

**MEETING AGENDA**  
**LEWISTON PLANNING AND ZONING COMMISSION**  
**JUNE 23, 2021 AT 5:30 P.M.**

**NOTE NEW MEETING LOCATION: COMMUNITY  
DEVELOPMENT DEPARTMENT BUILDING, 215 D  
STREET, 2<sup>ND</sup> FLOOR, LEWISTON, ID 83501**

*Due to COVID-19 and the Governor's Stage 4 Order (issued May 11, 2021), the number of persons allowed to physically attend this meeting will be based upon room capacity for 6-foot social distancing. Seating will be available on a first come first serve basis. Unvaccinated persons attending this meeting are strongly encouraged to wear a face covering.*

*People interested in observing this meeting may watch and listen to the livestream on their own device(s) online at the City of Lewiston's Livestream Platform: <https://livestream.com/lewiston/events/7428184> or the City of Lewiston's Facebook page: <https://www.facebook.com/CityofLewistonIdaho>*

*Citizen comments and testimony for public hearings may be made: in-person, by emailing Tanya Brocke at [tbrocke@cityoflewiston.org](mailto:tbrocke@cityoflewiston.org), or by calling (208)798-2570 and leaving a message. Citizen comments and testimony for public hearings submitted by email or phone will be forwarded to the Planning & Zoning Commission. If you would like your citizen comment to be read out loud during the meeting, please so indicate in your message. Testimony for public hearings that was submitted by email or phone and unable to be forwarded to the Planning & Zoning Commission prior to the meeting will be read out loud during the public hearing. Members of the public who wish to provide in-person comment or testimony, but who are unable to secure a seat in the designated meeting space and/or overflow room(s) due to occupancy or gathering limits, will be rotated in and out of the designated meeting space in order to provide comment. While not in the designated meeting space, such persons may watch and listen to the livestream of the meeting on their own devices by visiting the City of Lewiston's Facebook page or the City's website at [cityoflewiston.org](http://cityoflewiston.org)*

COMMISSION MEMBERS: Chair, Hannah Liedkie; Vice Chair, Rick Tousley; Richard Kremer; Joan Hunter; Michael Busch; Corey Sandstrom; Michael Menegas

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**AS A MATTER OF PUBLIC SERVICE AND GOVERNMENTAL TRANSPARENCY, THIS MEETING  
MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS  
MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT.**  
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- I. **CALL TO ORDER**
  
- II. **CITIZENS COMMENTS** – An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters

that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three minutes each.

**III. APPROVAL OF APRIL 28, 2021 MEETING MINUTES (ACTION ITEM)**

**IV. APPROVAL OF JUNE 9, 2021 MEETING MINUTES (ACTION ITEM)**

**V. CONSIDERATION OF A PRELIMINARY SUBDIVISION PLAT, SUB21-000008, VALLEY VISTA HEIGHTS, BLOCK 18 (ACTION ITEM – WEIGAND):** The applicant, Joe and Frances McCann Family Limited Partnership, proposes to plat or re-plat approximately 0.71 acres of property located within Stages 2 & 5 of the Valley Vista PUD into 2 lots. The Planning and Zoning Commission shall make a recommendation to City Council to approve or deny the preliminary plat.

**VI. REVIEW OF DRAFT REWRITE OF LEWISTON CITY CODE CHAPTER 37-33, SMALL LOT DEVELOPMENT; DEVELOPMENT CONSISTING OF ZERO LOT LINE TOWN HOMES OR DUPLEXES FOR INITIATION OF ZONING CODE AMENDMENT PROCESS (ACTION ITEM)**

**VII. STAFF-COMMISSION COMMUNICATIONS**

- A. Query of Commissioners to attend the regularly scheduled meeting of 7/14/21.
- B. Other

**VIII. ADJOURN**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access to the facility within which this meeting is being held, please contact City Planner, Joel D. Plaskon at least forty eight hours in advance of the meeting at (208) 746-1318 extension 7202 or [jplaskon@cityoflewiston.org](mailto:jplaskon@cityoflewiston.org).

April 28, 2021

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The LEWISTON PLANNING AND ZONING COMMISSION met in a hybrid meeting in person and remotely via the Zoom Meeting (video conferencing) Service (app). Chair Liedkie called the meeting to order at 5:30 p.m.

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

**I. CALL TO ORDER**

*COMMISSIONERS PRESENT:* Rick Tousley, Vice Chair; Michael Busch; Richard Kremer; Corey Sandstrom

*COMMISSIONERS EXCUSED:* Hannah Liedkie, Chair; Joan Hunter; Michael Menegas;

*STAFF MEMBERS PRESENT:* Joel Plaskon, Planner – Local Initiatives; Aaron Butler, IT; Kayla Hermann, Assistant City Attorney;

**II. CITIZEN COMMENTS**

No public attended and no comments were received.

**III. APPROVAL OF APRIL 14, 2021 MEETING MINUTES**

Commissioners Busch and Tousley moved and seconded, respectively, approval of the April 14, 2021 meeting minutes. Upon roll call, the vote was as follows:

|                        |         |
|------------------------|---------|
| Commissioner Busch     | Aye     |
| Commissioner Kremer    | Abstain |
| Commissioner Sandstrom | Aye     |
| Vice Chair Tousley     | Aye     |

The motion carried 3-0-1 with Commissioner Kremer abstaining.

**IV. INFORMAL REVIEW OF DRAFT AIRPORT OVERLAY ZONE**

Commissioners reviewed the draft Airport Overlay Zone. No action was taken.

**V. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners to attend the regularly scheduled meeting of 5/12/21.**  
All Commissioners planned to attend.

**B. Other**

**VI. ADJOURN**

There being no further business, Commissioners Sandstrom and Kremer moved and seconded, respectively to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 6:00 p.m.

RESPECTFULLY SUBMITTED,

\_\_\_\_\_  
Tanya M. Brocke  
Recording Secretary

\_\_\_\_\_  
Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

June 9, 2021

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The LEWISTON PLANNING AND ZONING COMMISSION met in the Library Upstairs Conference Room at 411 "D" Street. Chair Liedkie called the meeting to order at 5:30 p.m.

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

**I. CALL TO ORDER**

*COMMISSIONERS PRESENT:* Hannah Liedkie, Chair; Richard Kremer; Corey Sandstrom; Joan Hunter;

*COMMISSIONERS EXCUSED:* Rick Tousley, Vice Chair; Michael Busch; Michael Menegas;

*STAFF MEMBERS PRESENT:* Joel Plaskon, Planner - Local Initiatives; Aaron Butler, IT; Kayla Hermann, Assistant City Attorney;

**II. CITIZEN COMMENTS**

No public attended and no comments were received.

**III. APPROVAL OF APRIL 14, 2021 MEETING MINUTES**

The April 14, 2021 meeting minutes were previously approved at the April 28, 2021 meeting.

**IV. REVIEW OF DRAFT REWRITE OF LEWISTON CITY CODE CHAPTER 23, MANUFACTURED HOME PARKS AND RECREATIONAL VEHICLE PARKS AND THE ADDITION OF PROVISIONS FOR TINY HOME VILLAGES AND TRANSITIONAL HOUSING VILLAGES FOR INITIATION OF ZONING CODE AMENDMENT PROCESS**

After review and discussion, Commissioners Kremer and Sandstrom moved and seconded, respectively to direct staff to rewrite City Code Chapter 23, Manufactured Home Parks and Recreational Vehicle Parks with the addition of provisions for Tiny Home Villages and Transitional Housing Villages for initiation of the zoning code amendment process. The motion carried 4-0.

**V. REVIEW OF DRAFT AIRPORT OVERLAY ZONE FOR INITIATION OF ZONING CODE AMENDMENT PROCESS**

Commissioners Sandstrom and Kremer moved and seconded, respectively, to direct staff to formally initiate the zoning code amendment process to adopt the proposed Airport Overlay Zone. The motion carried 4-0.

**VI. STAFF-COMMISSION COMMUNICATIONS:**

**A. Query of Commissioners to attend the regularly scheduled meeting of 6/23/21.**

All Commissioners present planned to attend.

**B. Other**

**VII. ADJOURN**

There being no further business, Commissioners Sandstrom and Kremer moved and seconded, respectively to adjourn. The motion carried 4-0 and the Planning and Zoning Commission adjourned at approximately 6:30 p.m.

RESPECTFULLY SUBMITTED,

\_\_\_\_\_  
Tanya M. Brocke  
Recording Secretary

\_\_\_\_\_  
Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



June 7, 2021

To: Lewiston Planning and Zoning Commission

Re: Valley Vista Heights, Block 18 - Preliminary Plat (SUB21-000008)

Commissioners:

The Valley Vista Heights, Block 18 preliminary plat proposes to plat or re-plate approximately 0.71 acres of property located within Stages 2 & 5 of the Valley Vista PUD into 2 Lots. All development of the proposed lots will be subject to the conditions of the Valley Vista PUD agreement, including applicable housing type and building height allowances. Approximately 133 l.f. of public street and associated public utilities will be constructed to service the finished subdivision. The property is located south and east of the existing intersection of Knollcrest Court, and Knollcrest Drive. Future development within the PUD proposes to construct the extension of Knollcrest Drive southerly, to intersect with Crestline Circle Drive, to the local residential standard. Development and construction currently under way in conjunction with the development of Valley Vista Heights, Block 17, to the south, will temporarily improve the connection to the emergency fire access road standard for the interim. A single family residence is currently under construction on the portion of the proposed Lot 2 that is currently Lot 10 of Block 12 of Valley Vista Heights. The existing Lot 10 is being re-platted to add additional currently un-platted property, resulting in the larger proposed Lot 2. Due to elevated geologic hazards within the proposed subdivision area, each proposed lot will be required to provide a lot-specific geotechnical evaluation of the proposed improvements prior to development of the individual lots. A note reflecting this requirement is included on the preliminary plat, and a similar note will be required to be placed on the associated final plat document.

The subject property is currently zoned PUD, and the proposed lot configurations adhere to the requirements of the Valley Vista PUD Agreement and the City of Lewiston Zoning Ordinance, City Code Chapter 37.

Valley Vista Heights, Block 18 – Preliminary Plat  
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The preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32.

City Staff recommends that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Valley Vista Heights, Block 18 Preliminary Plat as presented.

Sincerely,



Mark Weigand, PLS  
City Surveyor



# City of Lewiston











