

Moscow's Zoning Summit

November 9, 2006

Best Western University Inn

Moscow, Idaho



Prepared for Kit Craine by the Palouse Center for Conflict Management, Inc.
Facilitation Group

Sponsors

This was an event put on by the people and for the people of Moscow. We thank the following individuals and businesses who donated time and money to make the Zoning Summit possible:

Bookpeople of Moscow

Phillip Cook

Kit Craine

Betsy Dickow

Amy Grey

Steven J. Hollenhorst

Tom LaPoint

Kathy Barnard

Rich Levensgood

Moscow Food Co-op

Barbara Wells

Others who wish to remain
anonymous

Executive Summary

A privately organized and sponsored Zoning Summit was held on Thursday, November 9, 2006, from 7:00 PM to 9:30 PM at the University Inn Best Western in Moscow, Idaho. The purpose was to ask whether the participants felt the City should continue to use the current Euclidian zoning system or should explore other options. The results of the workshop would be presented to the Moscow City Council for consideration during the upcoming revision of the City's Comprehensive Plan and Zoning Code.

The summit began with brief presentations of three approaches to land use management:

- The Euclidean zoning system (currently used in Moscow), where areas are defined for various uses and landowners have a legal right to do whatever is allowed in the zone (presented by Kit Craine, long term Moscow resident and zoning activist)
- The non-traditional approach used in Breckenridge, Colorado, where landowners do not have right to any land use; instead they pursue development through a process that is similar to a conditional use permit (presented by Rich Levengood, former Town Manager for Breckenridge, CO from 1976-80 when the system was created).
- The "bio-regional" approach where community design is based on the unique character of the local ecology, landscape, and human culture (presented by Steven J. Hollenhorst, one of the co-principle investigators for the *Building Sustainable Communities: A New University and Community Partnership* initiative at the University of Idaho)

Three other approaches currently being discussed in Idaho were also mentioned:

- Form-based where the code defines how structures look and how they are used is secondary (Ketchum),
- SmartCode where the code defines designed "human habitats" which are located on "transits" (Post Falls), and
- Smart Growth where projects and the community are designed to comply with 10 principals and the Comprehensive Plan is paramount (McCall).

The participants then joined one of three groups to discuss different management situations. These were:

- New Development which was defined as "subdividing a large open area for a projected use"
- Infill Development which was defined as "increasing the density and perhaps changing uses within developed areas", and
- Revitalization which was defined as "rebuilding a deteriorated area involving more than one property"

Following approximately an hour of small group discussions, the three groups reached the following consensus concerning approaches to land use management:

- The *New Development* group felt development of farm, forest, or other empty group should be a three step process:
 - Step One - Define community core values
 - Step Two - Combine elements of the bio-regional, Breckenridge, and Euclidian systems as follows:
 - Use bioregional thought and practice for the philosophical foundation
 - Use a point system similar to the Breckenridge, Colorado system for implementation and organization
 - Use a modified Euclidian Style for processing
 - Step Three: Develop a process for extensive public involvement in project design
- The *Infill Development* group felt increasing the density and/or changing uses on a lot-by-lot basis within developed areas should be address the following :
 - Different types of development need to be looked at differently; the City should treat new, emerging, established (perhaps for 20 or more years), and historic districts differently, while maintaining an appreciation for place, both natural and cultural
 - City should proactively identify areas appropriate for infill
 - City processes should be more participatory in all stages
- The *Revitalization* group felt management of rebuilding a deteriorated area or areas where uses are no longer appropriate should include:
 - Identify transitional areas and their uses
 - Important to keep area identity
 - Architectural elements should be maintained

Overall, the majority (approximately 70%) of the participants reached a consensus that the City of Moscow needs to explore other zoning approaches when it revises the Comprehensive Plan. The minority felt an extensively revised Euclidian system should be considered. No participants felt the City should continue with the current system.

Recommendations:

- The City explore non-Euclidian zoning approaches
- If the City chooses to stay with an Eucidian system, then more zones need to be defined in order to maintain the quality of the existing community while providing for new development

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Moscow's Zoning Summit

A Zoning Summit was held on Thursday, November 9, 2006, from 7:00 PM to 9:30 PM at the University Inn Best Western in Moscow, Idaho. The purpose of the summit, organized by Moscow resident Kit Craine, was to discuss different approaches to managing development and to form a consensus as to which system the participants preferred. Goals of the summit were:

- to provide a workshop open to the public,
- to offer a workshop independent of any governmental structures,
- to provide information about approaches to managing development,
- to provide a structure that allowed participants to freely discuss zoning options and reach any consensus, and
- to have the results of the workshop presented to the Moscow City Council at an appropriate date for use by the City when its Comprehensive Plan and Zoning Code is being rewritten.

About 35 participants attended the free workshop open to the public that was paid for by Kit Craine, other individuals, and businesses in the community. In order to help maintain a neutral environment in the workshop, facilitators from the Palouse Center for Conflict Management, Inc. were hired to help organize, manage the workshop, and write a report of the summit's findings.

Participants were asked to complete a short form to collect demographic information such as city and county of residency, length of time living there, age group, occupation, organization, and their name, all of which was optional. Of those who completed the demographic data, all indicated they lived in Moscow. The range of years living in Moscow went from one year to 53 years, with the average being 23.7 years and the median being 20 years. In terms of age group of the participants, all were 40 years of age or older, with the ages fairly well distributed evenly between the age groups of 41-50, 51-60, 61-70, and over 70.

The summit had three main agenda items: 1) presenting information about zoning systems, 2) breaking out into smaller groups to discuss zoning applications in the areas of new development, revitalization, and infill, and 3) reporting on consensus of the groups.

Presentations on Zoning Systems

Kit Craine, long-time Moscow resident and activist for land use management, presented on Moscow's current system of zoning, the Euclidian system. The second presenter was Rich Levengood, former Town Manager for Breckenridge, CO from 1976-80 who spoke

about the non-traditional approach used in Breckenridge. The third speaker was Steven J. Hollenhorst, one of the co-principle investigators for the Building Sustainable Communities: A New University and Community partnership initiative at the University of Idaho, who spoke about a bio-regional approach.

Breakout Groups

With the information provided by the three speakers, the workshop participants were invited to choose one of three breakout groups to attend to further discuss in more detail zoning approaches for a type of development: new development, revitalization, and infill. The participants were to discuss issues and reach consensus, if possible, on any findings related to zoning and planning subjects that they would like to be brought forward to the city to consider when the comprehensive plan is rewritten

New Development

The new development group addressed planning and zoning issues as they relate to subdividing large open areas, such as farm or forest land, for construction of desired uses.

Group Dynamics: long-time residents and new residents, city officials, retired officials, building contractors, rural and urban home owners, business owners, current UI faculty & researchers. Age range from early 30's to mid 60's. Socio/Economic base ranged from professor/research to business owners to middle income to home based family members. Excellent cross section of Moscow community was represented in this group.

Nineteen participants attended this group with three needing to leave early.

The group had great synergy and was in agreement on the values they would like to see in new development. This group offered information and care for the community, combined with solutions and how to get there. A very positive attitude was evident by members in this session. The participants discussed two steps in attaining the ideal zoning system: 1) defining core values and 2) how to get there.

Some of the core values discussed were sustainability, having design standards, providing diversity, protecting assets, providing efficiency (water and energy), and more. All core values are included in the New Development section of the Appendices. Regarding the steps required to reach the goals for zoning in new development in Moscow, participants wanted to combine three planning approaches presented at Summit in this order of importance and involvement

1. Bioregional thought and practice (see Steve Hollenhorst's presentation in the Appendices)

2. Breckenridge, Colorado system for implementation and organization, using the point system (see Rich Levensgood's presentation in the Appendices)
3. Euclidian style for processing

The goals are:

- To combine Bioregional and Breckenridge, CO point system
- To encourage creativity, flexibility, and a positive process by
 - Eliminating negative, reactive, and excessively long development processes
 - Defining a predictable and assured process with no hidden roadblocks or agendas
- To hire a City Planner with training and experience as a guide – prefer someone with a relationship to the place and who has an investment in the community
- To develop a process that is plan driven and proactive rather than reactive
- To have the Comprehensive plan language say “will” instead of ”should” and to use decisive instead of ambiguous language
- To expand this exercise to cover and include the City, Impact area, and County
- To view the approach as an inclusive, center-out process with all parties involved in development of Comprehensive Plan.



Common Themes of New Development Breakout Group were:

- Sustainability & Self Sufficiency
- Insert Sustainability into all 16 sections of Comprehensive Plan
- Reduce Environmental Impact
- Parks and Green Space to be included in all planning
- Protect Quality of Life
- Compatibility
- Diversity in Economic Growth
- Zoning and Planning for the Good of the Whole
- Transportation carefully planned for current and long term use
 - Connectivity should protect and enhance current quality of life
 - Alternative Transportation was a must: Public Transportation, Bicycle and Pedestrian Paths

Infill Development

This breakout group discussed zoning for infill development (increasing density in developed areas, generally on a lot by lot basis by dividing lots or structures, sometimes involving a change in use). It had eight overall participants (two women and six men). Almost all of the subjects came from six, and only four fully participated in reaching consensus on points to bring forward. Of the four who participated the most, three are very knowledgeable about planning and have experience with planning, either city or county.

The topics the participants reached consensus on were the following:

- Different types of development need to be looked at differently; the City should treat new, emerging, established (perhaps for 20 or more years), and historic districts differently, while maintaining an appreciation for place, both natural and cultural
- The City should not use the same process for infill as for new development
- The City should proactively identify areas appropriate for infill. Already established areas should not be changed by zoning but by conditional use permits
- There should be more flexibility for mixed uses
- The City processes should be more participatory, in terms of defining the rules as well as implementing the rules

There was lesser consensus on these topics, but enough support to bring them forward:

- Infill development needs to have attention paid to adequate parks
- There should be greater use of performance standards
- Infill development should address economics for those with limited incomes who need livable, affordable housing

Revitalization

The revitalization breakout group discussed planning and zoning issues as they relate to the rebuilding of a deteriorated area, which may or may not involve changing the use of the area. The group was made up of two people from the university, a retailer, and a city council member. Several community members stopped by to make comments as they left the summit.

A point value system was discussed as a valuable tool to be used in making zoning decisions. There was no discussion of how the current system is working. There was consensus that good planning prior to problems was important. Another thing that dominated much of the discussion was the need to look at areas as a whole when deciding the uses and looking ahead to future growth.

These are the areas of concern that were discussed when addressing revitalization:

- Identity
 - connection to roots
 - historic district
 - grave yards
 - Fort Russell neighborhoods
 - grain elevators area
- Identification of transitional areas and uses
 - transitioning between community to university areas
 - transitioning between commercial and residential
- Areas should be developed consistent with a theme
- Maintain architectural elements and/or have design review
- Future community needs obtained and observed
- ADA standards enforced
- Heating systems, particularly bio-mass
- Downtown
 - Affordable housing availability
 - Mixed use of buildings and areas
- Funding sources
- Readdress zoning
- Walkability and parking
- Tourism
- Infrastructure
- Diversity
 - multi-generational
 - socio-economical
 - cultural

Overall Findings

After hearing the reports of all three breakout groups, it was the consensus of the participants who were still in attendance that they preferred the City of Moscow combine approaches to zoning when it rewrites its zoning plan. No one approach to zoning seemed to

meet the needs of the participants, but some merger of bio-regional, the Breckenridge and/or Euclidian approaches would better meet the needs of the city.

Recommendations:

- The City explore non-Euclidian zoning approaches
- If the City chooses to stay with an Euclidian system, then more zones need to be defined in order to maintain the quality of the existing community while providing for new development

Program Participants

Kit Craine—Background, Current Problem, Why the Summit?, Alternatives to Current City Planning and Zoning System

Kit Craine is a native Moscow resident with a B.S. and an M.S. in Geography as well as an M.A. in English. She has many years of experience designing, implementing, and repairing information management systems. She is a long time activist for land use.

Rich Levensgood—Breckenridge, Colorado planning and zoning model

Rich Levensgood advocates using a non-traditional approach to zoning, at least in the Moscow downtown area. He presented an overview of the Code of Development for Breckenridge, Colorado. This was developed and implemented when he was the Breckenridge Town Manager from 1976-1980, and is still in effect. The Breckenridge system is a departure from the current Moscow land use review systems which divides the city up into specific land use zones and defines the uses permitted in each.

During his career, Levensgood has served in various capacities dealing with comprehensive planning and land use systems. He has provided consulting services to both public and private clients on growth management, land use systems, local government administration, and policy matters requiring state legislation.

Steven Hollenhorst—Bioregional Thought and Practice

Steven J. Hollenhorst is one of the co-principle investigators for the *Building Sustainable Communities: A New University and Community Partnership* initiative at the University of Idaho. He is also professor and head of the Department of Conservation Social Sciences at UI, Director of the National Park Service Visitor Services Project, and Director of the McCall Outdoor Science School. His teaching and research focus on protected area policy and management, land trusts and conservation easements; and environmental leadership. He received his B.S. (1982) and M.S. (1983) from the University of Oregon, and his Ph.D. (1987) from The Ohio State University.

APPENDIX A: Moscow's Euclidian System

Presentation by Kit Craine

E-mail: kcraine@verizon.net

Problem

- Code specifies Euclidian System
- Practice is Project Oriented

Question: Which do we want?

- Euclidian, as is on the books?
- Project oriented, as in practice?

With either, what characteristics would create Utopia?

Point of Planning is to:

- Protect things important to the community such as water, farmland, views, affordable housing
- Reserve public space for the transportation network, parks, schools, hospitals, etc.
- Create/maintain the character of the community
- Manage land use to benefit the community
- Resolve land use conflicts *before* they happen

Point of Zoning is to:

- Implement the Plan
- Balance:
 - Public health, safety, and needs vs. private rights
 - Conflicting private rights
 - Change vs. the status quo
- Protect Monetary and non-monetary investments in homes and businesses

Types of Zoning

- Euclidian System (Moscow's)
- Design based
 - Form based (Ketchum)
Code defines how structures look, how they are used is secondary
 - SmartCode (Post Falls)
Code defines designed "human habitats" located on transits
 - Smart Growth (McCall)
Code based on 10 principals; Comprehensive Plan is paramount
 - Others

Euclidian System

- Defines *appropriate areas* based on whether uses conflict with or support each other
 - Generators of noise, foul smells, dust, traffic, and so forth away from housing and near major transportation arteries/ports.
 - Businesses together and on transportation arteries
 - Homes in neighborhoods, near schools, parks, shopping, etc.
 - Allows movement and construction within the areas without further permission from government for the use (construction requires building and other permits)
- Process
 - Define appropriate areas for uses (Comprehensive Plan)
 - Farm, Forest, Mining
 - Industry
 - Commercial
 - Residential
 - Write rules for areas (Zoning Code)
 - Uses are allowed by right
 - Use-by-right with design review (subdivision, PUD)
 - Use with conditions
- Success based on:
 - Ensuring there are places to go when there is a need to grow
 - **Within Structure**
 - On parcel
 - Within district
 - Edge of district
 - Areas ready to change use
 - Edge of Town
- Success Achieved by:
 - Managing areas, not individual parcels
 - Looking forward, not at current conditions
 - Anticipating locations years or decades ahead of need
 - Expansion areas
 - Areas in transition
 - Protecting places for when someone needs/wants to move
Ignoring market and individual Interests
 - Having the patience to wait until need and use are in sync
Letting the use wave flow by

APPENDIX B: The Breckenridge Example

Presentation by Rich Levengood

Public Policy Consulting

Moscow, ID 83843

208- 892-8686

E-mail: levengood@moscow.com

The Breckenridge Land Use Guidance System

I. Background

II. Philosophy

The Town's land use development review and permitting processes are community oriented:

- A. Gain for the community as much good as possible.
- B. Avoid or eliminate as many of bad impacts as possible.

III. Land Use Review Objectives

A. Substantive objectives of land use review:

- 1. Comprehensive set of rules.
- 2. Issues addressed accurately but not endlessly.
- 3. Allow creativity by developers so community concerns and benefits addressed.
- 4. Land use development and review to be dynamic.

B. Procedural objectives

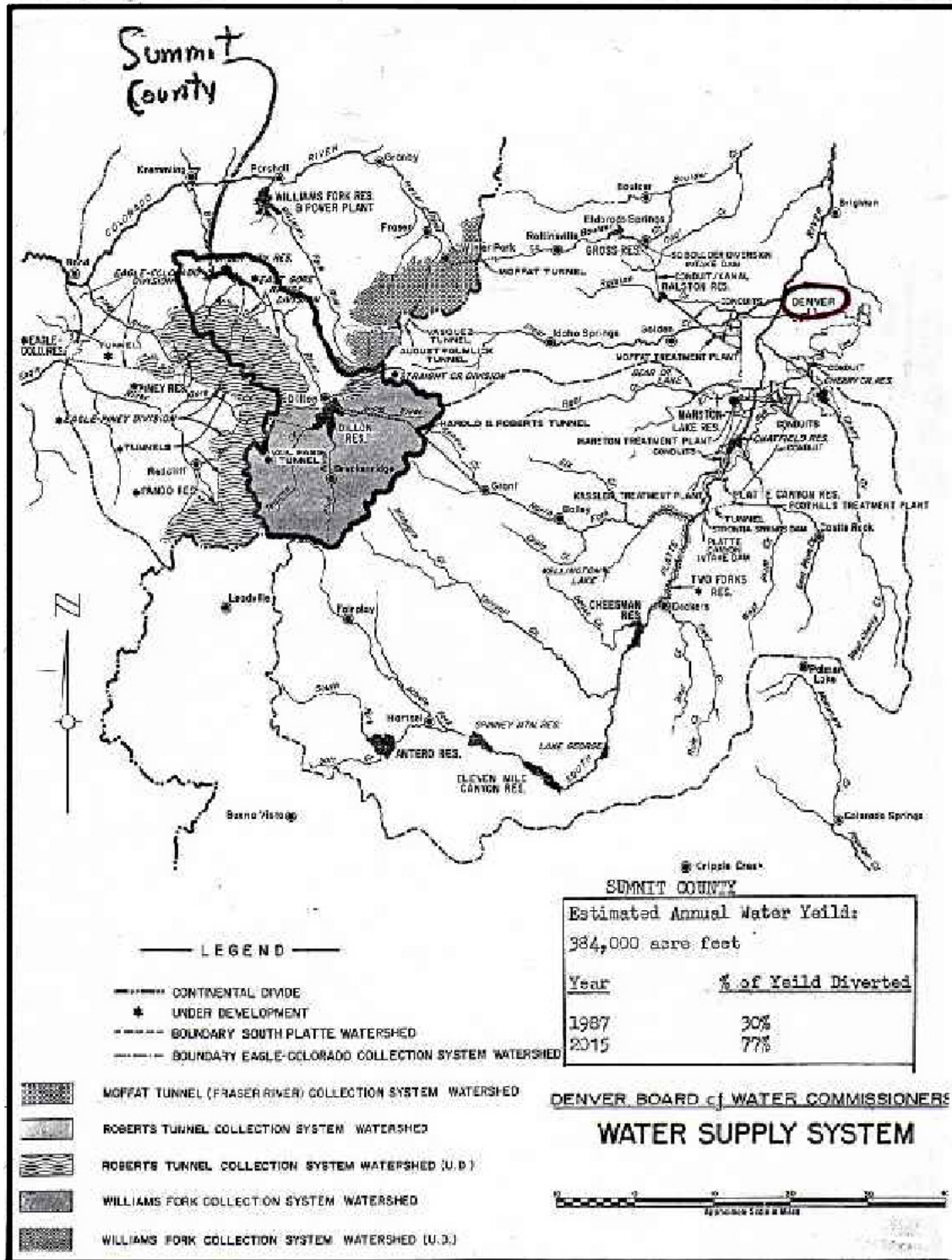
- 1. Inexpensive.
- 2. Expeditious.
- 3. Comprehensible to the layman.
- 4. Fair.
- 5. Streamline the city review process.

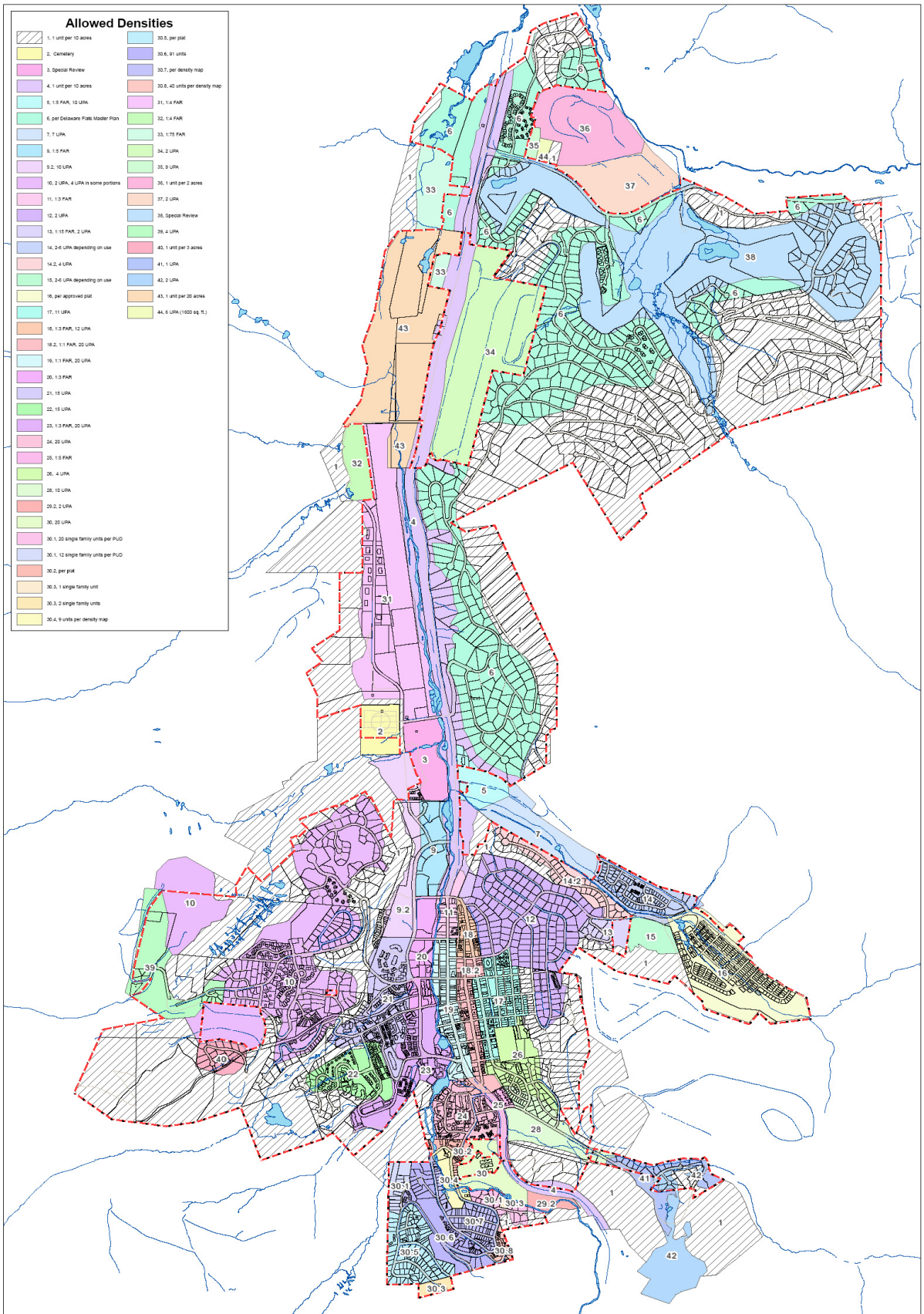
IV. Breckenridge Code of Development: Three documents:

- A. Comprehensive Plan to guide growth in a general way.
- B. Land Use Guidelines to take the place of the rigid zoning designations.
- C. Development Code.

V. Major elements:

- A. Code combines features of "traditional zoning" and "performance zoning."
- B. Town divided into 44 land use districts.
- C. There is no "use by right" in any district. Uses in effect prior to Code adoption are grandfathered.
- D. Development right vested only when the Town Council approves the development. Permit issued.





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Breckenridge Zoning

printed 3/21/06
 town boundary poly



Summary of Inventory of Land Use District 12 (residential) and District 19 (downtown commercial core)

District 12	District 19
<p>Acceptable Land Uses and Intensities: Land use type: Residential Intensity of Use: 2UPA Structural type: Single family</p>	<p>Acceptable Land Uses and Intensities: Land use type: Commercial Intensity of Use: 1:1 FAR/20 UPA residential Structural type: Special review</p>
<p>General Design Criteria: Architectural treatment Building heights Building setbacks Pedestrian circulation Vehicular circulation Public transit accommodations</p>	<p>General Design Criteria: Historic/Architectural treatment Building heights Building setbacks Pedestrian circulation Vehicular circulation Public transit accommodations</p>
<p>District Improvements: Water facilities Sanitation facilities Natural gas, electricity, telephn, cable TV</p>	<p>District Improvements: Water facilities Sanitation facilities Natural gas, electricity, telephone, cable TV</p>
<p>Capital improvements: No projects currently scheduled. Drainage improvements not needed.</p>	<p>Capital improvements: Street and alley improvements scheduled. Riverfront improvements needed with private and public efforts. Surface drainage plan should be prepared, and effects of adjacent properties should be specifically reviewed.</p>
<p>Relationship to other Districts: Compatibility conflicts might occur with some abutting district 13 because of potential service commercial uses. All others OK despite differences in land use and intensities.</p>	<p>Relationship to other Districts: Several districts abut this district, but are essential compatible. Treatment of edges of all other district to insure and protect historic district aspects of 19.</p>

Breckenridge Development Policies

Policy		Absolute requirements to develop	Relative features to mitigate impacts and/or enhance community	Density bonuses
1	Codes, Correlative Docs, and Plat Notes	Yes		
2	Master plan	Yes		
3	External circulation	Yes		
4	Loading	Yes		
5	Exterior loud speakers	Yes		
6	Utilities	Yes		
7	Construction activities	Yes		
8	Water conservation	Yes		
9	Subdivision	Yes		
10	Temporary structures	Yes		
11	Home occupations	Yes		
12	Home child care businesses	Yes		
13	Chalet houses	Yes		
14	Satellite Earth stations antennas	Yes		
15	Radio broadcasts	Yes		
16	Special areas	Yes		
17	Special Commercial Events	Yes		
18	Placement of structure	Yes	Yes	Yes
19	Density/intensity guidelines	Yes	Yes	Yes
20	Building Height	Yes	Yes	Yes
21	Refuse	Yes	Yes	Yes
22	Internal circulation	Yes	Yes	Yes
23	Parking	Yes	Yes	Yes
24	Landscaping	Yes	Yes	Yes
25	Social Community (affordable housing)	Yes	Yes	Yes
26	Air quality	Yes	Yes	Yes
27	Water quality	Yes	Yes	Yes
28	Hazardous conditions	Yes	Yes	Yes
29	Special areas	Yes	Yes	Yes
30	External loud speakers	Yes	Yes	Yes
31	Public art	Yes	Yes	Yes
32	Site and environmental design		Yes	Yes
33	Recreational facilities		Yes	Yes
34	Open space		Yes	Yes
35	Energy conservation		Yes	Yes
36	Infrastructure	Yes	Yes	
37	Storage	Yes	Yes	
38	Snow removal and storage	Yes	Yes	
39	Mass	Yes		
40	Drainage	Yes	Yes	
41	Fire control and prevention	Repealed	Yes	
42	Barrier free standards	Repealed	Yes	
43	Signs	Yes	Yes	
44	Land Use Guidelines	Yes	Yes	
45	Architectural Compatibility	Yes	Yes	
46	Transit		Yes	
47	Economic community Repealed	Yes		

Parking, Relative and Absolute Policies No. 18, (Section 9-1-19, Breckenridge Development Code)

18. (ABSOLUTE) PARKING (18/A):

Off-street Parking: All developments within the Town shall comply with Title 9, Chapter 3, Off-Street Parking Regulations of the Town Code. (Ord.19, Series 1988)

18. (RELATIVE) PARKING (18/R):

1 x (-2/+2)

A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off-street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:

2 x (-2/+2)

(1) Public View: The placement and screening of all off street parking areas from public view is encouraged.

(2) Public Usage: Making private off street parking areas available to the general public in nonresidential areas is encouraged.

1 x (+1)

(3) Joint Parking Facilities: The utilization of joint parking facilities to minimize the proliferation of parking areas and resultant traffic disruptions from their use is encouraged.

1 x (+1)

(4) Common Driveways: The sharing of common driveways leading from public streets or alleyways to off street parking facilities by more than one use of parcel of land is encouraged, whether the parking facilities be joint or separate.

2 x (-2+2)

(5) Downtown Service Area Parking: It is strongly encouraged that nonresidential buildings between two thousand (2,000) to ten thousand (10,000) square feet of density, inclusive, provide two (2) off street parking spaces. When nonresidential buildings fall within additional five thousand (5,000) square foot increments, another off street parking space is encouraged.

Some locations within the service area may not be appropriate for any off site parking. Therefore, parcels adjacent to the Riverwalk, and other properties having no rear access to an alley, are not subject to the assessment of negative points under this policy. (Ord. 6, Series 2000)

November 9 Zoning Summit Presentation Outline Description

Presentation Outline	Description
<p>1. Philosophy</p> <p>The Town’s land use development review and permitting processes are community oriented:</p> <ol style="list-style-type: none"> 1. Gain for the community as much good as possible. 2. Avoid or eliminate as many bad impacts as possible. 	<p>This was the Town of Breckenridge’s philosophy for any new land use review system.</p> <p>The Town Council was pro-development in 1976 but believed that the philosophy was what the community wanted. It took a couple more years of staff work with the Council to convince it that the new Code would work without breaking the bank.</p>
<p>2. Substantive objectives of land use review:</p> <ol style="list-style-type: none"> 1. Comprehensive set of rules. 2. Issues addressed accurately but not endlessly. 3. Allow creativity by developers so community concerns and benefits addressed. 4. Land use development and review to be dynamic. 	<p>These points summarize substantive objectives for the new Code.</p>
<p>3. Procedural objectives</p> <ol style="list-style-type: none"> 1. Inexpensive. 2. Expeditious. 3. Comprehensible to the nonprofessional. 4. Fair. 5. Streamline the city review process. 	<p>An analysis of the Town’s existing system by our consultant, land use attorney, our planner, and myself revealed that the procedures followed in land use review was too expensive, too cumbersome, and too vague. We came up with these objectives for the Town Council to consider.</p>
<p>4. Breckenridge Code of Development: Three documents:</p> <ol style="list-style-type: none"> 1. Comprehensive Plan to guide growth in a general way. 2. Land Use Guidelines to take the place of rigid zoning. 3. Development Code. 	<p>These three documents were products. The <i>Comprehensive Plan</i> was a review and analysis of the current situation and is a guideline for growth. It is reviewed periodically. In 1978 when the Code was adopted it provided a general direction of how the Town wanted to steer the growth cycle that was descending upon the Town. Euclidian zoning could not be easily fixed to meet the Town’s philosophy. This document makes the other two documents work.</p>

Presentation Outline	Description
<p>5. Major elements:</p> <p>C. Code combines features of “traditional zoning” and “performance zoning.”</p> <p>D. Town divided into 44 land use</p> <p>E. There is no “use by right” in any district. Uses in effect prior to Code adoption are grandfathered.</p> <p>F. The right to develop land is only when the Town Council approves the development and when the Permit is issued.</p> <p>G. No use is prohibited. (However, there are recommended uses in each district.)</p>	<p>These are the principal operational components of the Code.districts.</p> <p>Slide #4-- 44 land use districts</p> <p>Slide #5 –Districts 12 and 19 – summary of recommended uses.</p> <p>F is the numerical guts of the Code – these policies assure that a development meets the Town-defined development standards and to further the philosophy of the Code cited above.</p>
<p>H. . “Absolute” and “relative “development policies:</p> <p>“Absolute” policies -- must be met (no exceptions).</p> <p>Relative” policies – developer must also score at least “0” in relative policies to be issued a development permit.</p>	<p>A developer can qualify for density bonuses or offset negative features of his development proposal by accumulating positive points under relative policies.</p> <p>Other relative polices, with or with out density bonuses, are added as Town priorities evolve.</p> <p>Slides #6 all policies table</p> <p>Slide #7 Parking, absolute and relative policies</p>
<p>I. How has it worked in the 28 years since it went into effect?</p>	<p>The economic base of the Town is summer and winter tourism. The Code contributed to putting the Town into a position to compete effectively with other mountain resorts – Aspen, Vail, Park City, Steamboat Springs, etc.</p> <p>Residents live in a well-planned and environmentally sensitive Town.</p> <p>Retail sales grew from \$23.5 in 1978 to \$309 million in 2005, after inflation an annual compounded growth rate of 4%.</p>

APPENDIX C: Building Sustainable Communities: A Bioregional Approach to Sustainable Land Use Planning

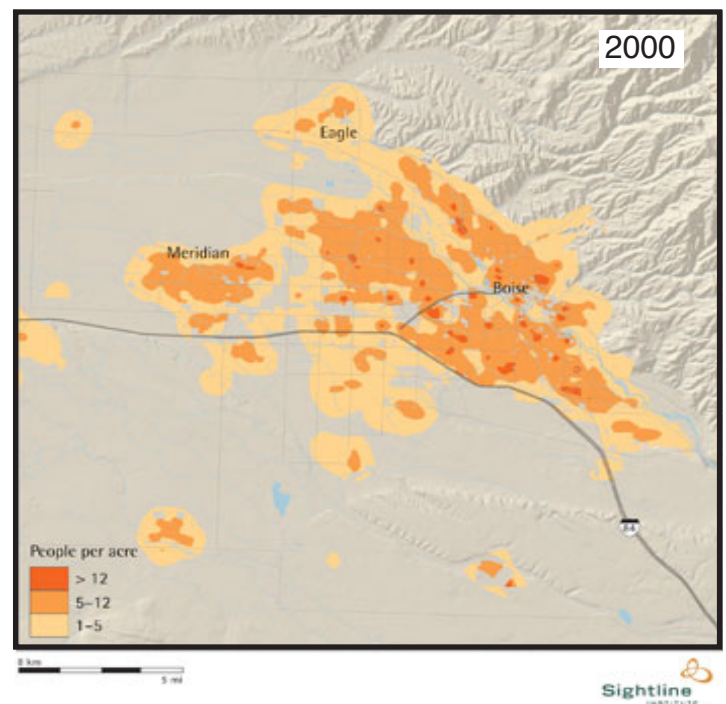
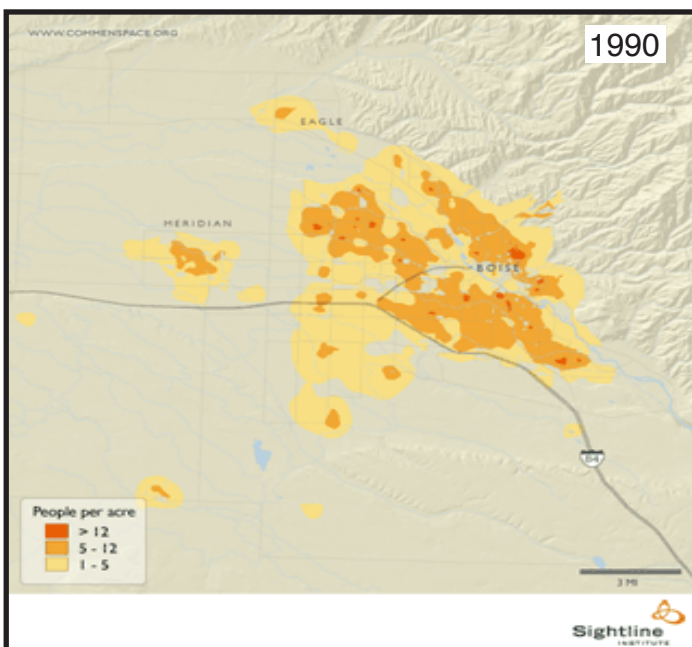
Presentation by Steve Hollenhorst

UI College of Natural Resources
Department of Conservation Social Sciences

Problem, Need, Opportunity

- Exploding growth and development.
 - From 1990 to 2005, Idaho’s population increased by 41% to 1,429,096 residents, making it the third fastest growing state in the U.S.
 - Kootenai and Canyon counties grew more than 75%.
 - The Census Bureau projects that by 2030, Idaho’s population will increase by 52%.
 - By 2050, 4.5 million acres of ranch, farm, and open space land and the WUI will be lost.
- Stagnant or shrinking rural communities in some areas.
- Increasingly complex roles, responsibilities, and structure of local government.
- No coordinated, statewide planning assistance for communities.
- No coordinated, statewide professional development and capacity building for local elected and appointed officials and community leaders.

Boise-Area Population Density



Date range: 1990-2000

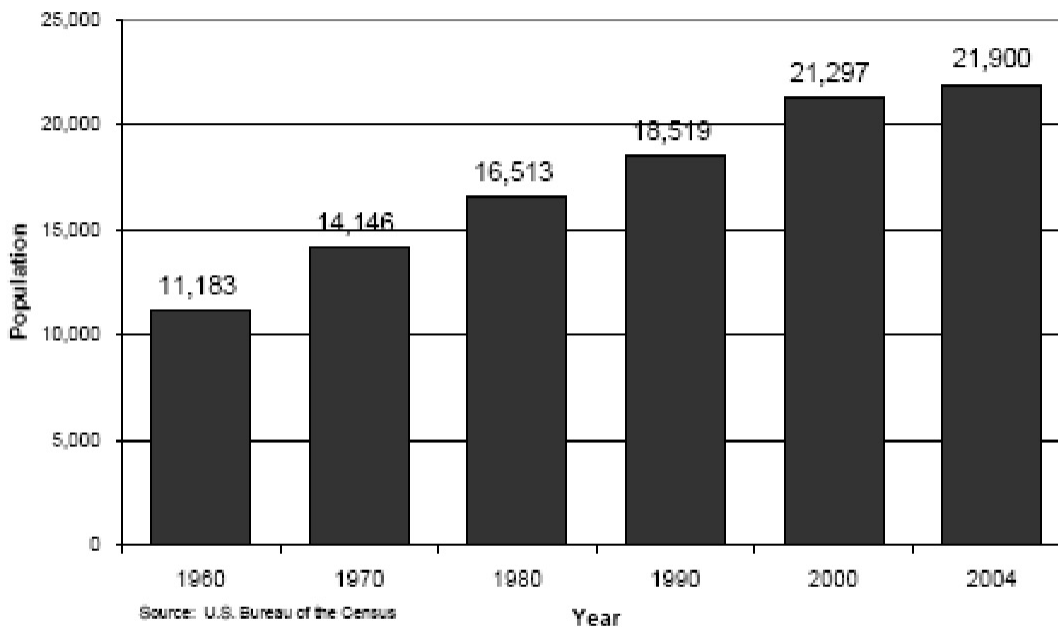
Caption: Boise, Idaho, is the Northwest’s most sprawling metropolis.

Table 1. 10-year growth rates of Northwest Metropolitan Areas.

Metro Area	Population	Growth during past decade (%)
Seattle (3 counties)	3,045,000	19
Greater Vancouver Regional District	2,013,000	26
Portland (4 counties)	1,790,000	27
Spokane (Spokane county)	418,000	16
Eugene (Lane County)	323,000	14
Victoria (Capital Regional District)	314,000	12
Boise (Ada County)	301,000	46
Total, 7 metro areas	8,204,000	22
Total, B.C. and NW states	14,739,000	18

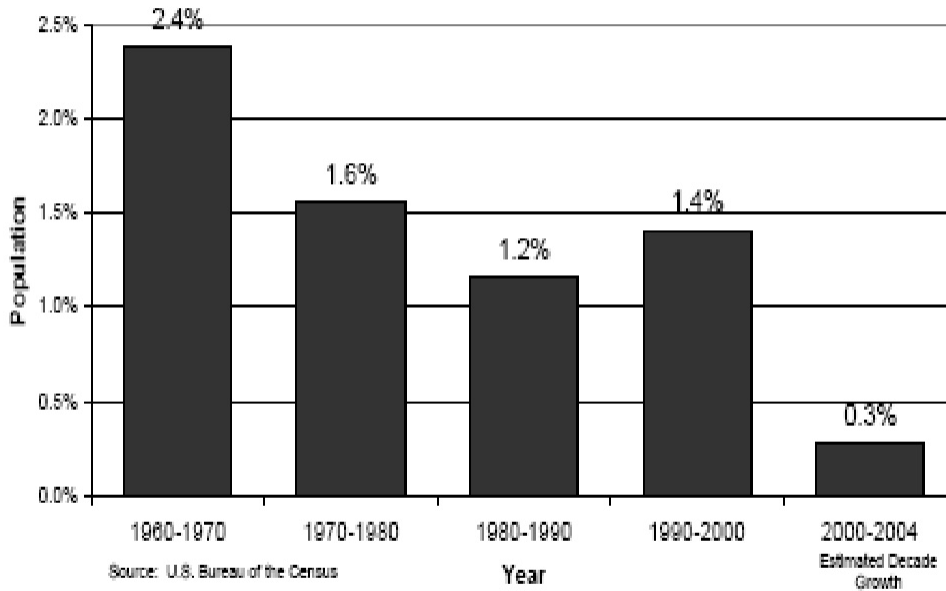
Population counts are for 2000 in the United States and 2001 in British Columbia.
www.cascadiascorcard.org

Population of Moscow, Idaho, by Decade and 2004



Miller, J., S. Peterson, and H. Robison, 2006. Growth in Moscow: A Study of Modest Population Growth and Rising Economic Prosperity. Study report prepared for the City of Moscow, Idaho.

Annual Average Percent Change in Population of Moscow, Idaho, by Decade, and 2000-2004



Miller, J., S. Peterson, and H. Robison, 2006. **Growth in Moscow: A Study of Modest Population Growth and Rising Economic Prosperity.** Study report prepared for the City of Moscow, Idaho.

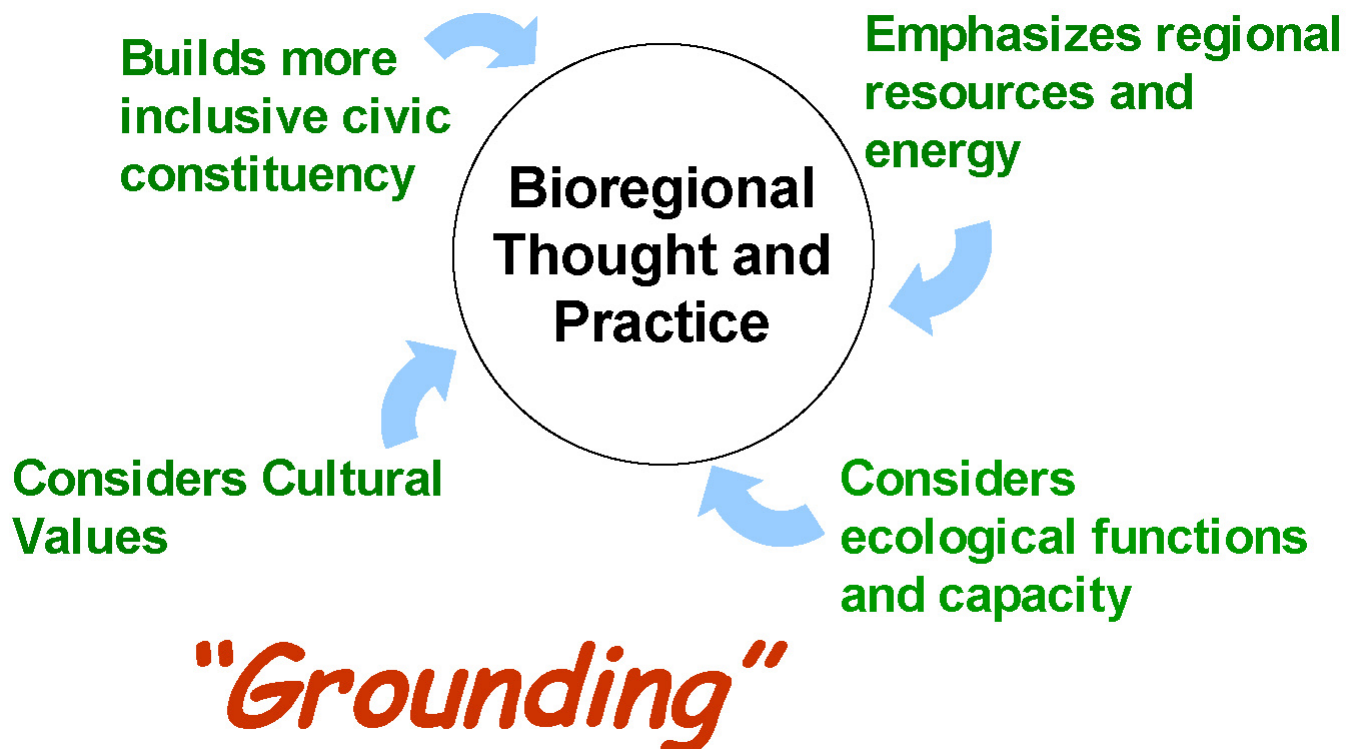
The Response

<p>Conventional Planning</p> <ul style="list-style-type: none"> • Synoptic • Euclidian • Top-down • Problem-driven • Expert-directed • Regulatory focus • National standards • Focus on limits and scarcity • Necessity of government regulation of growth 	<p>Laissez-Faire</p> <ul style="list-style-type: none"> •Market trumps all other values •Sanctity of property rights •Government viewed as the problem •Regulations viewed as bad •Focus on limitlessness •Necessity of unlimited growth
	<p>ID: Proposition 2 WA: Initiative 933</p>

A Third Way: Bioregional thought and Practice.

- Bioregion:
 - Literally and figuratively a “life-place”
 - *Bioregions can be defined in terms of distinct communities of life, both human and non-human, where implicit conditions suggest particular ecological and social adaptations.*
[Adapted from Thayer, 2003. Life Place:]
- Characteristics of Bioregional Planning
 - Framed by the ecological potentials and limits of a region
 - Suited to the culture and values of the region
 - Favor regional sources of food, energy, and materials
 - Human-scaled
 - Action catalyzed by shared natural and social values (i.e. watersheds)
 - Horizontal enfranchisement of stakeholders
 - Balancing of freedom and obligation, rights and responsibilities
 - Dependent upon multiple types of knowledge (scientific, technical, local wisdom, ethics, common sense)
 - Symmetrical power relationships (transactional model)
 - Emphasis on “home-grown” solutions

Adapted from Thayer, 2003



The Bioregional Planning Hypothesis

- Every bioregion requires a unique method or set of practices of land planning, design, and management, which will result in a unique set of landscape patterns.

Building a Bioregional Network on the Palouse

- Biodiversity Framework
 - Stream and river restoration, foothill conservation areas, restored floodways and basins, nearby nature, bioregional protected areas.
- Agricultural Areas
 - Farmland protection, bioregional water, bioregional “foodshed”, sustainable agriculture practices, tailwater ponds, natural edges, recognition of the full value of farmland and farming.
- Communities and Infrastructure
 - Compact cities and towns, infill development, mixed use town centers, regenerative transit, recycled water, local power sources, urban to nature corridors, active communities by design.

APPENDIX D: Suggestions from the New Development Group

Core Values

The participants felt the following core values should be included in the City's Comprehensive Plan and Zoning Code for new development:

- Sustainability-Ecological designs
- Continuity and seamless flow from city to impact area to county
- No Sprawl – eliminate pockets of development that do not fit the good of the community growth
- Pedestrian and Bike Paths, Parkways—continuous and safe—established development connecting with new development—continuous flow
- Design Standards
- Compatibility—current & Sense of Place the defines Moscow
- Mixed Economics in Housing pricing in same location
- Diversity-economic & social
- Local use of local resources (Produce as much as we can locally)
- Protect Assets-Unique Ecology
 - e.g.: Palouse Hills, Moscow Mountain—do not deface
 - Night skies—Northern Lights
- Building Styles (Unique ways to use natural resources in allow for artistic freedom)
- Protect historic areas—do not destroy historic areas to access new development
- Transportation—unique ways without being obtrusive—i.e. one way streets
- Unique ways of using natural resources—produce enough energy to net-zero There are many means of harnessing energy which have less damaging impacts on our environment besides using fossil fuels to have homes and communities be “off the grid.” Some possible alternatives: wind, solar, geothermal, hydro
- Open Space bond initiatives
- Be visionary—catch up with other communities of like size and commitment—by using three dimensional models
- Local initiatives to pursue green design
- Lot more parks required with new development
- Public transportation servicing entire community
- Provide space for public schools and other public facilities
- LEED standards applied --The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction,

and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health:

- Sustainable site development
- Water savings
- Energy efficiency
- Materials selection
- Indoor environmental quality
LEED provides a roadmap for measuring and documenting success for every building type and phase of a building lifecycle.
- Neighborhood stores
 - Small
 - Local
 - Gathering spots—i.e. coffee shops
- Purpose of development defined
 - What type of commercial & purpose
 - How it fits into the whole
 - Protect quality of life
 - Complete Streets and traffic patterns pre-designed—streets designed to adequately handle cars, bikes, and pedestrians

Greater Involvement of Community in Comprehensive Plan Development

Recognizing that not all citizens who would like to have input into the development of a new Comprehensive plan would attend meetings, this group made suggestions for additional ways of getting public involved.

- “Wiki” type of interactive web page
- Newspaper stories and ads
- Radio Spots
- Radio Free Moscow
- Posters (Poster contest in elementary schools)
- Schools (Involvement of High Schools/University Classes as part of a government/civics project—include Logos, Paradise Creek Alternative School)
- Invite school groups to sit in on hearing processes

APPENDIX E: Resources For New Development

Renewable Energy Incentive

State & Local Incentives

The *Database of State Incentives for Renewable Energy (DSIRE)* is a comprehensive source of information on state, local, utility, and selected federal incentives, programs and policies that promote renewable energy, primarily power production. Search by state, type of incentive, technology and other categories. DSIRE currently tracks only a select number of federal incentives, primarily for residents and businesses.

- <http://www.dsireusa.org/>

US Dept of Energy

DOE's Office of Energy Efficiency and Renewable Energy provides a Financing Solutions & Incentives website with links to resources for the home, business, industry, utilities and government. Their Western Regional office does a wonderful job compiling a vast array of information from government, business and foundations into a monthly Funding Opportunities for Energy Efficiency, Renewable Energy and the Environment. [

- <http://www.harvestcleanenergy.org/incentives/index.html>

Farm Bill Energy Title

USDA Rural Development is responsible for implementing many of the federal renewable energy programs of benefit to the agricultural community, including programs created under the 2002 Farm Bill. The two most important resources are:

Value-Added Producer Grants (Section 6401)

These grants are intended to help add value to producer-owned agricultural businesses. Contact your state USDA lead for timelines and assistance:

- Idaho: Rhonda Merritt, 208-378-5623

Renewable Energy & Energy Efficiency (Section 9006)

Loans, loan guarantees, and grants are available to farmers, ranchers and small businesses to purchase renewable energy systems and make energy efficiency improvements. Contact your state USDA lead for timelines and assistance:

- Idaho: Brian Buch, 208-785-5840 x118
- <http://www.harvestcleanenergy.org/incentives/index.html>