

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
February 11, 2026

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, Scott Gropp, Joel Hamilton, Sue Scott, Victoria Seever
MEMBERS ABSENT: Cole Mize, Nels Reese
OTHERS: Evan Holmes, Sage McCetich
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from January 28, 2026 (ACTION ITEM)

Gropp moved for approval of the minutes as written, seconded by Beebe. Roll Call Vote; Ayes: Unanimous (6). 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.

None offered.

3. Accessory Dwelling Unit (ADU) Utilization and Trend Report (ACTION ITEM)

Staff will present a report on the utilization of ADUs in Moscow and any apparent trends since they were first allowed in 2015.

Ray provided a brief presentation on the history, regulations, and types of ADU's in Moscow. ADUs have a maximum size of 40% of the total size of the primary residence, or up to 600 sq ft. The Commission commented that ADUs seem to be growing in popularity since they were included in Zoning Code.

4. 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 recognize 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 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 presented the final draft code amendment ordinance regarding duplexes as described above, with some modifications as provided by the discussion with Commissioners from the last meeting. The proposed code changes would not apply to already approved PUD's (Planned Unit Development), but new proposed PUDs could request some modifications within the standard application process. Staff reviewed the impact of the proposed amendments to parking calculations and bedroom calculations as well.

The Commissioners reaffirmed the purpose of the proposed amendment was to address life safety concerns with the least amount of impact on typical developer plans. Staff and the Commission does not want to restrict washer and dryer sets to any particular room type, to allow for more flexibility in development. There was a conversation about the functional open space requirement that is proposed to be in the amendment.

REPORTS

1. Transportation Commission meeting report.

The meeting of the Transportation Commission scheduled for Thursday February 12th was cancelled.

ANNOUNCEMENTS

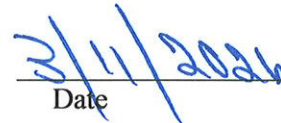
UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting scheduled for February 25, 2026, will be cancelled. The next meeting will take place on March 11, 2026.

The meeting was adjourned at 7:29 PM



Dennis Wilson, Chair



Date