

PLANNING & ZONING COMMISSION



Dennis Wilson
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
May 27, 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, Joel Hamilton, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Cole Mize
OTHERS: Sage McCetich
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from May 13, 2026 (ACTION ITEM)

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

3. Accessory Dwelling Unit (ADU) and Manufactured Home Code Amendments (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new laws. Staff will present what is contained within each of the bills and then discuss proposed amendments to Moscow City Code.

Ray reviewed the information shared with the Commissioners from April regarding two new Idaho Legislative Bills that required changes to Moscow City Code, as described above. The Commission had a conversation about the potential code amendments and any effects on the community. There was one public comment submitted by email for the Commissioners' consideration (see attached).

Beebe moved to direct Staff to prepare a draft code amendment ordinance regarding ADUs and manufactured homes as discussed, seconded by Hamilton. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

REPORTS

1. Transportation Commission meeting report.

The last meeting of the Transportation Commission on May 14th included a review of a Right-Of-Way Vacation request.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for June 10, 2026.

The meeting was adjourned at 7:34 PM


Dennis Wilson, Chair


Date

Nancy Chaney 1333 Ponderosa Dr. Moscow ID 83843 nchaney@moscow.com

May 22, 2026

Planning and Zoning Commission, City of Moscow

Dennis Wilson, Chair

c/o mray@ci.moscow.id.us

RE: ADU & Manufactured Home Code Amendments (May 27 Agenda Item 3)

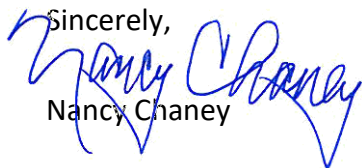
Dear Chairman Wilson and Members of P&Z:

As you anticipate reviewing potential Code amendments to comport with recent legislation, I'm prompted to offer the following comments. **S1354 and H800** are intended to increase the housing supply, but quantity alone won't ensure affordability, accessibility or consistency with community character. It's unclear whether this legislation will enhance or injure Moscow's reputation for diversity, inclusivity and community-mindedness. It seems possible for all of those elements to co-exist if addressed thoughtfully. In circumstances like this, State primacy limits local government's flexibility for updating the Municipal Code. However, as an aspirational document, the city's Comprehensive Plan reflects our collective values and vision. Preemption may still be possible, but the non-binding nature of that document seems to afford more latitude for the verbiage of amendments. I trust you will keep that in mind when you review it in the context of ADUs, as directed in **IC 67-6541 (2)**. The desire for more affordable housing need not supersede our collective desire to protect quality of life for everyone.

S1354 will lessen restrictions on accessory dwelling units. It will incentivize infill development and increase density. Affordability is not ensured. **S 1354** will remove local government's ability to limit ADU size, to require off-street parking, or to set requirements for owner occupancy of either the primary residence or ADU (stipulated in **MCC Title 4, Ch3-5(A)**). As I read the bill, owners could be real estate speculators who reside out-of-state, and both the primary unit and ADU could be occupied by renters. Because ADUs will be approved administratively as a matter of right, it also seems possible that developers could add ADUs by right to every residential lot they own. The Statute allows that a group of investors could establish an HOA to set markedly less-restrictive rules than enumerated in the text. The learning curve for implementation will be steep, and unintended consequences seem likely. Changes to the Code and Comp Plan (due by Feb 1, 2027) may be short-lived, so I advise having alternate language ready to recommend for revisions when the Legislature revisits the topic.

I'm more optimistic about **H800**, which strikes a balance between affordability and preserving neighborhood character. It allows more flexibility for owners of manufactured homes—which are generally less expensive than site-built homes—to situate them in traditional residential neighborhoods. A number of restrictions are preserved, mostly involving form-based elements: They are required to have pitched roofs. Siding must be of the color, material and appearance of stick-built houses in the vicinity. The Statute explicitly does not abrogate recorded restrictive covenants. Cities and counties can still subject a manufactured homes and their lots to development standards, architectural requirements, and minimum size requirements to which conventional dwellings on the same lots would be subjected. In addition to aiding first-time and lower- to moderate-income homebuyers, **H800** might also help retirees find affordable single-story housing in proximity to services, to facilitate aging-in-place and continuing to contribute to their community, rather than moving elsewhere.

Housing needs are pressing. Solutions are complex and increasingly hard to come by. It will take all of us to fix this. Thank you for your willingness to work on it in your capacity as P&Z commissioners.

Sincerely,

Nancy Chaney

C: Mike Ray, Staff Liaison