

PLANNING & ZONING COMMISSION



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

Regular Meeting
~Agenda~

Michael Ray
Staff Liaison
208.883.7008

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

Wednesday
July 22, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of Minutes from June 24, 2026 (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide Staff with further direction as deemed necessary.

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.

3. Public Hearing: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue, North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033 (ACTION ITEM)

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed Comprehensive Plan Land Use Designation with no conditions; or recommend approval of the proposed Comprehensive Plan Land Use Designation with conditions; or recommend denial of the proposed Comprehensive Plan Land Use Designation; or take such other action deemed appropriate.
2. Recommend approval of the proposed Rezone with no conditions; or recommend approval of the proposed Rezone with conditions; or recommend denial of the proposed Rezone; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the Comprehensive Plan Land Use Designation and Rezone, direct staff to prepare the Relevant Criteria and Standards documents.

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.

4. Final Review of Accessory Dwelling Unit (ADU) and Manufactured Home Code Draft Ordinance (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new laws. Staff has prepared a draft ordinance for the Commission’s consideration. The public hearing on the proposed ordinance has been scheduled for August 12, 2026.

PROPOSED ACTIONS: Review the proposed draft ordinance and provide Staff with further direction as deemed necessary.

5. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to 1,200 randomly selected addresses every two years since 2002. The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

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

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for August 12, 2026.

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.

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
June 24, 2026**

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, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Cole Mize
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from May 27, 2026 (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. 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 offered.

3. Accessory Dwelling Unit (ADU) and Manufactured Home Code Draft Ordinance (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new laws. Staff has prepared a draft ordinance for the Commission's consideration.

Ray presented the draft code amendment ordinance as described above (see attached). The City can no longer require owner occupancy for ADUs. There was a brief conversation about how the State's code amendment triggered the need for amendment to the City's code. The Commission talked about changing the maximum occupancy number for ADUs because of the size modifications.

Beebe moved to direct Staff to schedule a Public Hearing for the code amendment ordinance with the modifications as discussed, seconded by Scott. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to 1,200 randomly selected addresses every two years since 2002. The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

Ray reviewed the Commissions previous citizen surveys, as described above. The Commissioners discussed some of the prior questions that were asked and there was a conversation about the survey methods the City

uses. The Commission talked about parking downtown and the public's perception of the availability. Staff requested the Commissioners consider questions for this year's survey and come back to the next meeting for more discussion.

REPORTS

1. Transportation Commission meeting report.

The next meeting of the Transportation Commission is scheduled for Thursday, July 9th. Engineering will have a presentation regarding the traffic study they recently completed for Hayes St and Blaine St.

The Commissioners had a conversation about the differences and similarities between the Planning & Zoning Commission and the Board of Adjustment. There was a short discussion about Conditional Use Permits.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for July 8, 2026.

The meeting was adjourned at 8:03 PM

Dennis Wilson, Chair

Date

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

HEARING DATE: July 22, 2026

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Subject: Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033

Attachments:

1. Notice of Public Hearing
2. Annexation Request Letter
3. Application for Rezone
4. Neighborhood Meeting Materials

Prepared by: Mike Ray, AICP – Planning Manager

STAFF REVIEW

Proposal: The applicant, Gerard Marineau, is proposing a Comprehensive Plan land use designation and zoning designation for a 44.01-acre area proposed to be annexed into the City of Moscow and generally located on the west side of Orchard Avenue north of the Orchard Ave/Trail Road Intersection. The current Comprehensive Plan Land Use Designation is Auto-Urban Residential and the proposal is to retain that designation. The zoning of the subject property is currently Agriculture Forestry (AF) and the proposal is to rezone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone. Prior to annexation, the Planning and Zoning Commission is required to review the subject property and provide the City Council with a recommendation regarding the appropriate future land use designation and zoning designations to be applied to the subject property upon annexation.

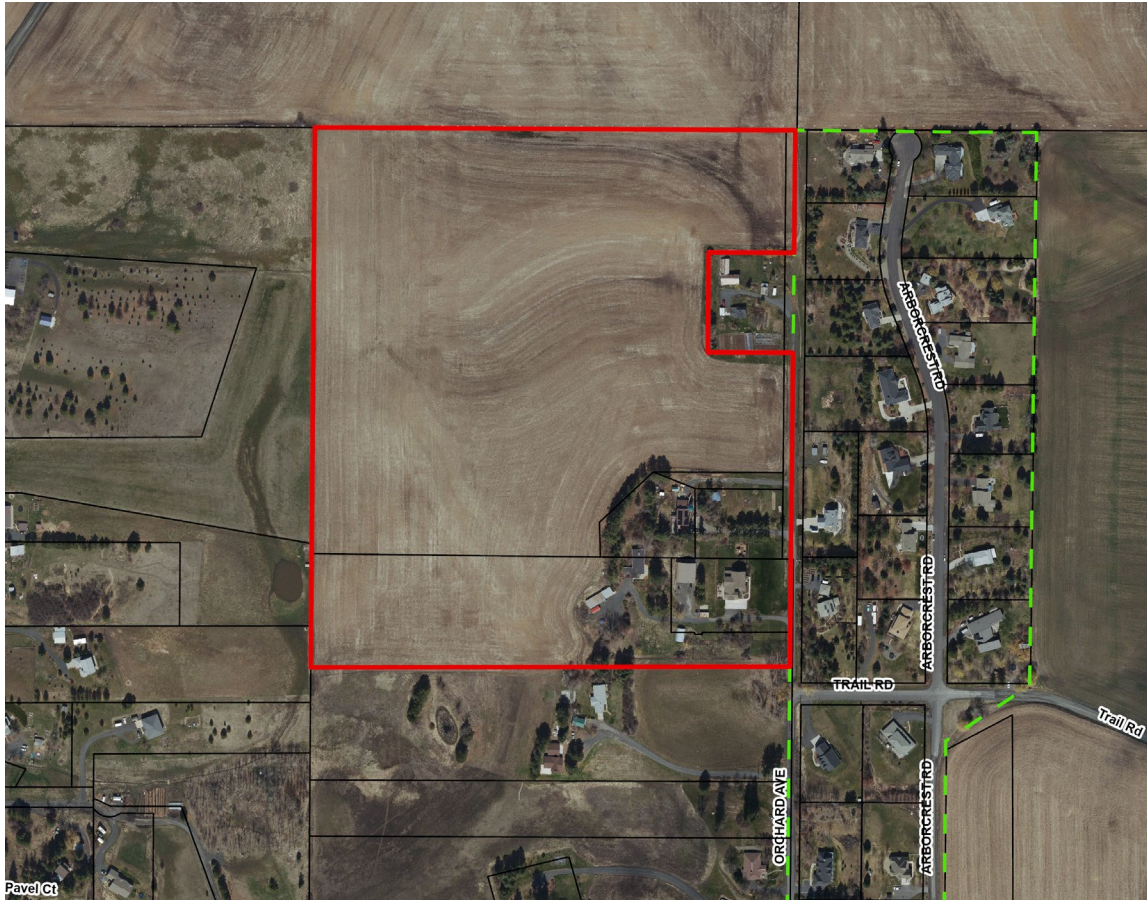
Background and Area Land Use: The subject property is a 44.01-acre area which contains four parcels. The original application only contained the northernmost parcel which is 30.75 acres in size. When the application was received, staff contacted the property owners on the west side of Orchard Avenue within the county to determine whether there was interest in expanding the annexation request to include a larger area. Properties at 2111 Orchard Ave and 2103 Orchard Ave indicated that they would like to be included in the annexation request. The property at 2215 Orchard Ave is currently connected to city water and sewer service and a prior owner had agreed to annex into the city in order to obtain a city water connection. 2215 Orchard Ave is being included in the annexation under the “implied consent” provision of Idaho State Code Section 50-222.

Implied consent means that *valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system owned and operated in its entirety by the city if the connection was requested in writing by the owner or the owner's authorized agent prior to July 1, 2024, or if the connection was completed before July 1, 2008.* Since this property is currently connected to city water and sewer service and the prior owner requested the water connection on August 29, 2018, the implied consent provision to annex the property is met.

The original 30.75-acre parcel is actively being farmed and currently has no structures on it. The three additional properties at 2103, 2111, and 2215 Orchard Ave are cumulatively 11.19 acres in size and all have single-family dwellings and various outbuildings constructed upon the properties. The current city limits boundary extends down the center of Orchard Ave and is directly adjacent to the east of the subject property. To the east of the subject property are the Orchardview Acres 1st and 2nd Addition Subdivisions which are within the city limits and are developed with single-family dwellings on lots that are at least an acre in size. To the north is agricultural land and to the west there are large residential lots which are accessed from North Polk Extension, all within Latah County. To the south there are four single-family dwellings which are also located in the county but will be surrounded by the city limits on three sides if the annexation request is approved. The 30.75-acre parcel also extends around a 1.32-acre parcel which contains a farm, single-family dwelling, and a business. The owners of the 1.32-acre parcel have indicated that they do not wish to be included in the annexation request, and their property will become a county island should the annexation be approved.



Vicinity Map

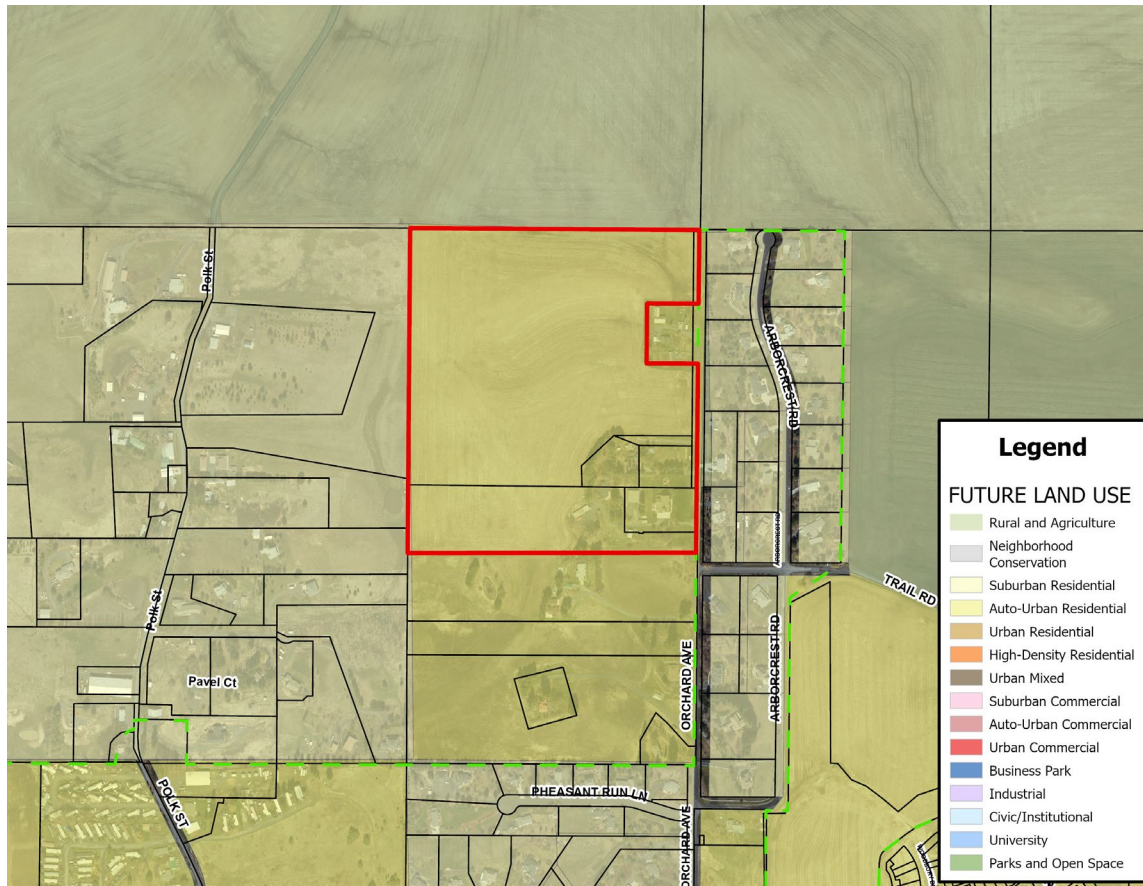


Aerial of Subject Property

Comprehensive Plan: Within the 2019 Moscow Comprehensive Plan, the subject property is currently designated as Auto-Urban Residential. According to the 2019 Comprehensive Plan, Auto-Urban Residential designated areas are intended to,

“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.”

Adjacent properties to south are also within the Auto-Urban Residential designation, while properties to the east and west are designated as Suburban Residential. Properties to the north are within the Rural and Agricultural designation. The subject property is adjacent to Orchard Ave which is designated as a collector street on the Thoroughfare Plan.



Current Comprehensive Plan Land Use Designations

Zoning: The subject property and adjacent properties immediately to the north, west, and south are within Latah County and are currently designated as Agriculture/Forestry (AF). Properties to the east of the subject property are currently designated as the Suburban Residential (SR) Zoning District. The applicant is proposing to rezone the 44.01-acre area from the Agriculture/Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone. The total area of the proposed R-2 Zone is 32.82 acres and the total area of the proposed SR Zone is 11.19 acres.

The R-2 Zoning District is a moderate density residential zone appropriate where the following circumstances are present:

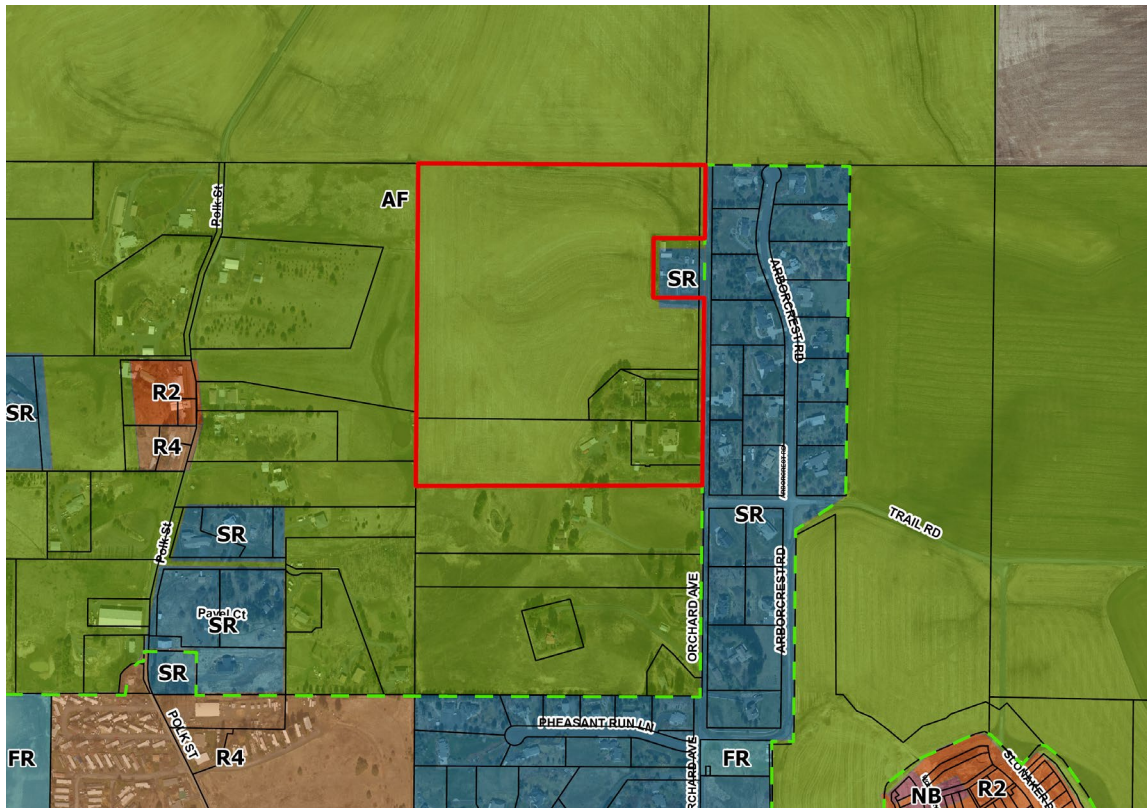
1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the R-2 Zone is 7,000 sf and the minimum lot width is 60 feet.

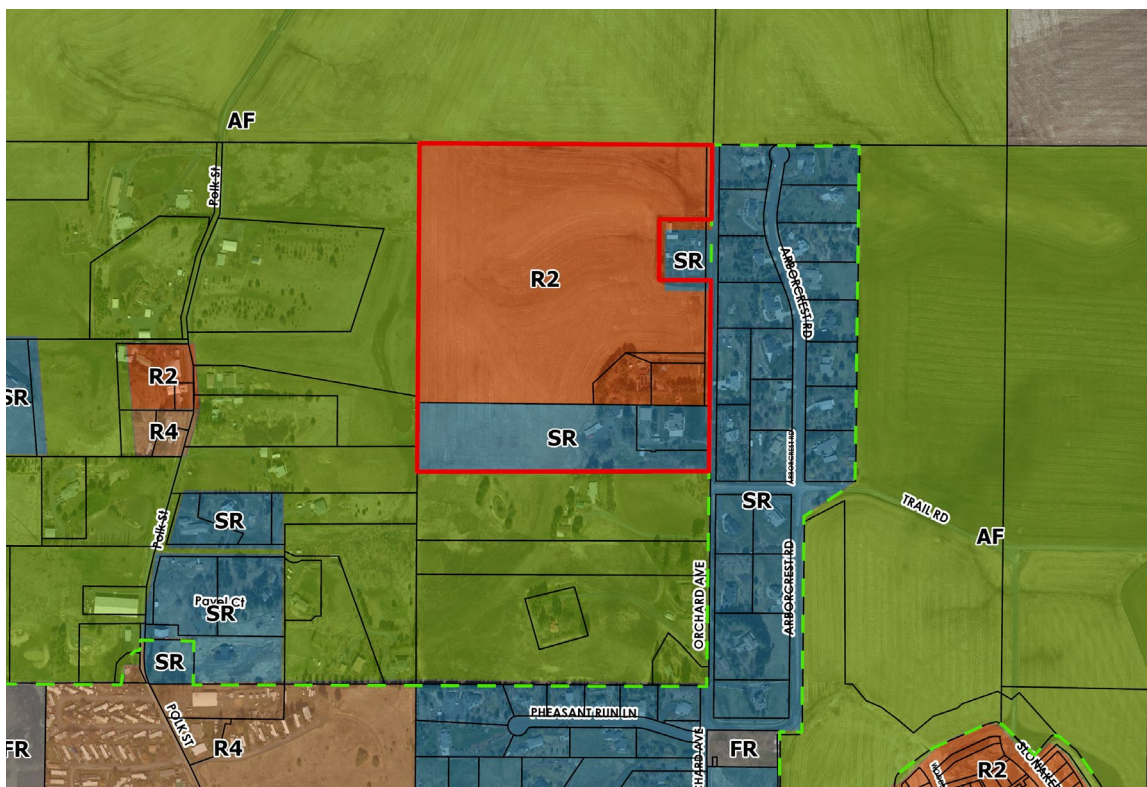
The Suburban Residential (SR) Zone is intended to create and protect a permanent single family residential neighborhood at a very low density. Where properly located and controlled, specified rural uses, including pasturage of livestock, may be allowed. Because large areas are contained within lots in this zoning district, the demand for parking is to be satisfied by spaces located entirely on private property. Public improvements are to be designed to serve the rural, low intensity uses permitted in this zoning district; for this reason and because some uses permitted in the SR zoning district may not be compatible with more intensive zoning districts, the following conditions shall apply to the designation of land in the SR zoning district.

1. Local streets developed to a reduced standard specially applicable in the SR zoning district shall not provide primary access to development with a higher density than permitted in the SR zoning district.
2. The minimum size of an SR zoning district shall be ten (10) acres.
3. The SR zoning district shall be located only in areas specifically designated A or A/LR on the Comprehensive Plan Map. Because the SR zoning district may interfere with higher density, more efficient land use, it should be applied where such interference would be unlikely, such as in areas primarily rural in character and not close to schools, public facilities and shopping areas. The SR zoning district should not be applied where the reduced street standards permitted would interfere with present or future transportation needs for the area in which the SR zoning district is proposed.
4. After zoning and development of land in the SR zoning district occurs, changes from this zoning district can only take place concurrently with or after redevelopment of streets and utilities to standards applicable in the proposed zoning district for which the person is applying.

Uses permitted within the SR Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities. The minimum lot size for parcels within the SR Zone is one acre and the minimum lot width is 100 feet.



Existing Zoning



Proposed Zoning

Access, Streets, Traffic: The subject property has existing access via Orchard Avenue which is designated in the Thoroughfare Plan as a collector street. The collector street standard is a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. There are portions of Orchard Ave which meet this standard, primarily south of the intersection of Orchard Ave and Highland Drive. North of Lanny Drive the street transitions to more of a rural street standard with pavement widths which vary from 20 to 30 feet and sporadic curbing and sidewalks. North of the Orchard Ave/Trail Road intersection the street pavement width is reduced to approximately 16 feet and north of the first driveway approach to the house at 2215 Orchard Ave the street transitions to a gravel roadway.

Roadway improvements, both adjacent and off-site, are reviewed through the subdivision plat process. The current proposal is for the annexation, Comp Plan designation, and rezoning of the subject property and no subdivision plat is proposed at this time. Should the proposed annexation be approved, the 30.75-acre parcel would be eligible for one single-family dwelling. In order to allow additional dwellings to be constructed on the property, the owner would either need to go through the lot division or subdivision plat process.

As the Engineering Department has indicated in the attached memo from Bob Buvel, Senior Civil Engineer, as part of a future platting process a Traffic Impact Analysis (TIA) may be required to evaluate projected traffic generated by the proposed development and determine whether improvements to Orchard Avenue will be necessary. Per Moscow City Code Section 5-1-4 and Idaho State Code Section 67-651, no public improvements required through the subdivision plat process *shall be greater than necessary to mitigate the effects of such subdivision development on the ability of the City to deliver services without compromising quality of service delivery or imposing substantial additional costs upon City residents to accommodate the proposed subdivision, as of the time of the application for subdivision development*. Furthermore, in accordance with US Supreme Court cases *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*, it has been established that there must be an essential nexus between any public improvement imposed through the plat process and the specific impacts that the development is anticipated to create. There must also be rough proportionality between the development's anticipated impacts and the public improvements which are required as part of the plat process.

Water: A water main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the proposed annexation area can be served by the Ponderosa Boosted Water Zone. According to the City of Moscow Draft Water Comprehensive Plan, sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development.

Sanitary Sewer: A sanitary sewer main currently exists along the Orchard Ave alignment and extends to roughly the midpoint of the subject property. The Engineering Department has indicated that the Orchard Lift Station has adequate capacity to serve the proposed annexation. The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-

term capacity for the Orchard Lift Station. Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development. Engineering has also indicated that existing site topography may present challenges in providing gravity sanitary sewer service throughout the entire annexation area. This issue would be evaluated at the time of any future subdivision development on the subject property.

Other Issues: The applicant conducted a neighborhood meeting with affected property owners within 600 ft. of the subject property on October 28, 2025 to discuss the proposal. All neighborhood meeting materials are attached to your packet.

Input from other Departments/Commissions:

Engineering Department

The Engineering Department has provided comments within the attached July 14, 2026 memo from Bob Buvel, Senior Civil Engineer.

RELEVANT CRITERIA & STANDARDS – COMP PLAN AMENDMENT:

1. The proposed Comprehensive Plan amendment is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed Comprehensive Plan amendment would provide for the logical and orderly location of land uses, community services and facilities.
3. The uses expected to occur as a result of the Comprehensive Plan amendment will be compatible with the surrounding area.
4. The size, type, and density of development expected to occur as a result of the Comprehensive Plan amendment will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The proposed Comprehensive Plan amendment is deemed to be appropriate in consideration of changing conditions within the community that are not reflected within the current Comprehensive Plan (such as new development or re-development, land use patterns and/or trends, traffic patterns and/or volume, market demands, community vision and/or needs, capital improvements, or new or revised City plans).

RELEVANT CRITERIA & STANDARDS – ZONING AMENDMENT:

1. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.
2. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.
3. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

4. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.
5. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by the existing transportation network, public facilities and services.

RECOMMENDATIONS:

Staff recommends that the City of Moscow Planning and Zoning Commission conduct the public hearing and upon consideration of testimony received:

1. Recommend approval of retaining the existing Comprehensive Plan Land Use Designation Auto-Urban Residential; and
2. Recommend approval of the proposed rezone from the Agriculture/Forestry (AF) Zone to the combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone; and
3. In accordance with the Commission's decision on the Comprehensive Plan land use amendment and rezone, direct staff to prepare the Relevant Criteria and Standards documents.

NOTICE OF PUBLIC HEARING

Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposals will be considered:

1. Retaining the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Rezoning of the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.

MEETING DATE: Wednesday, July 22, 2026

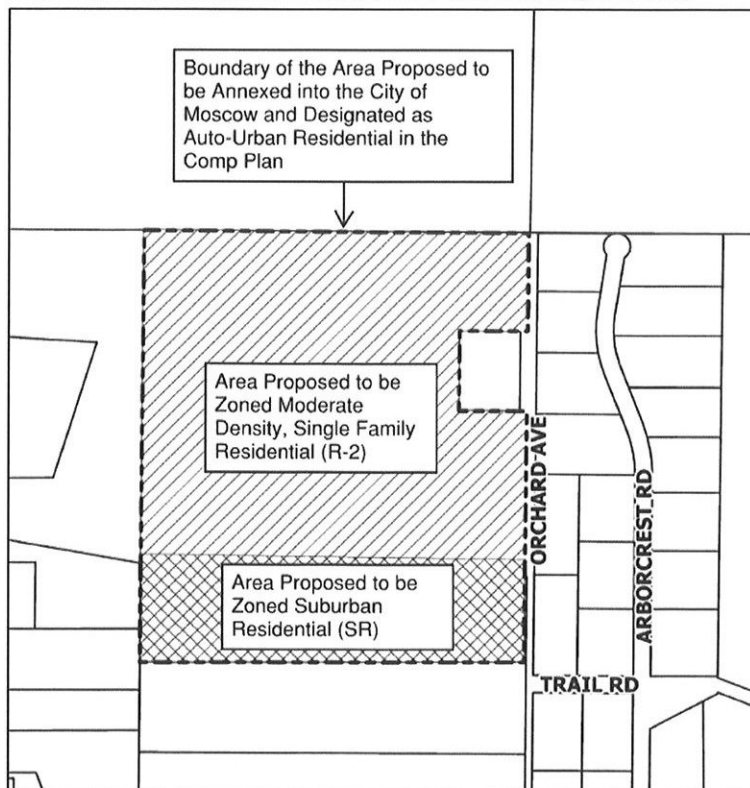
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

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 to get a meeting agenda and 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. Emailed comments can be received at P&Z@ci.moscow.id.us. 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

Corey O'Brien, Deputy City Clerk

Publish: Saturday, July 4, 2026

July 6, 2026

Mayor and City Council
City of Moscow
206 E. 3rd Street
P.O. Box 9203
Moscow, ID 83843

Re: Annexation of parcel # RP39N05W050210, Orchard Avenue North

Dear Mayor and City Council,

This letter is to formally request the annexation of my property into the City of Moscow. The property is located west of Orchard Avenue near the northern terminus, parcel # RP39N05W050210 Latah County.

My property is adjacent to the current Moscow city limits, making it a natural extension for orderly city development.

Please accept this letter as my official request for annexation. I look forward to working with the Planning and Zoning Commission, City Staff, and the City Council to proceed with this process.

Sincerely,



Gerard Marineau, Member
Two Brothers Development, LLC.



Sammamish, WA 98074



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

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CDV	Zoning/Comp Plan Amend	\$1,145.00	
CDV	Annexation	\$1,145.00	
Receipt Number			

APPLICATION FOR ZONING OR COMPREHENSIVE PLAN AMENDMENT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant

Name: Gerard Marineau Phone: _____

Address: _____ Email: _____

Relationship to affected property (please check one):

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

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

Name: _____ Phone: _____

Address: _____ Email: _____

3. Location of Affected Property: parcel # RP39N05W050210 See attached ROS

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

Legal Description: _____
(Subdivision) (Block) (Lot)

INFORMATION ON REQUESTED REZONE

4. **Proposal:** The applicant requests a rezone of the above-described property as follows:

From: AF (County) to: R2
(Current zoning) (Proposed zoning)

5. **Reason:** Applicant requests a rezone for the following reason(s): _____

Annexation requires rezone

6. Before the Moscow Planning and Zoning Commission can approve a zoning amendment request, the Commission must first make findings of compliance pursuant to MCC 4-9-3, with the following five **Relevant Criteria and Standards**. Please describe in the spaces provided below what you believe to be justification showing compliance with each criteria:

A. The proposed rezone is consistent with Comprehensive Plan goals, objectives, and implementation actions.

Comp plan map identifies this area as "auot -urban residential. R2 is consistent with this designation.

B. The proposed rezone would provide for the logical and orderly location of land uses and community services and facilities.

R2 is a logical zone for an agriculture to residential transition zone.

C. The uses expected to occur as a result of the rezone will be compatible with the surrounding area.

Yes, the surrounding are is : residential to south and east with agriculture to the west and north

D. The size, type, and density of development expected to occur as a result of the rezone will not place an undue burden upon delivery of services provided by any political subdivision within the planning jurisdiction.

services are currently provided to adjacent properties.

- E. The size, type, and density of development expected to occur as a result of the rezone can be adequately served by existing transportation network, public facilities and services.
street improvements will be required as part of any development.
-
-
-
-

Notification: The Idaho Code requires that all property owners located within 300 feet of the affected property receive notification of the public hearing to be conducted by the Planning and Zoning Commission regarding any rezone request.

The Planning and Zoning Commission shall have the authority to require any additional information they consider necessary to render a fair decision and recommendation on a rezone, comprehensive plan amendment, or annexation request. The Planning and Zoning Commission may recommend, and the City Council may require, additional conditions and limitations as specified in Title 4, Chapter 9, Section 9-3. of the Moscow City Code.

All questions addressed on this application and the submitted documents must be filed with the Moscow City Planner at least twenty-one (21) days prior to the hearing date. The applicant will be notified by the City as to the time, date and place of the hearing pertaining to this application. The applicant, or their duly-appointed representative, must be present at the public hearings held before both the Planning and Zoning Commission and the City Council.

The following materials must be included with this application before it will be processed:

1. Application fee
2. Copy of neighborhood meeting invitation, mailing list, attendance list, and minutes
3. If a legal description of the affected property is given by Metes and Bounds, a separate sheet containing that description

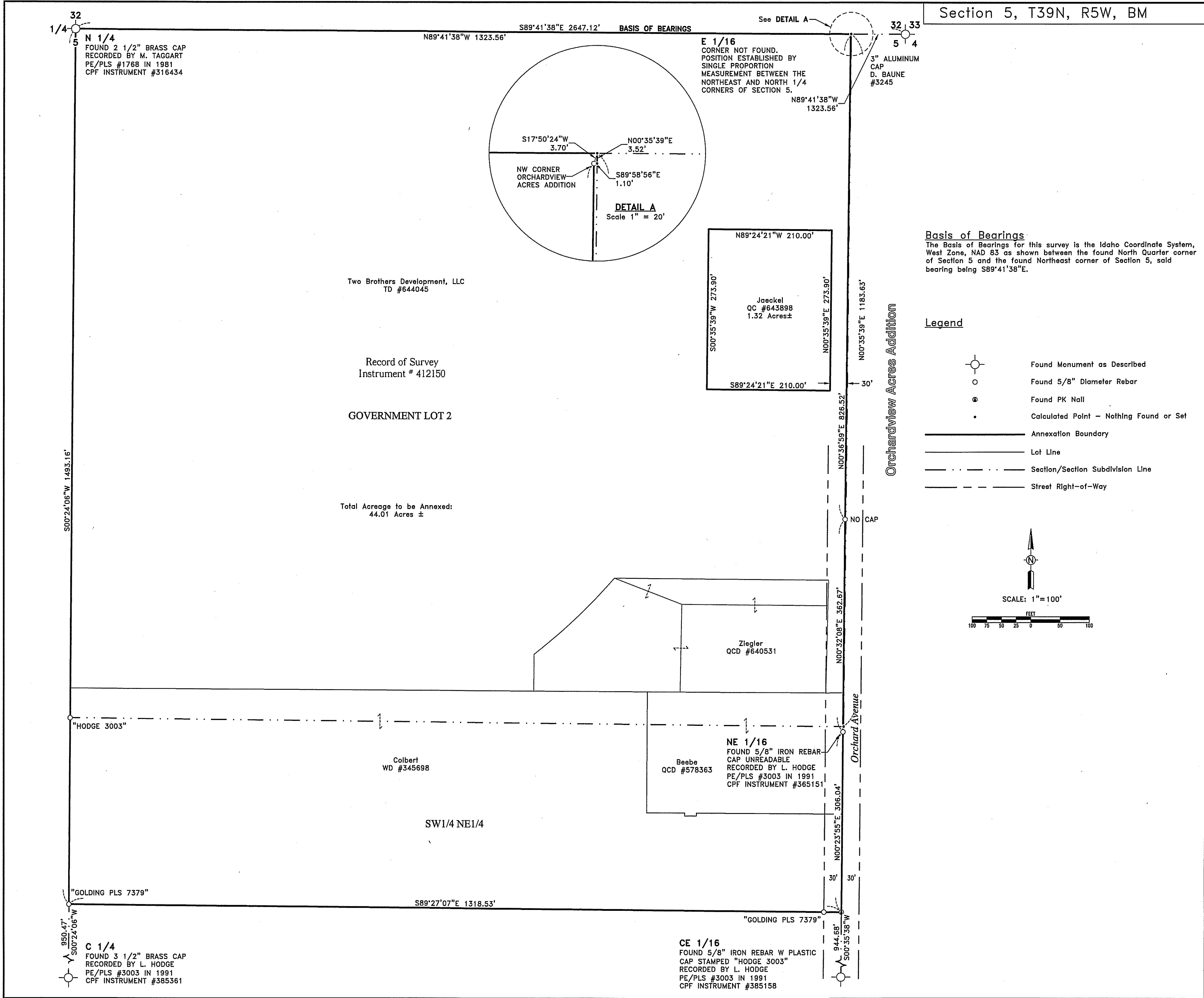
I understand this information is a public record and may be posted to a public website. I declare and certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct and that I have legal authority to submit this application.

Gerard Marinseau
 Signature of Applicant

11/6/2025
 Date

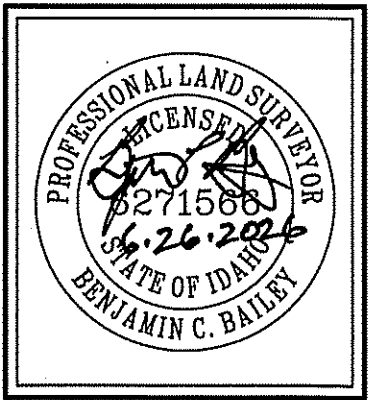
 Signature of Property Owner (if different)

 Date



P.O. Box 8728
Moscow, Idaho 83843
(208) 887-3220

Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects



Northern Orchard Avenue

Annexation Exhibit

City of Moscow, Latah County, Idaho

Drafted by:	BB
Checked by:	SW/DC
File Name:	4873 ANNEX.dwg
Tab:	Layout
Plot Style	OCE.ctb
Project:	4873 06 2026
Date:	6/26/26

June 25, 2026

**Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow**

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;

Thence S00°24'06"W, 1493.16 feet, to the southwest corner of a parcel described in Warranty Deed, Instrument #345698, Latah County Records;

Thence S89°27'07"E, 1318.53 feet to a point on the centerline of Orchard Avenue, also being a point on the west line of the Orchardview Acres Addition to the City of Moscow, Instrument #375174, Latah County Records;

Thence along said west line and along said centerline the following three (3) courses:

Thence N00°23'55"E, 306.04 feet;

Thence N00°32'08"E, 362.67 feet;

Thence N00°36'59"E, 826.52 feet, to the northwest corner of said Orchardview Acres Addition;

Thence S89°58'56"E, 1.10 feet to the east line of Government Lot 2;

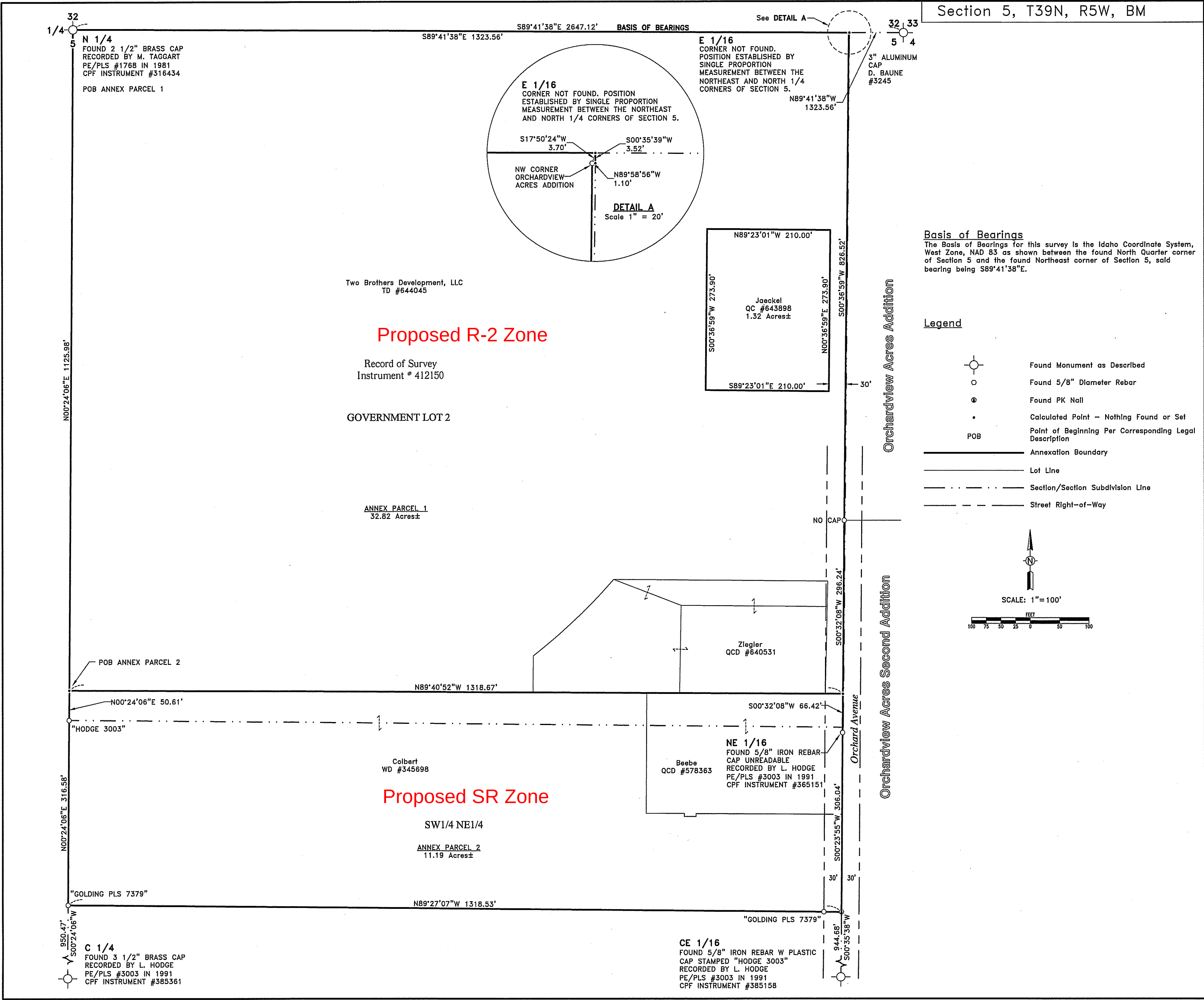
Thence N00°35'39"E, 3.52 feet, to the northeast corner of Government Lot 2;

Thence N89°41'38"W, 1323.56 feet, to the **Point of Beginning**.

EXCEPTING THEREFROM: A parcel of land described in Quitclaim Deed, Instrument #643898, Latah County Records.

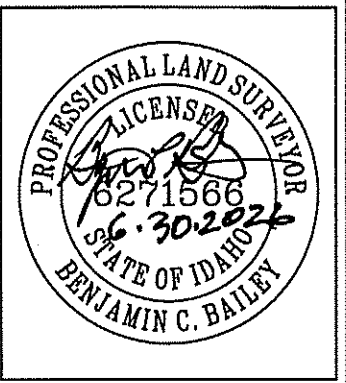
Parcel contains 44.01 acres, more or less.





P.O. Box 8728
Moscow, Idaho 83843
(208) 882-3320

Benjamin C. Bailey
Engineer - Surveyor
Landscape Architect



Northern Orchard Avenue

Annexation Exhibit

City of Moscow, Latah County, Idaho

Drafted by:	BB
Checked by:	SW/DC
File Name:	4873 ANNEX.dwg
Tab:	Layout
Plot Style	OCE.ctb
Project:	4873 06 2026
Date:	6/30/26

June 30, 2026

Legal Description of Proposed R-2 Zone

Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow
Annex Parcel 1

A parcel of land located in Government Lot 2 of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Beginning at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2;

Thence along the north line thereof, S89°41'38"E, 1323.56 feet, to the northeast corner of said Government Lot 2;

Thence along the east line thereof, S00°35'39"W, 3.52 feet, to a point on the north line of Orchardview Acres Addition to the City of Moscow, Instrument #375174, Latah County Records;

Thence along said north line, N89°58'56"W, 1.10 feet, to the Northwest corner of said Orchardview Acres Addition;

Thence along the west line thereof, S00°36'59"W, 826.52 feet, to the northwest corner of Orchardview Acres Second Addition to the City of Moscow, Instrument #396201, Latah County Records;

Thence along the west line thereof, S00°32'08"W, 296.24 feet;

Thence leaving said west line, N89°40'52"W, 1318.67 feet, to a point on the west line of said Government Lot 2;

Thence along said west line, N00°24'06"E, 1125.98 feet, to the **Point of Beginning**.

EXCEPTING THEREFROM: A parcel of land described in Quitclaim Deed, Instrument #643898, Latah County Records.

Parcel contains 32.82 acres, more or less.



**Legal Description by Hodge and Associates for:
Northern Orchard Avenue Annexation Parcel to the City of Moscow
Annex Parcel 2**

A parcel of land located in Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 5, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the North Quarter corner of said Section 5, also being the northwest corner of said Government Lot 2; thence along the west line thereof, $S00^{\circ}24'06''W$, 1125.98 feet, to the **Point of Beginning**;

Thence leaving said west line, $S89^{\circ}40'52''E$, 1318.67 feet, to a point on the centerline of Orchard Avenue, also being a point on the west line of Orchardview Acres Second Addition to the City of Moscow, Instrument #396201, Latah County Records;

Thence along said centerline and said west line, the following two (2) courses;

Thence $S00^{\circ}32'08''W$, 66.42 feet;

Thence $S00^{\circ}23'55''W$, 306.04 feet;

Thence leaving said centerline and said west line, $N89^{\circ}27'07''W$, 1318.53 feet, to the west line of the Southwest Quarter of the Northeast Quarter of Section 5;

Thence along said west line, $N00^{\circ}24'06''E$, 316.58 feet, to the southwest corner of said Government Lot 2;

Thence along the west line thereof, $N00^{\circ}24'06''E$, 50.61 feet, to the **Point of Beginning**.

Parcel contains 11.19 acres, more or less.



Instrument # 640531
MOSCOW, LATAH, IDAHO
6-27-2025 03:27:00 PM No. of Pages: 2
Recorded for : LATAH COUNTY TITLE COMPANY
JULIE FRY Fee: 15.00
Ex-Officio Recorder Deputy: *Heath Col*
Index to: QUIT CLAIM DEED

QUIT CLAIM DEED

65009 @

The Grantor(s), **Mark J. Ziegler and Cindy J. Ziegler, husband and wife**

for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, in hand paid, does hereby remise, release and quit claim unto the Grantee,

Mark J. Ziegler and Cindy J. Ziegler, husband and wife
Who C. Ziegler, a single woman
Race G. Ziegler, a single man
Camper S. Ziegler, a single man *woman*

Having a mailing address of 2215 Orchard Ave., Moscow, ID 83843

the following described real estate situated in Latah County, Idaho:

A parcel of land located in Government Lot 2 (NW1/4NE1/4) of Section 5, Township 39 North, Range 5 West, B.M., described as follows:

BEGINNING at a point 30.0 feet S. 89°25' W., of the Southeast corner of Government Lot 2 of Section 5, Township 39 North, Range 5 West, B.M., and on the South line of said Government Lot 2; thence S. 89°25' W., 250.0 feet on said south line; thence N. 00°24' W., 150.9 feet on a line parallel to the East line of said Government Lot 2; thence N. 89°36' E., 250.0 feet to a point 30.0 feet West of the East line of said Government Lot 2; thence S. 00°24' E., 150.1 feet on a line parallel to and 30.0 feet West of said East line of Government Lot 2 to the POINT OF BEGINNING.

ALSO, BEGINNING at the Southeast corner of said Government Lot 2; thence S. 89°25' W., 30.0 feet along the south line of said Government Lot 2; thence N. 00°24' W., 150.10 feet to the POINT OF BEGINNING; thence S. 89°36' W., 250.0 feet; thence N. 69°32' W., 122.95 feet; thence N. 89°36' E., 364.89 feet; thence S. 00°24' E., 43.79 feet to the POINT OF BEGINNING.

ALSO, BEGINNING at a point 280.0 feet S. 89°25' W., of the southeast corner of Government Lot 2 and on the South line of said Government Lot 2; thence S. 89°25' W., 250.0 on said South line of Government Lot 2; thence N. 00°24' W., 63.0 feet, more or less, on a line parallel to the East line of said Government Lot 2 to a point on the Southeastern boundary line of a proposed street; thence in a Northeasterly direction 189.5 feet, more or less, on a curve, on said Southeastern boundary line to a point located 195.0 feet N. 00°24' W., and 395.0 feet S. 89°25' W., of said Southeast corner of Government Lot 2; thence S. 69°32' E., 122.95 feet; thence S. 00°24' E., 150.9 feet to the POINT OF BEGINNING.

Mark J. Ziegler

Cindy J. Ziegler

640531

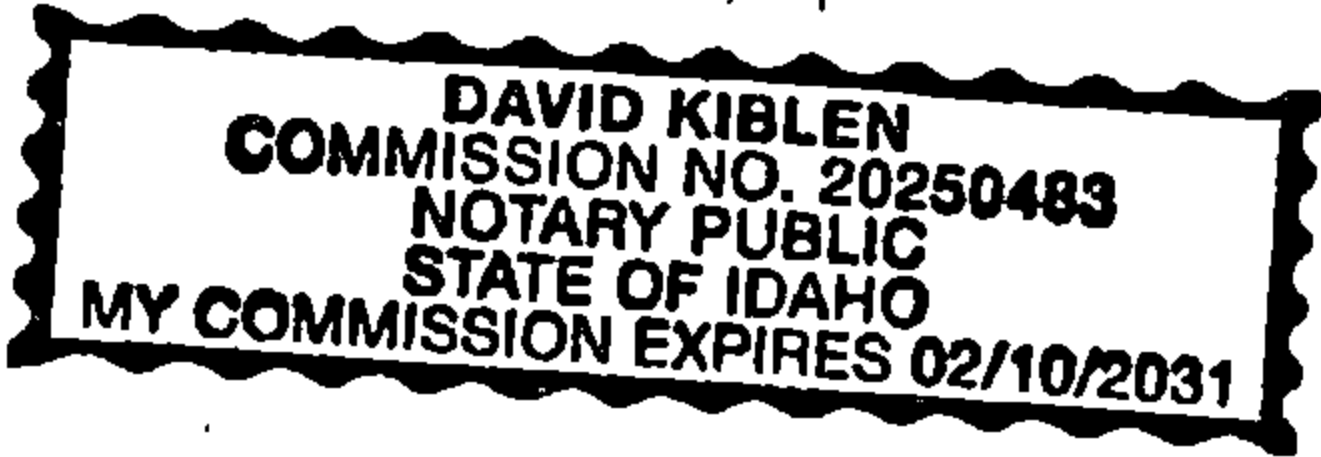
STATE OF Idaho)
) ss.
COUNTY OF Latah)

On this 23 day of June, 2025, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Mark J. Ziegler and Cindy J. Ziegler** known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose name are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.



Notary Public for the State of Idaho.
Residing at: Moscow
My commission expires. 2/10/2031



UNOFFICIAL COPY

481240

WARRANTY DEED

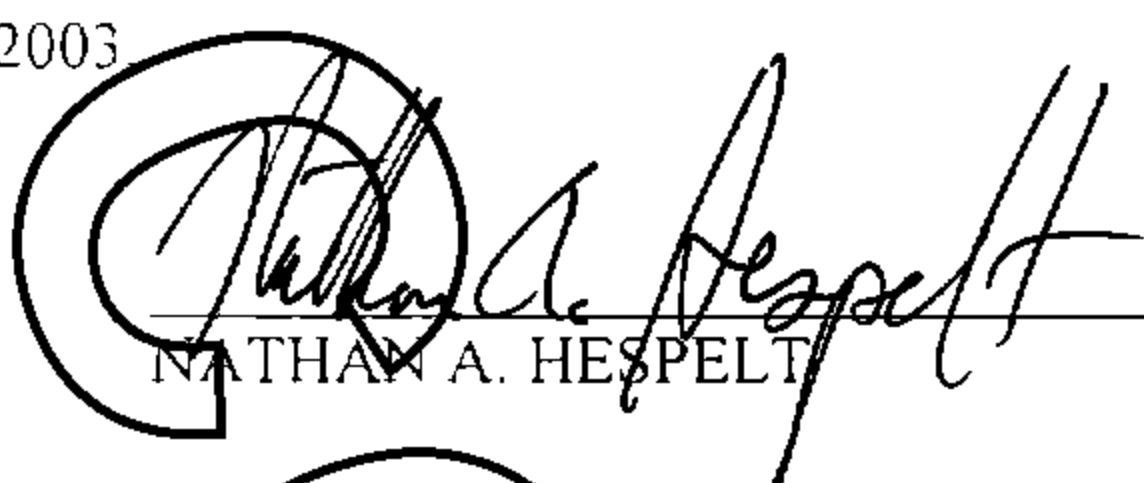
NATHAN A. HESPELT and TRUDY HESPELT, husband and wife, do hereby grant, bargain, sell and convey to **BRADLEY M. & KATHLEEN H. JAECKEL**, husband and wife, whose address is **2351 Orchard Avenue, Moscow ID 83843**, the real property in Latah County, Idaho, located at that address and legally described as follows:

Beginning at the Southeast corner of Lot 2, Section 5, Township 39 North, Range 5, W.B.M., which point is 30.0 feet West and 901.5 feet North from a steel pin marking the Southwest corner of Lot 1 of the Merl W. Stubbs Addition to the City of Moscow, and running thence North along the East line of said Lot 2 of Section 5 a distance of 517.6 feet; thence West at right angles 30.0 feet to the TRUE POINT OF BEGINNING; thence North and parallel to the East line of Lot 2 of Section 5 a distance of 273.9 feet to a point which is 30.0 feet West and 336.1 feet South from the Northeast corner of Lot 2 of Section 5; thence West at right angles 210.0 feet; thence South and parallel to the East line of Lot 2 of Section 5 a distance of 273.9 feet; thence East at right angles 210.0 feet to the TRUE POINT OF BEGINNING.

The grantors warrant that the title hereby conveyed is free of encumbrances and they will defend said title against all lawful claims and demands, except the following:

1. General taxes for the year 2003 now in process of assessment;
2. Reservations and restrictions in the United States patent of record;
3. All rights of way for public utilities and public roads as the same may now exist over and across the above-described property; and
4. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by a Record of Survey recorded as instrument number 412150, records of Latah County, Idaho, but excluding any preference, limitation, or discrimination that would violate 42 United States Code section 3604(c).

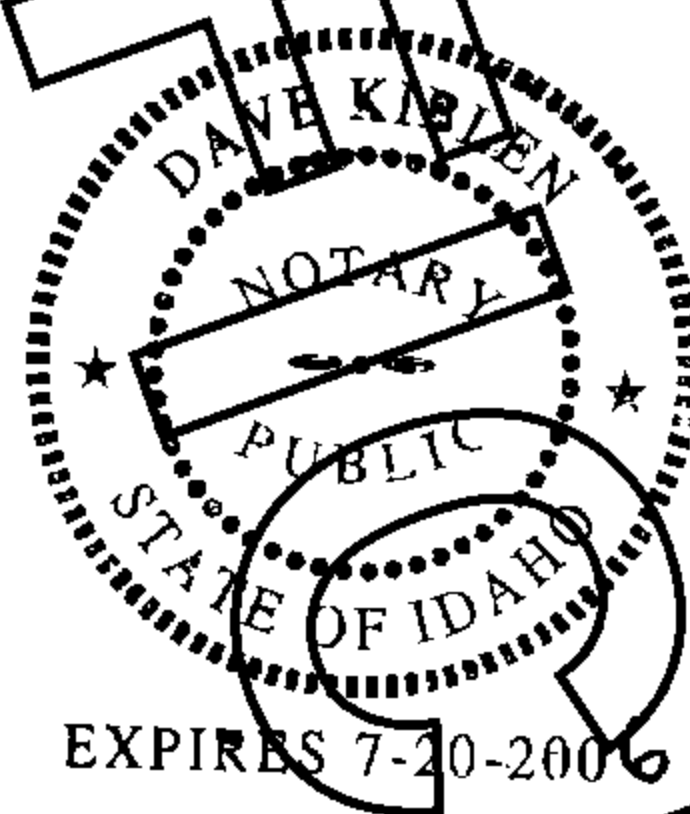
Dated 10/3/03, 2003


NATHAN A. HESPELT

Trudy Hespelt
TRUDY HESPELT

STATE OF IDAHO)
COUNTY OF LATAH) ss.

On this 3 day of Oct, 2003, before me, a Notary Public, personally appeared NATHAN A. HESPELT and TRUDY HESPELT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.



Dave Kahlen
Notary Public
Commission expires _____

Page 2

481240

NO. _____
AT THE REQUEST OF
LATAH COUNTY TITLE CO
DATE & HOUR: 10.3.03 3:44
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE: 6.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Susan R. Wilson, Attorney at Law, PLLC
208 S. Main St. Ste 2
Moscow, ID 83843

NO. _____
AT THE REQUEST OF
Susan Wilson
DATE & HOUR
9-14-17 4:40
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
FEE \$ 15 BY: [Signature]

(Space Above For Recorder's Use)

QUITCLAIM DEED

This Quitclaim Deed is made this 11th day of July, 2017, from JUDITH L. MARINEAU ("Grantor") to the JUDITH L. MARINEAU REVOCABLE LIVING TRUST, dated July 11, 2017, ("Grantee"), whose address is 522 N. Eisenhower Street, Moscow, ID 83843.

Grantor, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does by these presents, remises, releases and forever quitclaims unto Grantee and to Grantee's successors and assigns, all right, title and interest now owned or hereafter acquired in the real property situated in the County of Latah, State of Idaho, legally described as follows:

Government Lot 2, located in Section 5, Township 39 North, Range 5, W.B.M.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, reservations, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year first above written.

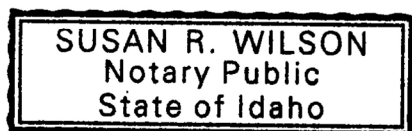
GRANTOR:

Judith L. Marineau
JUDITH L. MARINEAU

STATE OF IDAHO)
) ss.
County of Latah)

On this 11 day of July, 2017, before me Susan R. Wilson, personally appeared JUDITH L. MARINEAU, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this instrument first above written.



Susan R. Wilson
NOTARY PUBLIC for the State of Idaho
My Commission Expires: 4-21-2021

Neighborhood Meeting



TO: Neighbors and Interested Community Members

RE: Orchard Ave. Annexation and Rezone

WHEN: Tuesday, October 28, 2025 @ 4:00 pm

WHERE: Latah County Fairgrounds, **Grange Meeting Room**, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding an annexation and rezone for the Marineau property located at the north end of Orchard Ave. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through October 28, 2025. All questions and comments will be recorded and submitted to the city as part of the annexation and rezone request submittal. You will also have an opportunity to comment on the annexation at a future public hearing at City of Moscow Planning and Zoning.



Sincerely,


Scott Becker, PE
Project Manager
Hodge and Associates, Inc.

APT, JASON

[REDACTED]

MOSCOW. ID 83843

BEEBE, RICHARD

[REDACTED]

MOSCOW. ID 83843

BENDER, DONALD

[REDACTED]

MOSCOW. ID 83843

BODE, THOMAS

2 [REDACTED]

MOSCOW. ID 83843

BRYAN, RICHARD

[REDACTED]

MOSCOW. ID 83843

CAIN, GREGORY

[REDACTED]

CAIN, GREGORY

[REDACTED]

MOSCOW. ID 83843

MOSCOW, ID 83843

BUSCH, STEPHEN

[REDACTED]

MOSCOW. ID 83843

CITY OF MOSCOW

ATTN: JENNIFER FLEISCHMAN

504 S WASHINGTON ST

MOSCOW. ID 83843

COLBERT, JIMMY

[REDACTED]

MOSCOW. ID 83843

ERICKSON, JAIMIE

[REDACTED]

MOSCOW. ID 83843

GRAUKE, JEREMIAH

[REDACTED]

MOSCOW. ID 83843

HANEY, STEFAN

[REDACTED]

MOSCOW. ID 83843

HEICK, JOHN

[REDACTED]

MOSCOW. ID 83843

HILL, JEFFREY

[REDACTED]

MOSCOW. ID 83843

HUGHES, CLINTON

[REDACTED]

MOSCOW. ID 83843

ISAKSON, KELLY

[REDACTED]

MOSCOW. ID 83843

JAECKEL, BRADLEY

[REDACTED]

MOSCOW. ID 83843

KNECHT, JOHN

[REDACTED]

JOHNSON, DEREK

[REDACTED]

MOSCOW. ID 83843

LATAH COUNTY

ATTN: BOARD OF COMMISSIONERS

PO BOX 9979

MOSCOW. ID 83843

KNECHT, JOHN

[REDACTED]

MOSCOW. ID 83843

MAKAMSON, RYAN

[REDACTED]

MOSCOW. ID 83843

Moscow, ID 83843

MARINEAU REVOCABLE LIVING TRST

[REDACTED]

SAMMAMISH. WA 98074

PATRICK, JANIE

[REDACTED]

MOSCOW. ID 83843

PLANCK, MARK

[REDACTED]

MOSCOW. ID 83843

ROBINSON, KENNETH

[REDACTED]

MOSCOW. ID 83843

STRONGONI, RICHARD

[REDACTED]

MOSCOW. ID 83843

VOLLMER, DAVID

[REDACTED]

MOSCOW. ID 83843

WALKER, JOSEPH

[REDACTED]

MOSCOW. ID 83843

WILLMES, CATHRYN

[REDACTED]

MOSCOW. ID 83843

ZIEGLER, MARK

[REDACTED]

MOSCOW. ID 83843

Meeting Attendance Sheet

LUP2025-0033

Project Name:	Marineau Annexation and Rezone
Project Number:	4873
Meeting Type:	Neighborhood Meeting
Meeting Location:	Latah County Fairgrounds
Meeting Time:	October 28, 2028, 4:00 PM

Name	Contact Information
Brad + Kate Jaeckel	[REDACTED]
Richard L Koster	[REDACTED]
Rich Beebe	[REDACTED]
Jason Apt	[REDACTED]
Greg Cain	[REDACTED]
Joy Irving	[REDACTED]
SHANE HELCK	[REDACTED] MOSCOW
Bill Clark	[REDACTED]
Suzanne Plank	[REDACTED]
Melissa Epler	[REDACTED]

Marineau Annexation and Rezone Neighborhood Meeting

Marineau Neighborhood Meeting Minutes

Tuesday, October 28, 2025; 4:00pm

Presenter: Scott Becker, PE; Hodge & Associates, Inc

Owner: Marineau Revocable Living Trust

Meeting Location: Latah County Fairgrounds, Grange meeting room

Meeting Purpose

The presentation and discussion of the proposed Marineau Annexation and Rezone located west of Orchard Avenue near the northern terminus. The owner would like the parcel to be zoned R2. Solicit comments from the neighbors and submit feedback to the city.

Meeting

The meeting was called to order at 4:00 pm and was open to the neighbors.

Scott Becker introduced a general overview of the project. He invited the attendees to voice concerns and engage in general discussion regarding the proposed Annexation and Rezone for the 30.75-acre parcel. People were invited to view the displays and comment openly and to discuss concerns.

Open Discussion Points:

1. Orchard Avenue is too narrow for any new development. Would like to see the City widen it and add pedestrian infrastructure.
2. Truck traffic is excessive and travel too fast on Orchard Avenue
3. Will the City be constructing a water tower in the future. Scott did not know of plans for a future water tower but it could be in a strategic plan.
4. Would like to see zoning of Suburban Residential. Scott said R2 Single Family Residential is the proposed zone for this parcel with the belief that it would be the most appropriate use of the property for future development.
5. Brad and Kate Jaeckel discussed how two separate drainages converge at their property creating a seasonal wetland and that any future development will need to properly manage stormwater runoff without increasing flooding of their property. Scott ensured them that during future design he would reach out them to develop a stormwater runoff plan that would best protect everyone interest.
6. After no other discussion the meeting was closed.

Respectfully,

Scott Becker, PE
Hodge and Associates, Inc.



JULY 14TH, 2026

TO: MIKE RAY, PLANNING MANAGER

FROM: BOB BUVEL, SENIOR CIVIL ENGINEER

SUBJECT: ORCHARD AVENUE PROPERTY ANNEXATION

CC: JENNIFER FLEISCHMAN, ADMINISTRATIVE ASSISTANT & DEPUTY CITY CLERK

Upon review of the Applications for Annexation and Rezoning for the Orchard Avenue Property, the Engineering Division provides the following comments regarding transportation and utility considerations associated with the proposed annexation area.

Transportation

- Orchard Avenue is classified as a collector roadway.
- As part of the future platting process, a 35-foot right-of-way dedication from the centerline of Orchard Avenue will be required.
- A Traffic Impact Analysis (TIA) may be required to evaluate projected traffic generated by the proposed development and determine whether improvements to Orchard Avenue will be necessary.

Water

- The proposed annexation area can be served by the Ponderosa Boosted Water Zone.
- According to the City of Moscow Draft Water Comprehensive Plan, sufficient fire flow capacity is projected to be available at the end of Orchard Avenue to support low- to medium-density residential development.

Sanitary Sewer

- Existing site topography may present challenges in providing gravity sanitary sewer service throughout the entire annexation area.
- A ridge running generally southeast to northwest may prevent the southwestern portion of the property from draining by gravity to the existing sewer mains located along the western edge of the annexation area.
- The Orchard Lift Station has adequate capacity to serve the proposed annexation.
- The City of Moscow Draft Sewer Comprehensive Plan projects sufficient long-term capacity for the Orchard Lift Station.

Community Development – Engineering Division

504 S. Washington Street
Moscow ID 83843

- Current flows are less than 20 percent of the lift station's tested capacity, indicating substantial available capacity to accommodate additional development.

Summary

Based on the preliminary review, the proposed annexation can be served by the City's existing water and sanitary sewer systems, although the site's topography may require additional evaluation during the development review process to determine the most appropriate sewer service strategy. Transportation improvements along Orchard Avenue will be evaluated through the platting process and may require a Traffic Impact Analysis to identify any necessary roadway improvements.

Comments of Mark Solomon, PhD (Water Resources)

RE: Permit Application LUP2025-0033

July 14, 2026



The proposed annexation and rezone will further increase the City of Moscow (City) water supply deficit. According to the most recently available public data from the Palouse Basin Aquifer Committee (2026), the City's annual water use increased by 7% over the previous year. At the same time, the rate of decline in the Grande Ronde aquifer, the City's primary water source, increased by 14% to a five-year average rate of 0.80 ft/yr after decades of steadily slowing as the area's pumping entities enacted water conservation plans and policies.

There are two driving factors for both the increased City water demand and the quickening decline of the aquifer: land use development and climate change. To identify the contribution of each to the City's overall pumping, PBAC was able to separate baseline residential use from landscape irrigation by comparing overall use on a monthly basis. Residential use exclusive of the irrigation months increased in 2025 by 2.8% city-wide. Irrigation use increased by 15.2% for the same time period, making up 53% of the City's annual pumping. The 2.8% increase can likely be attributed to new residential use. Statistically speaking, at least 2.8% of the 15.2% increase in irrigation use is likely associated with the new residential developments. The remaining is attributable to city-wide increases in landscape irrigation due to climate change as seen in 2025's hot summer weather. See attached slides from "2025 Pumping, Weather and Water Levels", PBAC Meeting, February 19, 2026.

There are currently approximately 425 undeveloped residential lots within the City, as ascertained by review of the Latah County plat viewer. Each of those lots is an already permitted use with an accompanying City obligation to provide water services. According to City staff, there are currently 4887 residential water meters in use. Development of the 425 lots will increase demand by just under 9%. City pumping will increase by 76 million gallons per year (mgy) from the current 845 million gallons per year. To reiterate, this 76 mgy increase has already been approved and permitted and has obligated the City to provide that water. Any future permissions, such as the one subject to this hearing, will further increase City water demand.

In 1992, the City entered into an agreement with the other area pumping entities now known as PBAC. In that agreement, the City agreed to limit its future water demand to 125% of its then current pumping, a limit of 875 mgy. Absent strict city-wide water

conservation regulation or development of an alternative water supply for the City, the already permitted developments will increase pumping to 921 mgd and violate the City's commitment to PBAC.

The State of Idaho ultimately holds the cards when it concerns groundwater withdrawals in excess of an aquifer's recharge capacity. The State has so far withheld exercising its authorities and obligations to protect the State's water resources as they have been satisfied by the progress made towards aquifer stabilization through PBAC. The City blowing through its agreed upon 875 mgd withdrawal is likely to trigger State designation of the Moscow aquifer sub-basin as a Critical Groundwater Management Area, complete with strict withdrawal limits.

There is no doubt that the City needs additional housing. The suburban-style single family residence with its large irrigation demand is not the way to meet this demand.

Densification is: densification decreases per capita water demand as there is less

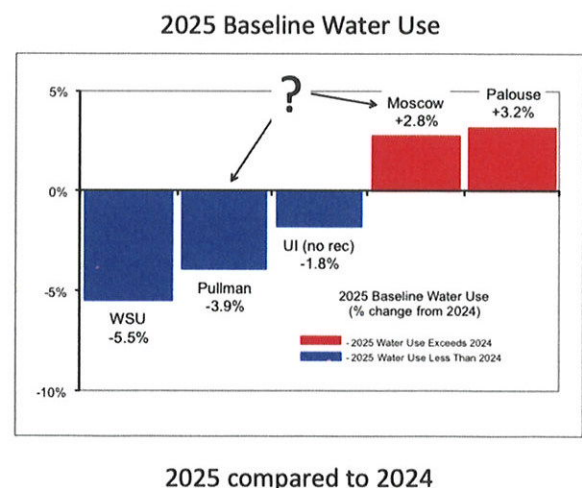
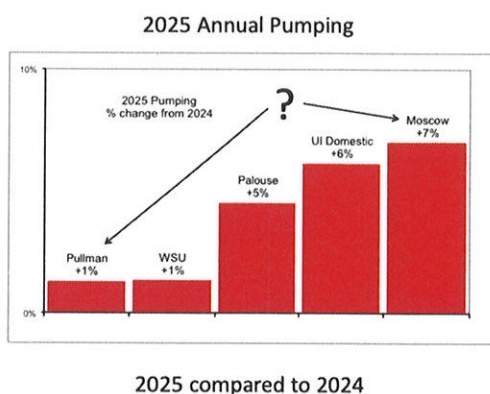
landscaping to irrigate, moving residential use closer to baseline use on an annual basis.¹

Until the City comprehensively addresses its zoning ordinance and water supply problems, no more suburban style single family developments should be approved.

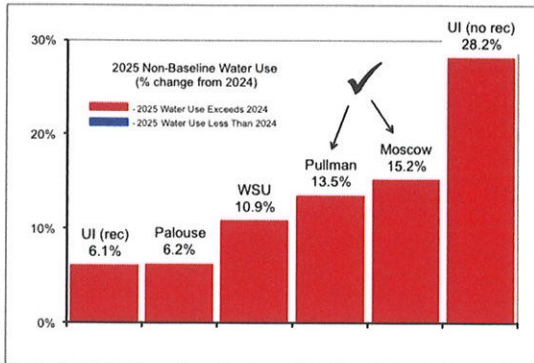
Mark Solomon

704 E Third St, Moscow

- "2025 Pumping, Weather and Water Levels", PBAC Meeting, February 19, 2026
(excerpted slides)

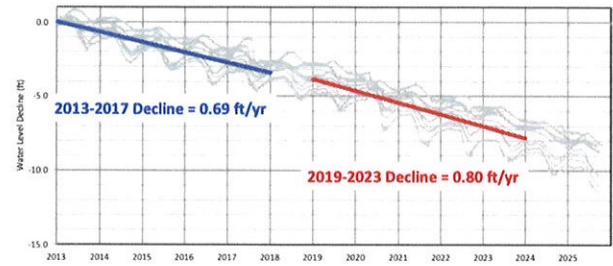


2025 Non-Baseline Water Use



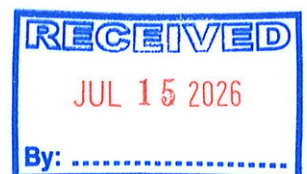
2025 compared to 2024

2025 Water Levels – Lower Aquifer



Water Level Decline Since 2013

¹ "Rathdrum Prairie aquifer future water demand: Report to the Idaho Water Resources Board providing information for evaluation of Rathdrum Prairie Aquifer Reasonably Anticipated Future Need municipal provider water right applications.", Idaho Waters Digital Library, University of Idaho Library Digital Collections, <https://www.lib.uidaho.edu/digital/iwdl/items/iwdl-201404.html>)



Jennifer Fleischman

From: Tom Bode <[REDACTED]>
Sent: Wednesday, July 15, 2026 3:15 PM
To: Planning & Zoning Commission
Subject: Orchard Ave annexation and rezone

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 Moscow Planning and Zoning Commission,

I received the Notice of public hearing regarding the annexation and rezone at the end of Orchard Avenue. I will not be in town on Wednesday July 22 and therefore am writing to you with my comments.

In my opinion, adding hundreds of additional houses on top of what you approved adding with Woodbury Estates, would make Orchard Avenue very dangerous. Before you add additional traffic, I believe Orchard must be SIGNIFICANTLY improved. I am shocked you approved Woodbury's addition that will have an entry from Orchard without improvement of Orchard. I suggest every one of you drive out Orchard so you can see for yourself how dangerous it is right now. It is very hilly, narrow and has no sidewalks. Approving this new development without first improving Orchard would make this road even more dangerous than it already is.

When I bought my lot from Jack Marineau he was developing their land into one acre + lots, which I believe is called Suburban residential. Now you have before you a plan to develop his former property in the adjacent area into moderate density single family residential. Under this plan rather than the 1 home per acre there will be 4 to 8 homes per acre. This plan will create an enormous increase in traffic and harm the neighborhood.

Thank you for your time serving on the Planning and Zoning Commission,

Tom Bode

2106 Orchard Avenue



Jason and Jeannine Apt
2351 Arborcrest Road
Moscow, ID 83843
July 15, 2026



City of Moscow Planning and Zoning Commission
Moscow, ID 83843

RE: Opposition to Proposed Comprehensive Plan and Zoning Redesignations Near Orchard Farm

Dear Planning and Zoning Commissioners:

We are writing to express our opposition to the proposed redesignation of land surrounding Orchard Farm, along the north end of Orchard Avenue, from agricultural use to Auto-Urban Residential and the associated rezoning of a portion of the subject property to R-2 Single-Family Residential. Our property, where we have lived since 2006, is located directly across Orchard Avenue from Orchard Farm. Since that time, we have enjoyed the rural nature of this part of the city and have also experienced the safety concerns for ourselves and our children as pedestrians and cyclists along this stretch of Orchard Avenue.

The proposed redesignations would facilitate future residential development and increased residential and construction traffic volumes along Orchard Avenue. Orchard Avenue currently functions as a rural roadway and lacks sidewalks and other pedestrian infrastructure north of Lanny Lane. As homes are constructed, vehicle trips will increase substantially, creating greater conflicts between automobiles, pedestrians, bicyclists, and farm equipment. Pedestrians and cyclists (including children) currently hug the sides of the road because no sidewalks or bike lanes exist between Lanny Lane and the north end of Orchard Avenue. This stretch of Orchard Avenue already presents safety risks for pedestrians and cyclists due to a narrow roadway (made worse by vehicles parking on the street, even though signs have been erected lately in an attempt to dissuade such activity), lack of street lights creating dangerous dark spots along the road at night, and hilly terrain, making it difficult for drivers to see and react to pedestrians and cyclists when coming over the hills. Increasing traffic along this road will further heighten safety risks and reduce the quality of life for existing residents along and in the vicinity of the road.

In addition to the long-term traffic concerns associated with the proposed redesignations, the city should carefully consider the cumulative impacts of construction activity in this area. The vicinity is already experiencing significant development pressure with the nearby Woodbury housing development. Residents and agricultural operations are currently subject to increased construction traffic (including along Orchard Avenue), noise, dust, road wear, and disruptions associated with that project. Approving additional residential development surrounding Orchard Farm would compound these impacts and extend construction-related disturbances for years into the future.

Construction noise is of particular concern. Extended periods of excavation, grading, utility installation, heavy equipment operation, trucking activity, and home construction would significantly affect the peaceful rural character of the area. Existing residents and agricultural operations would be subjected to prolonged noise and disruption well beyond what is currently experienced. These impacts are especially concerning given the area's longstanding agricultural nature and the expectation of a relatively quiet rural environment.

Any future residential development within the subject property would also have significant visual impacts on the surrounding agricultural landscape. The area around Orchard Farm is currently characterized by open fields, agricultural operations, natural viewsheds, and a low-density rural setting. Conversion of farmland to residential subdivisions could introduce streets, sidewalks, utility infrastructure, street lighting, fencing, parking areas, and a concentration of homes that would permanently alter the visual character of the area. Residents and visitors who currently experience an open agricultural landscape would instead be confronted with suburban-style development. The loss of open views and rural scenery would diminish the area's unique identity and erode one of the qualities that make this part of Moscow distinct from more urbanized portions of the city.

The visual impacts would be particularly pronounced because residential development tends to create a hard urban edge adjacent to active farmland. Rather than preserving the gradual transition that currently exists between agricultural lands and residential properties on larger lots, the proposed redesignations would introduce a more intensive development pattern that is visually incompatible with the surrounding rural environment. Once these viewsheds and open spaces are developed, they cannot realistically be restored, making the change effectively permanent.

The proposed redesignations are inconsistent with the existing character and integrity of the surrounding area. The area surrounding Orchard Farm is predominantly agricultural in nature, with open land, farming, and large residential parcels where homes do exist. This rural landscape serves as an important transition between more urbanized portions of Moscow and agricultural lands beyond. Introducing suburban-style residential development at R-2 densities would fundamentally alter the character of the area and create pressure for additional farmland conversions in the future.

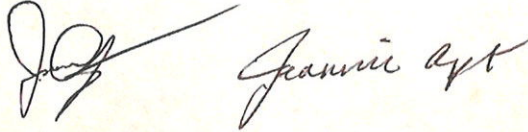
Finally, the proposal could adversely affect Orchard Farm itself, an established working farm that contributes to Moscow's agricultural heritage and local economy. Orchard Farm relies on well water to sustain its operations. Future residential development may increase demand on groundwater resources and create uncertainty regarding long-term water availability and quality. Residential encroachment can also create conflicts involving noise, dust, equipment operation, odors, and other normal farming activities, threatening the long-term viability of the farm.

For these reasons, we respectfully request that the City deny the proposed Comprehensive Plan redesignation to Auto-Urban Residential and the associated R-2 zoning designation. At

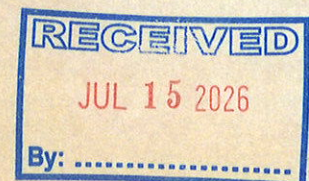
a minimum, the city should conduct a thorough evaluation of traffic and pedestrian safety impacts, water and agricultural impacts, and consistency with the existing character of the area before considering such significant land-use changes.

Thank you for your consideration and for the opportunity to comment on this proposed action.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason and Jeannine Apt", with a stylized flourish extending from the end.

Jason and Jeannine Apt



Comments of Brad Jaeckel, 2351 Orchard Ave, Moscow
RE: Permit Application LUP2025-0033
July 15, 2026



I am not in favor of the proposed annexation and rezone. Specifically, the annexation of Parcel 1 considered for rezone to R-2. I have resided at 2351 Orchard Ave for 23 years, creating Orchard Farm with my wife Kate and raising our two children. There are many issues that come up with this proposal, but I would like to share my expertise on Orchard Avenue and the 32 acres being considered in Parcel 1.

Orchard Ave has become an artery for north Moscow and the surrounding areas. Most vehicles travel Orchard to the south intersecting "F Street" and then continuing into the city or to the east or west. According to the 2016 City of Moscow Urban "D" Traffic Volume Map, that intersection has 1509 average daily volume. We can easily estimate that number has increased in ten years due to new developments on Lanny Lane and Slonaker neighborhoods. It is also a frequently used street for bicycle traffic, walkers, and runners. Many residents connect from Orchard out Trail Rd to Mountain View. And traffic connecting to these roads access homes in the county and recreation areas on Moscow Mt.

From the intersection of F St. to Lanny Lane (.5 miles) the paved roadway is on average 35 feet wide, has two sidewalks, and a mix of bike lanes and street parking. From Highland Drive and the intersection of Lanny Ln the paved road diminishes to 22 feet and has no sidewalks, bike lanes, or street parking. At the corner of Trail Rd, the paved roadway again diminishes to 18 feet and stays at that width until the end of pavement, roughly adjacent to the Parcel 2 annex under consideration. The remainder of the road is 16 feet wide and gravel which extends to our property. This section from Lanny Ln to the north end of Orchard Ave is .7 miles in length and poses the greatest safety risk to auto, bike, and pedestrian traffic.

The narrow roadway makes passing difficult when presented with parked delivery vehicles, extra large construction equipment/ vehicles, or the presence of bikers and pedestrians. In addition to the narrow roadway there is a large hill between the intersection of Arborcrest Rd and Trail Road creating severe reduced visibility in either direction. The number of near misses in this section of road is of considerable importance. The traffic in this area of Orchard Ave has already increased with the development of Woodbury.

The R-2 Zoning for 32 acres, based on a maximum 7000 square foot lot could fit 6.2 lots per acre. When reduced by 20% (standard planning rule of thumb) for streets and other infrastructure, 5 lots per acre would be the maximum possible. The 32-acre parcel could then hold a maximum of 160 single-family homes. According to the ITE- Trip Generation Manual, 10 trips per unit per day would be expected. This would more than double the 2016 traffic volume numbers for the intersection at F St.

The Zoning Code does not pose much detail for definition of the R-2 district. In section 2-4 part E. #2 states "The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork." For the parcel in consideration this is not true. The parcel contains numerous slopes of 10-15% grades in multiple directions, generally defined by two larger drainages that merge at the intersection of our driveway and Orchard and flow into the drainage ditch on the east side of the road. The drainages have distinct slopes and ridges that lead to larger higher ground in the middle but again drops off to the west towards the properties located on Polk Street. The drainage to the north crosses into the adjacent property, contributing additional surface water south to a season pond that forms on the north boundary of our property.

On the west side of our property another drainage unique to the 32 acres flows directly towards our driveway and barn. When the groundwater rises, usually in the fall but sometimes not until the spring, both of these drainages produce flowing seasonal streams. The two streams converge on our property and eventually collect in the ditches on either side of Orchard Ave. Often these drainages can experience seasonal flooding especially with "rain on snow" events that produce rapid melting on already saturated soils. The attached pictures show some of these extreme conditions where water flows directly down the road, overflows culverts, through our property, and the ponding to the north.

The interesting and unique features of the 32 acres should be celebrated and preserved. These hills and seasonal waterways are a unique Palouse experience and one that is best preserved in farmland. Preserving these features keeps wetlands available for area wildlife and contributes to water basin recharge.

I encourage the Commission to decline this request. Consider these priorities:

- Work with the city and North Latah Highway District to improve the north .7 miles of Orchard Ave for the safety of the existing residents. The road should be wide enough to safely allow the current traffic as well as the expected increase from the Woodbury neighborhood. It should provide adequate sidewalks and if possible, a bike lane for all modes of travel.
- Encourage infill and development of the over 400 undeveloped residential lots already permitted within the city limits. The city's water pumping agreement with PBAC is in jeopardy with current commitment to the permitted undeveloped lots currently available in the city of Moscow. Focus development in the areas already zoned and permitted for housing.
- Reduce fragmentation of surrounding farmlands with low density housing that produces a loss of overall income to the city due to high cost of services. Infrastructure costs associated with road construction, water and sewer expansion, parks and other utilities are unlikely recovered from the modest property taxes generated in low-density development.

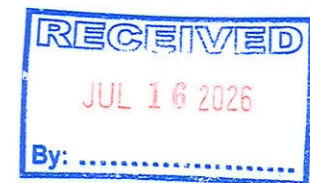
Brad Jaeckel: 2351 Orchard Ave, Moscow





Flooded Culverts: Ziegler, Busch, Bode

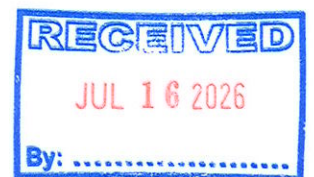
(located between 2351 Orchard Ave and the intersection of Trail Rd)





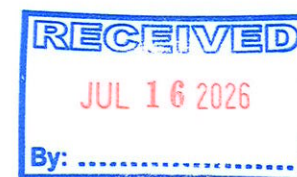
North Drainage and Ponding

(Looking NE from 2351 Orchard Ave)





West Drainage, Driveway, and Turnaround (2351 Orchard Ave)



Jennifer Fleischman

From: Kathleen Jaeckel <[REDACTED]>
Sent: Thursday, July 16, 2026 8:35 AM
To: Planning & Zoning Commission
Subject: Annexation at the end of Orchard Ave

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 reaching out as a farmer, business owner and care taker of the land at the end of Orchard Ave where the proposed annexation is for development. My husband and I purchased our farm in 2003 and have spent the greater part of the last 23 years improving and caring for this small plot north of Moscow. Our children were lucky to have such a special place with abundant frogs, salamanders, bugs, birds, and open space to grow up on. As a business we have relied on our amazing and abundant well to grow food , flowers and botanicals to sell at the farmers market. We are in our 23rd year of selling at the market. Our farm is unique as the well has never run dry in the decades of growing here. That is because of the incredibly high water table and wet lands to the north and west of our farm. We need these farms close to town to keep the vibrant agricultural roots alive on the Palouse. My business relies on my ability to have a garden and I worry about the infill of the wetlands that supply for our well water. Without access to well water we would not be able to afford the costs of growing. It is an amazing gift to have clean water so close to town and one we would like to see preserved for future generations. We need farms and farmland. This is what makes Moscow so special.

We would like the city to consider the lack of safe roads and pedestrian routes on Orchard Ave before approving the development. This road must be addressed before starting new projects. We simply can not have more housing, traffic and big equipment on top of the already approved building happening for Woodbury. We have seen how these developers get approval and then change their plans after approval according to profit rather than consideration for the residents that live there. What is happening north of Moscow is Urban Sprawl. I believe our town would benefit more from developing the over 400 available lots that have already been allocated for water use and have utilities within the city and current approved developments. We are not experiencing tremendous growth here on the Palouse like the rest of the PNW and I believe we can do better with our city planning.

Thank You for the time and consideration in preserving farmland, small business and quality of life on the Palouse.

Kate Jaeckel
Owner, formulator manufacturer at Orchard Farm



Jennifer Fleischman

From: Janice Weesner <[REDACTED]>
Sent: Thursday, July 16, 2026 10:14 AM
To: Planning & Zoning Commission
Subject: Annexation of Orchard

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,

I am very concerned with the potential annexation of the area at the end of Orchard street for yet another new subdivision. I live in the neighborhood off Orchard, and already the traffic is concerning. I am also very concerned with the lack of planning for both traffic and our water resources in this area. Our farmland is too valuable of a resource to build houses on. Please reconsider this development.

Janice Weesner



Jennifer Fleischman

From: Cynthia Salisbury Mika <[REDACTED]>
Sent: Thursday, July 16, 2026 10:29 AM
To: Planning & Zoning Commission
Subject: Permit Application LUP2025-0033

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 Planning & Zoning Members,

RE: Orchard Ave ANX UZ CP - PZ 07-22-26 (see 1. below)

Thank you for your conscientious volunteer service to the City of Moscow, making it work well for all of us who live here.

I am concerned about the application for the 44.01-acre area proposed to be annexed into the city of Moscow which would be designated as R-2 and SR. Based on the official [City of Moscow Bulk and Placement Regulations](#), a theoretical maximum of **273 single-family residences can be built in an R-2 zone**, and exactly **44 residences can be built in an SR zone** on a 44-acre plot of land.

Additionally, in the City of Moscow, Idaho, the R-2 (Moderate Density Residential) zone fundamentally permits a maximum base density of 4.8 dwelling units per acre. Specifically, to build multifamily units, the zoning code requires a minimum lot area of 7,700 sq. ft. for the first unit, plus an additional 2,000 sq. ft. of land area for each additional unit.

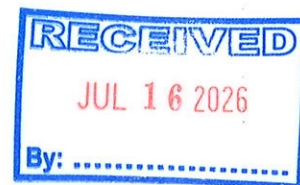
None of this tells us how many people would then be living on this additional 44 acres, since we don't know how many bedrooms a single-family residence would have and we don't know how many apartments nor how many bedrooms per apartment would be included in a multifamily structure.

Even with a mix of R-2 and SR zones, how does the developer and/or the city account for that much more use of our apparently diminishing water resources? Is there a requirement for a gray water and black water plan? Are there restrictions on landscaping?

I would prefer to see expansion of the city limits stopped until water plans are not only in place, but working well. Is there a reason to proceed before we know a solution actually works right here?

Please use common sense in your deliberations about Orchard Ave ANX UZ CP - PZ 07-22-26, Application LUP2025-0033. Thank you.

Sincerely,
Cynthia Salisbury Mika
620 Ridge Rd, Moscow, ID 83843



1. <https://www.ci.moscow.id.us/Search?searchPhrase=Permit%20Application%20LUP2025-0033&pageNumber=1&perPage=10&departmentId=-1>

Jennifer Fleischman

From: Becky Chastain <[REDACTED]>
Sent: Thursday, July 16, 2026 3:49 PM
To: Planning & Zoning Commission
Subject: Orchard development

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When hearing about the new Orchard development. I wondered how the city will be able to take care of more infrastructure. When I came to Moscow in 1990 there wasn't much development east of Mountain View road. Now in 2026 Mountain View is just now getting sidewalks on both sides of the road. The round about on 6 th and Mountain View is a welcome improvement. But we had so many years of traffic problems there. When will the pedestrian bridge that is suppose to connect paradise path to the ballfields on Mountain View and Joseph be installed?

Wetlands need to be saved they serve an important part of an ecosystem. Of course I worry about the aquifer too. I hope traffic patterns, pedestrian walkways, and protecting the wetlands will be very important goals for the new development.

Thanks,

Becky Chastain.

Sent from my iPhone



ORDINANCE NO. 2026-__

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 1, SECTION 1-6, DEFINITIONS FOR MANUFACTURED HOME; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 3, SECTION 3-5.A., SPECIFIC USE STANDARDS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR THE AMENDMENT OF MOSCOW CITY CODE TITLE 4, CHAPTER 6, SECTION 6-2.E.7. PARKING TABLE; 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, during the 2026 Idaho Legislative Session, House Bill No. 800 was passed and signed by the Governor amending Idaho Code § 67-6509A, which revised provisions regarding the siting of manufactured homes in residential areas; and

WHEREAS, in order to be in compliance with House Bill No. 800 upon its effective date of July 1, 2026, the City is amending the definition of Manufactured Home; and

WHEREAS, during the 2026 Idaho Legislative Session, Senate Bill No. 1354 was passed and signed by the Governor adding of a new section Idaho Code § 67-6541, to establish a definition and provisions regarding Accessory Dwelling Units; and

WHEREAS, in order to be in compliance with Senate Bill No. 1354 upon its effective date of July 1, 2026, the City is amending the specific use standards for Accessory Dwelling Units which include size, minimum occupancy, owner occupancy and off-street parking requirements; and

WHEREAS, the off-street parking table needs to be updated for compliance with Senate Bill No. 1354 and the passage of Ordinance 2026-04; and

WHEREAS, on _____, 2026, the Planning and Zoning Commission conducted a public hearing upon the amendments contained herein and recommended approval to the City Council; and

WHEREAS, on _____, 2026, the City Council conducted a public hearing and considered and adopted the amendments contained herein;

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

SECTION 1: All matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety and shall be adopted with the following sections of this Ordinance.

SECTION 2: That Title 4, Chapter 1, Section 1-6 of the Moscow City Code be, and the same is hereby amended to read as follows:

...

Sec. 1-6. Definitions.

For the purpose of this Zoning Code, certain words and terms used herein are defined as follows:

- A. All words used in the present tense include the future tense; all words in the plural number include the singular number, and all words in the singular number include plural number; unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not directory. The word "used" shall be deemed also to include "designed, intended or arranged to be used."
- B. Where applicable, uses have been named and defined using the 2012 North American Industry Classification System (NAICS) which is the standard used by the Federal government in classifying business establishments. The uses that are defined by NAICS will have an associated NAICS code in parenthesis following the named use (i.e., Bowling Centers (NAICS 713950)). In many cases, this Code has used an abbreviated definition, which is further defined using the 2012 NAICS Manual that is published on the United States Census Bureau website. Many NAICS subsectors include multiple industries that are included within the subsector. In some circumstances, certain industries have specifically been excluded from subsectors because of incompatibility with certain zoning districts.
- C. Unless otherwise specified, all distances shall be measured horizontally.
- D. Definitions used herein:
 - 1. *Accessory Dwelling Unit.* A secondary dwelling unit that is accessory to a single family dwelling on a single lot, containing complete housekeeping facilities and which is added to, created within, or detached from the principal dwelling unit and subject to the Specific Use Standards of this Code.
 - 2. *Accessory Use.* A minor or second use for which a lot, structure or building is designed or employed in conjunction with but subordinate to its primary use. The term is synonymous with "secondary use."
 - 3. *Affected Person.* A person who shows to the City, by a preponderance of evidence, that such person has an interest which may be adversely affected by the issuance or denial of a permit authorizing development or by a decision of the City.
 - 4. *Agencies, Brokerages and Other Insurance Related Activities (NAICS 5242).* Establishments primarily engaged in (1) acting as agents (i.e., brokers) in selling annuities and insurance policies; or (2) providing other employee benefits and insurance related services, such as claims adjustment and third party administration.
 - 5. *Agriculture, Animal Production and Aquaculture (NAICS 112).* Establishments that raise or fatten animals for the sale of animals or animal products and/or raise aquatic plants and animals in controlled or selected aquatic environments for the sale of aquatic plants, animals, or their products.
 - 6. *Agriculture, Crop Production (NAICS 111).* Establishments such as farms, orchards, groves, greenhouses, and nurseries, primarily engaged in growing crops, plants, vines, or trees and their seeds.

7. *Alley*. A passageway open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.
8. *Alterations*. A change or rearrangement of the structural parts of existing facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one (1) location to another. In buildings for business, commercial, industrial or similar uses, the installation or rearrangement of partitions affecting more than one-third (1/3) of a single floor area shall be considered an alteration.
9. *Animal Slaughtering and Processing (NAICS 31161)*. Establishments primarily engaged in one (1) or more of the following: (1) slaughtering animals; (2) preparing processed meats and meat byproducts; and (3) rendering and/or refining animal fat, bones, and meat scraps. This industry includes establishments primarily engaged in assembly cutting and packing of meats (i.e., boxed meats) from purchased carcasses.
10. *Antenna Tower*. A structure to house or hold a device which transmits or receives television, radio, or telephone communications but excluding those which are used as accessory to a residential use.
11. *Amusement and Recreation Industries (NAICS 713990)*. Establishments (except amusement parks and arcades; gambling industries; golf courses and country clubs; skiing facilities; marinas; fitness and recreational sports centers; and bowling centers) primarily engaged in providing recreational and amusement services.
12. *Archery/Shooting Ranges*. A controlled area of activity, located indoors, specifically designed for the discharging of projectiles at targets.
13. *Automobile and RV Dealers (NAICS 4411)*. Establishments primarily engaged in retailing new and used automobiles and light trucks, such as sport utility vehicles, and passenger and cargo vans.
14. *Automotive Repair and Maintenance (NAICS 8111)*. Establishments involved in providing repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers. Establishments in this industry group employ mechanics with specialized technical skills to diagnose and repair the mechanical and electrical systems for automotive vehicles, repair automotive interiors, and paint or repair automotive exteriors.
15. *Basement*. That portion of a building partly underground and having at least one-half (1/2) of its height more than five feet (5') below the adjoining finish grade.
16. *Bed and Breakfast Inn*. Establishments primarily engaged in providing short-term lodging (durations of less than twenty-one (21) consecutive days per guest) for compensation in private homes or accessory buildings where the owner resides upon the property and where breakfast may or may not be provided.
17. *Bedroom*. A room other than a living room, kitchen, or bathroom containing an egress window and a minimum of seventy (70) square feet of floor area with no horizontal dimension less than 7 feet. Sinks, final or rough-in plumbing, or other plumbing features that could be reasonably expected to permit or allow for the installation of a sink, shall not be permitted within any bedroom. All bedrooms shall be accessed from common areas within the dwelling such as a living room or kitchen and shall not be designed in a manner which would allow independent occupancy unless otherwise permitted by this code.

18. *Boarding House.* A building occupied by its owner in which not more than six (6) roomers, lodgers and/or boarders are housed or fed for compensation on a weekly or longer basis.
19. *Bowling Centers (NAICS 713950).* Establishments engaged in operating bowling centers. These establishments often provide food and beverage services.
20. *Broadcasting (NAICS 515).* Establishments that create content or acquire the right to distribute content and subsequently broadcast the content.
21. *Building Area.* The total ground coverage of a building or structure which provides shelter measured from the outside of its external walls or supporting members or from a point four feet (4') in from the outside edge of a cantilevered roof, whichever covers the greatest area.
22. *Building or Structure.* "Building" means any structure having a roof, but excluding all forms of vehicles even though immobilized. When a use is required to be within a building, or where special authority granted pursuant to this Zoning Code requires that a use shall be within an entirely enclosed building, then the term "building" means one so designed and constructed that all exterior walls of the structures shall be solid from the ground to the roof line, and shall contain no openings except for windows and doors which are designed so that they may be closed.
23. *Building or Structure, Accessory.* A subordinate building or structure, the use of which is incidental to the use of the main building on the same lot, attached to or located adjacent to a home, or on the same lot, including awnings, steps, porches, carports, garages, and storage buildings. Accessory buildings or structures may contain incidental uses such as but not limited to workshops, artist studios, hobby spaces, and accessory living spaces for residents of the main building which are not to be rented out for compensation unless otherwise permitted by this Code. Size limitations contained within this Code pertaining to accessory buildings or structures shall apply to the enclosed building footprint (the enclosed land area occupied by such accessory structure).
24. *Building or Structure, Detached.* A building surrounded on all sides by open space and which is located more than two feet (2') from the principal/primary structure.
25. *Building Height.* The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point on the roof or parapet wall.
26. *Building Line.* The line of that face or corner or part of a building nearest the property line.
27. *Building Material Sales and Garden Equipment/Supplies (NAICS 444).* Establishments that retail new building material and garden equipment and supplies from fixed point-of-sale locations. Establishments in this subsector have display equipment designed to handle lumber and related products and garden equipment and supplies that may be kept either indoors or outdoors under covered areas.
28. *Business, Professional, Political, Social Advocacy, Grantmaking, and Similar Organizations (NAICS 8132, 8133, 8139).* See individual NAICS sectors for definitions.
29. *Cemeteries and Crematories (NAICS 812220).* Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains and/or cremating the dead.

30. *Child Care Facility*. Any business, place of business or establishment which provides Child Care. This definition includes any premises, location, play area, playground, organization, institution, partnership, school, home, residence, dwelling, group home, foster home, place or facility whether such business or concern calls itself a mini school, kindergarten, nursery, pre-school, club, cooperative, mother's-day-out, learning center or any other business whose activity is the same or substantially similar to a Child Care operation or concern.
- a. The definition of Child Care Facility shall not include:
- (1) Any institution, school or facility operated by or under the direction of the State of Idaho, by any agency or political subdivision of the State of Idaho, or by any other public body or public entity.
 - (2) Any elementary, junior high, or high school licensed and designated as such by the State of Idaho.
 - (3) Any medical or hospital facility operated pursuant to license issued by the State of Idaho.
- b. There shall be four (4) classifications of Child Care Facility:
- (1) Family Child Care Facility: A Child Care Facility providing Child Care for five (5) or fewer children;
 - (2) Group Child Care Facility: A Child Care Facility providing Child Care for six (6) to twelve (12) children;
 - (3) Small Child Care Facility: A Child Care Facility providing Child Care for thirteen (13) to twenty (20) children; and
 - (4) Large Child Care Facility: A Child Care Facility providing Child Care for twenty-one (21) or more children.
 - (5) The number of children in each of the above classifications (1) through (4) may be increased with the addition of school-aged children (first grade and up) from 3:00 p.m. until 6:00 p.m. on weekdays, on teacher work days, and on snow days, without affecting the classification level.
31. *Civic and Social Organizations (NAICS 813410)*. Establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members.
32. *Coffee/Espresso Stand*. A beverage service establishment where drive-up window service is the primary customer access.
33. *Commercial and Industrial Machinery and Equipment Repair and Maintenance (NAICS 811310)*. Establishments primarily engaged in the repair and maintenance of commercial and industrial machinery and equipment.
34. *Commercial Banking (NAICS 522110)*. Establishments primarily engaged in accepting demand and other deposits and making commercial, industrial, and consumer loans. Commercial banks and branches of foreign banks are included in this industry.
35. *Community Center*. A building or group of buildings in which members of a community may gather for group activities, social support, educational activities, cultural activities, and other purposes. They may sometimes be open for the whole community or for a specialized group within the greater community.
36. *Conditional Use*. "Conditional use" means a use permitted in one (1) or more zoning district as defined by this Zoning Code but which, because of characteristics peculiar

to such use, or because of size, technological processes or equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make uses consistent with and compatible to other existing or permissible uses in the same zoning district(s).

37. *Conditional Use Permit*. "Conditional Use Permit" means the documented evidence of authority granted by the Board of Adjustment to locate a conditional use at a particular location.
38. *Construction Contractor Services (NAICS 238)*. Establishments whose primary activity is performing specific activities (e.g., pouring concrete, site preparation, plumbing, painting, and electrical work) involved in building construction or other activities that are similar for all types of construction, but that are not responsible for the entire project.
39. *Consumer Goods Rental (NAICS 5322)*. Establishments primarily engaged in renting personal and household-type goods. Establishments classified in this industry group generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility.
40. *Correctional Institutions (NAICS 922140)*. Government establishments primarily engaged in managing and operating correctional institutions. The facility is generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.
41. *Credit Unions (NAICS 522130)*. Establishments primarily engaged in accepting members' share deposits in cooperatives that are organized to offer consumer loans to their members.
42. *Dance Halls*. Establishments where amplified sound or music is provided for entertainment.
43. *Data Processing, Hosting, and Related Services (NAICS 518)*. Establishments that provide the infrastructure for hosting and/or data processing services.
44. *Dormitory*. A building typically located at a college or university, containing a number of private or semiprivate rooms for residents, usually along with common bathroom facilities and recreation areas.
45. *Drinking Places (Alcoholic Beverages) (NAICS 722410)*. Establishments known as bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption. These establishments may also provide limited food services.
46. *Dwelling, Single Family*. A detached building or manufactured home containing one (1) kitchen designed for, and occupied exclusively by, one (1) family. A second kitchen may be permitted with a recorded deed restriction, so long as the property is used as a single-family dwelling only with no physical separation established to separate living quarters within the dwelling which would allow the structure to be used and occupied by two families living independently of each other. The classification "single family dwelling" shall include any home in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside; and which is supervised. Resident staff, if employed, need not be related to each other or to any of the mentally or physically handicapped or elderly persons residing

- in the home. No more than two (2) such staff shall reside in the dwelling at any one (1) time.
47. *Dwelling, Townhouse.* A structure which contains three (3) or more attached single family dwelling units that share a single common wall and where each unit is located upon a separate platted lot to allow for individual sale.
 48. *Dwelling, Twinhome.* A structure which contains two (2) attached single family dwelling units that share a single common wall and where each unit is located upon a separate platted lot to allow for individual sale.
 49. *Dwelling, Two (2) Family.* A building containing two (2) kitchens and designed to be occupied by two (2) families living independently of each other.
 50. *Dwelling, Multi-Family.* A building designed to house three (3) or more families living independently of each other and having one (1) yard in common.
 51. *Dwelling Unit.* A building or portion thereof providing complete housekeeping facilities for one (1) family. Housekeeping facilities provide permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be limited to one (1) kitchen and two (2) washer and dryer sets per dwelling unit unless otherwise permitted by this Code. The term "dwelling" shall not be deemed to include motel, hotel, tourist home, bed and breakfast inn, or boarding house.
 52. *Educational Services (NAICS 611).* Establishments that provide instruction and training in a wide variety of subjects. The instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers.
 53. *Electronic and Precision Equipment Repair and Maintenance (NAICS 8112).* Establishments primarily engaged in repairing electronic equipment, such as computers and communications equipment, and highly specialized precision instruments.
 54. *Established Grade.* The high point of the sidewalk at the front or side lot line as established by the City.
 55. *Fairgrounds.* An area where outdoor fairs, circuses, exhibitions, etc. are held.
 56. *Family.*
 - a. For purposes of this "family" definition:
 - (1) "related" shall mean persons related by blood, marriage, adoption, and/or guardianship or other duly authorized relationship, and
 - (2) "family" shall not mean any society, club, fraternity, sorority, association, lodge, federation, bed and breakfast inn, boarding house, or other like use or organization, and
 - (3) there shall be no more than one (1) "family" per dwelling unit, unless otherwise permitted by this Code.
 - (4) "living together as a single housekeeping unit" shall mean where all occupants of the dwelling unit enjoy a common right to use the entire dwelling, despite informal arrangements among members to designate certain areas as individual sleeping spaces, and where such persons share household living arrangements, including, but not limited to, rental or mortgage payments, utility payments, groceries, chores, maintenance of the premises, and common sanitary, living, and cooking supplies and/or facilities.

- (5) “related by blood” shall mean persons related in any combination of the following: parents, step-parents, children, step-children, siblings, step-siblings, half-siblings, uncles, aunts, nephews, nieces, grandparents, grandchildren, great grandparents, great grandchildren, and first cousins.
- b. One (1) or more related persons living together as a single housekeeping unit in a dwelling unit; or
 - c. Not more than four (4) persons living together as a single housekeeping unit in a dwelling unit, when one (1) or more of them is not related to any other person in such dwelling unit; or
 - d. Two (2) persons who are not related and any number of additional persons related to either of such two (2) unrelated persons, as long as all persons are living together as a single housekeeping unit in such dwelling unit; or
 - e. Eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside; and which is supervised. Resident staff, if employed, need not be related to each other or to any of the mentally or physically handicapped or elderly persons residing in the home. No more than two (2) such staff shall reside in the dwelling at any one (1) time.
57. *Farm and Garden Machinery and Equipment Merchant Wholesalers (NAICS 423820)*. Establishments primarily engaged in the merchant wholesale distribution of specialized machinery, equipment, and related parts generally used in agricultural, farm, and lawn and garden activities.
58. *Fitness Centers (NAICS 713940)*. Establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports.
59. *Floor Area*. The sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from the center line of division walls. Floor area shall include: basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces with headroom of seven feet (7') six inches (6"), exterior steps or stairs, terraces, breezeways and open spaces.
60. *Fraternity, Sorority Or Student Cooperative*. A building occupied by and maintained exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning and regulated by such institution.
61. *Functional Open Space*. Land within a development which is permanently reserved as open space, free from permanent structures, useful for recreational or social use by the residents of the development. Such space shall be located on grade and may be provided via a private yard, deck, or patio area. Functional open space shall not include parking areas or required landscape buffers and the smallest dimension of such open space shall not be less than fifteen feet (15').
62. *Funeral Homes and Funeral Services (NAICS 812210)*. Establishments primarily engaged in preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories are included in this industry.

63. *Garage and/or Workshop, Private.* An enclosed space for the storage of one (1) or more private vehicles for residents of the premises.
64. *Garden, Accessory.* The use of land for growing of produce and/or plants that is accessory to a permitted principal use, and where the produce from the garden is primarily grown for the consumption and use or donation by the person(s) residing or employed upon the subject property. Accessory Gardens may include the keeping of animals and fowl as permitted by this Code. On-site retail sales are not permitted in association with Accessory Gardens unless specifically permitted under this Code.
65. *Garden, Community.* The collective use of land for growing of produce and/or plants conducted by a group of people, where the site is commonly divided into plots that individuals may rent for the season, where the produce or plant materials grown upon the site are intended for consumption, use, or donation by the person(s) cultivating the land. On-site retail sales are not permitted in association with Community Gardens unless specifically permitted under this Code.
66. *Garden, Market.* The use of land for growing of produce and/or plants that is conducted by a single individual or a group of individuals where the produce or plant materials grown upon the site are intended to be sold for consumption by others. Market Gardens may include the keeping of animals and fowl as permitted by this Code. On-site retail sales are not permitted in association with Market Gardens unless specifically permitted under this Code.
67. *Gasoline Stations (NAICS 447).* Establishments that retail automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) and automotive oils or retail these products in combination with convenience store items. These establishments have specialized equipment for the storage and dispensing of automotive fuels.
68. *General Freight Trucking (NAICS 4841).* Establishments primarily engaged in providing general freight trucking.
69. *Golf Courses and Country Clubs (NAICS 713910).* Establishments primarily engaged in operating golf courses (except miniature) which also may include dining facilities and other recreational facilities that are known as country clubs. These establishments often provide food and beverage services, equipment rental services, and golf instruction services.
70. *Golf Facilities, Miniature.* Establishments engaged in operating a novelty golf game played with a putter on a miniature course usually having tunnels, bridges, sharp corners, and obstacles. These establishments often provide food and beverage services.
71. *Government Office Buildings.* A building or rooms in which the business of a department of government administration is carried out. Government office buildings include, but are not limited to, courthouses, local city government offices, and libraries.
72. *Habitable Floor.* Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor."
73. *Health Care Services (Ambulatory) (NAICS 621).* Establishments that provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Health practitioners in this subsector provide outpatient services,

with the facilities and equipment not usually being the most significant part of the production process.

74. *Hospitals (NAICS 622)*. Establishments that provide medical, diagnostic, and treatment services that include physician, nursing, and other health services to inpatients and the specialized accommodation services required by inpatients. Hospitals may also provide outpatient services as a secondary activity. Establishments in the Hospitals subsector provide inpatient health services, many of which can only be provided using the specialized facilities and equipment that form a significant and integral part of the production process.
75. *Hotels and Motels (NAICS 721110)*. Establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms and convention services, laundry services, parking, and other services.
76. *Kitchen*. That portion of a dwelling unit devoted to the preparation or cooking of food for the purpose of consumption by residents of the dwelling unit. For the purposes of this Code a kitchen is a food preparation area containing cabinetry and/or countertops, a sink, and one or more of the following: a refrigerator, cooking device, dishwasher, a natural gas stub or supply, or a 220-volt electrical outlet/wiring.
77. *Large Retail Establishment*.
 - a. A single retail establishment; or any combination of retail establishments in a single building with shared private off-street parking (such as a shopping mall); or any combination of retail establishments in separate and abutting buildings which are planned, constructed, and/or managed as a single property with shared private off-street parking (such as a shopping center); and
 - b. Which is greater than forty thousand (40,000) square feet of gross floor area.
78. *Laundries and Drycleaners (NAICS 812310)*. Establishments primarily engaged in (1) operating facilities with coin-operated or similar self-service laundry and dry cleaning equipment for customer use on the premises; and/or (2) supplying and servicing coin-operated or similar self-service laundry and dry cleaning equipment for customer use in places of business operated by others, such as apartments and dormitories.
79. *Lot*. A lot, in the meaning of this Zoning Code, is a single tract of land, no matter how legally described, whether by metes and bounds and/or by lot or lots and block designation as in a recorded plat, which at the time of applying for a building permit is designated by its owner or developer as the tract to be used, developed or built upon as a unit of land under single ownership or control and assigned to the particular use for which the building permit is being secured and having frontage on or access to a public street.
80. *Lot Area*. The total horizontal area within the boundary lines of a lot, excluding areas of dedicated and prescriptive public or railroad rights-of-way. The lot area shall include all utility easements and any flag pole portion of a flat lot.
81. *Lot, Corner*. A lot at the junction of and fronting on two (2) or more intersecting streets.
82. *Lot, Depth*. The mean dimension of the lot from the front street line to the rear line.

83. *Lot, Flag.* A lot with access provided to the part of the lot designated for use as a building site by a narrow corridor.
84. *Lot, Interior.* A lot fronting on one (1) street.
85. *Lot Line, Front.* The front lot line is the property boundary that abuts a public or private street; the front lot line for an undeveloped corner lot is either one (1) of the property boundaries that abuts a public or private street, as selected by the property owner.
86. *Lot Line, Rear.* The boundary line of a lot that is opposite and most distant from the front lot line.
87. *Lot Line, Side.* Any lot line not a rear lot line or a front lot line shall be considered a side lot line.
88. *Lot Line, Street Side.* The street side lot line is the property boundary on a corner lot that abuts a public or private street which is not considered the front lot line.
89. *Lot, Through.* A lot fronting on two (2) streets that do not intersect on the parcel's lot lines.
90. *Lot, Width.* The dimension of the lot line at the street, or in an irregular shaped lot the dimension across the lot at the building line, or in a corner lot the narrow dimension of the lot at a street or building line.
91. *Manufactured (Mobile) Home Dealers (NAICS 453930).* Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
92. *Manufactured Home.* A structure as defined by Idaho Code Section 39-4105(8) and which meets the following additional standards:
 - a. The manufactured home may be either a single section or multisectional and shall enclose a space of at least four hundred (400) square feet for a single section or eight hundred (800) square feet for a multisectional manufactured home; and
 - b. The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve inches (12") above grade, except when placed on a basement foundation; and
 - c. The manufactured home shall have a pitched roof of at least three feet (3') in vertical rise for each twelve feet (12') in horizontal run; and
 - d. The manufactured home shall have any exterior siding and roofing material which is approved by the City for site-built homes; and
 - e. The manufactured home shall not be permitted within an area defined as a historic district under Section 67-4607, Idaho Code.
93. *Manufacturing, Aerospace Product and Parts Manufacturing (NAICS 3364).* Establishments primarily engaged in one (1) or more of the following: (1) manufacturing complete aircraft, missiles, or space vehicles; (2) manufacturing aerospace engines, propulsion units, auxiliary equipment or parts; (3) developing and making prototypes of aerospace products; (4) aircraft conversion (i.e., major modifications to systems); and (5) complete aircraft or propulsion systems overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).
94. *Manufacturing, Beverage (NAICS 3121).* Establishments primarily engaged in manufacturing soft drinks, ice, and purifying and bottling water; manufacturing brewery products; winery products; and distillery products. Also included is (1) the

- artificially carbonating of water; (2) the brewing of beer, ale, malt liquors, and nonalcoholic beer; (3) growing of the grapes, and the manufacturing of wine and brandy, or making of wine or brandy from purchased materials, and the blending of wines and brandies; and (4) the distilling of potable liquors (except brandies) and the blending of liquors and other ingredients.
95. *Manufacturing, Computer and Electronic Product (NAICS 334)*. Establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.
 96. *Manufacturing, Electrical Equipment, Appliance, and Component (NAICS 335)*. Establishments that manufacture products that generate, distribute and use electrical power.
 97. *Manufacturing, Light*. The manufacturing, compounding, treatment, processing, assembling, packaging, or testing of goods or equipment that is primarily indoors and which does not present any adverse effect upon surrounding property from smoke, noise, vibration, dust, glare, air pollution, or water pollution.
 98. *Manufacturing, Medical Equipment and Supplies (NAICS 3391)*. Establishments primarily engaged in manufacturing medical equipment and supplies.
 99. *Manufacturing, Pharmaceutical and Medicine (NAICS 3254)*. Establishments primarily engaged in one (1) or more of the following: (1) manufacturing biological and medicinal products; (2) processing (i.e., grading, grinding, and milling) botanical drugs and herbs; (3) isolating active medicinal principals from botanical drugs and herbs; and (4) manufacturing pharmaceutical products intended for internal and external consumption in such forms as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.
 100. *Manufacturing, Heavy*. The extraction, processing or treatment of raw materials, or the manufacturing, compounding, treatment, processing, assembling, packaging, testing, handling, or storage of explosive or radioactive materials or products.
 101. *Motorized Vehicle*. A motor driven conveyance capable of carrying one (1) or more passengers.
 102. *Movie Theaters (NAICS 512131)*. Establishments primarily engaged in operating motion picture theaters (except drive-ins) and/or exhibiting motion pictures or videos at film festivals, and so forth.
 103. *Museums and Art Galleries (NAICS 712110)*. Establishments primarily engaged in the preservation and exhibition of objects of historical, cultural, and/or educational value.
 104. *Nonconforming Building Use*. The use of a building or structure which was a lawful use at the time this Zoning Code was passed but which use, because of the passage of this Zoning Code, does not conform to the regulations of the zoning district in which the use exists.
 105. *Nonconforming Use*. A use which lawfully occupied a building or land at the time this Zoning Code becomes effective and which does not conform with the use regulations of the zoning district in which it is located.
 106. *Nursing and Residential Care Facilities (NAICS 623)*. Establishments that provide residential care combined with either nursing, supervisory, or other types of care as required by the residents. In this subsector, the facilities are a significant part of the

production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services.

107. *Off-Street Parking*. Parking facilities for motor vehicles located on private property.
108. *Parking Lots and Garages (NAICS 812930)*. Establishments primarily engaged in providing parking space for motor vehicles, usually on an hourly, daily, or monthly basis and/or valet parking services. For the purposes of this Code, a parking lot is an off-street parking facility designed for more than four (4) parking spaces.
109. *Personal and Household Goods Repair and Maintenance (NAICS 8114)*. Establishments primarily engaged in home and garden equipment and appliance repair and maintenance; reupholstery and furniture repair; footwear and leather goods repair; and other personal and household goods repair and maintenance.
110. *Personal Care Services (NAICS 8121)*. Establishments such as barber and beauty shops, that provide appearance care services to individual consumers.
111. *Parking Space*. A usable space for the storage of one (1) passenger automobile or commercial vehicle, exclusive of access drives, aisles, or ramps, within a public or private parking lot or a building that meets the parking standards of this Code.
112. *Pet Care Services (NAICS 812910)*. Establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting, and training pets.
113. *Planned Unit Development (PUD)*. The PUD is characterized by a unified site design for a number of housing units and/or other buildings where clustering of buildings and utilization of open space will allow for enhanced land use. Through a PUD, a development may be planned as a unit and the density of use may be calculated on the basis of the entire project, rather than on a lot by lot basis. Individual uses and structures in a PUD need not comply with specific building locations, height, building size, floor area, lot size and open space requirements of the underlying basic zone provided that requirements set forth herein are complied with, and the development as a whole is harmonious with the community, particularly adjacent land uses.
114. *Principal Use*. The primary or predominant use(s) to which a property is or may be devoted.
115. *Professional, Scientific, and Technical Services (NAICS 541)*. Establishments engaged in processes where human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis, where an individual or team is responsible for the delivery of services to the client. The individual industries of this subsector are defined on the basis of the particular expertise and training of the services provider.
116. *Public Service and Utility Facility*. Public facilities necessary to serve the neighborhood or community, including, but not limited to, fire stations, police stations, national guard armories, fire training facilities, pumping stations, electrical substations, and telephone switching facilities.
117. *Publishing Industries (except Internet) (NAICS 511)*. Establishments engaged in the publishing of newspapers, magazines, other periodicals, and books, as well as directory and mailing list and software publishing.
118. *Public Utility*. A public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the

- recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation for persons and freight.
119. *Railroad Yards (NAICS 488210)*. Establishments primarily engaged in providing specialized services for railroad transportation, including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and operating independent terminals.
 120. *Real Estate Services (NAICS 531)*. Establishments that are primarily engaged in renting or leasing real estate to others; managing real estate for others; selling, buying, or renting real estate for others; and providing other real estate related services, such as appraisal services.
 121. *Religious Facilities (NAICS 813110)*. Establishments primarily engaged in (1) operating religious organizations, such as churches, religious temples, and monasteries; and/or (2) establishments primarily engaged in administering an organized religion or promoting religious activities.
 122. *Rental and Leasing Services (NAICS 532)*. Establishments that provide a wide array of tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment.
 123. *Restaurants (NAICS 72251)*. Establishments primarily engaged in one (1) of the following: (1) providing food services to patrons who order and are served while seated (i.e., waiter/waitress service), and pay after eating; (2) providing food services to patrons who generally order or select items (e.g., at a counter, in a buffet line) and pay before eating; or (3) preparing and/or serving a specialty snack (e.g., ice cream, frozen yogurt, cookies) and/or nonalcoholic beverages (e.g., coffee, juices, sodas) for consumption on or near the premises.
 124. *Retail Sales (NAICS 44-45)*. Establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.
 125. *Riding Stables*. Establishments where horses are kept for riding, driving, or stabling for compensation.
 126. *RV (Recreational Vehicle) Parks and Campgrounds (NAICS 721211)*. Establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls and playgrounds, stores, and snack bars.
 127. *Savings Institutions (NAICS 522120)*. Establishments primarily engaged in accepting time deposits, making mortgage and real estate loans, and investing in high-grade securities. Savings and loan associations and savings banks are included in this industry.
 128. *Sawmills (NAICS 321113)*. Establishments primarily engaged in sawing dimension lumber, boards, beams, timbers, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts.
 129. *Scrap Yards / Material Recycling (NAICS 423930)*. Establishments primarily engaged in the merchant wholesale distribution of automotive scrap, industrial scrap, and other recyclable materials. Included in this industry are auto wreckers primarily engaged in dismantling motor vehicles for the purpose of wholesaling scrap.

130. *Securities, Commodity Contracts, and Other Financial Investments and Related Activities (NAICS 523)*. Establishments that are primarily engaged in one (1) of the following: (1) underwriting securities issues and/or making markets for securities and commodities; (2) acting as agents (i.e., brokers) between buyers and sellers of securities and commodities; (3) providing securities and commodity exchange services; and (4) providing other services, such as managing portfolios of assets; providing investment advice; and trust, fiduciary, and custody services.
131. *Self-Storage Facilities (NAICS 531130)*. Establishments primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.
132. *Setback*. The distance that buildings or uses must be removed from their lot lines. Setbacks shall be measured, where applicable, from proposed or actual public or private street right-of-way lines. When measuring front and street side yard setbacks for lots that abut a Local Residential Street, as designated upon the Thoroughfare Plan within the City's Comprehensive Plan, the front and street side setbacks shall be measured from the building lot side of the public sidewalk to the nearest point of the wall of the main building on the lot. In such cases where sidewalks do not exist in the front or street side of a building lot, the Zoning Administrator shall determine the point of measurement based upon the location of adjacent principal structures, the likelihood of future sidewalk installation, and the anticipated location of such future sidewalk.
133. *Sign*. A presentation, display, or representation of words or letters, or of a figure, design, picture, painting, color pattern, logo, emblem, symbol, trademark or other representation so as to give notice, advertise, call attention to, or identify an entity.
134. *Software Publishers (NAICS 5112)*. Establishments primarily engaged in computer software publishing or publishing and reproduction. Establishments in this industry carry out operations necessary for producing and distributing computer software, such as designing, providing documentation, assisting in installation, and providing support services to software purchasers. These establishments may design, develop, and publish, or publish only.
135. *Stadiums and Sports Arenas (NAICS 713940)*. Establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports.
136. *Street*. A public thoroughfare which affords the principal means of access to abutting properties.
137. *Telecommunications Services (NAICS 517)*. Establishments that provide telecommunications and the services related to that activity (e.g., telephony, including Voice over Internet Protocol (VoIP); cable and satellite television distribution services; Internet access; telecommunications reselling services). The Telecommunications subsector is primarily engaged in operating, and/or providing access to facilities for the transmission of voice, data, text, sound, and video.
138. *Temporary Use*. A land use established for a limited duration which does not require permanent site improvements. Temporary Uses include, but are not limited to, the erection of temporary structures for activities such as fruit and vegetable sales,

Christmas tree sales, fireworks sales, art sales, and other retail sales permitted in the zoning district within which the proposed use is to be located.

139. *Use*. The purpose land, a building or a structure now serves or for which it is occupied, maintained, arranged, designed or intended.
140. *Use District*. A portion or portions of the City designated on the Moscow Zoning Map as one (1) or more of the categories listed and described in this Zoning Code.
141. *Variance*. A modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots.
142. *Veterinary Services (NAICS 541940)*. Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners.
143. *Warehousing and Storage (NAICS 493)*. Establishments that are primarily engaged in operating warehousing and storage facilities for general merchandise, refrigerated goods, and other warehouse products. These establishments provide facilities to store goods. They do not sell the goods they handle. These establishments take responsibility for storing the goods and keeping them secure. They may also provide a range of services, often referred to as logistics services, related to the distribution of goods.
144. *Wholesale Uses (NAICS 423)*. Establishments that sell capital or durable goods to other businesses.
145. *Yard*. An open unoccupied space, except as otherwise permitted in this Code, in the front, rear or side on the same lot with a building or proposed building, which extends along a lot line and at right angles to the lot line to a depth or width specified in the setback requirements of the zoning district where the property is located.

(Ord. 2018-07, 05/21/2018)

...

SECTION 3: That Title 4, Chapter 3, Section 3-5. A. of the Moscow City Code be, and the same is hereby amended to read 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.

- b. Size. The floor area of the Accessory Dwelling Unit may not exceed one thousand (1,000) square feet or seventy-five percent (75%) 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 four (4).
- d. Off-street parking. One (1) off-street parking space shall be required for the Accessory Dwelling Unit only if there are currently no off-street parking spaces provided for the principal dwelling on the property.

...

(Ord. 2010-24, 11/15/2010; 2011-15, 09/19/2011; 2012-23, 12/03/2012; 2013-15, 08/19/2013; 2015-06, 04/06/2015; 2015 07, 05/04/2015; 2018-07, 05/21/2018; 2019-12, 12/02/2019; 2020-14, 11/16/2020; 2021-09, 07/19/2021; 2024-04, 03/04/2024; 2026-04, 07/06/2026).

...

SECTION 4: That Title 4, Chapter 6, Section 6-2.E.7. of the Moscow City Code be, and the same is hereby amended to read as follows:

...

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

RESIDENTIAL USES	Minimum Number of Automobile Parking Spaces Required ²
<i>Dwellings in Residential Zones</i>	
Single Family (up to 4 unrelated individuals)	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Two Family	
Twinhome	
Townhouse	
Single Family Dwelling Unit (up to 6 unrelated individuals)	
Multiple Family (3 or more units)	Studio or one bedroom: 1.25 per du Two bedroom: 1.75 per du Three or more bedroom: 0.75 per bedroom
Mobile Home Parks	2 per mobile home
<i>Group Living</i>	
Boarding House (occupied by owner, up to 6 boarders)	2 per du, plus 1 per bedroom in excess of 4 bedrooms
Dormitories	1 per 2 occupants based upon anticipated max occupancy
Fraternity, Sorority, and Cooperative Houses	1 per 2 occupants based upon anticipated max occupancy
<i>Accessory Uses</i>	
Accessory Dwelling Unit	<u>1 in addition to principal structure requirements only if there are currently no off-street parking spaces provided for the principal dwelling on the property</u>

NON-RESIDENTIAL USES	Minimum Number of Automobile Parking Spaces Required ²
<i>Agricultural Uses</i>	
Agriculture, Animal Production	None Required
Agriculture, Crop Production	None Required
Animals and Fowl (as permitted by City Code Title 10)	None Required
Animal Slaughtering and Processing	None Required
Gardens (Market and Community) no on-site retail sales	None Required
With on-site retail sales	None Required
Sawmills	None Required
<i>Amusement and Recreation Facilities</i>	
Archery/Shooting Ranges (indoor only)	1.5 per firing lane
Bowling Centers	6 per lane
Dance Halls	1 per 100 sf
Fitness Centers	1 per 300 sf
Golf Courses and Country Clubs	4 per hole
Miniature Golf Facilities	4 per hole
Movie Theaters	1 per 4 seats
Riding Stables	1 per 3 stalls
Stadiums and Sports Arenas (Ice/Roller Rinks, Gymnasiums, Ballfields)	1 per 8 seats, plus 1 per 100 sf of assembly space without fixed seats ³

...

Animal-Related Business	
Veterinary Services	1 per 200 sf
Pet Care Services	1 per 400 sf
Financial, Technology, and Professional Services	
Agencies, Brokerages and Other Insurance Related Activities	1 per 400 sf
Broadcasting Studios	1 per 400 sf
Business, Professional, Political, Social Advocacy, Grantmaking, and Similar Organizations	1 per 400 sf
Commercial Banking, Savings Institutions, and Credit Unions	1 per 400 sf
Construction Contractor Services	1 per 400 sf of office space
Data Processing, Hosting, and Related Services	1 per 400 sf
Professional, Scientific, and Technical Services	1 per 400 sf
Publishing Industries (except Internet)	1 per 400 sf
Real Estate Services	1 per 400 sf
Securities, Commodity Contracts, and Other Financial Investments	1 per 400 sf
Software Publishers	1 per 400 sf
Food and Beverage Service	
Coffee/Esspresso Stand	1 per 200 sf
Drinking Places (Alcoholic Beverages)	1 per 200 sf
Restaurants	1 per 200 sf
Manufacturing	
Beverage Manufacturing	1 per 1,000 sf
Manufacturing, Heavy	
Manufacturing, Light	
Aerospace Product and Parts Manufacturing	
Computer and Electronic Product Manufacturing	
Electrical Equipment, Appliance, and Component Manufacturing	
Medical Equipment and Supplies Manufacturing	
Pharmaceutical and Medicine Manufacturing	
Public/Institutional Uses	
Antenna Towers (new)	1 stall per site
Co-Location	None Required
Cemeteries	None Required
Child Day Care Services	
Family, 5 or fewer children	2 per child care facility
Group, 6 to 12 children	2 per child care facility plus the loading zone requirements of Section 4-3-4. D.
Small, 13 to 20 children	3 per facility plus the loading zone requirements of Section 4-3-4. D.
Large, 21 or more children	4 per facility plus the loading zone requirements of Section 4-3-4. D.

Civic and Social Organizations	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Community/Neighborhood Center	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Correctional Institutions	1 per each 6 beds
Educational Services	Kindergarten, Elementary & Middle Schools: 2 spaces per classroom and 1 for every 8 seats in largest assembly area; High Schools: 5 spaces per classroom and 1 for every 8 seats in largest assembly area;
Fairgrounds	1 per 8 seats and 1 per 100 sf of assembly space without fixed seats
Funeral Homes and Funeral Services	1 per 75 sf used for assembly
Government Office Buildings	1 per 400 sf
Health Care Services (Ambulatory)	1 per 200 sf
Hospitals	1 per bed
Museums and Art Galleries	1 per 500 sf
Nursing and Residential Care Facilities	1 per 3 beds
Public Parks & Recreational Facilities (operated by local government)	1 per 8 seats and 1 per 100 sf of assembly space without fixed seats ³
Public Service and Utility Facilities	None Required
Religious Facilities	1 per 4 seats or 100 inches of bench seating, plus 1 per 100 square feet of open assembly area
Telecommunications Services	1 per 400 sf
Retail and Personal Services	
Consumer Goods Rental	1 per 400 sf
Laundries and Drycleaners	1 per 400 sf
Personal Care Services	1 per 400 sf
Retail Sales (excluding 4411 & 444)	1 per 400 sf; 1 per 800 sf for retail stores handling bulky merchandise (furniture, appliances, etc.)
Large Retail Establishment	
Storage Services	
Self-Storage Facilities	1 per 300 sf of sales or office area
Warehouses/Wholesale Uses	1 per 2,000 sf
Temporary Uses¹	None Required
Vehicles and Equipment	
Automobile and RV Dealers	1 per 800 sf
Automotive Repair and Maintenance	
Building Material Sales & Garden Equipment/Supplies	
Commercial and Industrial Machinery and Equipment Repair and Maintenance	
Electronic and Precision Equipment Repair and Maintenance	
Gas Stations	
Heavy Equipment Sales (mobile homes, farm equipment)	
Parking Lots and Garages	None Required
Personal and Household Goods Repair and Maintenance	1 per 800 sf
Railroad Yards and General Freight Trucking	1 per 2 employees on maximum work shift, but not less than 1 per 1,000 sf
Rental and Leasing Services	1 per 800 sf
Scrap Yards/Material Recycling ¹	1 per 300 sf of sales or office area

Visitor Accommodations	
Bed and Breakfast	0.5 per bedroom
Hotels and Motels	1 per sleeping room
RV Parks and Campgrounds	1 per each trailer/tent or RV space
NOTES	
¹ Or applicant provide parking survey and summary to document peak on-street parking demand for the neighborhood for Zoning Administrator and/or Board of Adjustment determination that adequate parking is available.	
² Exemptions to minimum off-street parking requirements in CB, UMC, and U Zones. See Section 4-6-5(E)(4)	
³ Or as determined by the Zoning Administrator, in consideration of operating characteristics of the use	

...

SECTION 5: SEVERABILITY. Provisions of this Ordinance shall be deemed severable and the invalidity of any provision of this Ordinance shall not affect the validity of the remaining provisions. The remaining sections of Title 4, Chapter 1, Chapter 3, and Chapter 6 that are unmodified by this Ordinance shall be in full force and effect.

SECTION 6: EFFECTIVE DATE. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Moscow. This Ordinance shall be in full force and effect from and after the date of its passage, approval and publication according to law.

PASSED on Motion by the Following Vote:

	Aye	Nay	Abstain	Absent
Scott Sumner	_____	_____	_____	_____
Sage McCetich	_____	_____	_____	_____
Bryce Blankenship	_____	_____	_____	_____
Drew Davis	_____	_____	_____	_____
Sandra Kelly	_____	_____	_____	_____
Evan Holmes	_____	_____	_____	_____

ADOPTED by the City Council of the City of Moscow, Idaho and **APPROVED** by the Mayor of the City of Moscow, this ____ day of _____, 2026.

Hailey Lewis, Mayor

CERTIFICATION and ATTESTATION. I hereby certify that the above is a true copy of an Ordinance passed at a regular meeting of the City Council, City of Moscow, held on _____, 2026.

Laurie M. Hopkins, City Clerk

DRAFT

Planning & Zoning Commission

2002 Survey

Would you support design review requiring city approval for specific building designs and appearance for construction in downtown Moscow to maintain its distinctive character?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
19%	40%	19%	11%	4%	7%

What type of economic growth do you favor? Please select your top three choices and rank 1, 2, 3 (1 being most favorable).

	#1	#2	#3
No Growth	4%	1%	2%
Wholesale Distribution	2%	2%	5%
Forestry Related	0%	2%	4%
Retail Business	17%	12%	13%
Finance; Insurance	0%	1%	1%
Tourism; Recreational	2%	10%	10%
Light Manufacturing (Assembly)	8%	10%	9%
General Business Services	4%	7%	11%
Motels	2%	1%	1%
Heavy Manufacturing (lumber, pulp)	0%	2%	2%
Agriculturally Related	4%	6%	8%
Cultural/Entertainment Events	16%	15%	12%
University	22%	14%	12%
"High Tech" Industries	19%	16%	11%
Other	0%	0%	0%

2004 Survey

Would you support design review requiring City approval for specific building designs and appearance for construction in downtown Moscow to maintain its distinctive character?

Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Don't Know
18%	45%	21%	8%	3%	5%

Allowing small retail or office businesses (such as physicians, accountants, engineers, business consultants, and beauty salons) in residential neighborhoods is a benefit to the community.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
12%	27%	20%	24%	12%	5%

Please identify the importance of the following neighborhood characteristics to you:

	Very Important	Important	Somewhat Important	Not Important	Don't Know
Proximity to school	31%	34%	12%	20%	3%
Proximity to work	18%	35%	25%	20%	2%
Proximity to shopping	10%	26%	37%	25%	2%
Proximity to park or public recreation facility	18%	39%	29%	13%	1%
Proximity to downtown	9%	29%	34%	28%	0%
Single family housing neighborhood	31%	31%	16%	18%	4%
Duplex housing neighborhood	4%	13%	25%	53%	5%
Apartment housing neighborhood	7%	13%	22%	54%	4%
Large lot size (greater than one half acre)	7%	18%	21%	47%	7%
Medium lot size (quarter to one half acre)	9%	23%	27%	33%	8%
Small lot size (less than one quarter acre)	5%	14%	22%	50%	9%
Historic housing district (Fort Russel area or similar)	16%	23%	21%	32%	8%
Alley access	6%	18%	23%	47%	6%
Cul-de-sac or dead-end street	8%	15%	23%	47%	7%
Small street blocks with numerous intersections	4%	9%	23%	55%	9%
Proximity to public walking/bike pathway	23%	30%	27%	18%	2%

2006 Survey

Would you support a design review requirement (which would require building design and appearance review and approval by the City) for construction located within the downtown historic district to maintain its historic and distinctive character?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
19%	40%	22%	11%	4%	4%

Do you support regulations that would require any new buildings constructed downtown to provide off-street parking?

Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Don't Know
21%	42%	19%	9%	4%	5%

2008 Survey

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.)

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
6%	16%	17%	27%	31%	3%

I agree that new buildings constructed in the historically agricultural areas within Moscow should incorporate design features to be compatible with the previous and existing historic agricultural buildings.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
14%	38%	24%	12%	7%	4%

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? (Please check all that apply)

Daycare Facilities	Medical Offices	Professional Offices	Convenience Stores	Groceries	Personal Services	Eating & Drinking	Other
30%	30%	24%	25%	41%	23%	41%	18%

2010 Survey

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? (Please check all that apply)

Daycare Facilities	Medical Offices	Professional Offices	Convenience Stores	Groceries	Personal Services	Eating & Drinking	Other
30%	24%	20%	21%	38%	20%	40%	16%

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.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
15%	18%	21%	23%	18%	4%

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.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
18%	26%	26%	14%	6%	8%

Please check the three most important items below that you feel should be addressed in planning for future growth in the community.

Amount of growth	31%
Location of land uses	23%
Historic Preservation	11%
Economic Development	47%
Neighborhood Preservation	22%
Traffic Management and Congestion	44%
Condition of Streets and Sidewalks	30%
Location and/or Condition of City Parks	14%
Water Resource Planning	43%
Private Development Standards	17%
Location of Public Facilities	4%
Other	6%

2012 Survey

g. 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.	25%	38%	17%	6%	10%	3%	2%
h. If accessory dwelling units were permitted within my neighborhood, I would be interested in adding an accessory dwelling unit to my property.	6%	7%	25%	22%	24%	14%	1%

2014 Survey

Compare the two neighborhood characteristics provided and 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.	52%	OR	43%	A neighborhood with primarily single-family houses only and you have to drive to stores and
Houses with smaller yards and you would have to have a short commute to work, it is easy to walk to school, stores and restaurants.	51%	OR	42%	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	49%	OR	43%	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.	32%	OR	60%	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)	84%	OR	10%	A neighborhood without well-connected sidewalks and bicycle facilities (such as bike lanes and separated pathways).

2017 Survey

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

Yes	No
62%	32%

The City of Moscow has recently received numerous inquiries from citizens wishing to construct and live in a Tiny Home within the City. Tiny Homes are generally a home of 400 square feet or less in size which are constructed on wheels or a foundation. The City of Moscow is considering allowing greater opportunities for Tiny Home development in the City. Do you support Tiny Homes as a method of providing affordable housing options in Moscow?

Yes	No
79%	16%

Currently, Tiny Home developments would be processed as a Planned Unit Development which requires a public hearing and approval of the Planning and Zoning Commission or City Council. Two impediments to Tiny Homes under the current City Code are the limitations on the number of homes that are allowed on a certain size property (density) and the number of off-street parking spaces for automobiles that are required. Since Tiny Homes are much smaller than a typical single-family dwelling, would you support amending the City Code to allow higher density and less off-street parking requirements for Tiny Homes?

Yes	No
59%	34%

2019 Survey

Please identify the importance of the following climate change strategies for the Planning & Zoning commission to consider in planning efforts and recommendations

	Highly Important	Important	Neutral	Somewhat Important	Not Important	Don't Know	No Answer
Work with the City Council and other commissions to develop a Climate Action Plan, which would detail the steps that the City can take to help mitigate and/or adapt to climate change.	43%	23%	9%	4%	16%	3%	3%
Encourage development that is at a density that is sufficient to support multiple modes of transportation (walking, bicycling, public transit, etc.)	45%	28%	8%	6%	8%	3%	2%
Encourage a mixture of land uses that allow walking or bicycling to service that you use on a daily or weekly basis.	42%	27%	13%	5%	7%	3%	2%
Require electric car and/or e-bike charging stations for large residential or commercial developments.	16%	25%	22%	8%	21%	6%	3%
Explore the development of an automotive parking lot outside of downtown for long term storage of automobiles that may not be used very often.	12%	17%	23%	12%	25%	10%	2%

Please identify the importance of the following neighborhood characteristics to you

	Highly Important	Important	Neutral	Somewhat Important	Not Important	Don't Know	No Answer
A mixture of housing types (single family, duplex, townhouse, etc.)	17%	33%	19%	8%	19%	3%	2%
Smaller lot sizes with more neighborhood open space	11%	23%	23%	8%	28%	5%	3%

Neighborhoods with narrower streets and alleys	5%	9%	20%	5%	51%	7%	3%
A restaurant within a 5-10-minute walk from your house	10%	21%	17%	8%	39%	2%	3%
Other	14%	3%	2%	0%	3%	9%	70%

2023 Survey

Q1: New Developments

Respondents were asked to rank their preferences of potential options to increase housing density in the City. The option to “Allow reduced lot sizes while requiring more common green spaces to reduce need for private yards” was the first choice with an average score of 2.8 and the least selected choice would be to “Allow all residential uses in single family zoning districts (duplexes, condominiums, townhouses and apartment complexes” with a score of 4.6.

Denser housing developments can reduce housing costs, increase housing inventory, and help reduce urban sprawl and costs related to expansion and maintenance of public infrastructure. When considering new residential developments, the City should:

	Rating (lower score indicates higher preference)
Reduce lot sizes, reduce private yards, more common green spaces	2.8
Reduce lot sizes in single-family zones, increase housing density, potentially reduce housing cost	3.2
Allow duplexes within single-family zones	3.3
Wider array of duplexes, condominiums, townhouses in single-family zones	3.5
Not allow densification of single-family zones	3.7
Allow all residential types in single family-zones	4.6

Some respondents chose to rank items with repeating numbers while others strictly rated each item 1-6. Some responses also selected certain ones to rank rather than providing all options with an answer, which caused a variance in response rates. This may be something to consider in future surveys if this needs to be re-worded. This question received an average response rate of 80%.

Q2: Parking Problem

To address the various parking issues in the community, citizens were asked where they believe the most issues occur. Options to respond with were either “Significant Problem”, “Slight Problem”, “Neutral”, or “Not a Problem”. Downtown was by far the most selected with 40% of received surveys selecting “Significant Problem” whereas the other options were less than 10%. This question had an average 98% response rate.

To what degree do you think parking is a problem within the City of Moscow in the following locations?

	Significant Problem	Slight Problem	Neutral	Not a Problem	Don't Know
Downtown	40%	40%	6%	13%	0%
My Neighborhood	9%	20%	8%	61%	1%
Eastern commercial areas (Troy Hwy)	4%	8%	22%	57%	7%
Western commercial areas (Pullman Hwy)	3%	7%	20%	60%	7%

Q3: Parking Solution

The Commission provided respondents with a variety of potential actions that could assist with reducing parking demand or increase parking availability. By rating the options on a scale of 1-7 with 1 being the most preferred, the option to "Promote using more alternative mobility options (transit viability, biking, walking, etc.)" was most preferred and the least preferred was "A large, costly to build parking structure".

What options are you interested in that might relieve parking problems in Moscow?

	Rating (lower score indicates higher preference)
Promote alternative mobility options (transit viability, biking, walking, etc.)	2.5
Utilizing garages/driveways more, rather than competing for street parking	3.0
Dedicated parking on outskirts of town for less-used vehicles	3.6
None of the above	4.1
More surface parking lots that generate low tax returns and are dead zones	4.2
Reduce parking spaces for residences/businesses, and go first come, first serve	4.5
A large, costly to build parking structure	4.6

While these results may be expected, this question may have some conflicting answers. Some respondents chose to rank items with repeating numbers while others strictly rated each item 1-7. Some surveys also had some of the options answered rather than all of them. For example, alternative mobility options had a 78.3% response rate whereas surface parking lots had a 67.8% rate. Furthermore, there were many comments left on the survey regarding the verbiage that was used for the options provided stating it was a "biased" question. Specifically, the option of "A large, costly to build parking structure" may have deterred some individuals from responding.