

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 26, 2026

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of Minutes from August 12, 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. Proposed Final Subdivision Plat for Pine View Addition. Permit Application LUP2025-0026 (ACTION ITEM)

Proposed Final Plat of a 22.89-acre property to create forty (40) lots with an average lot size of 19,145 square feet, referred to as Pine View Addition.

PROPOSED ACTIONS: Review the Pine View Addition final plat and recommend approval with no conditions; or recommend approval of the final plat with conditions; or recommend denial of the final plat; or provide Staff further direction as deemed necessary.

4. Proposed Final Subdivision Plat and Final PUD for Augustine Avenue Apartments Addition. Permit Application LUP2026-0022 & LUP2026-0023 (ACTION ITEM)

Proposed Final Plat of a 4.06-acre property to create ten (10) lots ranging from 5,500 square feet to 7,407 square feet, and two large common area tracts, referred to as Augustine Ave Apartments Addition. The proposed Final PUD is a mixed-use development consisting of ten (10) buildings comprised of 114 dwelling units and sixteen (16) commercial live/work units.

PROPOSED ACTIONS: Review the Augustine Avenue Apartments Addition final plat and final PUD and recommend approval with no conditions; or recommend approval of the final plat and final PUD with conditions; or recommend denial of the final plat and final PUD; or provide Staff further direction as deemed necessary.

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

Variance application at 510 and 520 Empire Lane 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. Permit Application LUP2026-0020.

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

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

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.

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: 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 September 9, 2026.

ADJOURN

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