

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting ~Minutes~

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

**Wednesday
May 13, 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, Joel Hamilton, Cole Mize, Nels Reese, Sue Scott, Victoria Seever
MEMBERS ABSENT: Rich Beebe
OTHERS: Sage McCetich
STAFF: Jennifer Fleischman, Mike Ray, Nichoel Baird Spencer

REGULAR AGENDA

1. Approval of Minutes from April 22, 2026 (ACTION ITEM)

Scott moved for approval of the minutes as written, seconded by Seever. Roll Call Vote; Ayes: Gropp, Mize, Reese, Scott, Seever, Wilson (6). Nays: None. Abstentions: Hamilton (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.

Leah Latta, Moscow, talked to the Commission about the possibility of making changes to the Central Business Zoning District, specifically on what uses are permitted by right. She was also concerned about Conditional Use Permits approved in perpetuity and whether that could be changed, especially in the downtown area. She then had questions about noise ordinances for air space over Moscow.

3. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 1, 3, 4, and 6 of Moscow City Code Regarding Amendments to Single-Family Dwellings, Two-Family Dwellings, and Bed and Breakfast Inns (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 proposed Code Amendment as described above, and recommended the Commission approve and put before City Council. There will be more proposed Code Amendments brought before the

Commission over the next year to address changes required from the Idaho Legislation's recent bills.

Public Hearing opened at 7:19 PM

John Slagboom, Moscow, opposed the proposed ordinance on the grounds that it would make housing development more difficult. He encouraged the Commission to reduce the Zoning and Building Code as much as possible to allow for more cost savings and flexibility for developers.

Brad Covington, Moscow, spoke against the proposed code amendment because of his concerns that it would drive community residents to make unsafe living condition choices.

Public Hearing closed at 7:25 PM

The Commission had a discussion about the careful balance of maintaining a minimal Zoning Code that also prioritizes the life-safety of Moscow citizens. The Commissioners continued to talk about the flexibility of housing density, parking requirement impacts, and the definition of a bedroom according to the Building Code. There was a conversation about changes in development standards as the City grows and that the Commission needs to continue to strive to make code amendments for the good of the community as a whole.

Seever moved to recommend approval of the proposed Code Amendment for Single-Family Dwellings, Two-Family Dwellings, and Bed and Breakfast Inns, as written. The motion was seconded by Gropp. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion Carried.

REPORTS

1. Transportation Commission meeting report.

The next meeting of the Transportation Commission is scheduled for Thursday, May 14, 2026. There will be a discussion about Farmers Market tabling dates and a Right-of-Way Vacation request to review.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for May 27, 2026.

The meeting was adjourned at 7:41 PM



Dennis Wilson, Chair


Date