

# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
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Regular Meeting  
~Agenda~

Mike Ray  
Staff Liaison  
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<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday  
July 9, 2025

7:00 PM

Council Chambers  
206 E Third Street

## WELCOME AND ATTENDANCE

## REGULAR AGENDA

### 1. Approval of Minutes from June 25, 2025 (ACTION ITEM)

**PROPOSED ACTIONS:** Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

### 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.

### 3. Public Hearing: Proposal for a Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) of four parcels located at 2300 Augustine Avenue within the City of Moscow, known as the Augustine Ave Apartments Addition. Permit Applications LUP2025-0010 and LUP2025-0011 (ACTION ITEM)

1. Proposed Preliminary Subdivision Plat of four existing parcels totaling 4.06-acres in size to create ten (10) parcels ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as the Augustine Ave Apartments Addition.
2. Proposed Preliminary Planned Unit Development (PUD) of a 4.06-acre area to construct a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

**PROPOSED ACTIONS:** After conducting the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed Planned Unit Development with no conditions; or recommend approval of the proposed Planned Unit Development with conditions; or recommend denial of the proposed Planned Unit Development; or take such other action deemed appropriate.
2. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the Planned Unit Development and Preliminary Plat, direct staff to prepare the Relevant Criteria and Standards documents.

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adacoordinator@ci.moscow.id.us](mailto:adacoordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

#### **4. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)**

Proposal for a Major Planned Unit Development (PUD) Amendment and a Preliminary Subdivision Replat of the Woodbury 1st Addition Subdivision, Generally Located North of Slonaker Drive, East of Arborcrest Road, and South of Trail Road within the City of Moscow. Permit Applications LUP2025-0015 and LUP2025-0016

1. Proposed Major Planned Unit Development (PUD) Amendment of the existing 21.73-acre Woodbury 1st Addition Subdivision to increase the number of lots from 79 to 107, ranging from 715 square feet to 22,215 square feet in size.
2. Proposed Preliminary Replat of a 12.27-acre portion of the existing Woodbury 1st Addition Subdivision to create 81 lots from the existing 52 lots. The proposed lots range from 715 square feet to 8,339 square feet in size and the proposal is referred to as the Woodbury 1st Addition Replat. The proposed Replat would increase the total number of lots in the Woodbury 1st Addition Subdivision from 79 to 107.

**PROPOSED ACTIONS:** Review the draft Relevant Criteria and Standards documents and approve; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

#### **REPORTS**

1. Transportation Commission meeting report.

#### **ANNOUNCEMENTS**

#### **UPCOMING EVENTS/MEETINGS**

The next Planning & Zoning Commission regular meeting is scheduled for July 23, 2025.

#### **ADJOURN**

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