

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting ~Minutes~

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

**Wednesday
March 11, 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, Joel Hamilton, Cole Mize, Sue Scott, Victoria Seever
MEMBERS ABSENT: Scott Gropp, Nels Reese
OTHERS: Sage McCetich
STAFF: Nichoel Baird Spencer, Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from February 11, 2026 (ACTION ITEM)

Seever moved for approval of the minutes as written, seconded by Scott. 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. 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 reviewed the final draft of the code amendment ordinance regarding duplexes as described above, including the most recent modifications provided by Commissioners from the last meeting. The State Legislative Session has proposed State code changes that may impact Moscow City Code in regard to parking standards and two-family dwellings standards. There was a short discussion about other proposed state level amendments with short-term rentals. The code amendment Public Hearing could be scheduled for as soon as the second meeting in April.

REPORTS

1. Transportation Commission meeting report.

The next meeting of the Transportation Commission is scheduled for Thursday March 12th. Hamilton informed the Commissioners of some of the items included in the agenda. There was a brief conversation about the state of residential sidewalks in Moscow.

ANNOUNCEMENTS

The new Director of Community Development, Nichoel Baird Spencer, introduced herself to the Commission.

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for March 25, 2026.

The next meeting may be cancelled.

Ray and Wilson will be providing the annual Planning & Zoning Commission report to City Council on Monday March 16th.

The meeting was adjourned at 7:18 PM



Dennis Wilson, Chair



Date