

PLANNING & ZONING COMMISSION



Dennis Wilson
Commission Chair
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Regular Meeting
~Agenda~

Michael Ray
Staff Liaison
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<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
August 12, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

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

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide Staff with further direction as deemed necessary.

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.

3. **Public Hearing: Proposal for a Rezone and Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road, within the City of Moscow, known as Harvest Hills 2nd Addition. Permit Applications LUP2026-0024 and LUP2026-0025 (ACTION ITEM)**

1. Proposed Rezone of at two point six eight (2.68) acre area from the Moderate Density, Single Family Residential (R-2) Zone to the Medium Density Residential (R-3) Zone.
2. Proposed Preliminary Subdivision Plat of a 17.2-acre area to create sixty-four (64) parcels averaging 9,080 square feet in size, referred to as the Harvest Hills 2nd Addition.

PROPOSED ACTIONS: After conducting the public hearing and upon consideration of testimony received:

1. Recommend approval of the proposed rezone with no conditions; or recommend approval of the proposed rezone with conditions; or recommend denial of the proposed rezone; or take such other action deemed appropriate.
2. Recommend approval of the proposed preliminary plat with conditions; or recommend approval of the proposed preliminary plat with no conditions; or recommend denial of the proposed preliminary plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the rezone and preliminary plat, direct staff to prepare the Relevant Criteria and Standards documents.

4. **Public Hearing: Proposal for a Variance at 510 and 520 Empire Lane. Permit Application LUP2026-0020 (ACTION ITEM)**

Proposed variance application to reduce the required exterior setback for an existing manufactured home park from fifteen (15) feet to nine and a half (9.5) feet in order to separate an existing single-family dwelling from the existing manufactured home park within the Multiple-Family Residential (R-4) Zoning District, per Moscow City Code 6-2-9.C.

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

PROPOSED ACTIONS: After conducting the public hearing and upon consideration of testimony received:

1. Approve the proposed variance request; or approve the proposed variance request with conditions; or deny the proposed variance request; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the variance request, direct staff to prepare the Relevant Criteria and Standards documents.

5. Public Hearing: Legislative Hearing Providing for the Amendment of Title 4, Chapters 1, 3, and 6 of Moscow City Code Regarding Amendments to Accessory Dwelling Unit (ADU) and Manufactured Home Requirements (ACTION ITEM)

Senate Bill 1354a – Accessory Dwelling Units and House Bill 800 – Manufactured Homes are two bills that were signed in to law during the 2026 Idaho Legislative Session. The proposed ordinance is intended to bring the Moscow City Code into compliance with the new laws.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received, recommend approval of the proposed Ordinance to City Council; or recommend approval of the Ordinance with modifications; or recommend denial of the Ordinance; or take such other action deemed appropriate.

6. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Proposal for a Comprehensive Plan Land Use Designation and Zoning Designation for a 44.01-Acre Area Proposed to be Annexed into the City of Moscow and Generally Located on the West Side of Orchard Avenue, North of the Orchard Ave/Trail Road Intersection. Permit Application LUP2025-0033

1. Proposal to retain the current Comprehensive Plan Land Use Designation of Auto-Urban Residential.
2. Proposal to rezone the subject property from the Agriculture Forestry (AF) Zone to a combination of the Moderate Density, Single Family Residential (R-2) Zone and the Suburban Residential (SR) Zone.

PROPOSED ACTIONS: Review the draft Relevant Criteria and Standards documents and approve; or approve the documents with modifications; or provide Staff further direction as deemed necessary.

7. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to 1,200 randomly selected addresses every two years since 2002. The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Planning & Zoning Commission regular meeting is scheduled for August 26, 2026.

ADJOURN

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