

MEETING AGENDA

LEWISTON PLANNING AND ZONING COMMISSION

SEPTEMBER 28, 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, Open position

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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 14, 2022 MEETING MINUTES (ACTION ITEM)**
- IV. **PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION, CUP22-000007, BY AMANDA NIXON ON BEHALF OF LEWIS CLARK CREDIT UNION, FOR INTENSIFICATION OR EXPANSION OF A LEGALLY ESTABLISHED COMMERCIAL USE IN THE R2 ZONE, LOCATED AT 1632 17TH AVENUE (ACTION ITEM)**: The applicant requests conditional use permit approval to create an additional parking lot across the street at 1632 17th Avenue for the existing commercial use, Lewis Clark Credit Union, at 1626 17th Street. Intensification, or

expansion of a legally established commercial use is allowed under the conditional use section of the Low Density Residential, R-2, Zone.

- V. **PUBLIC HEARING FOR LEWISTON CITY CODE CHAPTER 23 REWRITE, CHAPTER 42 AMENDMENT, AND RELATED CHAPTER 37 AMENDMENT, ZA-03-21 (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 a newly proposed housing type allowance, tiny house villages. Lewiston City Code Chapter 42, Shelters, is also proposed for amendment to add a new Article for a newly proposed type of housing for homeless persons, transitional housing villages. A major component of this proposal is various amendments to Lewiston City Code Chapter 37, Zoning, to provide updated and new allowances for mobile home parks, tiny house villages, recreational vehicle parks and transitional housing villages in various zoning districts throughout the city.
- VI. **PUBLIC HEARING FOR ZONING CODE AMENDMENT, ZA-06-22, ZONING CODE SECTION 37-184 RULES FOR PUBLIC HEARINGS, REQUIRED HEARING NOTICE MAILING (ACTION ITEM)**: An amendment to Zoning Code, pursuant to Zoning Code section 37-178. Zoning Code Section 37-184(b)(2), which states that public hearing notice shall be mailed to owners of property within three hundred (300) feet of property that is the subject of a conditional use permit, change of nonconforming use, rezone and comprehensive plan amendment request. However, it has been the city's practice to send notice to owners of property within three hundred thirty (330) feet.
- VII. **INITIATION OF ZONING MAP AMENDMENT, ZNC22-000007, TO REZONE A PORTION OF DOWNTOWN, IN THE WEST END HISTORIC DISTRICT, FROM C-4 TO C-5 (ACTION ITEM)**: The Planning & Zoning Commission is asked to initiate an amendment to the Zoning Map, pursuant to Zoning Code Sec. 37-178. The request is to rezone an area of approximately 19 acres and 32 parcels from the General Commercial, C-4, Zone to the Central Commercial, C-5, Zone. The C-4 Zone is not the most appropriate zone for the gateway to Idaho and our Historic District. The C-4 Zone is intended to provide areas to serve city and regional needs. Permitted or conditional uses include mini-storage, gas station, adult themed businesses and a homeless shelter. These uses are not pedestrian friendly. The C-5 Zone, on the other hand is specifically tailored to the Central Business District.
- VIII. **STAFF-COMMISSION COMMUNICATIONS**
- A. Query of Commissioners to attend the regularly scheduled meeting of October 12, 2022
 - B. Other
- IX. **ADJOURN (ACTION ITEM)**