

# PLANNING & ZONING COMMISSION



Wendy McClure  
Commission Chair

~Meeting Minutes~  
February 13, 2019

Mike Ray  
Staff Liaison

p&z@ci.moscow.id.us

208.883.7008

<http://id-moscow.civicplus.com/agendacenter>

---

**The meeting was called to order at 7:00 PM.**

**MEMBERS PRESENT:** Robb Parish, Vice Chair; Mike Nelsen, Kurt Obermayr, Nels Reese, Victoria Seever, Dennis Wilson

**MEMBERS ABSENT:** Scott Gropp, Joel Hamilton, Wendy McClure

**ALSO IN ATTENDANCE:** Mike Ray, Anne Peterson, Brandy Sullivan

## **1. Approval of minutes from January 23, 2019**

Seever moved approval of the minutes as presented.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED BY ACCLAMATION [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Seever                                     |
| <b>SECONDER:</b> | Nelsen                                     |

## **2. Public Comment**

None.

## **3. Review of 6-Month Stay Limitation for Recreational Vehicles**

Ray reviewed the request from Gary Lester for the City to reconsider the six month stay limitation for RVs and the current code governing such use. Necessary considerations include revising the definitions for RVs, mobile homes, manufactured homes, tiny homes, modular homes, etc. Smaller housing options could provide more affordable housing. Staff reviewed how surrounding cities/counties handle RVs and learned Pullman is the only one that has a limit (6 months). Latah County recently eliminated their time limitation. Seever said given Pullman's similarity to Moscow, she thought it was important to know why they have maintained a limitation.

Gary Lester, owner of Abiel Mobile Home Community at 603 W Palouse River Drive, explained his interest in continuing to upgrade his park and improve occupancy. The park is old so spaces are too small for most modern mobile homes. He's had inquiries about placing tiny homes in the park and he wants to promote the affordability of small home living. Reese asked how Lester deals with sanitary services and Lester replied that he can only accommodate fully self-contained units. Nelsen asked if there was a drawback to eliminating or extending the stay limitation, citing valid examples of people who need modest housing while they save to buy a home, or construction workers who are here temporarily. Seever stated one problem would be the park owner who isn't conscientious about screening tenants and Lester agreed. Lester said he charges slightly more per month on the RV spaces than mobile home spaces because the bank values them lower. Obermayr said some of the more run-down parks might actually be improved by enticing them to get rid of the very decrepit mobile homes.

Parish thought it was the right time to give it a try and asked if it was possible to have a "test period." Ray said any change would need to be done by Ordinance, so his recommendation would be that if the

Commission wants to try it, to go ahead and change the Code but plan to revisit at a certain time in the future to confirm it is meeting the Commission's intentions. Commissioners liked the idea of a hybrid park, allowing both mobile homes and RVs. Reese said it was important to do everything possible to provide more options for affordable housing in Moscow. Staff will proceed with drafting the necessary documentation.

#### **4. Updates to the Floodplain Ordinance**

Commissioners had no concerns other than a few typos. Staff will notice the amendment for public hearing.

#### **5. Subdivision Code Review**

Following on the previous conversation on this topic, Ray provided information on how other jurisdictions identify and codify cluster subdivisions. Parish thought it would be good to "push the envelope" a bit with regard to subdivision variety, and to encourage more open space. Obermayr said cluster development might reduce some of the earthmoving currently required due to the local topography. Nelsen thought it was a positive move to provide developers some latitude on how to achieve more open space and still have enough developable lots to make it pencil out. Seever mentioned wetlands sensitivity and Ray replied that official maps show actual historic wetlands vs. wet areas created by standing water, swales, etc. Staff will work on drafting more information for review.

#### **6. Transportation Commission Meeting Report**

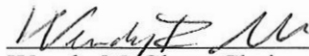
No report.

#### **7. Announcements**

*Heard as Item #1*

Parish noted that Kurt Obermayr has resigned his position on the Commission due to an impending move to Arizona. The group wished him well and thanked him for his service to the Commission. Reese provided an encouraging update on Commission member Hamilton who is recovering from heart surgery.

The meeting adjourned at 8:38 p.m.

  
Wendy McClure, Chair