

February 10, 2021

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: Hannah Liedkie, Chair; Michael Busch; Joan Hunter; Richard Kremer; Corey Sandstrom

COMMISSIONERS EXCUSED: Rick Tousley, Vice Chair; Mike Menegas

STAFF MEMBERS PRESENT: Joel Plaskon, Planner - Local Initiatives; Katie Hollingshead, Assistant Planner; Kayla Hermann, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Pat Severance, Development Review Supervisor

II. CITIZEN COMMENTS

None.

III. APPROVAL OF JANUARY 27, 2021 MEETING MINUTES

Commissioners Kremer and Busch moved and seconded, respectively, approval of the January 27, 2021 meeting minutes. Upon roll call, the vote was as follows:

Commissioner Hunter	Aye
Commissioner Sandstrom	Aye
Commissioner Kremer	Aye
Commissioner Busch	Aye
Chair Liedkie	Aye

The motion carried 5-0.

IV. PUBLIC HEARING, CONDITIONAL USE PERMIT CUP21-000001, APPLICATION BY JON EVANS ON BEHALF OF BOYS & GIRLS CLUBS OF THE LEWIS CLARK VALLEY: The applicant requests conditional use permit approval to allow for a Semi-public use on approximately 7.19 acres generally located south of 8th Avenue, between 12th Street and 13th Street, ending at 11th Avenue. Also known as 819 12th Street or tax parcels RPL11200811501, RPL11200813701, and the portion of RPL11200811801 between 12th Street and 13th Street in the R-3 Medium Density Residential Zone.

Chair Liedkie explained the public hearing process, opened the public hearing, and asked for staff report.

Assistant Planner Katie Hollingshead presented the Commissioners with a GIS map and aerial photographs of the subject property. Ms. Hollingshead then provided the Commissioners with a summary of the staff report. After conclusion of the staff report, Chair Liedkie asked there were any questions from the Commission.

Commissioner Hunter questioned if the area that the subject property was in would remain one-way or go back to a two-way street. Ms. Hollingshead deferred the question to Public Works Development Review Supervisor Pat Severance. Mr. Severance informed the Commission that it is the City's desire to bring the streets back to two-way traffic but they would first need to see what the potential use and needs are of the Boys and Girls Club.

There being no other questions from the Commission, Chair Liedkie asked the applicant to present.

Jon Evans thanked the Commission for the opportunity to present and informed the Commission that the project allows them to provide services and programs to children in the area. The long-term plan for the Club is to eventually have full time operation and the open space will be used.

There being no questions from the Commission, Chair Liedkie asked for public comment.

Scott Corbett, 1309 8th Avenue, pointed out that those of them in the neighborhood would welcome the club and respect the mission of the club. Mr. Corbett also noted they look forward to having the club there and they do a great job up keeping their properties.

There being no other physical persons testifying, Ms. Hollingshead read several emails received in to record. These emails are attached as Exhibit A.

Chair Liedkie closed the public hearing. After discussion, Commissioners Sandstrom and Hunter moved and seconded, respectively, to direct staff to draft the reasoned statement approving CUP21-000001. Upon roll call, the votes were as follows:

Commissioner Hunter	Aye
Commissioner Sandstrom	Aye
Commissioner Kremer	Aye
Commissioner Busch	Aye
Chair Liedkie	Aye

The motion carried 5-0.

V. PUBLIC HEARING, REZONE PROPOSAL ZNC20-000007, EAST ORCHARDS UPZONE - A proposal to rezone approximately fifty-five properties consisting of approximately one hundred acres generally located east of 16th Street, north of Burrell Avenue and west of 1907 Burrell Avenue from Agricultural Transitional, F-2, to Suburban Residential, R-1.

Chair Liedkie explained the public hearing process, opened the public hearing and asked for the staff report.

City Planner Joel Plaskon provided the staff report and informed the Commission that the proactive rezone was initiated in September of last year. Public input was solicited from property owners involved, requesting comments and feedback. Only 13 property owners responded. The primary purpose is to allow property owners the ability to subdivide their properties, if they choose, to meet the high demands for new residential buildings.

Mr. Plaskon concluded his staff report by recommending that the Commission recommend approval of the rezone to City Council and direct staff to prepare a reasoned statement to that effect. Mr. Plaskon also noted that he did not receive any public testimony.

Chair Liedkie asked for any public comments.

Susan Kennedy, 1725 Burrell, questioned if traffic will be addressed at Burrell because of all the new homes going in and she is concerned about safety. Mr. Plaskon deferred to Mr. Severance after observing that it is not a development proposal and additional traffic will be mitigated as the subdivisions occur over a period of time. Mr. Severance noted he would get her email address so that he could send her the most recent Traffic Analysis done in East Orchards but they are aware there is a need.

Cottie Hood 3325 16th Street spoke in opposition and worried that the zone change would negatively impact the neighborhood. The change is inconsistent with the neighborhood and seems unfair to current property owners. The zone change would mean an increase in traffic and the current road is insufficient. Ms. Hood also explained that the rezone is an obstruction to the wildlife in the area, and asked the Commission to not deny the quiet peaceful atmosphere the families and neighborhood enjoys.

Brad Morelock, 1817 Burrell, explained that his questions regarding the tax rates and infrastructure were answered and that he is in favor of the rezone.

There being no other public comment, Chair Liedkie closed the public hearing. After discussion, Commissioners Kremer and Sandstrom moved and seconded, respectively, to recommend approval to the City Council and direct staff to draft the reasoned statement approving the zone change. Upon roll call, the vote was as follows:

Commissioner Hunter	Aye
Commissioner Sandstrom	Aye
Commissioner Kremer	Aye
Commissioner Busch	Aye
Chair Liedkie	Aye

The motion carried 5-0.

VI. PUBLIC HEARING, ZONING CODE AMENDMENT, ZA-01-21 - A proposal to amend Lewiston City Code Chapter 37, Zoning to establish a forty-five (45) day time limit (with some exceptions) within which the Planning and Zoning Commission and City Council must make recommendations and decisions regarding land use applications, as required by Idaho Code § 67-6519(2). This proposal also makes some amendments to provisions related to land use public hearing rules in Chapter 2 of the Lewiston City Code.

Chair Liedkie explained the public hearing process, opened the public hearing and asked for staff report.

City Planner Joel Plaskon informed the Commission that Idaho Code 67 stipulates municipalities should adopt a procedure by ordinance for the timely processing of land use applications. The current code does not have the procedure, which is why the code is being amended.

There being no public comment, Chair Liedkie closed the public hearing.

After discussion, Commissioners Hunter and Kremer moved and seconded, respectively, to recommend approval of ZA-01-21 to City Council. Upon roll call, the vote was as follows

Commissioner Hunter	Aye
Commissioner Sandstrom	Aye
Commissioner Kremer	Aye
Commissioner Busch	Aye
Chair Liedkie	Aye

The motion carried 5-0.

VII. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners to attend the regularly scheduled meeting of 2/24/21 (public hearing on rezone application).

All Commissioners present indicated they planned to attend.

B. Other

Ms. Hollingshead informed the Commission that they would be receiving instructions from the City of Lewiston's IT department on how to access the new emails, as well as set up training time with IT if needed.

VIII. ADJOURN

There being no further business, Commissioners Sandstrom and Hunter moved and seconded, respectively to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:47 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2021.

**EXHIBIT A:
EMAILS/LETTERS RECEIVED**

CUP21-000001

1. Charles M. Christopher
2. Chris Loseth
3. Jason and Dayna Curtis
4. Brad Rice
5. Melissa Eckert
6. Chris Rubio
7. Dr. Sennett A. Pierce SR
8. Donald J. Wee
9. Ann Watkins
10. Mark Zagelow
11. Shirley Phillips
12. Christine Creason
13. Craig Emerson
14. Sam Creason
15. Mike Tatko

ZNC20-000007

1. Cottie Hood



313 D Street Suite 100 Lewiston, Idaho 83501-1870
ph 208.743.0633
advantageadvertising.com

February 2, 2021

City of Lewiston
Planning and Zoning Commission

Dear Commission Members:

I am writing to urge you to support zoning that will allow the Boys & Girls Clubs of the Lewis-Clark Valley to reside and operate on the old Lewiston High School property in downtown Lewiston.

For over 75 years The Club has had a positive effect on the youth of our community and I have no doubt it will also provide a positive impact on this neighborhood in which it plans to locate.

Please support zoning the property in a manner that will allow The Club to occupy and operate on this property.

Thank you,

A handwritten signature in blue ink, appearing to read "C. Christopher", written over a light blue horizontal line.

Charles M. Christopher
President
Advantage Advertising, Inc.

P1FCU

February 9, 2021

City of Lewiston Planning and Zoning Committee

RE: Boys and Girls Clubs of the Lewis Clark Valley Normal Hill Expansion

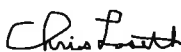
Dear Lewiston Planning and Zoning Committee,

Potlatch No.1 Financial Credit Union fully supports the Normal Hill expansion of the Lewiston Boys and Girls Club. P1FCU has strong roots in the Lewis-Clark Valley, and we understand the positive impact that the Boys and Girls Club has on our youth. As a community-minded business ourselves, it's important to us that organizations that empower our youth have 100% community support. This is why P1FCU supports the Club through volunteerism and significant financial donations.

The Boys and Girls Club is a positive force for good and the impact their programs have had on our Valley are immeasurable. We have a responsibility to our kids to make sure they have all the resources available to reach their full potential as productive, caring, responsible citizens. With the addition of a Normal Hill club, we will be creating more accessibility for the kids who need it most.

On behalf of P1FCU, rooted in the LC Valley since 1938, please accept our proud support of allowing the Boys and Girls Club to operate as a full-service location on their newly acquired property on the old LHS campus.

Respectfully,



Chris Loseth
P1FCU, President & CEO

208.746.8900
800.843.7128
p1fcu.org
P.O. Box 897, Lewiston, ID 83501



February 8, 2021

Dear City of Lewiston,

We are writing this letter to ask for your support for the Boys & Girls Club of the Lewis Clark Valley presence and operations at the former Lewiston High School location.

As long time Lewis-Clark Valley community members, former participants in Club athletics and offerings, and more recently as Club Board Members, we have witnessed the positive impact the Club has had on the children and family in our community. Adding an additional location will continue to drive the positive impact. We recently walked through the new location with Jon Evans, Executive Director of the Club, and saw firsthand the vast potential this new location has to directly impact the surrounding area through well-maintained athletic spaces, community events and facilities for local businesses and other non-profits.

We ask that you prioritize the necessary zoning updates to ensure the Club can fulfill its desired operations in a timely manner. We look forward to seeing the continued benefits the Boys & Girls Club of the Lewis Clark Valley can offer our community through its newest location and appreciate the City's partnership in this endeavor.

Sincerely,

Jason and Dayna Curtis

Clarkston, WA



D | A | DAVIDSON

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Fax (208) 798-0626
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February 4, 2021

RE: Conditional Use Permit –
Boys & Girls Clubs of the Lewis Clark Valley - Normal Hill Campus

To Whom It May Concern,

I am writing as Board President of the Boys & Girls Clubs of the Lewis Clark Valley and as a lifelong resident and businessman in Lewiston and Nez Perce County. I strongly support permitting the Boys & Girls Clubs to operate on Normal Hill on the property formerly serving as Lewiston High School.

The Boys & Girls Club is an appropriate use of the property and would be highly compatible with the neighborhood. For over 75 years the organization has demonstrated its ability to make tangible contributions to the Lewis Clark Valley through youth development. This location would position the Clubs to enrich Normal Hill and the greater downtown area as it supplies much needed youth services that are not readily available in this part of town.

The Clubs are overseen by responsible and experienced professionals who live in and care deeply about our community. They have been good stewards of the properties they occupy, keeping buildings well maintained and the grounds clean and orderly. I vigorously support the approval of a conditional use permit for the Boys & Girls Clubs of the Lewis Clark Valley.

Sincerely,

Brad Rice, CWS®
Senior Vice President
Financial Advisor

February 6, 2021

CITY OF LEWISTON

1134 F Street Lewiston, ID 83501

I am writing this letter in support of presence and operations on the old LHS campus for the Boys and Girls Club of the Lewis Clark Valley.

Sincerely,

Melissa Eckert



To Whom It May Concern:

My name is Chris Rubio and I business owner that is located in Lewiston, ID. I am a private football coach that runs camps across the country for Long Snappers and I have had over 1,000 Long Snappers of mine go onto college and/or the NFL.

This letter is to support The Boys and Girls Club presence and operation at the old Lewiston High School campus. There are very few things that are “no-brainers” in this world, but this is definitely one of them!

The Boys and Girls Club is a pillar in the community with not only how they continuously handle themselves but, also, even more importantly, how they benefit each family that comes in contact with them on a daily basis. Please notice; I used the word “family” and not only “children.” The Boys and Girls Club do so much for every family in the community by means of daycare, sports, meals and socialization.

My own children have participated in The Boys and Girls Club sports programs for over a decade and will continue to do so in the future. Having The Boys and Girls Club on the old Lewiston High School campus simply provides more opportunities for families to come together to make the Lewis-Clark Valley even better in the future!

Please feel free to contact me if you have any questions and I look forward to taking my son to his sporting events (amongst other things) at the “new” location at the old Lewiston High School.

Chris Rubio
President of Rubio Long Snapping

RubioLongSnapping.com
1104 Richardson Ave.
Lewiston, ID. 83501
Rubio@RubioLongSnapping.com
626-260-2524



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SENNETT A. PIERCE, D.O.

ELIZABETH A. O'NEIL, AuD

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To whom it may concern,

I am writing this letter in support of the Lewis-Clark Valley Boys and Girls Club's effort to change the zoning to their newly acquired property on the old Lewiston High School campus. As a local physician and lifelong member of this community, I believe this is a fantastic opportunity for our city to provide a safe place for the kids in the downtown area to once again become involved in social, academic, and educational opportunities that are offered through the club. In addition, several other non-profit groups (The Willow Center, Head Start, etc) and churches have expressed interest in some of the other buildings. This will create a very unique area where they will be able to provide a multifaceted support system for the kids through these additional programs. For 75 years, the club has provided for the children of the Lewis-Clark Valley through its facilities that are top-notch and well maintained. With this exemplary record, I see no reason not to continue to strengthen this program in a time where the kids need activity and social support more than ever.

Regards,

Dr. Sennett A. Pierce SR, D.O.



Tri-State

Memorial Hospital & Medical Campus

City of Lewiston
1134 F. Street
Lewiston, ID 83501

RE: Planning and Zoning meeting, Feb. 10th

February 3, 2021

To Whom it May Concern,

I am writing in support of the Boys and Girls Club of Lewiston & Clarkston to ask your support for a conditional use permit for the club concerning the finalization purchase of the Lewiston High School. This would allow the Club to use the appropriate site for needed services for the many kids that is served by the Boys and Girls Club; help keep the purchased buildings maintained; and keep that site viable and in use for the community and many activities the Club provides for our kids.

I offer my support as CEO of Tri-State Memorial Hospital and as a board member of the Club and would ask that the City allow the Club to use this site and grant the Club a conditional use permit. It will benefit the community as a whole and give another safe place for kids to be and learn.

Thank you in advance for your support.

Sincerely,



Donald J. Wee, CEO



Lewiston

Katie Hollingshead <khollingshead@cityoflewiston.org>

Citizen Comment for 2/10/2021 Planning and Zoning Meeting

1 message

Ann Watkins - Martin Insurance, Inc. <ann@martininsure.com>
To: "tbrocke@cityoflewiston.org" <tbrocke@cityoflewiston.org>
Cc: "khollingshead@cityoflewiston.org" <khollingshead@cityoflewiston.org>

Wed, Feb 10, 2021 at 2:44 PM

RE: Conditional Use Permit CUP21-000001 Application by Boys and Girls Clubs of the Lewis Clark Valley to allow Semi-public use at the former Lewiston High School campus in a R-3 Medium Density Zone

I would like to express my support for the approval of the conditional use permit.

I am a partner in a business that is approx. 1/2 mile from this location. I feel that the Club's use of this facility would enhance and improve our neighborhood. The other area clubs are not as convenient for the downtown residents to use and as a result, we see a number of youth with a lot of time on their hands.

With a club in the area, we have a much better chance of attracting these youths to the healthy environment of the club and provide them with a safe place to go after school and provide mentorship for future success.

I believe the impact of having the Club occupy this premises as a strong positive for the area. The Boys and Girls Clubs of the Lewis Clark Valley has a long record of showing that they are good neighbors in the areas in which they maintain Clubs and I am very excited to welcome them to the neighborhood upon the approval of their conditional use permit.

Sincerely,

Ann Watkins

The notice said to state if I want this read publicly at the meeting: No, but I do want my support noted for the Planning and Zoning Commissioners.



Ann Watkins - Account Executive

a: 1122 Idaho Street / PO Box 699 Lewiston ID 83501
p: 208-743-6543 / c: 208-743-6544 / f: 208-746-7071
e: ann@martininsure.com / w: www.martininsure.com

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February 9, 2021

City of Lewiston
Zoning and Planning

Dear Members,

I am writing you today to lend my support for the Boys and Girls club's presence in the former LHS property. When I first learned that this was a possibility, I can't tell you how thrilled I was at the prospect of having their presence on Normal Hill.

As a business owner in the area, I can tell you first hand that if there was ever something needed, it is this. My wife and I both work in the store and hardly a day goes by when we don't witness youths who are in need of what the club has to offer. A facility staffed with people who's sole mission is provide a space where they can attain self esteem and grow as individuals to reach their full potential. To expose them to another side to life.

The Boys and Girls club of the LC valley has been instrumental in the development of youths in the area for decades, and with their growth into the Normal Hill area, will in my opinion lead to the personal growth of many at risk kids, which is an investment that a community reaps rewards many times over.

Sincerely yours,

Mark Zagelow

Received 2/10



Lewiston

Tanya Brocke <tbrocke@cityoflewiston.org>

Fwd: Notice of Public Hearing, 2/10/2021

1 message

Mon, Feb 8, 2021 at 9:24 AM

Joel Plaskon <jplaskon@cityoflewiston.org>
To: Katie Hollingshead <khollingshead@cityoflewiston.org>
Cc: Tanya Brocke <tbrocke@cityoflewiston.org>

Joel D. Plaskon, AICP
City Planner

T 208.746.1318 x 7202



215 "D" St.
P.O. Box 617
Lewiston, ID 83501
www.cityoflewiston.org

"Planning isn't everything. It's not the only thing, either. It's just the beginning." (Me)

----- Forwarded message -----

From: **Shirley Phillips** <hotamiata@msn.com>
Date: Sat, Feb 6, 2021 at 11:28 AM
Subject: Notice of Public Hearing, 2/10/2021
To: Joel Plaskon <jplaskon@cityoflewiston.org>

Thank you for the Notice of Public Hearing for the Boys and Girls Clubs of the Lewis Clark Valley for conditional use permit, CUP21-000001. I completely support the approval of the permit. I feel it is a great use of the buildings and surrounding property. In my opinion the Club will maintain the facility and put it to good use for the youth of the Valley. I think they will be a very good neighbor.

In support,

Shirley Phillips
1322 9th Avenue
Lewiston, ID 83501



Valley Boys and Girls Club

1 message

Christine Creason <creasonfamily@gmail.com>

Mon, Feb 8, 2021 at 9:32 AM

To: "tbrocke@cityoflewiston.org" <tbrocke@cityoflewiston.org>

Dear members of the planning and zoning commission:

I wanted to write to encourage you to grant the CUP to the VBGC. I live a block away from their new campus and we walk around it many times a week. I believe that having the Boys and Girls club there would be a huge boon to our neighborhood. One of my main concerns with the high school moving was that the buildings would remain empty and become dilapidated and attract crime. Having kids playing soccer and learning is the best use I can think of for those buildings and green spaces. The club gives so much to the community, please make it easy for them to continue to grow and to also improve our neighborhood. Thank you for taking the time to read this, and please work with us to get the club in there and going ASAP! I think the children of the valley would really benefit!

Christine Creason



Conditional Use Permit - Valley Boys & Girls Club

2 messages

Craig Emerson <craigemerson333@gmail.com>
To: "tbrocke@cityoflewiston.org" <tbrocke@cityoflewiston.org>

Mon, Feb 8, 2021 at 8:31 AM

Dear Members of the Planning & Zoning Commission:

I write in favor of a grant of the Conditional Use Permit sought by the Valley Boys & Girls Club, CUP21-000001. My family and I reside in the Normal Hill area. In our opinion, the Club's proposed use is the best possible and practicable use that could be made for that campus, in order to preserve the community. In fact, the use proposed by the Club is far better than many of the "by right" uses for those buildings. If you grant the CUP, our neighborhood will gain a proven and trusted partner, who will be investing private dollars to improve the general community.

It is imperative to the health of our City and the health of our neighborhood that those buildings be maintained and used as soon as possible. While the use may create some burden in the form of increased parking and traffic (an increase over non-use, certainly not over the prior school use), the benefits of the use far outweigh the burdens. An unused building quickly becomes a dilapidated building. A dilapidated building is a liability to the neighborhood and an attractant to crime. The burdens of non-use might not be readily apparent, but those burdens are difficult to reverse.

I urge the City not only to grant the CUP, but also to work with the Club as it puts private dollars into the buildings. The City ought to work with the Club to ensure that any required improvements do not render development of that area financially impracticable. We all need to work together to ensure that the community moves forward, at whatever pace its people and dollars can sustain. We cannot let "perfect" be the enemy of "good" (and, in this case, the proposed use seems pretty close to perfect).

Thank you for your consideration of this important request.

Craig Emerson
222 N Prospect Blvd
Lewiston
(208) 816-2442

Tanya Brocke <tbrocke@cityoflewiston.org>
To: Katie Hollingshead <khollingshead@cityoflewiston.org>, Joel Plaskon <JPlaskon@cityoflewiston.org>

Mon, Feb 8, 2021 at 8:51 AM

[Quoted text hidden]

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Tanya M. Brocke
Community Development Specialist
City of Lewiston

T 208.746.1318 x 7265
F 208.746.5595



Lewiston

Tanya Brocke <tbrocke@cityoflewiston.org>

Public Comment re CUP21-000001

2 messages

Sam Creason <samcreason@gmail.com>
To: tbrocke@cityoflewiston.org

Mon, Feb 8, 2021 at 6:41 AM

Dear Members of the Planning & Zoning Commission:

I write in favor of a grant of the Conditional Use Permit sought by the Valley Boys & Girls Club, CUP21-000001. My family and I reside one block from the property. In our opinion, the Club's proposed use is the best possible and practicable use that could be made for that campus, in order to preserve the community. In fact, the use proposed by the Club is far better than many of the "by right" uses for those buildings. If you grant the CUP, our neighborhood will gain a proven and trusted partner, who will be investing private dollars to improve the general community.

It is imperative to the health of our City and the health of our neighborhood that those buildings be maintained and used as soon as possible. While the use may create some burden in the form of increased parking and traffic (an increase over non-use, certainly not over the prior school use), the benefits of the use far outweigh the burdens. An unused building quickly becomes a dilapidated building. A dilapidated building is a liability to the neighborhood and an attractant to crime. The burdens of non-use might not be readily apparent, but those burdens are difficult to reverse.

I urge the City not only to grant the CUP, but also to work with the Club as it puts private dollars into the buildings. The City ought to work with the Club to ensure that any required improvements do not render development of that area financially impracticable. We all need to work together to ensure that the community moves forward, at whatever pace its people and dollars can sustain. We cannot let "perfect" be the enemy of "good" (and, in this case, the proposed use seems pretty close to perfect).

- Sam Creason

Tanya Brocke <tbrocke@cityoflewiston.org>

Mon, Feb 8, 2021 at 8:08 AM

To: Joel Plaskon <JPlaskon@cityoflewiston.org>, Katie Hollingshead <khollingshead@cityoflewiston.org>

[Quoted text hidden]

--

Tanya M. Brocke

Community Development Specialist
City of Lewiston

T 208.746.1318 x 7265
F 208.746.5595



215 D Street
P.O. Box 617
Lewiston, ID 83501-1930
www.cityoflewiston.org

"Do not give up, the beginning is always the hardest."



Fwd: Letter in Support of CUP21-000001

1 message

Katie Hollingshead <khollingshead@cityoflewiston.org>
To: Tanya Brocke <tbrocke@cityoflewiston.org>

Fri, Feb 5, 2021 at 10:28 AM

please include this letter with your minutes for the 2/10/21 P&Z meeting. i have already forwarded it to the Commission and applicant.
Thank you,

Katie Hollingshead
Assistant Planner
City of Lewiston



T 208.746.1318 x 7261
F 208.746.5595
215 D Street
P.O. Box 617
Lewiston, ID 83501-1930
www.cityoflewiston.org

----- Forwarded message -----

From: **Tatko, Mike** <Mike.Tatko@avistacorp.com>
Date: Fri, Feb 5, 2021 at 9:26 AM
Subject: Letter in Support of CUP21-000001
To: khollingshead@cityoflewiston.org <khollingshead@cityoflewiston.org>

Katie Hollingshead
City of Lewiston Planning and Zoning Commission
Lewiston, Idaho

Dear Katie,

I'm writing today as a private citizen and not as an employee of Avista Utilities. If I can attend the meeting on Feb. 10, I will, but in case I cannot, I wanted this entered into the record.

This letter is in support of the application by Jon Evans of the Boys & Girls Clubs of the Lewis Clark Valley for Conditional Use Permit, CUP21-000001.

I support the Club's forward thinking to locate some of its activities at this location, which is directly west and northwest of my home at 1302 10th Avenue in Lewiston.

While the Club's Burrell Avenue location in the Lewiston Orchards satisfies the needs of many, an additional location on Normal Hill would offer kids – and their parents – who live in that area a more convenient location for Club activities.

The more than seven acres available provides the Club and potential other organizations many opportunities to locate and exist in a setting already established.

February 9, 2021

Dear Lewiston Planning and Zoning Committee,

I am writing to express my strong opposition to the Rezone Proposal, ZNC20-000007, East Orchards Upzone. The many negative impacts which the proposed rezone would have saddens and worries me because I believe it would negatively impact the characteristics of the neighborhood as it has been for the 50 years which I've lived in it. To allow multiple housing units and even businesses is inconsistent with the neighborhood's quiet, low-density, rural nature.

I believe that the number of additional houses and potential businesses such as bed and breakfast establishments, day care facilities, or churches would have a significant negative impact on the property values of the homes and small acreages as they now exist. This loss seems unfair to current property owners who would bear the burden of this economic hardship with no corresponding advantage.

The zone change would undoubtedly also mean an increase in traffic. The existing road infrastructure of 18th Street is only an undivided, two lane road and would certainly be insufficient to carry any additional traffic. Adding an arterial would mean even more disruption to the current nature of the neighborhood. No matter the neighborhood, an increase in personal vehicle and bus traffic almost always has the potential for harm to children. I would be quite concerned about the safety of children with the increase in traffic which this rezone would cause.

The rezone would also be a disruption to the wildlife in the nearby area. Numerous herds of deer are seen weekly, if not daily, in this neighborhood. The close proximity of the Idaho Fish and Game habitat area is a natural draw for these herds. Deer and an increase in noise and traffic are just not compatible.

I urge you to refrain from allowing the disruptions and hardships this proposal would cause. Please don't deny the quiet, peaceful atmosphere which the families and the wildlife of this neighborhood have enjoyed. Deny this rezone proposal. Thank you for your service and support of our community's values.

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