

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

**Wednesday
April 9, 2025**

7:00 PM

**Council Chambers
206 E Third Street**

Wilson called the meeting to order at 6:59 PM

MEMBERS PRESENT: Dennis Wilson, Chair; Rich Beebe, Joel Hamilton, Cole Mize, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Robb Parish
OTHERS: Bryce Blankenship
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from March 26, 2025 (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Hamilton, Mize, Reese, Scott, Seever (5). Nays: None. Abstentions: Beebe, Wilson (2). Motion carried.

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 resident city for the record and limit your remarks to three (3) minutes.

None.

3. Public Hearing: Conditional Use Permit to Allow a Proposed RV Park at 1751 N Polk Extension. LUP2025-0003 (ACTION ITEM)

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 1751 N Polk Extension, within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

Ray presented the RV Park Conditional Use Permit (CUP) as described above and recommended approval with no conditions. There was a conversation about foundation requirements for manufactured and mobile homes. It is not required to hold a Neighborhood Meeting for a Conditional Use Permit application.

Public Hearing opened at 07:10 PM

Steve Brearley, (applicant's representative), Moscow, explained that the applicant desires to add an option for tiny homes to the park. There was a conversation about how a tiny home is designated in code.

Public Hearing closed at 07:13 PM

Scott moved to approve the Conditional Use Permit for Bel-Air Mobile Home Park to allow RVs and directed Staff to prepare the draft Relevant Criteria and Standards and waive the final plan review. The motion was seconded by Beebe. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The April 10th, 2025 meeting of the Transportation Commission was cancelled.

ANNOUNCEMENTS

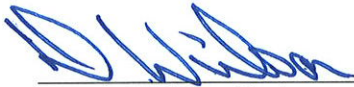
There was a short discussion regarding continuing education materials handed out in January.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for April 23, 2025.

The next meeting will be cancelled.

Wilson declared the meeting adjourned at 7:16 PM



Dennis Wilson, Chair



Date

**BEFORE THE PLANNING AND ZONING COMMISSION
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 ALLOW
RECREATIONAL VEHICLE SPACES WITHIN AN EXISTING MANUFACTURED
HOME PARK LOCATED AT 1751 NORTH POLK EXTENSION WITHIN THE CITY OF
MOSCOW, IDAHO WITHIN THE MULTIPLE FAMILY RESIDENTIAL (R-4) ZONING
DISTRICT PER MOSCOW CITY CODE 4-3-4.**

WHEREAS, the applicant filed an application for a Conditional Use Permit on February 11, 2025;
and

WHEREAS, this matter came before the Moscow Planning and Zoning Commission during a
duly noticed public hearing on April 9, 2025; and

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

**THE MOSCOW PLANNING AND ZONING COMMISSION OF THE CITY OF
MOSCOW, IDAHO, AFTER DUE DELIBERATION AND CONSIDERATION, HEREBY
CONCLUDES:**

I. RELEVANT FACTS AND CONCLUSIONS

1. The Planning and Zoning Commission considered the request pursuant to the City of Moscow Zoning Code, Comprehensive Plan, and Moscow City Code.
2. The subject property was first established as a mobile home park around the late 1970s and is currently referred to as the Bel-Air Mobile Home Park. Mobile home parks are a permitted use in the R-4 zone.
3. The subject property is currently 9.34 acres and contains two looped access drives which are accessed from Polk Street.
4. There are currently approximately 59 spaces within the park and the average sized space is 35 feet in width by 100 feet in depth, which exceeds the minimum required.
5. Access to the subject property is provided via two access drives which extend to Polk Street to the east. To the east of the subject property is another manufactured home park, a single-family dwelling, and Moscow Hide and Fur. To the north are rural residential properties located within Latah County, to the west is vacant land, and to the south is a residential subdivision containing single-family dwellings.

6. The subject property and adjacent properties to the east and southeast are currently zoned Multiple Family Residential (R-4). Properties to the south are zoned Moderate Density Residential (R-2), properties to the west are zoned Farm Ranch (FR), and properties to the north are zoned Agriculture Forestry (AF).
7. The R-4 Zone provides for the most intense residential land uses permitted in the community. It is to be applied where activity levels are high and adequate public facilities are available.
8. Uses permitted within the R-4 Zone include single family dwellings, two family dwellings, twinhomes, townhouses, and multi-family dwellings. Also permitted are professional offices, bed and breakfasts, daycare facilities, and parking lots.
9. Recreational Vehicle (RV) Parks are a conditional use within the R-4 Zoning District and require review and approval by the Planning and Zoning Commission, per the RV Park Ordinance.
10. The entirety of the subject property is currently designated as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R 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, twinhome, 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.”
11. All surrounding properties to the west, south, and east are also designated as Auto-Urban Residential (AU-R). Properties within Latah County to the north are designated as Suburban Residential (SR).
12. The subject property has property frontage on Polk Street which is designated as a collector in the 2019 Comprehensive Plan.
13. The proposed spaces will have at least 10’ of clearance between adjacent RVs or manufactured homes.
14. There is currently a large open space in the southeast portion of the property.
15. Each RV space and mobile home space has a designated roll cart which is collected weekly to satisfy the refuse requirement.
16. The subject property has existing access via Polk Street via existing internal streets with a 20-foot gravel surface and 4-foot shoulders on either side, which meets the minimum requirement for two-way traffic. All corners in the park meet the 40 foot outside radius requirement.
17. The existing mobile home park is currently serviced off existing water and sewer mains that are connected to the City’s mains. Each individual manufactured home and/or recreational vehicle space will have connections to water and sewer.

BASED ON THE ABOVE RELEVANT FACTS AND CONCLUSIONS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW HEREBY FINDS THE FOLLOWING RELEVANT CRITERIA AND STANDARDS:

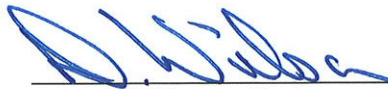
II. RELEVANT CRITERIA AND STANDARDS

- 1. The proposed use is a conditionally permitted use within the Zoning District:** The use of a recreational vehicle (RV) park is a conditionally permitted use within the Multiple Family Residential (R-4) Zoning District.
- 2. The character of the proposed use will be in harmony with the neighborhood and surrounding land uses:** The proposed use is in harmony with the neighborhood and surrounding land uses. The applicant's stated intent to only allow long-term tiny house residences is similar to the existing use of a manufactured home park.
- 3. The proposed use as approved, or as approved with conditions, 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):** The proposed use, as approved, will not generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood.
- 4. The location, design, and size of the proposed use will be adequately served by existing streets, public facilities and services:** The proposed use is adequately designed to comply and be serviced by existing streets, public facilities and services.
- 5. The proposed use will not endanger the public health or safety if located where proposed:** The use of RV spaces for tiny homes within the existing mobile home park framework will not endanger the public health or safety.
- 6. Proposed use meets all applicable development standards of the Zoning Code:** The site plan provided complies with all Zoning Code requirements as well as the Recreational Vehicle Park Standards.
- 7. The proposed use will not be in conflict with the Comprehensive Plan:** The proposed use is not in conflict with the Comprehensive Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City of Moscow Planning and Zoning Commission approves the Conditional Use Permit proposal to allow recreational vehicle (RV) spaces within an existing manufactured home park located at 1751 North Polk Extension.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOSCOW
THE 25 DAY OF JUNE, 2025.



Dennis Wilson, Chair
Planning and Zoning Commission

* In accordance with Moscow City Code Section 4-6-5, any applicant, City representative or affected person, may appeal a final decision of the Board of Adjustment or of the Planning and Zoning Commission to the Council within ten (10) calendar days following a final decision of such Board or Commission regarding an interpretation of or administration of the Zoning Code by the Zoning Administrator, which includes: a variance application, conditional use permit, or PUD, by filing written notice of appeal specifying the grounds therefor with the City Clerk, or their designee. Grounds upon which an appeal to the City Council may be made following a final decision of the Board of Adjustment or of the Planning and Zoning Commission includes the following:

1. Decision violates statutory or constitutional provisions;
2. Decision exceeds statutory authority;
3. Decision was made upon unlawful procedure;
4. Decision was unsupported by substantial evidence in the records or as a whole; or
5. Decision was arbitrary, capricious, or an abuse of discretion.