

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
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Regular Meeting ~Minutes~

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

**Wednesday
February 8, 2023**

7:00 PM

**Council Chambers
206 E Third Street**

Beebe called the meeting to order at 7:00 PM

MEMBERS PRESENT: Rich Beebe, 2nd Vice Chair; Joel Hamilton, Cole Mize, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Robb Parish, Dennis Wilson
OTHERS: Nils Peterson
STAFF: Jennifer Fleischman, Cody Riddle

REGULAR AGENDA

1. Approval of January 25, 2023 Minutes (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Beebe, Mize, Reese, Scott, Seever (5). Nays: None. Abstentions: Hamilton (1). 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 – Nils Peterson

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

Nils Peterson gave a presentation on the most recent project that Moscow Affordable Housing Trust (MAHT) worked on. The Commission discussed the cost and funding charts regarding the tiny home that was built in coordination with University of Idaho students. There are certain costs to building a house that are fixed regardless of the size of the home, such as water hook-up, parking spaces, and a kitchen.

Joel Hamilton arrived at 7:19 PM.

The loft of the tiny house that MAHT built was not calculated as livable square feet, as it does not have easy access for most occupants. There was a discussion about the data that Latah County provides regarding properties and occupation rates. The Commission considered the costs of building parking stalls for a Planned Unit Development (PUD) of tiny houses, which currently has the same requirements as a PUD of detached single-family homes and not an apartment complex. The City of Lewiston's zoning code for tiny home complexes was brought up as an example of some different code options. Premade modular homes as an affordable option was talked about.

The Commission talked about different loan programs, current interest rates and how that affects the purchase price range of affordable homes. MAHT tries to minimize the community subsidy per house so that they can build more homes. There was a discussion about the housing shortage and the differences between affordable homes and affordable rentals. The “half-built” house was brought up as a way for developers to build starter houses that are more affordable.

Accessory dwelling units and smaller lots are another way to infill and create more opportunity to decrease costs for building. The City of Moscow allows up to four (4) unrelated persons to occupy a single-family unit in most of its residential neighborhoods. Fair Housing laws require all livable space be accessible, but federal subsidies only require visit-able space be accessible. The Commission had a conversation about how MAHT is working in conjunction with the University of Idaho on a student program for the next couple of years. The Commission finished the discussion by talking about one-way streets, street standards, sidewalks, and parking requirements.

REPORTS

1. Transportation Commission meeting report.

The next Transportation Commission meeting is scheduled for Thursday, February 9th and has the election of officers for 2023 and fiscal year 2024 budget request on the agenda.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next regular meeting of the Planning & Zoning Commission set for Wednesday February 22nd will be cancelled.

Beebe declared the meeting adjourned at 8:28 PM

A handwritten signature in blue ink, appearing to read "Robb Parish", is written over a horizontal line.

Robb Parish, Chair