

MEETING AGENDA
LEWISTON PLANNING AND ZONING COMMISSION
JULY 14, 2021 AT 5:30 P.M.

**NOTE NEW MEETING LOCATION: COMMUNITY
DEVELOPMENT DEPARTMENT BUILDING, 215 D
STREET, 2ND 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, 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

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 MEETING MINUTES FROM JUNE 23, 2021 REGULAR MEETING (ACTION ITEM)**

IV. **CONSIDERATION OF A PRELIMINARY SUBDIVISION PLAT, SUB21-000007, KUZNETSOV ADDITION (ACTION ITEM – WEIGAND):** The Kuznetsov Addition Preliminary Plat proposes to plat approximately 2.39 acres of property located north of Bryden Avenue, and east of 16th Street into 5 lots.

V. **STAFF-COMMISSION COMMUNICATIONS**

- A. Query of Commissioners to attend the regularly scheduled meeting of 7/28/21 (URA plan, possible Public Hearing for CUP).
- B. Other

VI. **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.

June 23, 2021

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "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; Rick Tousley, Vice Chair; Michael Busch; Corey Sandstrom; Joan Hunter;

COMMISSIONERS EXCUSED: Richard Kremer; Michael Menegas;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Mark Weigand, City Surveyor; Aaron Butler, IT; Kayla Hermann, Assistant City Attorney;

II. CITIZEN COMMENTS

No public attended and no comments were received.

III. APPROVAL OF APRIL 28, 2021 MEETING MINUTES

Commissioners Sandstrom and Tousley moved and seconded, respectively, approval of the April 28, 2021 meeting minutes. The motion carried 5-0

IV. APPROVAL OF JUNE 9, 2021 MEETING MINUTES

V. Commissioners Sandstrom and Hunter moved and seconded, respectively, approval of the June 9, 2021 meeting minutes. The motion carried 5-0

VI. CONSIDERATION OF A PRELIMINARY SUBDIVISION PLAT, SUB21-000008, VALLEY VISTA HEIGHTS, BLOCK 18: 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.

City Surveyor Mark Weigand summarized the request for the Planning and Zoning Commission.

Commissioners Sandstrom and Busch moved and seconded, respectively, to recommend approval to City Council. The motion carried 5-0.

VII. 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

After discussion and review, Commissioners Sandstrom and Tousley moved and seconded, respectively, to direct staff to initiate the zoning code amendments related to small lot development and lot line development. The motion carried 5-0.

VIII. STAFF-COMMISSION COMMUNICATIONS:

A. **Query of Commissioners to attend the regularly scheduled meeting of 7/14/21.**

All Commissioners present planned to attend.

B. **Other**

Planning and Zoning Commission emails are in process of being set up and will soon receive training/videos.

IX. ADJOURN

There being no further business, Commissioners Sandstrom and Busch moved and seconded, respectively to adjourn. The motion carried 5-0 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.



July 1, 2021

To: Lewiston Planning and Zoning Commission

Re: Kuznetsov Addition - Preliminary Plat (SUB21-000007)

Commissioners:

The Kuznetsov Addition preliminary plat proposes to plat approximately 2.39 acres of property located north of Bryden Avenue, and east of 16th Street into 5 Lots. Due to the configuration of the property, one lot will be a standard full-frontage lot for the zone, while the remaining four lots will all utilize the flag lot development standards found in Section 37-124 of the City zoning code. Three of the proposed flag lots will utilize the shared driveway standards found in 37-124(d)(3), and will be required to be serviced by a shared driveway constructed to City Standard Drawing 3-01. Mutual maintenance agreements and nonexclusive access easements will also be required for the lots utilizing the shared driveway per 37-124(d)(4). Approximately 100 l.f. of public sanitary sewer main, and 165 l.f. of curb, gutter, and sidewalk frontage improvements will need to be constructed to service the finished subdivision.

The proposed subdivision will be served by the Lewiston Orchards Irrigation District, and the Central Orchards Sewer District, and representatives from both districts have indicated their intent to provide service for the proposed lots. Avista Utilities, Centurylink, and Sparklight have also confirmed their intent to provide utility service.

The subject property is currently zoned R-2A, and the proposed lot configurations adhere to the requirements for that Zone, and the City of Lewiston Zoning Ordinance, City Code Chapter 37.

Kuznetsov Addition – Preliminary Plat
July 1, 2020
Page 2 of 2

The preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32, and Idaho State Code requirements for Plats and Vacations, Title 50, Chapter 13.

City Staff recommends that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Kuznetsov Addition Preliminary Plat as presented.

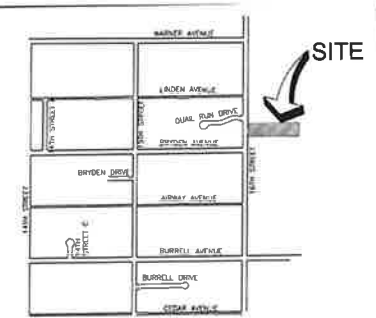
Sincerely,



Mark Weigand, PLS
City Surveyor

PRELIMINARY PLAT KUZNETSOV ADDITION

BEING A PART OF LOTS 2 AND 3, BLOCK 93,
LEWISTON ORCHARDS TRACT NO. 12 IN THE NE 1/4 OF SECTION 15,
TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON,
NEZ PERCE COUNTY, IDAHO.



VICINITY MAP
NTS

PRELIMINARY PLAT NOTES:

SUBDIVIDER
GRANDEUR REALTY, LLC
800 25TH AVE, #204
LEWISTON, ID 83501
PHONE NUMBER (208) 874-8263

EXISTING ZONING
R-2A LOW DENSITY RESIDENTIAL (Livestock)

SUBDIVISION ACREAGE
2.385 ACRES

SUBDIVISION LOTS
5 LOTS

SURVEY DATUM
CITY OF LEWISTON CONTROL NETWORK

TITLE REPORT
LAND TITLE OF NEZ PERCE COUNTY, FILE NO. 32401, DATED JANUARY 19, 2021

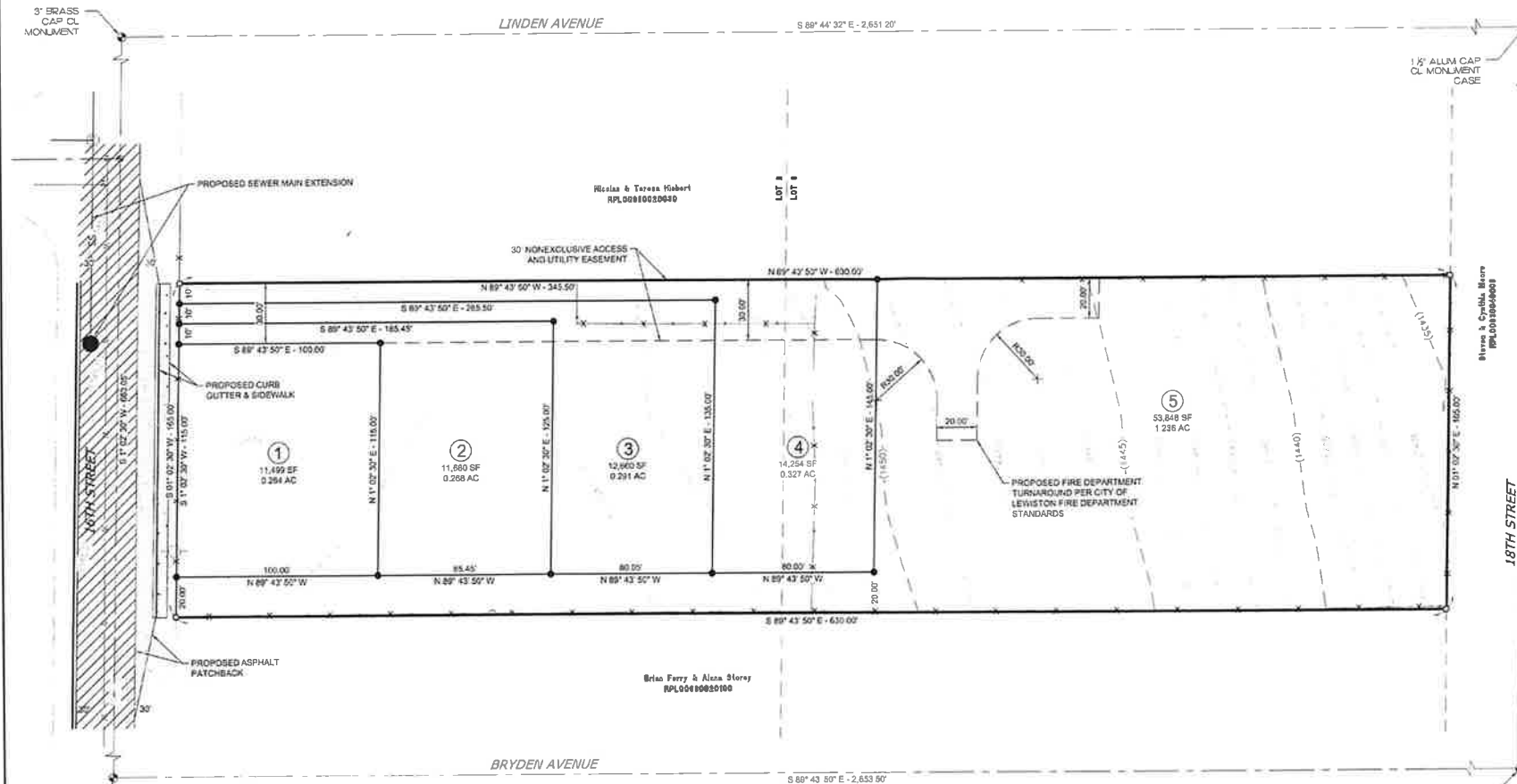
PROPOSED UTILITIES
WATER SUPPLY: LOD
SEWAGE DISPOSAL: COSD
STORM DRAINAGE: ON-SITE
FIRE PROTECTION: CITY OF LEWISTON
POWER AND GAS: AVISTA UTILITIES
TELEPHONE, CENTURYLINK
CABLE TV / INTERNET: SPARKLIGHT

LEGAL DESCRIPTION
LOTS 2 AND 3, BLOCK 93, LEWISTON ORCHARDS TRACT NO. 12, TO THE CITY OF LEWISTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 2 OF PLATS, PAGE(S) 42 & 46, RECORDS OF NEZ PERCE COUNTY, IDAHO, MEASUREMENTS BEING FROM THE CENTERLINES OF ADJACENT STREETS AND ALLEYS, EXCEPTING THE NORTH 165 FEET AND ALSO EXCEPTING THE SOUTH 165 FEET THEREOF AND ALSO EXCEPTING THE NORTH 165 FEET OF THE SOUTH 466 FEET THEREOF, SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES LYING WITH 18TH STREET

RECORD EASEMENTS
1. NONE

PROPOSED EASEMENTS
1. 30 FOOT NONEXCLUSIVE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON
2. FIRE ACCESS TURNAROUND EASEMENT AS SHOWN HEREON

GENERAL NOTES
1. THE MINIMUM LOT SIZE SHALL BE 7,500 SQUARE FEET FOR SINGLE FAMILY, 10,000 SQUARE FEET FOR TWO-FAMILY, AND FOR MULTI-FAMILY SHALL BE 10,000 SQUARE FEET PLUS 4,000 SQUARE FEET FOR EACH DWELLING UNIT OVER TWO
2. ALL STORMWATER SHALL BE CONTAINED WITHIN THE LOTS THE STORMWATER IS GENERATED FROM AND DISPOSED OF ON-SITE IN AN APPROVED MANNER
3. THE ESTABLISHMENT OF A MUTUAL MAINTENANCE AGREEMENT AND THE CONSTRUCTION OF A SHARED, PAVED DRIVEWAY CONFORMING TO CITY STANDARD DRAWING 3-01, SHALL BE CONSTRUCTED WITHIN THE 30 FOOT NONEXCLUSIVE ACCESS-UTILITY EASEMENT. (SHOWN HEREON)
4. SEWER MAIN EXTENSION SHALL BE INSTALLED TO PROVIDE SERVICE TO THE PROPOSED LOTS. (SHOWN HEREON)
5. NONEXCLUSIVE ACCESS-UTILITY EASEMENT SHALL INCLUDE FIRE DEPARTMENT TURNAROUND. (SHOWN HEREON)
6. ONE FIRE ACCESS ROAD SIGN WITH WHICH INCLUDES ALL FOUR LOT ADDRESSES FOR LOTS 2, 3, 4, & 5 AND MUST BE INSTALLED AND APPROVED PRIOR TO APPROVAL OF FINAL PLAT
7. IF THE STRUCTURE(S) CONSTRUCTED ON LOT 5 EXCEED 600 FEET FROM THE NEAREST EXISTING FIRE HYDRANT, A FIRE HYDRANT AT THE ACCESS ROAD ENTRANCE WILL BE REQUIRED TO BE INSTALLED AND IN SERVICE PRIOR TO APPROVAL OF A BUILDING PERMIT



LEGEND

- Found section corner brass cap monument
- Found cast-iron "monument" brass cap
- Set 1/2" x 24" long rebar w/ plastic cap PLS 6076
- Found 1/2" rebar with no cap or as noted
- Calculated position, nothing found or set
- Subdivision Boundary Line
- Centerline
- Right-of-Way line
- Lot line
- Easement line
- Section Line
- Quarter Section Line
- Record Measurement per Survey References

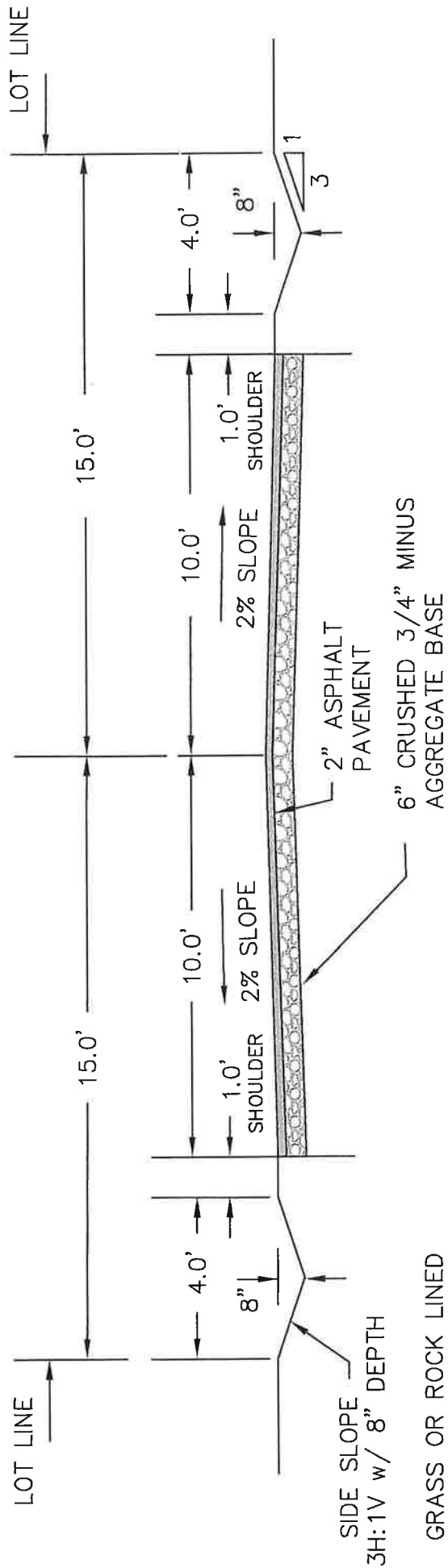


NO.	DATE	BY	DESCRIPTION

KUZNETSOV ADDITION PRELIMINARY PLAT
RUVIM V. & IRINA KUZNETSOV
3333 16TH STREET
LEWISTON, ID 83501

KELTIC ENGINEERING, INC.
215 Adams Lane • Lewiston, Idaho 83501 • (208) 742-2115 • (208) 742-2116 fax
• Development • Planning • Design • Construction Management

DATE	REVISION	BY	DESCRIPTION
04/01/21		MAM	
06/15/21			
20-0115			
1			



NOTES:

1. MUTUAL 30' COMMON ACCESS EASEMENT IS REQUIRED.
2. 11% GRADE MAX.
3. NO CURVES ARE ALLOWED BY CITY ORDINANCE
4. NO CURB AND GUTTER NEEDED - OPTIONAL
5. 10' TRAVEL LANES
6. NO PARKING LANES
7. NO SIDEWALK REQUIREMENT - OPTIONAL
8. A SHARED DRIVEWAY WHICH IS NOT LOOPED MUST MEET THE FIRE DEPT. TURNAROUND CRITERIA.

CITY OF LEWISTON, IDAHO PUBLIC WORKS DEPARTMENT	
PRIVATE SHARED DRIVEWAY 30' COMMON ACCESS EASEMENT TWO 10' TRAVEL LANES	
APPROVED FOR PUBLICATION <i>[Signature]</i> City Engineer	Date 3/9/17
DWG. NO.	3-1

City of Lewiston

1 inch = 200 feet



This drawing is only a visual aid information and locations are approximate. There is no guarantee or warranty is expressed or implied for its accuracy.

