

**From:** [Lloyd Brown](#)  
**To:** [Jenah Thornborrow](#)  
**Subject:** Some thoughts on tiny homes  
**Date:** Sunday, November 28, 2021 3:44:40 PM  
**Attachments:** [Tiny-Homes-Memo\\_DMV.pdf](#)  
[ATT00001.txt](#)

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Jenah,

I have been doing some additional research on Tiny Homes and have some thoughts on them that I would like to discuss with you after you return in December.

The more that I learn about THs, the more that if we (realizing that the final deciders will be the city council) decide to allow them in Garden City we should pretty much follow the example of Moscow and Wieser.

Accessory Dwelling Units. (ADUs)

For these we should require that they be constructed as Tiny Homes on Foundations, THOF. If built on site they would be required to be inspected as normal construction and be required to meet the requirements of the IRC and NFPA. If manufactured as a modular unit they would be inspected by the state, meet HUD requirements, and have the foundation and utility hookups inspected like any other construction. (In Garden City by ID Division of Building Safety inspectors).

We would want to modify our recommendations (made last September) to allow THs built as ADUs as small as (not sure how small we want but could be 200 sf or 120 sf as Hanna Ball proposes) All the other recommendations for ADUs could remain. We would also adopt IRC Appendix R, "Tiny Homes."

Tiny Home Communities (THCs)

For these I can envision several types. One would be like a normal Subdivision or PUD only with Tiny Homes. In this case they would be subject to regular building codes and standards, i.e. IRC and NFPA.

Another could be built as Modular units, placed in a Mobile Home/Manufactured Home park only have the pad sizes reduced to reflect Tiny Home sizes. In this case the homes would be built to HUD standards, be placed on foundations and the foundations and hookups inspected by ID DHS. All other requirements of a Mobile Home/Manufactured Home Park would be maintained.

Tiny Houses on Wheels (THOWs)

If we allow these, I believe that they should be classified as RVs and they be built and licensed as RVs. In order to do that we could change GC code 8-2C-33 "Recreational Vehicle Park", to allow for a "Tiny Home RV park. We should require that they be built by a member of the Recreational Vehicle Industry Association and be built to RVIA standards. In the case of an exclusively Tiny Home RV park we could reduce the minimum vehicle space size from 700 sf to 400 sf. We could also allow for a "variance" that eliminated the 90 day limitation; but retain all other park requirements. My reading of IC says that if they can't be licensed as an RV, then it's not legal to tow them on a public highway (see the attached ITD memo on Tiny Homes).

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