

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting
~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
January 14, 2026

7:00 PM

Council Chambers
206 E. Third Street

Wilson called the meeting to order at 7:00 PM

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

REGULAR AGENDA

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

Seever moved for approval of the minutes as written, seconded by Scott. Roll Call Vote; Ayes: Beebe, Mize, Scott, Seever, Wilson (5). Nays: None. Abstentions: Reese (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. Election of Officers for 2026 (ACTION ITEM)

The Commission will need to nominate officers for 2026.

The Commissioners discussed who would like to be nominated for the 2026 Officer positions. All current officers agreed to serving again for another year.

Scott moved to re-elect Dennis Wilson as Chair, Rich Beebe as Vice Chair, and Cole Mize as Second Vice Chair for the 2026 Planning & Zoning Commission Officers. Seever seconded the motion. Roll Call Vote; Ayes: Beebe, Mize, Scott, Seever, Wilson (5). Nays: None. Abstentions: Reese (1). Motion carried.

Reese arrived at 7:07 PM

4. Proposed Final Subdivision Replat and Final Major Planned Unit Development Amendment for Woodbury 1st Addition (ACTION ITEM)

Proposed final Subdivision Replat and final Major Planned Unit Development Amendment for a 21.73-acre area to increase the total number of lots in the Woodbury 1st Addition Subdivision from 78 to 107, referred to as Woodbury 1st Addition Replat.

Ray presented the final subdivision replat and final major planned unit development (PUD) amendment as described above and recommended the Commission forward approval to City Council with no conditions. The proposed parking modifications included in the Central park area would take away from the overall green

space of the PUD, but the park was not part of the original Parkland Dedication for the subdivision. The applicant has requested concrete pavers in the furnishing zone, which is the portion of sidewalk along the commercial areas. The request would have to be reviewed by City Council. Concrete pavers are not allowed by City Standards because of the complications during the settling process and because maintenance is generally more extensive. There was a brief discussion about the merits of using or not using concrete pavers.

Seever moved to recommend approval to City Council of both the final replat and the final major PUD amendment of Woodbury 1st Addition, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

5. 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 continued the discussion of a proposed code amendment for duplexes as described above and provided some example language that staff recommend for use. The Commission pointed out a few areas where the code could be refined to remove unnecessary confusion or prevent accidental restrictions. There was a conversation about how the zoning code has been interpreted by developers outside the scope of its intention. The Commission recognizes that life safety is an important concern and requires an update to the code.

Seever moved to direct Staff to prepare a draft code amendment ordinance regarding duplexes as discussed, seconded by Scott. 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 was on January 8th, during which they discussed two upcoming grant applications for various pedestrian improvements.

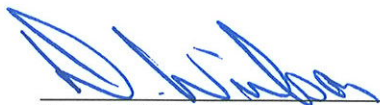
ANNOUNCEMENTS

The Commissioners welcomed new Council Liaison Sage McCetch.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for January 28, 2026.

The meeting was adjourned at 7:55 PM



Dennis Wilson, Chair



Date