

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting
~Agenda~

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

Wednesday
January 28, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from January 14, 2026 (ACTION ITEM)**

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide Staff with further direction as deemed necessary.

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. **Challenges of Creating an ADU: Zoning & Finance – Nils Peterson**

The Executive Director of the Hills and Rivers Housing Trust (formerly known as Moscow Affordable Housing Trust) will provide a presentation.

4. **Fiscal Year 2027 Commission Budget (ACTION ITEM)**

The City is currently preparing the 2027 fiscal year budget, and the Commission will need to submit their request by the end of February.

PROPOSED ACTION: Discuss and approve the proposed FY2027 budget; or provide Staff with further direction as deemed necessary.

5. **Duplex Code Amendment Ordinance (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 proposes some code amendments for the Commission's

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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 draft ordinance and provide Staff with 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 February 11, 2026.

ADJOURN

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