

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
April 22, 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; Scott Gropp, Cole Mize, Sue Scott, Victoria Seever
MEMBERS ABSENT: Rich Beebe, Joel Hamilton, Nels Reese
OTHERS: Sage McCetich
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

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

Scott moved for approval of the minutes as written, seconded by Seever. Roll Call Vote; Ayes: Unanimous (5). 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.

Julia Parker, Moscow, talked about in-fill development and encouraged the City to create design standards and guidelines (see attached).

3. Review of Bills Signed into Law in the 2026 Legislative Session (ACTION ITEM)

HB800 – Manufactured Homes, HB583 – Short-Term Rentals, SB1352a – Starter Home Subdivisions, and SB1354a – Accessory Dwelling Units, are bills that were all signed in to law during the 2026 Idaho Legislative Session. There will need to be amendments made to Moscow City Code to bring the code into compliance with the new laws. Staff will present what is contained within each of the bills and then discuss a plan for legislative amendments to Moscow City Code.

Ray reviewed some of the Idaho legislation that was signed into law this year and will take effect soon, as well as the proposed amendments to City Code for the Commission to consider. The Commissioners had extensive conversations regarding each of the four bills that require updates to City Code. Staff will provide draft language for the proposed code amendments over the next couple of months.

REPORTS

1. Transportation Commission meeting report.

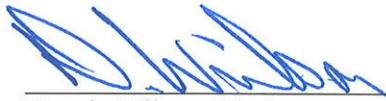
The April Transportation Commission meeting was cancelled. The next meeting is scheduled for Thursday, May 14th, 2026.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for May 13, 2026.
There has been a Public Hearing scheduled for the next meeting.

The meeting was adjourned at 7:42 PM



Dennis Wilson, Chair



Date

Strengthening Infill Development in Moscow

Planning and Zoning

04/22/2026

Infill development or the process of building on empty, abandoned or underused land within existing neighborhoods or commercial areas is a useful tool in both environmentally sustainable housing development and affordable housing development. Using existing infrastructure such as sewers, roads, curbs help to reduce costs to builders. Creating more homes in areas that are already connected to walking and biking paths, parks and schools helps maintain the existing community amenities for residents.

Infill development has the potential for increasing the health of neighborhoods and increases property values. However, it has to be done well.

As Moscow has embraced infill development, we may have missed a crucial element that is now hurting the acceptability of that development. Namely, we have not required that infill development meets the character of surrounding homes. We do require that infill development meets the surrounding zoning, but this may not be enough to continue to encourage and even celebrate infill development.

I suggest that the Planning and Zoning Commission, City Council and City staff explore requiring design standards and guidelines that fit into neighboring homes and buildings and encourage meeting the need for the “missing middle” housing within existing neighborhoods. These smaller, moderately priced options focus on small scale, higher density options such as ADUs, duplexes, twin homes, tiny homes and small apartment buildings.

I am concerned that Moscow will lose the local acceptance of infill development if we continue to allow building that does not meet the character of the neighborhood or that decreases the value of adjacent homes and properties.