

PLANNING & ZONING COMMISSION



Robb Parish
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
July 13, 2022**

7:00 PM

**Council Chambers
206 E Third Street**

The meeting was called to order at 6:59 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Drew Davis, Scott Gropp, Joel Hamilton, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Cole Mize
OTHERS: Hailey Lewis, Nils Peterson
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of June 8, 2022 Minutes (ACTION ITEM)

Wilson moved for approval of the minutes as written, seconded by Beebe. Vote by Acclamation; Ayes: Parish, Beebe, Gropp, Reese, Seever, Wilson (6). Nays: None. Abstentions: Davis, Hamilton (2). Motion carried.

2. Public Comment

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

None.

3. Update and Discussion on Moscow Affordable Housing Trust Projects (ACTION ITEM) – Nils Peterson

The Executive Director of the Moscow Affordable Housing Trust will give an update on their Palouse River Drive/Nursery Street project and also discuss potential strategies for making home ownership more affordable.

Nils Peterson, Executive Director of Moscow Affordable Housing Trust (MAHT), gave a presentation on the recent projects that have been worked on and some of the challenges the non-profit has faced. He covered the strategies that the MAHT uses to try and reduce costs to promote homeownership within the community.

MAHT acts as the steward for all the properties its purchases and develops. Habitat for Humanity uses a different model for affordable homeownership, both non-profits attempting to address the same issue but using different mechanisms. The Commission and Peterson discussed how property taxes affect affordable home-ownership and what MAHT does to relieve some of that burden from the owners. If the homeowner's income increases to no longer be eligible as 'low-income', they are not obligated to sell the house, as MAHT is focused on creating starter homes for owners to move up from at their own pace. However, if they choose to relocate and sell the property, the original sale conditions apply in order to keep the home in the affordable target inventory. Only \$500 down payment needed to purchase a MAHT home, instead of 3% to 20% of the

purchase price, and MAHT has come up with a way to prevent the usually required Private Mortgage Insurance (PMI).

Peterson has been Executive Director for MAHT for approximately 7 years. The University of Idaho Design-Build collaboration was originally created to be a 6-year project. MAHT does not want to maintain the adjoining spaces between the buildings, and will create a condo association for maintaining the public spaces and manage the liability. The fee structure for an HOA (Home Owner's Association) is currently being worked out, with the understanding that homeowners would pay the fee directly to the condo organization. The extra fees would ultimately make an impact on the affordability of the homes, as well as any costs associated with maintenance of the public infrastructure. MAHT is still figuring out the details of a HOA/Condo management program and how to mitigate that with affordable homeownership.

LEAP Housing, located in Boise, has developed a small community land trust similar to what MAHT is working on now, and have incorporated both single ownership and multi-family. There is also another land trust in Ketchum that MAHT is working with to get more details on how to proceed. The Commission recommended Park City, UT as another location for MAHT to contact regarding policies around creating affordable homes. Peterson talked about an article regarding changes in zoning code to make it easier to develop affordable houses. The current City Code regarding Accessory Dwelling Units (ADU) is similar to one of the zoning modifications proposed. Resident parking was not addressed in the article, which is one factor to be considered because Moscow is smaller than a lot of the cities used as examples. Also, the proposed cluster housing concept did not address who owns or maintains the public spaces between houses. The Commissioners discussed the possibility of changing the Zoning Code and what other municipalities are doing to address affordable homeownership.

Ray explained how lot ties worked and the different ways they can accommodate building houses across lot lines of multiple parcels. Creating a condo association is one way, or the other is to plat a Planned Unit Development (PUD) to prevent the need for a street frontage for each individual house. The property that MAHT is developing could have gone through the PUD process to achieve fee simple ownership. The Commission discussed other ways to address homeownership needs, and also requested Peterson come back in about a year to give another update on MAHT projects. The University of Idaho is planning on hosting an Open House for the current Design-Build home.

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

Conditional Use Permit to allow Recreational Vehicle (RV) spaces within an existing manufactured home park located at 510 Empire Lane within the Multiple Family Residential (R-4) Zoning District per Moscow City Code 4-3-4.

Seever moved to approve the Relevant Criteria and Standards as written, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

5. Draft Self-Storage Facilities in Residential Zones Ordinance (ACTION ITEM)

Traditionally, self-storage facilities have only been permitted within certain commercial zoning districts. In reviewing potential locations for self-storage facilities over the years, staff has discussed the concept of permitting self-storage facilities in residential zones with some development standards. Self-storage facilities serve the need of providing additional storage space for nearby neighborhoods and tend to generate minimal nuisances.

Ray updated the Commission on the completed draft ordinance, and requested to set a date for the Public Hearing. Davis made a comment about requiring landscape maintenance to prevent properties becoming a blight in the communities. Current code only prohibits noxious weeds and requires landscape buffers to be maintained. The Commission discussed the possibility of a modified fee structure that the properties could have, versus requiring or regulating maintenance on commercial properties. Commissioners continued to

review the purpose of allowing self-storage units in residential areas. The draft ordinance as written was approved to be published for a Public Hearing.

6. Buffer Yard Requirements Update Introduction (ACTION ITEM)

Staff will introduce potential updates to the buffer yard requirements section of the Zoning Code. Similar to the parking lot landscaping section that the Commission worked on updating a few years ago, the buffer yard section is outdated and has presented some challenges.

Ray reviewed the current City Code regarding buffer yard requirements, as described above, and recommended an update. An optional three-foot tall berm as a buffer blocks noise, headlights, and other visuals from adjacent zones. Staff will work on potential code amendment language and bring it back before the Commission to discuss. Reese recommended that whatever code is proposed be reviewed by a professional landscaper to make sure wise-scaping would fit within the parameters. There was a section in the updated parking lot code that encouraged wise-scaping, and a form of that could be included in the buffer yard code.

REPORTS

1. Transportation Commission meeting report.

None.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

Next Planning & Zoning Commission regular meeting is scheduled for July 27, 2022.

There will be a Public Hearing at the next meeting, as well as a Final Plat review.

The meeting adjourned at 8:44 PM



Robb Parish, Chair