

May 13, 2020

The LEWISTON PLANNING AND ZONING COMMISSION met remotely via the Zoom Meeting (video conferencing) Service (app). 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; Mike Busch; Joan Hunter; Hannah Liedkie; Richard Kremer; Rick Tousley

STAFF MEMBERS PRESENT: Joel Plaskon, Planner – Local Initiatives; Mark Weigand, City Surveyor; Jana Gomez, City Attorney; Aaron Butler, IT; Tanya Brocke, Community Development Specialist

II. CITIZEN COMMENTS

None.

III. APPROVAL OF APRIL 22, 2020 MEETING MINUTES

Commissioners Liedkie and Kremer moved and seconded, respectively, approval of the April 8, 2020 meeting minutes. The motion carried 5-0-2 with Chair Sandstrom and Commissioner Hunter abstaining.

IV. CONSIDERATION FOR APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR CUP20-000003 TO ALLOW MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE R2A ZONING DISTRICT AT 3112 10TH STREET

Commissioners Menegas and Kremer moved and seconded, respectively, to direct staff to draft the written decision approving CUP20-000003. The motion carried 5-0-2 with Chair Sandstrom and Commissioner Hunter abstaining.

V. CONSIDERATION FOR RECOMMENDATION OF APPROVAL OF PRELIMINARY PLAT (SUBDIVISION) APPLICATION SUB20-000003, THE ESTATES AT CANYON CREST PHASE IIIB-1: An application by RPL Development, LLC to create eleven single family and/or duplex lots on 3.12 acres in the Canyon Crest Planned Unit Development Zone

City Surveyor Mark Weigand provided his staff report to the Commission. After concluding his staff report, Mr. Weigand recommended that the Planning and Zoning Commission recommend approval of the application to City Council.

Commissioners Kremer and Tousley moved and seconded, respectively, to recommend approval of preliminary plat application SUB20-000003 to City Council. The motion carried 7-0.

VI. PUBLIC HEARING: APPLICATION FOR CONDITIONAL USE PERMIT, CUP20-000004: A conditional use permit application by Jacob Wilcox to allow a manufacturing use (a machine tooling shop) in the Community Commercial (C3) Zoning District, pursuant to Lewiston City Code Section 37-69(3), on a 1.22 acre site at 630 Thain Road

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

City Planner Joel Plaskon provided aerial and GIS photographs of the subject property. Mr. Plaskon informed the Commission that the applicant requests a conditional use permit approval to conduct a bullet machine, tooling and related part making business as a manufacturing operation in the Community Commercial C3 Zoning district.

Mr. Plaskon went through the staff report and explained that it is important to note that this application is being processed to consider allowance of a manufacturing use under the zoning code provision to allow limited commercial uses which are not permitted outright but which are consistent with the purpose of the C-3 Zone.

In conclusion of the staff report, Mr. Plaskon withheld recommendation pending public testimony and understanding of the Commission's position on whether or not the proposed use is to be categorically rejected as an industrial use not eligible for consideration. Should the Commission be inclined to approve CUP20-000004, some conditions of approval to consider might be:

1. The site shall be cleared and kept free of scrap, junk, abandoned vehicles and weeds;
2. Outdoor security lighting, if provided, shall be designed, arranged, installed and maintained so as not to glare or trespass onto neighboring properties;
3. Noise shall be compliant with Lewiston City Code Chapter 24, Article II, Noise Control and Regulation;
4. An ADA compliant parking stall shall be provided and properly maintained;
5. Any placement of gravel or asphalt on driving, parking and/or outdoor storage areas shall comply with applicable city codes and policies, including any related permitting and/or stormwater detention;

6. Truck deliveries shall not be allowed to use any street right of way for backing movements and shall not be allowed to trespass on to neighboring properties.

After the staff report, Chair Sandstrom asked the applicant for comments.

Applicant Jacob Wilcox, 1312 Alder Avenue, explained that currently there is no place in Lewiston for bullet companies to get parts and noted that a majority of the work would be bringing in old machines, refurbishing them, and putting them back together, which wouldn't be manufacturing but mechanical. Mr. Wilcox noted the only manufacturing would be a punch or dye (possibly outsourced).

Commissioner Kremer questioned if they would be cleaning up the lot and getting rid of all the old cars. Mr. Wilcox responded they would be.

Mr. Plaskon also pointed out that he emphasized manufacturing primarily for purposes of transparency. He explained this is not the first time they've done this and an example would be Howell Munitions on D Street. Mr. Plaskon also noted that the applicant is currently operating right next door to the subject property under a previous approved permit.

There being no further questions, and no public comments being received, Chair Sandstrom closed the public hearing.

After discussion, Commissioner Tousley moved to approve CUP20-000004 with the conditions recommended by staff. Commissioner Menegas amended the motion to recommend staff draft the written decision approving CUP20-000004 with the conditions recommended by staff. Commissioner Liedkie seconded and the motion carried 7-0.

VII. STAFF-COMMISSION COMMUNICATIONS:

A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of May 27, 2020

All Commissioners in attendance, except Chair Sandstrom, indicated they planned to attend. Chair Sandstrom noted he may not be in attendance but would know by the 24th.

B. Other

None.

VIII. ADJOURN

There being no further business, Commissioners Kremer and Tousley moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:29 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2020.