

February 26, 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; Joan Hunter; Richard Kremer; Rick Tousley

COMMISSIONERS EXCUSED: Hannah Liedkie; Mike Menegas, Vice Chair;

STAFF MEMBERS PRESENT: Joel Plaskon, Planner – Local Initiatives; Jacqui Gilbert, Planner – Regional Initiatives; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Alannah Bailey, Engineering Project Supervisor;

II. CITIZEN COMMENTS

None.

III. APPROVAL OF FEBRUARY 12, 2020 MEETING MINUTES

Commissioners Tousley and Kremer moved and seconded, respectively, approval of the February 12, 2020 minutes. The motion carried 3-0-1 with Commissioner Hunter abstaining.

IV. PUBLIC HEARING ON CONDITIONAL USE PERMIT APPLICATION, CUP20-000001 – A request by the City of Lewiston Public Works Department to establish a water well and pump house as a public use on a .7 acre piece of land in the Low Density Residential (R-2A) Zoning District. The subject property is located east of Nez Perce Grade and west of 6th Street, with a tax parcel number of RPL1802001003C.

Chair Sandstrom provided the public hearing background process, opened the public hearing and asked for staff report.

Planner – Regional Initiatives Jacqui Gilbert presented site location photos and informed the Commission that the subject property is undeveloped land. It has an existing gravel driveway, which will require improvements to meet the Fire Departments Standards. It is adjacent to single-family homes to the east and adjacent to Nez Perce Grade, which is a collector road. To the west of Nez Perce Grade is an undeveloped ravine. There is a City of Lewiston water storage tank approximately 400 feet to the northeast of the subject property. The Beacon School is also close by on Stewart Avenue.

The subject parcel is located in the West Orchards, Neighborhood Five of the Comprehensive Plan and has a Low Density Residential Land Use Designation. The Public Services, Facilities and Utilities section of the Comprehensive Plan explicitly references the Water System Master Plan, implying that the City should generally support activities pursued in that master plan. Installation of a new well for the City of Lewiston is an essential part of the Water System Master Plan known as the Water Facilities Plan 2019 that identified this as a good location due to existing infrastructure and proximity to the water storage tank.

A land use goal for the city is to: Provide and maintain public services, utilities and associated infrastructure in a cost-effective manner, by encouraging compact and contiguous growth and the proposed new Well #7 supports this goal providing water customers in this area and expanding the service area with added capacity and water flows.

The subject parcel meets the zoning requirements regarding lot size, but does require a conditional use permit review for the "Public Use" element of the land use; see Code Sec. 37-163(7) in the code section of the staff report. The proximity to the City of Lewiston water storage tank from the subject parcel via easements will be approximately 350 feet, making this an efficient location, as the necessary infrastructure is close by to connect up to, to bring the well online into the city's water system.

The fire department has no objections to the Conditional Use Permit and Public Works have their Project Manager - Mr. Brad Marshall of J-U-B Engineers, present to answer any questions regarding the project.

The proposed use is not inconsistent with the Comprehensive Plan and has good access from Nez Perce Grade, which is a minor arterial road. The proposed well will generate very little traffic once construction is completed and steps to minimize construction impacts will be put in place.

In considering an application for a public utility use, the commission shall determine that the site, easement, or right of way is located to best serve the immediate area and the equipment or infrastructure shall be so located, designed and installed to minimize the effect on scenic values and interference. The proposed use does not appear to pose adverse conditions or conflict with the neighboring single-family residential uses to the

east. Stormwater water will be managed by the large culvert nearby and drainage to the south of the subject parcel.

Ms. Gilbert concluded her staff report with the recommendation of approval, pending any testimony tonight, with a condition that the Public Works Department provide a site plan, through the permitting process, to provide the location of the driveway, driveway measurements and parking area with dimensions to zoning staff for approval.

Ms. Gilbert then introduced Brad Marshall, Senior Planner/Project Manager with J-U-B Engineers, Inc. Mr. Marshall explained that he agreed with the staff report and conditions of approval and informed the Commission that the well would be 1,800 feet deep. Impacts of the well going in are a very mild humming noise, use of a back-up gas generator, which is exercised once a week for 20 minutes and noted a service person would be checking the well daily. The building will be an earth tone color and produce little traffic. Mr. Marshall stated he is not aware of any public concerns and respectfully requests approval.

Commissioner Tousley questioned how the well connects to the reservoir. Mr. Marshall explained that they were working with the property owners to connect with the water main.

Commissioner Kremer questioned how high the retaining wall would be. Dave Watkins, J-U-B, explained that the retaining wall would be approximately 20 - 30'.

There being no further questions from Commissioners, Chair Sandstrom asked for public comment.

John Weibler, 3010 6th Street, questioned if there would be any blasting and if they could show where the connection will go on the map. Mr. Marshall responded that they did not anticipate any blasting, only hammering. The connection will be brought through a driveway with required light and sound barriers.

Tanya Wimer, 2920 6th Street, questioned what the anticipated timeline would be.

City Planner Joel Plaskon reminded the Commission that the relevant information regarding the application is the land use, not specifics of site construction, which is regulated through the permitting process.

Michael Largent, 2610 6th Street, questioned if curb and gutter will be put in and whether it would lead to more industrial.

Mr. Plaskon reiterated that questions of public improvements are not in the purview of consideration for the land use application. Questions could be addressed through the Public Works Department.

There being no other public comment, Chair Sandstrom closed the public hearing. After discussion, Commissioners Kremer and Hunter moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving CUP20-000001. The motion carried 4-0.

Commissioner Kremer then made a friendly amendment to the motion to include the conditions that the Public Works Department provide a site plan, through the permitting process, provide the location of the driveway, driveway measurements and parking area with dimensions to zoning staff for approval. Commissioner Tousley seconded and the motion carried 4-0.

- V. **PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE APPLICATIONS, CPA20-000001 AND ZC/ZNC20-000001 - A request by Steve Carlton to amend the comprehensive plan land use designation and change the zoning district of approximately 9.45 acres on the west side of 4th Street west of Park Drive and south of Walker Field. The existing comprehensive plan land use designation of the subject property is Mixed Use Planned Unit Development/Low Density Residential. The proposal would remove the Mixed Use Planned Unit Development part of the designation leaving it designated Low Density Residential. The proposed zone change would change the zoning of the subject property from Planned Unit Development (Wilson PUD) to Low Density Residential, R2.**

Chair Sandstrom provided the public hearing process, opened the public hearing and asked for staff report.

City Planner Joel Plaskon provided Commissioners with site and aerial photographs and reviewed the staff report. The subject property is undeveloped, but for a barn/storage building and a garage/storage building. It is used for horse pasture and horse keeping and is surrounded by the Lewiston School District's Walker Field (a running track) to the north, medical/dental offices to the south, single-family and duplex homes to the east across 4th Street and vacant lands to the west. The subject property was rezoned in 2003 through ZC-2-03 from Agricultural Transitional (F2) to Planned Unit Development (PUD,

Wilson) for a 174,000 square foot medical and professional office complex. Such complex was never developed, but the applicable Wilson PUD Zone still governs the property.

Mr. Plaskon then reviewed the relevant code references and accordance with the Comprehensive Plan. Comments received the following comment from the Engineering Division of the Public Works Department: "The engineering department has no objections to the zone change request. Our primary planning/zoning concern for this parcel is transportation connectivity from 4th street to the undeveloped properties to the west, which will be addressed at the time of platting. No comments were received from the Fire Department.

In conclusion, Mr. Plaskon explained that in reviewing the purpose statements, allowable uses and standards of the current PUD and the proposed R2 Zones, it appears that rezoning the subject property is appropriate. None of the six purpose statements of the PUD Zone appears to be appropriate at this time, at least not in terms of how the rezone applicant would like to develop the property. The allowable uses and standards of the applicable Wilson PUD Zone will not allow the applicant to develop the property, as he desires. The purpose, allowable uses and standards of the proposed R2 Zone would cleanly accommodate the simple, residential subdivision desired by the applicant. It is anticipated that the residential development resulting from the proposed rezone would be entry level and duplex rental and/or condominium housing. These types of housing are in high demand and short supply in the City of Lewiston. Regardless, the proposed R2 Zoning of the property appears to be more appropriate than the current Wilson PUD Zone. The Planning and Zoning Commission and City Council will each have opportunity to review more detailed matters in development of the property after rezoning, through the subdivision platting process.

Mr. Plaskon reminded the Commission that two separate motions would need to be made. The first for the Comprehensive Plan Amendment CPA20-000001, the second for Zone Change ZC20-000001 and recommended approval of both.

Chair Sandstrom called the applicant forward.

Steve Carlton, 1103 Bryden, explained that part of the deal with buying the property is to put up single family because the owners did not want a multi-family apartment complex going in. Mr. Carlton explained that the intention is to create 14 duplex lots, 16 single-family residential lots or a combination of duplex and single-family residential lots. Mr.

Carlton informed the Commission that he grew up in the neighborhood so he is familiar with the area and he would be sending a copy of the lot layout to the neighbors.

Chair Sandstrom asked for any public comment.

Nathan Nickels, 407 Park Drive, questioned if traffic studies were done and stated that parking would be taken away from Walker Field, which would cause increased congestion during events.

Bob Kessler, 402 Warner Avenue, stated he had mixed feelings and is concerned about conditions on the property not being enforced, as a different CUP was approved in the area with conditions, but the conditions were not fulfilled. Mr. Kessler also reiterated that 4th Street is not a large street.

There being no further public comment, Chair Sandstrom asked for applicant rebuttal.

Mr. Carlton explained that a traffic study will be done and that the High School had indicated that, upon completion of the new High School, Walker Field would be sold. Mr. Carlton also noted that he was familiar with the traffic concerns in the area.

With no other public comment offered, Chair Sandstrom closed the public hearing. After discussion, Commissioner Hunter moved to recommend approval of CPA20-000001 to City Council. Commissioner Kremer seconded and the motion carried 4-0.

Commissioner Kremer moved to direct staff to draft a Reasoned Statement recommending approval of ZC/ZNC20-00001 to City Council. Commissioner Tousley seconded and the motion carried 4-0.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of March 11, 2020

Commissioner Hunter noted she would be gone. All other Commissioners planned to attend.

B. Other

VII. ADJOURN

There being no further business, Commissioners Hunter and Kremer moved and seconded, respectively, to adjourn. The motion carried 4-0 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 _____, 2020.