

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
P&Z@ci.moscow.id.us

Regular Meeting
~Agenda~

Michael Ray
Staff Liaison
208.883.7008

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

Wednesday
December 10, 2025

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from September 24, 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. **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 is proposing 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.

PROPOSED ACTIONS: Review the proposed code amendments and direct staff to prepare an ordinance for the Commission's consideration; 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 scheduled for December 24, 2025 will be cancelled.

ADJOURN

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 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.

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
September 24, 2025

7:00 PM

Council Chambers
206 E. Third Street

Wilson called the meeting to order at 6:58 PM

MEMBERS PRESENT: Dennis Wilson, Chair; Rich Beebe, Joel Hamilton, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Cole Mize, Robb Parish
OTHERS: Bryce Blankenship
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from September 10, 2025 (ACTION ITEM)

Beebe moved for approval of the minutes as written, seconded by Seever. Roll Call Vote; Ayes: Beebe, Hamilton, Reese, Seever, Wilson (5). Nays: None. Abstentions: Scott (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. 2025 Area of City Impact Agreement (ACTION ITEM)

The current Area of City Impact Agreement between the City of Moscow and Latah County was adopted on February 20, 2019. During the 2024 legislative session, Senate Bill 1403 was passed and signed into law. This bill amended Idaho Code §67-6526, making several substantive changes to the regulation of Areas of Impact. All cities and counties are required to review and reestablish their impact areas under the new rules by December 31, 2025. Latah County has provided an updated agreement and boundary for the Commission's review and recommendation.

Ray introduced the draft Area of City Impact ordinance and agreement that Latah County and Moscow City staff have been jointly working on, as described above. The City's ability to provide public utility connection has a major impact on what would be considered part of the Area of City Impact (ACI). There was a brief conversation about the impacts of the proposed map changes. City Commissions will no longer review any ACI development applications.

Scott moved to recommend approval of the proposed Area of City Impact Agreement as written, seconded by Seever. 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 occurred on Thursday September 11. The main topic was updates to the Multi-Modal Transportation Plan. There was a short conversation about accessible pedestrian signals.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for October 8, 2025.

The October 8th regular meeting will be cancelled.

The meeting was adjourned at 7:53 PM

Dennis Wilson, Chair

Date

DRAFT