

MEETING AGENDA

LEWISTON PLANNING AND ZONING COMMISSION

July 13, 2022 AT 5:30 P.M.

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING,
215 D STREET, 2ND FLOOR, LEWISTON, ID 83501

Citizen comments and testimony for public hearings may be made: in-person, by emailing Dawn Ortiz at dortiz@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; Richard Kremer, Vice Chair; Michael Busch, Kathy Branson, Cynthia Ball, Kevin Kelly, Gabriel Iacoboni, Chantelle Souther

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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 JUNE 22, 2022 MEETING MINUTES (ACTION ITEM)**
- IV. **APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR ZNC22-000005, REZONE FROM F2 TO R2A (ACTION ITEM)**
- V. **APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CUP22-000005, CONDITIONAL USE PERMIT APPLICATION BY UNION GOSPEL MISSION (ACTION ITEM)**

- VI. **PRELIMINARY PLAT FOR CANYON CREST ESTATES PHASE IIIC-3, IVA-1, IVA-2 & IVA-3 – WIEGAND (ACTION ITEM):** A preliminary plat proposing to plat approximately 20.13 acres of property located within the Canyon Crest Planned Unit Development's Phase III and IV planning areas, into 70 lots.
- VII. **PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT, CUP22-000004 BY TRAVIS NICHOLSON, FOR MULTI-FAMILY DWELLING IN THE R2A ZONE, LOCATED IN LOT 2 BLOCK 7 OF LEWISTON ORCHARDS TRACT, TO THE NORTH AND EAST OF 927 LINDEN AVE AND TO THE WEST OF 935 LINDEN AVE, – HOLLINGSHEAD (ACTION ITEM):** The applicant requests conditional use permit approval for multi-family dwelling, twelve (12) dwelling units, to be built on a 1.2 acre parcel, in the Low Density Residential, R-2A zoning district. This application, if approved, will replace CUP22-000003, which the Planning & Zoning Commission approved previously after a public hearing on April 13, 2022.
- VIII. **PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF TO PREPARE THE RELATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS –VARIANCE APPLICATION VAR22-000001 BY MARK DEATLEY, REGARDING LEWISTON CITY CODE SECTION 37-103(a) REQUIRED YARD WIDTH ABUTTING A RESIDENTIAL ZONE - HOLLINGSHEAD (ACTION ITEM):** The applicant proposes to build an airplane hangar in the Airport Zone and requests a reduction in the minimum yard setback width where the Airport Zone abuts the Low Density Residential, R2A, Zone. The subject property is located immediately south of 3514 5th Street, the western 190 (approximate) feet by southern 105 (approximate) feet of what is also known as tax parcel RPL00290010035.
- IX. **PUBLIC HEARING FOR ZA-03-21, LEWISTON CITY CODE CHAPTER 23 REWRITE AND RELATED ZONING CODE AMENDMENT – PLASKON (ACTION ITEM):** Lewiston City Code Chapter 23 regulates the development of manufactured home parks and recreational vehicle parks. This proposal would repeal and replace those regulations with ones which are more up to date for current community needs, simplify understanding and administration by consolidating procedural provisions, and provisions for two newly proposed housing type allowances, tiny house villages and transitional housing villages. A major component of this proposal is various amendments to Lewiston City Code Chapter 37, Zoning Code, to provide allowances for all four of the housing types addressed in Chapter 23 in various zoning districts throughout the city.

X. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners to attend the regularly scheduled meeting of July 27, 2022 (public hearing on a subdivision in Normal Hill North zone)

B. Other

XI. ADJOURN (ACTION ITEM)

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.