

# MEETING AGENDA

## LEWISTON PLANNING AND ZONING COMMISSION

**OCTOBER 13, 2021 AT 5:30 P.M.**

**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. 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

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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 SEPTEMBER 08, 2021 MEETING MINUTES (ACTION ITEM)**
- IV. **CONSIDERATION FOR APPROVAL OF REASON STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CONDITIONAL USE PERMIT CUP21-000006 TO ADD TWO ADDITIONAL MULTIFAMILY DWELLING UNITS TO 508 SOUTHWAY DRIVE (ACTION ITEM)**
- V. **PUBLIC HEARING: APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT, PUDA21-01 AKA PUD21-000001, CANYON CREST ESTATES:**  
The applicant requests amendment to the PUD agreement to increase the allowable number of dwelling units; add a new housing type allowance; allow small lot development; add a minimum number of dwelling units to be constructed that are not detached single family homes; add a mixed use development requirement; clarify certain development standards; amend certain development standards; clarify and revise the timing of completion of 18th Street construction to Lindsay Creek Road; and to make minor adjustments to future street layout, lot configuration and open space and trail improvements.
- VI. **INITIATION OF ZONING CODE AMENDMENT: REMOVAL OF ARTICLE XVI, INOPERABLE VEHICLE STORAGE, FROM THE ZONING CODE (ACTION ITEM)-**  
The removal of the inoperable vehicle storage regulations from the Zoning Code and related amendments to the definitions of “junk” and “junkyard” are proposed in favor of establishing new such regulations in a new City Code Chapter 43, Nuisances. Junkyards will still be regulated as a land use in City Code Chapter 37, Zoning, but inoperable vehicles that are not part of a junkyard/auto-wrecking yard are not a land use to be regulated through the Zoning Code.
- VII. **PUBLIC HEARING: CONDITIONAL USE PERMIT APPLICATION, CUP21-000007, BY JAKE GRECO (ACTION ITEM):** The applicant requests conditional use permit approval for the manufacturing of custom kitchen cabinets, at 3010 E. Main Street, as a general commercial use not allowed by right in the C4 zone but which is consistent with the purpose of the C4 zone, and are not detrimental to any of the outright uses or other existing conditional uses or to nearby residential uses per Lewiston City Code 37-72.
- VIII. **INITIATION OF ZONING CODE AMENDMENT: ADDITION OF BASEMENT EGRESS WINDOWS TO LIST OF EXEMPTED ITEMS FROM CERTIFICATE OF APPROPRIATENESS IN THE NORMAL HILL HERITAGE OVERLAY ZONE:** The Historic Preservation Commission recommends to the Planning & Zoning Commission initiation of a Zoning Code Amendment to add basement egress windows to the list of exempted items from a Certificate of Appropriateness in the Normal Hill Heritage Overlay Zone.

**IX. STAFF-COMMISSION COMMUNICATIONS**

- A.** Query of Commissioners to attend the regularly scheduled meeting of 10/27/21 (public hearing on Zoning Code amendment to remove regulations for inoperable vehicle storage from the Zoning Code).
- B.** We have 2 commission member vacancies and 4 applications for membership. Interviews have been conducted and recommendations for appointment have been forwarded to the City Manager. Appointments of two new commissioners are hoped to occur at the October 25 City Council meeting.
- C.** Other

**X. 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).