

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
October 23, 2019

Mike Ray
Staff Liaison

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The meeting was called to order at 7:00 p.m.

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

MEMBERS ABSENT: None

ALSO IN ATTENDANCE: Mike Ray, Anne Peterson

1. Approval of minutes from September 25, 2019 [ACTION ITEM]

Seever moved approval of the minutes as present, seconded by Parish. Motion carried by acclamation with Hamilton abstaining.

2. Public Comment

None.

3. Public Hearing: Legislative Amendment of Title 4, Chapter 3 to Allow Accessory Dwelling Units to have Separate Electric and Water Meters [ACTION ITEM]

The Zoning Code currently requires that the electrical and water service for ADUs shall be extended from the primary dwelling on the property. There have been instances recently where the electrical service has been required to be upgraded in the primary dwelling at a substantial cost in order to extend electricity to the ADU. The Commission is proposing to eliminate this requirement.

Public hearing opened at 7:06 and closed immediately due to no one being present to testify. Gropp asked if gas and sewer can be separate for ADUs and Ray said they are already done separate. Parish moved to recommend approval of the amendment, seconded by Wilson. Motion carried unanimously by acclamation.

4. Public Hearing: Legislative Amendment of Title 4, Chapter 6 Regarding an Amendment to Eliminate the Covered Parking Space Requirement for Single-Family and Two-Family Dwellings and an Amendment to the Off-Street Parking Requirements for Miniature Golf Facilities. [ACTION ITEM]

There is a provision of the off-street parking section of the Zoning Code that requires one of the required off-street parking spaces for single-family and two-family dwellings to be covered or located in a place on the property which could be covered in the future. This requirement is unique to Moscow and has historically presented some challenges with certain projects through the years. The Commission is proposing to eliminate this requirement. Additionally, staff is recommending a change to the required parking for miniature golf facilities from 4 spaces per hole to 1 space per hole.

Public hearing opened at 7:08 and closed immediately due to no one being present to testify. Hamilton moved to recommend approval of the amendment, seconded by Wilson. Motion carried unanimously by acclamation.

5. Transportation Commission Meeting Report

Hamilton said the main agenda item from the last meeting was cancelled and the next meeting will be November 14th.

Parish commented that on a recent trip to southern California he noticed that the center of all bike lanes were painted solid green which made them much more visible, and approaching intersections the paint transitioned to green/white hash lines. Commissioners agreed that ongoing paint maintenance would certainly be a larger consideration here than in California.

Parish reported on the great turnout at the Airport Runway Opening event and applauded the coordination required by Pullman/Moscow, UI/WSU, and Latah/Whitman counties to make twenty years' work come to fruition.

6. Continuing Education Video Presentation (Item heard after adjournment)

Take-aways the second half of the video entitled, *Living Tiny Legally Part 1* included:

- Small-lot development is one method for providing in-fill, urban redevelopment, and affordable housing.
- Tiny homes as a second dwelling unit on an established lot creates affordable housing because all the infrastructure is already there.
- Health and safety standards are important considerations for daily habitability. ANSI standards require fire egress windows, for example.
- Although tiny homes on wheels are licensed as recreational vehicles, cities can define them differently within zoning and building codes.
- Tiny home subdivisions only make sense if the developer can make the land cost, infrastructure expenses and actual building costs pencil out for a profit.

Commission discussion of the entire video

Tiny homes generally run 200-300sf in comparison with Moscow's ADU maximum of 600sf. Parish said the current ADU ordinance could be a good place to begin the tiny home discussion. McClure thought tiny home in-fill without the need for expanded infrastructure was a good way to provide more affordable housing. Ray commented that when people refer to "affordable housing", most are typically thinking about home ownership. However, there are many affordable rental options in town such as apartments. There was discussion about how RVs, mobile homes, etc. are taxed or licensed but no one knew the specifics in Idaho. Reese commented that Moscow's climate would also be a consideration in terms of heating and not having use of outdoor space during many months of the year, or changing your lifestyle to spend most of your time somewhere other than at home. Reese thought the current ADU ordinance provided the same opportunities. Ray suggested the Commission may want to discuss the current code restriction on RVs (anything on wheels) anywhere except in approved RV parks. Kimmel mentioned that the housing study recently done by PEP includes information about tiny homes and suggested it would be interesting for the Commission to review. Seever expressed concern about seeing tiny homes pop up in backyards all over town. Commissioners remained interested in continuing the discussion and learning whether there's much local market demand. Ray said staff field inquiries a few times per year.

7. Announcements

None.

The meeting adjourned at 7:18 p.m.


Wendy McClure, Chair