

March 25, 2020

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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.

**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:* Corey Sandstrom, Chair; Mike Menegas, Vice Chair; Joan Hunter (phone); Hannah Liedkie (livestream,); Richard Kremer; Rick Tousley (phone)

*STAFF MEMBERS PRESENT:* Joel Plaskon, Planner – Local Initiatives; Kayla Hermann, Assistant City Attorney (phone); Aaron Butler, IT; Tanya Brocke, Community Development Specialist;

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MARCH 11, 2020 MEETING MINUTES**

Commissioners Kremer and Sandstrom moved and seconded, respectively, approval of the minutes. The motion carried 5-0.

**IV. PUBLIC HEARING ON CONDITIONAL USE PERMIT APPLICATION, CUP20-000002 - An application by Michelle King to establish an intermediate care facility at 1633 10th Avenue to provide housing and various services for local teenagers in need in the Normal Hill North Zoning District.**

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

City Planner Joel Plaskon provided Commissioners with a summary of the staff report and provided photographs of the subject property. Mr. Plaskon explained the subject property was originally developed with a single-family residence, which was later converted to a multi-family residence and then an assisted living (intermediate care) facility (The Lewis-Clark Care Center). The building on the subject property is now unoccupied. It is adjacent to single family homes to the north and west, a child care center and single family homes to the south, and Whitman Elementary School and single family homes to the east. There are also apartment complexes, a gas station and convenience store and Jennifer Junior High School in the immediate area.

The applicant proposes to provide a unique program of services to a small (estimated at thirty youth), unique and important segment of the Lewis-Clark Valley population in a

building that was formerly used for a vaguely similar purpose for a different segment of our population. The former use as an assisted living (intermediate care) facility for the aged (the Lewis-Clark Care Center) was permitted as a use by right in the then-applicable Medium Density Residential Zone. Since that time, the property was vacated by the Lewis-Clark Care Center and rezoned to the Normal Hill South (NHS) Zone. The NHS Zone allows intermediate care facilities with conditional use permit approval by the Planning and Zoning Commission.

The proposed LC Valley Youth Resource Center (the Center) would provide a wide variety of services to local teenagers in need of various types of support, including housing, training, counseling, medical and dental and including the provision of meals and opportunities for bathing and laundry cleaning. It would include drop-in services Monday through Friday between 2:30 and 7:00 p.m. and between 8:00 a.m. and 7:00 p.m. on Saturdays and Sundays, overnight housing, and extended stay housing. Housing would be for up to sixteen youth on any given night. The Center would be managed by on-site residents, including overnight. There would be a total of four staff members providing services, splitting shifts around the clock.

There is no land use type comparable to that proposed by CUP20-000002 listed in the Lewiston Zoning Code parking regulations from which a minimum number of required parking spaces can be calculated. The closest land use type to that proposed would require a minimum of six parking spaces. The applicant states in her application that there are six parking spaces, which she expects will be sufficient for the demand. It appears, however, that there may actually be room for seven cars to park on the property- three in the upper lot off the alley and four in the lower lot off of 10th Avenue, including an ADA compliant parking stall.

Mr. Plaskon concluded his staff report and informed Commissioners that there were three additional criteria as per Code Section 37.44-1 Special Conditions for an Immediate Care facility which are 1) the size of the site is reasonable for the intended use, 2) access to the site meets all applicable ordinances, and 3) the surrounding property will not otherwise be adversely affected.

Commissioner Menegas questioned how the conditions recommended by staff would be monitored or enforced. Mr. Plaskon explained that if a complaint was received it would be investigated.

(Commissioner Liedkie was dropped off the call around this time).

There being no other questions from Commissioners, Chair Sandstrom asked the applicant to come forward.

Michelle King, 1221 12th Avenue thanked the Commission for the opportunity and provided information on the LC Valley Youth Center or "center". They have provided

the resources at a personal level, in their own home, for more than 10 years. Ms. King read several testimonies from past clients that were helped.

Commissioner Kremer questioned how the sleeping arrangements would be set up. Ms. King responded the guests would stay in the downstairs with 2 bunk beds per room for a total of 4 kids per room. The rooms are handicapped accessible and outer doors will have alarms and video cameras.

Commissioner Kremer asked if any of the guests would have vehicles. Ms. King responded in her experience they do not and would be using the bus routes or walking. Ms. King also noted that her guests qualify for the McKinney-Vento Act, which means the two school districts will provide buses and take them to and from.

Commissioner Menegas stated that it is a critically important need that Ms. King is addressing and it is a tremendous community asset.

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

Marilyn Campbell 1619 10th Ave expressed that she has mixed feelings about the center but is concerned about there being too many people and not enough parking.

Commissioner Sandstrom asked for the applicant's rebuttal. Ms. King responded that she appreciates the concerns because it takes many voices to keep them going in the right direction.

Commissioner Menegas asked for clarification on the average length of stay for the guests and whether she said 9 days or 9 months. Ms. King clarified that she said 9 days.

Commissioner Menegas also questioned how they would be funding the center. Ms. King responded she has received lots of donations and will be seeking grant funding.

Mr. Plaskon read into record an email from Rich Waller 1663 9th Avenue asking for clarification concerning the demographics of the teenagers, specifically if they are teenagers in the correction system or just needing a safe place to stay. He would support the latter but not the former.

There being no other questions from Commissioners, Chair Sandstrom closed the public hearing.

After discussion, Chair Sandstrom moved to direct staff to draft the reasoned statement approving CUP20-000002 with the following conditions:

- 1) The number of guest beds shall not exceed sixteen;

- 2) There shall be a minimum of two staff in the Center at all times that there are more than four guests present;
- 3) The operation and service schedule (days and hours) shall not be expanded beyond those stated in application CUP20-000002;
- 4) The guest eligibility and police notification criteria stated in application CUP20-000002 shall be adhered to;
- 5) Fixed night lighting sufficient to provide illumination and clear visibility of all outdoor areas during the hours between thirty (30) minutes after sunset and thirty (30) minutes before sunrise shall be provided in a manner that does not glare or trespass onto adjoining property;
- 6) A minimum of six off-street parking spaces, including one ADA-compliant parking space, shall be provided and maintained. Such parking spaces shall be inspected and accepted by the Community Development Department;
- 7) Parking shall not be allowed within or to encroach upon the alley.

Commissioner Menegas seconded the motion and it passed 5-0.

**V. STAFF-COMMISSION COMMUNICATIONS:**

**A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of April 8, 2020**

All Commissioners in attendance indicated they planned to attend.

**B. Discussion about temporary changes or potential changes to Planning & Zoning Commission meeting schedules and/or protocols due to COVID-19.**

Mr. Plaskon explained that as far as the April 8th meeting there are no land use applications. Until further notice, they planned to keep the regularly scheduled meeting for April 22.

**C. Other**

**VI. ADJOURN**

There being no further business, Commissioners Menegas and Kremer moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:52 p.m.

RESPECTFULLY SUBMITTED,

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Tanya M. Brocke  
Recording Secretary

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Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.