

# PLANNING & ZONING COMMISSION



Dennis Wilson  
Commission Chair  
[P&Z@ci.moscow.id.us](mailto: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**  
**December 10, 2025**

**7:00 PM**

**Council Chambers**  
**206 E. Third Street**

---

**Wilson called the meeting to order at 6:59 PM**

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

## **REGULAR AGENDA**

### **1. Approval of Minutes from September 24, 2025 (ACTION ITEM)**

Seever moved for approval of the minutes as written, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. 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.*

Kate Jaeckel, Moscow, talked about an issue they recently encountered with multiple cars parked along the north end of Orchard Avenue. She asked the City to look into putting no parking signs on one side of the street or address the problem in a different way.

Brad Jaeckel, Moscow, had concerns about the Woodbury 1<sup>st</sup> Addition development schedule and when the next additions will be annexed into Moscow. There has been an increase in traffic along Orchard Ave to access Woodbury that is concerning.

### **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.*

Ray introduced some potential code amendments for duplexes as described above and went through

definitions currently in the Moscow City Code. There was a conversation about how the changes could potentially impact future Accessory Dwelling Units (ADUs). The Commissioners had a discussion about ensuite bathrooms and how the code amendment verbiage would accommodate those. The proposed changes would not apply to Multi-Family or Single-Family zoning code, but only to the Duplex code. There was a conversation about the possibility of making changes to the building code regarding duplexes instead of the zoning code. There continued to be a discussion about parking requirements for different zoning districts.

Scott moved to direct Staff to prepare a draft code amendment ordinance regarding duplexes as discussed, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

## REPORTS

### *1. Transportation Commission meeting report.*

The next meeting of the Transportation Commission is scheduled for Thursday December 11 during which a conversation about a transportation grant will occur.

## ANNOUNCEMENTS

Robb Parish has resigned effective the end of 2025, and the Commissioners and Staff thanked him for serving on the Commission for the last 10 years.

## UPCOMING EVENTS/MEETINGS

*The next Planning & Zoning Commission regular meeting scheduled for December 24, 2025 will be cancelled.*

**The meeting was adjourned at 8:07 PM**



Dennis Wilson, Chair



Date