to first be allowed. Updated zoning will need to allow ACUs to have reduced front setback and increased lot coverage in order to maximize limited available space. Also, for commercial spaces of such small square footage, parking should

not be required as many will have readily on-street parking options or will be accessed via walking and biking.



An example of residential built character on a high-trafficked street. The darker ACU has been renovated and about to come to market. The roof of the lighter blue is used as patio space for the residents. Portland, Oregon.

In many ways, the ultimate neighborhood-friendly gentle density option would have the main house (maybe a duplex or triplex conversion), a backyard ADU as much needed new housing, and a front yard ACU that responds to the changed needs of local small business owners.



Bernice's renovation of The Huntress is used as her Buffalo Development website banner.

Do you have ACUs in your neighborhood? I'd love to see more examples and how they are being used. One example from further abroad that I like is fellow Inc Dev faculty Bernice Radle's adorable project in Buffalo, New York.



The Huntress, a two-unit neighborhood-friendly ACU offering affordable retail space in front of a small rental house in Buffalo, NY.

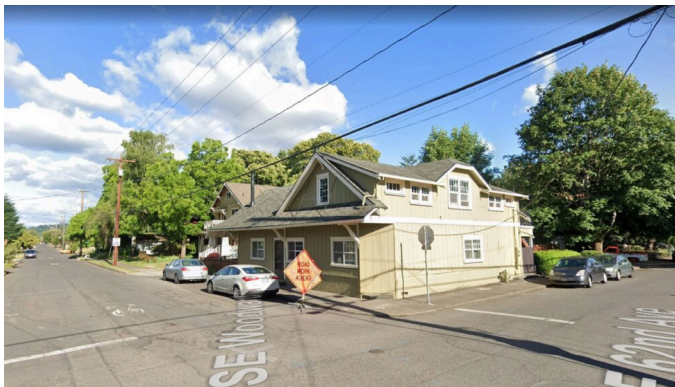
The following examples from Portland, Oregon take on many different configurations, some take advantage of a slope, some tuck underneath the building on a side street, where others provide separation and privacy to the residential spaces.



This one using excess lot area, and the following two, are found on Portland Neighborhood Greenways, routes where preference is given to bicycles and pedestrians offering a neighborhood-friendly option.



A neighborhood-friendly version at the intersection of two prominent Neighborhood Greenways.



Also on a Neighborhood Greenway, this one has the appearance of what was likely a small neighborhood grocer.



Startup location of the local favorite brunch spot, Pine State Biscuits, creator of a Portland original, the Reggie Deluxe.



COMMENTS (5)

Newest First

Preview POST COMMENT...



Janelle Steele 6 months ago · 0 Likes

Hi, nice reading your blog



Sean deCourcy 4 years ago · 1 Like

Jennifer Fleischman

From: Kathy Stefani <kathy.stefani@gmail.com>
Sent: Wednesday, May 21, 2025 11:34 AM
To: Board of adjustment
Subject: 943 Mabelle St CUP - BOA 05-29-25 hearing

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Hello,

My name is Kathy Stefani and my sister, Mary Brodersen and I, own our family home at 1119 Joseph and received notification of public hearing for the property at 943 Maebelle Street. Our parents purchased the property in 1960 where our mother lived till passing in 2022 when we became owners. We currently have a renter in the home until we resume residency in the house ourselves in a few years.

We object to the Goose Bakery having customer hours, even though minimal, in this residential area. The intersection of Mabelle and Blaine has always had limited visibility on the West side with a large pine tree on one side and a property fence that extends to the sidewalk on the other. Cars parked on Blaine would be an additional sight blockage and there are numerous pedestrians and bicyclists that use that area. That has been an area of concern and close calls for years, with this proposed business adding to that problem.

The ordinance states that use "does not change the character or nature of the dwelling or surrounding area" and we feel that this open business model with customer foot traffic does exactly that. We would like to see the neighborhood remain retail traffic free. It appears the business in the home has existed for some time and does not seem to cause a problem of which we are aware. There is currently a sign on the door of the business stating that it will be opening in June. I hope this is not a foregone conclusion, but that input to the contrary will be considered.

Thank you for your consideration,

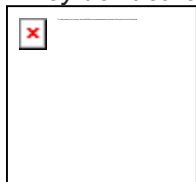
Kathy Stefani

Adjunct Professor Northwest Nazarene University
Past President of the Idaho Music Educators Association
2023 NFHS Music Teacher of the Year, Sec. 8
2022 Idaho Music Teacher of the Year
2021 Idaho Governor's Excellence in the Arts Award

Check out my Teachers Pay Teachers Store:

[Kathy Stefani's Music Shoppe](#)

"They don't care what you know 'til they know that you care."



Jennifer Fleischman

From: Callie Galford <calliegalford@gmail.com>
Sent: Wednesday, May 21, 2025 11:54 AM
To: Jennifer Fleischman
Subject: Goose House Bakery

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear Jennifer R. Fleischman,

I have been a barista at One World Cafe for around five years. I used to be a part of Molly's deliveries of biscottis, scones, pound cakes, mini cakes, etc. to our cafe. She was a staple for our business. Customers would come in for Goose House baked goods specifically. I remember that they particularly loved her decadent mini cakes and her mixed berry scones. One regular got two of her biscottis every morning.

I am also a huge advocate for supporting local by buying from small businesses in Moscow. Molly has made a name for herself in the community and from what I know of her business and her goods, her shed shop on 943 Mabelle Street will be a welcomed benefit to this town. I would be one of her customers on my walks around the neighborhood with my kiddo and friends.

Let's make it happen!

Callie Galford

May 19, 2025

To Board of Adjustment of the City of Moscow

RE: Conditional Use Permit at 943 Mabelle Street

Greetings,

My name is Barbara Means and I live at 1012 South Blaine, across the street from Mrs. Molly Rizzoto's Goose House Bakery Shed Shop.

I am pleased how well the structure of the Shed Shop blends with the main home and the surrounding neighborhood. The small garden area with the curved pathway is inviting and welcoming for customers and those walking by.

I believe the six-hour per week schedule of the Goose House Bakery Shed Shop will have no significant impact on Blaine Street traffic. Blaine Street is a wide two-way road with parking and sidewalks on both sides. Ample parking is open and available near the Shed Shop on Blaine Street, except for the corner of Harold Street and Blaine Street.

I sincerely hope the Board will grant this Conditional Use Permit to allow community members access to pre-packaged to-go bakery items, and to support a local in-house bakery and small business owner.

Thank you for consideration of my opinions and reading my letter.

Sincerely,

Barbara Means

Barbara Means



Jennifer Fleischman

From: Nora Locken <nora.locken@gmail.com>
Sent: Wednesday, May 21, 2025 3:58 PM
To: Board of adjustment
Subject: Support for Conditional Use Permit at 943 Mabelle Street

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Dear the Moscow Board of Adjustment,

I am writing in support of a conditional use permit at 943 Mabelle Street to accommodate a small bakery. My family and I have lived in the neighborhood, just up the road at 842 Mabelle Street, for the past 12 years and we would welcome the addition of a small bakery on Molly's property at the corner of Mabelle and Blaine Street.

I hope we hear good news on the approval of this conditional use permit soon.

Thank you kindly,
Nora Locken
842 Mabelle Street
Moscow, ID 83843

Jennifer Fleischman

From: Arjan Meddens <arjan.meddens@gmail.com>
Sent: Wednesday, May 21, 2025 7:45 PM
To: Board of adjustment
Subject: Support for Conditional Use Permit at 943 Mabelle Street

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

To whom it concerns,

I am writing in support of a conditional use permit at 943 Mabelle Street to accommodate an in-house bakery with customer service. My family and I have lived in the neighborhood, just up the road at 842 Mabelle Street, for the past 12 years and we would welcome the addition of a small bakery on the property at the corner of Mabelle and Blaine Street.

Thank you,

Arjan Meddens
842 Mabelle Street
Moscow, ID 83843