

# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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**  
**January 28, 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, Scott Gropp, Joel Hamilton, Nels Reese, Sue Scott, Victoria Seever  
MEMBERS ABSENT: Cole Mize  
OTHERS: Evan Holmes  
STAFF: Jennifer Fleischman, Mike Ray

## **REGULAR AGENDA**

### **1. Approval of Minutes from January 14, 2026 (ACTION ITEM)**

Seever moved for approval of the minutes as written, seconded by Beebe. Roll Call Vote; Ayes: Beebe, Reese, Scott, Seever, Wilson (5). Nays: None. Abstentions: Gropp, 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 offered.

### **3. Challenges of Creating an ADU: Zoning & Finance – Nils Peterson**

*The Executive Director of the Hills and Rivers Housing Trust (formerly known as Moscow Affordable Housing Trust) will provide a presentation.*

Nils Peterson, Executive Director of Hills and Rivers Housing Trust, provided a presentation regarding Accessory Dwelling Units (ADU's) as described above (see attached). There was a brief conversation about the differences between Idaho Housing & Finance Association (IHFA) and local housing authorities. The Commissioners continued to talk about the merits of different ways to encourage more density and in-fill without crowding neighborhoods and decreasing residential value. There was an extensive discussion about varied uses and means of ADUs.

### **4. Fiscal Year 2027 Commission Budget (ACTION ITEM)**

*The City is currently preparing the 2027 fiscal year budget, and the Commission will need to submit their request by the end of February.*

There was a short conversation about past budgets and how funds have been spent over the years.

Hamilton moved for approval of the FY2027 budget request as written, seconded by Seever. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

## 5. Potential Duplex Code Amendments (ACTION ITEM)

*Over the past few years, the Community Development Department has received construction plans for duplex dwellings which have continued to evolve into multiple individual dwelling units intended to be rented as separate dwelling units and function as multiple family dwelling units. These two-family dwellings appear to be intentionally designed to avoid life safety, ADA accessibility, and off-street parking that would otherwise be required for multiple family dwelling units to protect the safety and welfare of the occupants of multi-family dwellings and mitigate the impacts of the use on the surrounding neighborhood. Staff recognizes that there is a need for additional housing within the City, but the need to protect the safety of the residents of these two-family dwellings and mitigate the impact upon adjacent properties requires greater regulation. Therefore, staff proposes some code amendments for the Commission's consideration that will clarify existing definitions and apply some multi-family requirements to more than one single- or two-family dwelling upon a single lot.*

Ray presented a draft code amendment ordinance regarding duplexes as described above. The Commission had some concerns regarding the proposed language and had a conversation about changing the wording carefully to minimize unintentional impacts. Staff plans to review past approved development plans to deduce whether the proposed changes would have prevented the developments if submitted after a code amendment. The Moscow Fire Department reviews all development requests for comments and has responded to several calls at recently constructed duplexes regarding life safety issues.

Staff will research the topics proposed by the Commissioners and bring back more information and a modified code amendment to the next meeting.

## REPORTS

*1. Transportation Commission meeting report.*

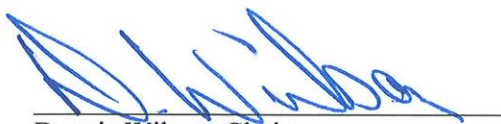
The next meeting of the Transportation Commission scheduled for Thursday, February 12<sup>th</sup> will be cancelled.


## ANNOUNCEMENTS

## UPCOMING EVENTS/MEETINGS

*The next Planning & Zoning Commission regular meeting is scheduled for February 11, 2026.*

**The meeting was adjourned at 8:33 PM**

  
\_\_\_\_\_  
Dennis Wilson, Chair

  
\_\_\_\_\_  
Date

# The challenges to creating Accessory Dwelling Units

Nils Peterson  
Executive Director  
Hills and Rivers Housing Trust



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## Accessory Dwelling Unit Definitions

Three terms to consider

- DADU: Detached Accessory Dwelling Unit
- AADU: Attached Accessory Dwelling Unit (basement apartment, etc)
- ADU: Accessory Dwelling Unit (catch-all, usually means DADU)

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## Politics of Local Control vs State Mandate

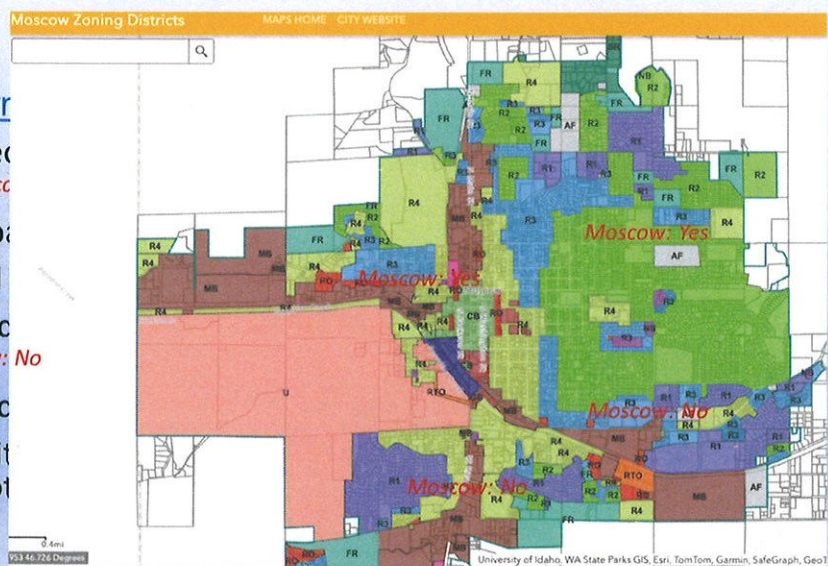
- Historically, zoning originated under a City's local authority.
- Zoning is subject to local political pressure (NIMBY)
  - Cities have a difficult time making zoning changes to favor more housing (NIMBY perception is that housing density will hurt property values – *Investment vs Human right tension.*)
- State legislatures step in
  - They are more immune to the local NIMBYs
  - They get tied up in ideology about small gov't vs. local control
  - Blue state legislatures are acting: CA, OR, WA

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## Strong Towns Housing Ready survey

Strong Towns Housing Ready survey  
(<https://www.strongtowns.org>)

- Does your city allow people to live in a duplex or triplex by right? *Moscow: Yes*
- Does your city permit backyard accessory dwelling units? *Moscow: Yes*
- Are starter homes legal? *Moscow: Yes*
- Has your city eliminated single-family neighborhoods? *Moscow: No*
- Has your city eliminated large-lot neighborhoods? *Moscow: No*
- Can someone in your city live in a duplex, triplex, or a backyard cottage? *Moscow: No*



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## Zoning restrictions on ADU development

"Unlocking Home" by Alan Durning, a 2013 publication by Sightline Institute of Seattle

*For each city, we attempted to answer questions about seven legal barriers to ADUs: (page 35)*

- *How many ADUs are allowed per lot? **Moscow: 1***
- *How many additional off-street parking spaces does the city require for each ADU? **Moscow: 1 (9x18 = 162sq ft)***
- *Does the city mandate that the owner of an ADU live on the lot where it is located, either in the house or in the ADU? **Moscow: Yes***
- *How many people may live in an ADU, in its accompanying house, or in both combined (that is, how do occupancy limits affect ADUs)? **Moscow: 4 unrelated people in house and owner + 1 in ADU***
- *How big may ADUs be? **Moscow: Max 600 sqft***
- *In how much of the city may owners install ADUs? **Moscow: Any residential zone***
- *Must ADUs match the exterior design of the house they accompany? **Moscow: Not required***

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## Mark Hatate

VP, Community Lending Officer



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## The “3C’s” of Credit

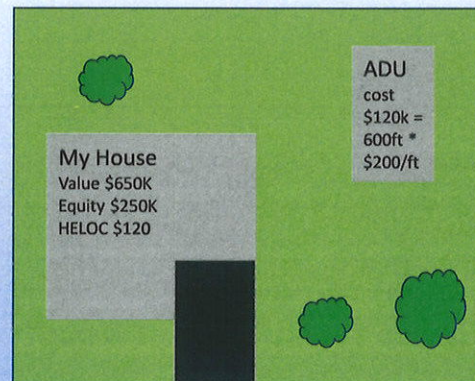
- Credit
- Capacity
- Collateral



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## Finance an ADU with a Home Equity Line of Credit

- Credit
- Capacity
  - Is there enough income for the current mortgage plus the HELOC payment?
  - Rent might pay for it eventually, why doesn't it count up front?
- Collateral
  - Is there enough equity in the house (market value-debt)?
  - Collateral might increase when the ADU is finished and rented
- Other Considerations
  - The primary home is at risk in foreclosure
  - Requires equity before construction completed



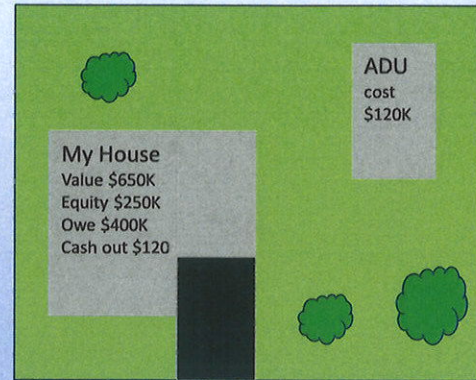
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## Finance with a cash-out refinance of the primary home

- Credit
- Capacity
  - Is there enough income for the new larger mortgage at a new interest rate?
- Collateral
  - Is there enough value in the house to get enough cash out?
- Other Considerations
  - The primary home is at risk in foreclosure
  - 1<sup>st</sup> mortgage low interest rates discourage refinancing



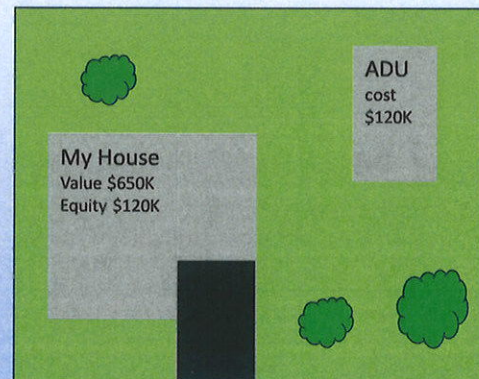
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## Finance with a new loan for the ADU on the same lot

- Credit
- Capacity
  - Is there enough income for the two loans
- Collateral
  - Is there enough value in the house to cover the ADU during construction
- Other considerations
  - Requires one lender to accept 2<sup>nd</sup> position
  - Requires legal lot line revision to lend against or sell ADU property



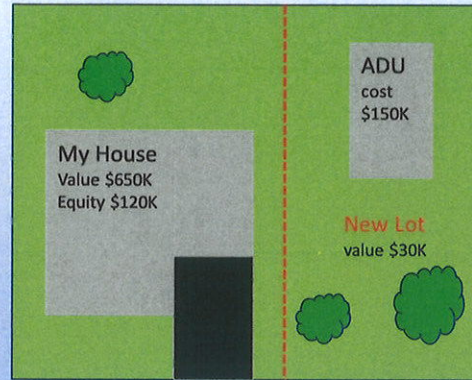
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## Lot split and new mortgage for the ADU

- Credit
- Capacity
  - Is there enough income for the existing mortgage and the new loan?
    - Might a 3<sup>rd</sup> party take out the ADU mortgage?
- Collateral
  - Will the first house appraise for enough?
    - Will cash be need on house to maintain LTV?
  - Can the new lot's value be the ADU's down payment?
- Other Consideration
  - First lender must agree to partial lien release
  - In foreclosure, the house is safe, only the ADU is at risk
  - ADU will require all its own utility connections – added cost



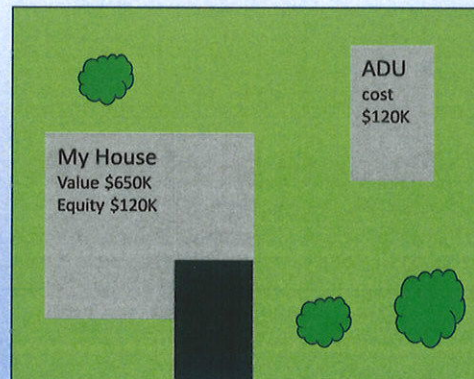
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## Shared Equity Loan

- Credit
- Capacity
  - Owner needs capacity for original house
    - No monthly payments for ADU loan
  - 3<sup>rd</sup> party is construction lender, uses own capital; no payments by owner
- Collateral
  - ADU is collateral for 3<sup>rd</sup> party
- Other Consideration
  - 3<sup>rd</sup> party gets repaid with interest by Sale/ refinance of whole property
  - Possible role for Housing Authority lending



Any Street

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## Are there solutions? YES

- Equity sharing proposals
- Coordinating non – profits ( like Community Land Trusts), public government & private participation
  - An entity (City, Housing Authority, etc.) that acts as a willing venture lender, taking a less-advantaged position long enough to get the ADU built, occupied and generating revenue.

