

August 12, 2020

The LEWISTON PLANNING AND ZONING COMMISSION met in a hybrid meeting in person and 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; Richard Kremer; Hannah Liedkie;

COMMISSIONERS EXCUSED: Rick Tousley;

STAFF MEMBERS PRESENT: Joel Plaskon, Planner - Local Initiatives; Katie Hollingshead, Assistant Planner; Kayla Hermann, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Pat Severance, Development Review Supervisor;

II. CITIZEN COMMENTS

None.

III. APPROVAL OF JULY 22, 2020 MEETING MINUTES

Commissioners Hunter and Menegas moved and seconded, respectively, approval of the July 22, 2020 meeting minutes. The motion carried 6-0.

IV. CONSIDERATION FOR APPROVAL OF CONTRACT ZONING AGREEMENT FOR ZNC20-000003, KNOX

Commissioners Menegas and Hunter moved and seconded, respectively, to recommend approval of the Contract Zoning Agreement between the City of Lewiston and Knox Land & Development, LLC to City Council. The motion carried 5-0-1 with Commissioner Liedkie abstaining.

V. PUBLIC HEARING: APPLICATIONS ANX20-000001, CPA20-000003 AND ZNC20-000004 BY DEWEY WHITING ON BEHALF OF RENEGADE, LLC - the applicant requests that the undeveloped 11.87 acre land tax parcel RP35N05W09600A located on the east side of 10th Street at the northeast corner of the intersection of Stewart Avenue and 10th Street be annexed from the Nez Perce County-City of Lewiston Area of City Impact into Lewiston city limits and that it be assigned a Comprehensive Plan Land Use Designation of Commercial and placed in the General Commercial, C-4, Zoning District

Chair Sandstrom provided the public hearing background process, opened the public

hearing and asked for the staff report.

City Planner Joel Plaskon provided aerial GIS photographs of the subject property and explained the map is intended to display the fact that the property is currently not within the city limits and is located in the Area of City Impact in Nez Perce County. Following the aerial GIS photographs, Mr. Plaskon presented pictures of the subject property.

Commissioner Hunter questioned if the applicant requested the zoning or if it was automatically assigned. Mr. Plaskon clarified that the applicant requested the zoning.

Mr. Plaskon summarized the staff report and highlighted the relevant codes. Zone changes must be found to be consistent with the Comprehensive Plan. Upon annexation, the subject land will become part of Neighborhood Five, West Orchards, and designated on the Future Desired Land Use Map as Commercial. Mr. Plaskon continued with the analysis section of the staff report and noted that though the subject property is almost 12 acres in area, it is significantly constrained in developable area due to topography and an open ravine/drainageway which bisects it. What little developable area on the east side of the property is seemingly inaccessible because of the ravine/drainageway that separates it from the west side.

The staff report was concluded with comments received from the Public Works Department and Fire Department, along with a comment from the Lewiston Orchards Irrigation District (LOID) General Manager Barney Metz.

Commissioner Kremer questioned how far away the parcel is from the water main.

Pat Severance used the share screen feature to show Commissioners where the water mains were located from the parcel. Lewiston and LOID would have to come up with an agreement on the boundary, which will be driven by what is ultimately placed on the parcel which is unknown at this time.

There being no further questions from the Commission, Chair Sandstrom asked the applicant to come forward.

Scott Becker, Principal Engineer/President of Hodge & Associates in Moscow, ID and representing the applicant explained that the annexation is pretty straightforward and asked if Commissioners had any questions.

Commissioner Kremer questioned if Avista had been in contact with the applicant. Mr. Beckham responded not to his knowledge.

There being no further questions from the Commission, Chair Sandstrom asked for any public comment.

Diane Mosman 936 Cypress Court, strongly opposed to the annexation and the C4 Zoning because a commercial business could be developed next to existing residential homes. A commercial building would adversely impact her residence and limit her ability to enjoy her property.

Tracy Kingsley 937 Stewart Ave also expressed her opposition to the C4 Zoning and concern regarding traffic and doesn't think it is appropriate at all. Requested the change be put on hold until they know what the buildings are going to be. water, traffic, aesthetic value.

Mr. Plaskon read into record a voicemail received from 3225 8th Street D objects to the land use designation but not the annexation, as it is not a place for commercial development.

Applicant rebuttal noted it will require improvements along Gun Club which will help with traffic.

Staff recommended approval to City Council of the applications.

After discussion, Commissioners Liedkie and Kremer moved and seconded, respectively, to recommend approval of ANX20-000001 to City Council. The motion carried 6-0.

Commissioners Kremer and Hunter moved and seconded, respectively, to recommend approval of CPA20-000003 to City Council. The motion carried 6-0.

Commissioners Menegas and Kremer moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC20-000004 to City Council. The motion carried 6-0.

Commissioners Kremer and Sandstrom moved and seconded, respectively, to amend the Area City Impact Map. The motion carried 6-0.

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Solicitation of Commission member attendance for the regularly scheduled Planning and Zoning Commission meeting of August 26, 2020

All Commissioners present planned to attend.

B. Other

None.

VII. ADJOURN

There being no further business, Commissioners Liedkie and Sandstrom moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 7:00 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2020.