

February 12, 2020

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Upstairs Conference Room at 215 “D” Street. Chair Sandstrom called the meeting to order at 5:30 p.m.

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I. CALL TO ORDER

COMMISSIONERS PRESENT: Corey Sandstrom, Chair; Mike Menegas, Vice Chair; Richard Kremer (phone); Hannah Liedkie (phone); Rick Tousley (phone)

COMMISSIONERS EXCUSED: Joan Hunter

STAFF MEMBERS PRESENT: Joel Plaskon, Planner – Local Initiatives; Jacqui Gilbert, Planner – Regional Initiatives; Mark Weigand, City Surveyor; Kayla Hermann, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT;

II. CITIZEN COMMENTS

None.

III. APPROVAL OF NOVEMBER 4, 2019 MEETING MINUTES

Commissioners Menegas and Kremer moved and seconded, respectively, approval of the November 4, 2019 meeting minutes. The motion carried 5-0.

IV. APPROVAL OF JANUARY 22, 2020 MEETING MINUTES

Commissioners Liedkie and Menegas moved and seconded, respectively, approval of the January 22, 2020 meeting minutes. The motion carried 5-0.

V. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP19-000012, MULTIFAMILY RESIDENTIAL AT 1003 ALDER AVENUE

Commissioner Menegas cured for the record that there was no ex-parte communication or ethical violation regarding CUP19-000012 when the applicant, Gordon Zimmer, reached out to him telephonically. Mr. Zimmer asked Commissioner Menegas if he needed an attorney, to which Commissioner Menegas recommended, as he always does, that anyone who wishes to gain clarification on a legal issue seek legal counsel.

That being said, Commissioner Menegas moved to approve the written decision for CUP19-000012 approving the application. Commissioner Tousley seconded. Chair Sandstrom polled the Commission and the vote was as follows:

Commissioner Liedkie	nay
Commissioner Kremer	aye
Commissioner Tousley	aye
Commissioner Menegas	aye
Commissioner Sandstrom	nay

The motion carried 3-2 with Commissioners Liedkie and Sandstrom voting against.

VI. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR ZNC19-000001 TO REZONE 2.39 ACRES ON THE EAST SIDE OF 16TH STREET NEAR QUAIL RUN DRIVE FROM F2 TO R2A

Commissioners Liedkie and Kremer moved and seconded, respectively, approval of the written decision for ZNC19-000001. The motion carried 5-0.

VII. PRELIMINARY PLAT, CANYON RIVER ESTATES, BLOCK 2 - Review for recommendation of approval to the City Council of a preliminary plat application to subdivide nine acres (approximately) in the Low Density Residential, R2, Zone on the north-northwest side of Ridgewater Drive in to two lots and one tract.

City Surveyor Mark Weigand informed Commissioners that the applicants indicated they anticipate Lots 1 and 2 will be developed with the construction of a single-family dwelling on each lot. Due to topographic and geologic issues, the applicants do not feel development of the property contained in the parcel identified as Tract 1 is equitable at this time. As noted on the plat, any future development of Tract 1 will require a re-plat, which may include the approval of a development master plan pursuant to the City Subdivision Code. The subject property is currently zoned R2 and the proposed lot configurations adhere to the requirements of the R2 Zone according to the City of Lewiston Zoning Ordinance, City Code Chapter 37.

Mr. Weigand noted 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. Mr. Weigand concluded with the recommendation that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Canyon River Estates, Block 2 Preliminary Plat as presented.

Commissioner Menegas questioned the potential for ground shifting and concerns about landslides, as there was an issue in the past. Mr. Weigand responded that the study

recommended ways to mitigate issues. City Planner Joel Plaskon noted both the Building Official and City Engineer are aware of the issue and would deal with through the permit process.

The developer engineer, Tyson Larson with Keltic Engineering added that each unique condition has been addressed in the study and recommended approval.

Commissioners Menegas and Kremer moved and seconded, respectively, to recommend approval of the Canyon River Estates Block 2 Preliminary Plat to City Council. The motion carried 4-0 (Commissioner Liedkie's call was dropped).

VIII. PRELIMINARY PLAT, VALLEY VISTA HEIGHTS, BLOCK 17 - Review for recommendation of approval to the City Council of a preliminary plat application to subdivide two and one third acres (approximately) in the Valley Vista Planned Unit Development, PUD, Zone at the east end of the southerly leg of Crestline Circle Drive in to six lots.

City Surveyor Mark Weigand informed Commissioners that the Valley Vista Heights Block 17 preliminary plat proposes to plat approximately 2.72 acres of property located within Stage 6 of the Valley Vista PUD into six lots. All development of the proposed lots will be subject to the conditions of the Valley Vista PUD agreement, including applicable housing type and building height allowances. Although future development within the PUD proposes to connect the extension of Crestline Circle Drive northerly to the intersection of Knollcrest Court and Knollcrest Drive, public safety necessitates that the developer be required to construct, and grant an easement for, an alternate emergency access with the proposed development. Due to elevated geologic hazards within the proposed subdivision area, each proposed lot will be required to provide a lot-specific geotechnical evaluation of the proposed improvements prior to development of the individual lots.

Mr. Weigand continued that the subject property is currently zoned PUD and the proposed lot configurations adhere to the requirements of the Valley Vista PUD Agreement and the City of Lewiston Zoning Ordinance City Code Chapter 37. 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.

Mr. Weigand concluded his report by recommending that the Lewiston Planning and Zoning Commission recommend to the Lewiston City Council approval of the Valley Vista Heights Block 17 Preliminary Plat as presented.

Commissioners Menegas and Tousley moved and seconded, respectively, to recommend approval of the Valley Vista Heights Block 17 Preliminary Plat to City Council. The motion carried 5-0.

IX. WORK SESSION ABOUT PRO-ACTIVE VS. REACTIVE REZONING

Commissioners reached a consensus to table the work session to the March 11 meeting.

X. STAFF-COMMISSION COMMUNICATIONS:

A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of February 22, 2020

Commissioner Menegas would be gone but noted he could call in if needed. All other Commissioners present planned to attend.

B. Other

XI. ADJOURN

There being no further business, Commissioners Liedkie and Kremer moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:13 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2020.