

April 22, 2020

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The LEWISTON PLANNING AND ZONING COMMISSION met remotely via the Zoom Meeting (video conferencing) Service (app). Vice Chair Menegas called the meeting to order at 5:40 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:* Mike Menegas, Vice Chair; Mike Busch; Hannah Liedkie; Richard Kremer; Rick Tousley

*COMMISSIONERS PRESENT:* Corey Sandstrom, Chair; Joan Hunter;

*STAFF MEMBERS PRESENT:* Joel Plaskon, Planner - Local Initiatives; Jacqui Gilbert, Planner - Regional Initiatives; Aaron Butler, IT; Tanya Brocke, Community Development Specialist;

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF APRIL 8, 2020 MEETING MINUTES**

Commissioners Tousley and Busch moved and seconded, respectively, approval of the April 8, 2020 meeting minutes. The motion carried 5-0.

**IV. PUBLIC HEARING: APPLICATION FOR CONDITIONAL USE PERMIT CUP20-000003 - A CONDITIONAL USE PERMIT APPLICATION BY DANIEL STEDHAM FOR MULTI-FAMILY RESIDENTIAL LAND USE ON A 19,857 SQUARE FOOT LOT IN THE LOW DENSITY RESIDENTIAL, R2A, ZONING DISTRICT. THE APPLICANT REQUESTS A CONDITIONAL USE PERMIT TO ALLOW A TOTAL OF FOUR DWELLING UNITS ON THE PROPERTY AT 3112 10TH STREET.**

Vice Chair Menegas provided the background process, opened the public hearing, and asked for a staff report.

Jacqui Gilbert, Planner - Regional Initiatives, informed the Commission that the subject property was partially developed with a manufactured family home, which has since been removed. Surrounding properties are single family residential to the north, west and south. To the east and adjacent to 10th Street is the area of city impact which is Nez Perce County zoning F1 - Farming; farming is present. Areas of the code were included in the meeting packet for consideration in reviewing the Conditional Use Permit for a multi-family residential 2 story fourplex at 3112 10th Street.

Ms. Gilbert continued that the zoning code allows for multi-family residential in an R2A zoning District with conditional use permit approval. The applicant's conditional use permit application site plan provides the layout of the proposed development that will make use of existing fencing at this time. The applicant provided staff that the two parcels shown on the maps will be consolidated into one tax parcel. Ms. Gilbert noted the applicant can provide the Commission with further details in its progress.

Slides were presented with maps showing single family dwellings to the north, south and west with farmland to the east which sits in the area of city impact that is managed by Nez Perce County.

Feedback from city departments provided that:

The Public Works Department has no objection to the conditional use permit for the proposed multifamily (two duplexes; four units total) within R2A Zone.

The Fire Department has no comment per se on the zone change. The building as presented on the plans provided with the application will require fire sprinklers.

The proposed multi-family development is not inconsistent with the Comprehensive Plan. It is well known that the community is in need of additional newer housing stock and this development will provide for 3 bedroom, 2 bathroom dwelling units that will complement the existing residential area. Access will be from 10th Street which is a minor arterial road. At present new sidewalks, curbs and gutters are being installed which are associated with the new high school under construction that is due to be complete in fall 2020.

Ms. Gilbert read written testimony against this conditional use request from Deean Ruchert of 932 Stewart Ave stating the following: "We are opposed to these multi-family units going in. It doesn't look like there's enough space for that many units to be put in. We checked out the units that this person has put in on 19th Street across from Sacajawea School and they are extremely small. It doesn't look like there's enough room on this lot for the units to be built and to have people drive in and out to access them. Our property does border this property where the units are slated to be built and we have had numerous problems within the past with lack of upkeep & trash being thrown on to our property. If this permit should get approved we would require that there would be a substantial privacy fence between the properties."

Ms. Gilbert concluded her staff presentation by reminding the Commission to consider the Relevant Criteria and Standards when deliberating the conditional use permit application.

There being no comments from the Commission, Vice Chair Menegas asked for applicant rebuttal.

Dan Stedham, 3110 10th Street, questioned the property from the written testimony as the address was not nearby.

Mr. Plaskon noted that regardless of which lot the testimony is from, it is valid testimony.

Vice Chair Menegas asked the applicant if he had any rebuttal regarding the fence.

Mr. Stedham explained that there is an existing fence and one will probably be done on the south side, but it will be a contingency if there is enough funding left over. He also noted they followed the guidelines for the zoning and fencing will be done regardless, either before or after the project is completed.

Vice Chair Menegas closed the public hearing and opened it up for Commission discussion.

Commissioners Tousley and Liedkie moved and seconded, respectively, to direct staff to draft the written decision approving CUP20-000003. The motion carried 5-0.

**V. STAFF-COMMISSION COMMUNICATIONS:**

**A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of May 13, 2020**

All Commissioners in attendance indicated they planned to attend.

**B. Other:** None.

**VI. ADJOURN**

There being no further business, Commissioners Kramer and Tousley moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission adjourned at approximately 6:04 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.