URBAN RENEWAL PLAN

FOR
REVENUE ALLOCATION AREA #7
Downtown/Normal Hill Area

THE CITY OF LEWISTON
URBAN RENEWAL AGENCY

Prepared by

Urban Renewal Agency of the City of Lewiston

Joe Hulett, Chairman
Jo Ann Cole-Hansen, Vice-Chairman
Dan Marsh, Secretary
A.L. “Butch” Alford
Don Beck
Bob Blakey
Mary Hasenoehrl

July 13, 2021
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EXECUTIVE SUMMARY

The Lewiston City Council has formed an Urban Renewal Agency (URA) to promote economic development, create jobs and improve the tax base. This is done in part by strategically targeting public investments to create these benefits, promote development of under-utilized properties, eliminate blighted conditions, improve public safety and beautify the built environment.

Revenues available to finance this URA project come from a Revenue Allocation Area (RAA), which the URA recommends be established by the City of Lewiston. The base year for this area is 2021. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment.

Revenues generated through the term of the RAA, (12/31/41), will be used for water mains throughout the district; pedestrian staircases; wayfinding; parking lots and streets; flood control and sanitary sewer and other projects described in the “Downtown Master Plan” and authorized by statute. The Urban Renewal Agency intends to implement the projects described in this plan and then terminate Revenue Allocation Area #7 without delay.
INTRODUCTION

The Urban Renewal Agency provides financing options to pay for improvements that will eliminate blight and enhance development, job creation or private investment. In so doing, the assessed value of the area is increased. The City of Lewiston has established an Urban Renewal Agency (URA) to help develop blighted areas, build roads and infrastructure, enhance the climate for private investment and put vacant properties to work for the community. By returning formerly vacant or underused properties to the tax rolls, at an increased value, the URA creates new sources of revenue. These revenues can be used for improvements in the RAA without raising taxes in the community. The Agency’s investments in these areas are repaid through new jobs and improved, productive properties that become permanent revenue generators because of increased assessed value.

Private investors are not likely to locate within a city that cannot provide adequate infrastructure or within areas that are considered blighted or under used. There are a few areas in Lewiston that meet these descriptions. If an area is designated a Revenue Allocation Area (RAA) the Agency can utilize Tax Increment Financing (TIF) to improve and extend infrastructure, improve the ability of properties to develop, eliminate blight, assemble parcels and a full range of other powers and activities as provided by law.

URA’s were originally developed in the 1950’s to help cities with their economic development efforts. Many cities use URA’s and TIF as a tool to attract businesses into the community using the incremental tax increase to fund infrastructure and other improvements. When improvements are made that directly facilitate a specific business interest, the program should require commensurate improvements or job commitments from the business/property owner. The amount of negotiated assistance can be based upon specific criteria, for example:

- The projected increase in the assessed valuation of the property.
- The number and quality of new jobs created or retained.
- The amount of other revenue generated for the Community by the project.
- The financial strength of the applicant.
- The ability of the applicant to further the Community’s development and economic goals.

The City of Lewiston Urban Renewal Agency was originally formed in 1999 but lay dormant until 2005 when an Urban Renewal Plan was adopted along with three revenue allocation areas. In 2014, Urban Renewal Plan 2 was adopted adding a project to RAA #1 (18th Street North), clarifying the cost of Nez Perce Drive Extension (RAA #2), and adding a potential list of projects to RAA #3. This plan is separate and distinct from Urban
Renewal Plan #2 that is now retired and all three districts closed. The purpose of this plan is to scope and implement projects in a new RAA #7 (Downtown/Normal Hill). This area has been deemed suitable for an Urban Renewal project by the City Council through Resolution 2021-4 adopted January 11, 2021.

The Agency does not anticipate long-term ownership of any assets at this time. Public improvements will be dedicated to or become the property of another governmental agency or public utility as selected by the Board. Should the Agency own any assets derived from tax revenues on the termination date, their disposition shall be negotiated by the Agency and local taxing districts.

PURPOSE

Idaho law gives cities and counties the authority to establish Urban Renewal Agencies, which are mechanisms for the rehabilitation, clearance and redevelopment of deteriorated and deteriorating areas in municipalities (Statute 50-2005). Open land can, under certain circumstances, constitute a deteriorated or deteriorating area. In addition, the law allows urban renewal activities for competitively disadvantaged border communities-- those within 25 miles of a state or international border (Statute 50-2903). When a community determines it is at a disadvantage in its ability to attract business, private investment or commercial development, it is allowed to form Revenue Allocation Areas and fund projects to remedy the situation.

The purposes of the law and the major goals of this plan are:

- Enlarging the economic base of the project areas and the community by installation of needed public improvements and facilities to stimulate new commercial expansion, employment, economic growth, residential growth and connectivity;
- Strengthening the tax base by encouraging and facilitating private investment, thus increasing the assessed valuation of properties in the project area and community-wide;
- Direct persons into the Downtown District, Normal Hill and the Levee system to enhance the visitor experience and improve market visibility;
- Elimination of public safety hazards in the project area, including among others inadequate capacity water flows, lack of sanitary sewer, and blighted buildings;
- Leverage funds of other local, state or federal agencies.

OBJECTIVES

Agency objectives are:

- Improve infrastructure to leverage, encourage, and support additional land development and/or job growth.
- Improve the local tax base and community aesthetics.
• Fund projects that solve community problems caused by a lack of infrastructure.
• Pay off debts early, when possible.

ORGANIZATION
The Agency is governed by a seven-member board appointed by the Lewiston City Council. Three of the four taxing districts operating within the plan area have a seat (Lewiston, Nez Perce County and Port of Lewiston). The City’s Administrative Services Director, a representative of Valley Vision and two community members at-large complete the Board.

On the board:
• Chairman, Joe Hulett, Member-at-Large
• Vice-Chairman Jo Ann Cole-Hansen, Member-at-Large
• Secretary Dan Marsh, Administrative Services Director, City of Lewiston
• A.L.”Butch” Alford, Jr., Valley Vision
• Don Beck, Nez Perce County Commissioner
• Bob Blakey, Lewiston City Council
• Mary Hasenoehrl, Port Commissioner

Administration of the Agency has been provided by Laura Von Tersch, Community Development Director, City of Lewiston.

POWERS
The Agency has broad powers with respect to any urban renewal plan, including the power to acquire property by purchase from a willing seller. Urban renewal agencies have the power to issue bonds to finance the undertaking of approved projects; however, the Agency does not have the power to levy taxes. Bonds and other obligations of a URA are paid by the tax increment collected from the revenue allocation areas. The bonds do not become a debt of any other political agency.

This plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this plan for urban renewal, rehabilitation, revitalization of the areas within the boundaries of the Revenue Allocation Area.

Implementation of this plan will require public co-investment to help stimulate desired private investment. Typically, the Agency will fund enhanced public facilities like streets, sidewalks, parking facilities, parks, public buildings, plazas, infrastructure (utilities, storm drainage, and fiber) and streetscape that in turn create an attractive setting for adjacent private investment in office, retail, housing or other commercial facilities.
DUTIES
The URA is responsible for writing and administering the urban renewal plan adopted by the City Council and associated record keeping and retention. The URA shall have the same fiscal year as the City of Lewiston and shall be subject to the same audit requirements as a municipality. As required by the Law and the Act, the Agency will adopt more specific budgets annually. The Agency will report on its activities at least once per year to the City Council. This annual report will address all requirements in Statute including an accounting of the Agency's activities and financial position.

The Agency will comply with all statutory requirements including the Local Government Entity Registry and the State Tax Commission Reporting Repository for Urban Renewal Plans.

The URA Board shall meet regularly to discuss URA business. The URA will seek ways to increase the overall tax base with the goal of ultimately turning the tax revenues over to the local governmental taxing entities. The URA will dispose of all assets upon expiration of the Revenue Allocation Area on December 31, 2041 or sooner if applicable. A disposal plan will be developed in consultation with the other taxing entities closer to the termination date.

SOURCE OF AGENCY REVENUES
The Agency will contribute to financing the projects described in this plan using a revenue allocation area (RAA). The base year for this area is 2021. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment. This revenue value is called the “increment”. The City of Lewiston contributes most of the increment available to the Agency, and has the largest share of assessed valuation within the RAA boundaries.

*See Exhibits 1 and 2.*

It should be noted that Exhibit 2 reflects projected conditions with the adoption of this plan and RAA #4, RAA #5, RAA #6 are open.

FINANCING IMPROVEMENTS
The Agency may issue bonds that are special obligations payable from the tax increment as described earlier in this document or payable from any funds available to the authority in connection with any urban renewal project. The bonds are obligations of the Agency and are not an indebtedness of the City.

¹ Only a very small portion of the School District levy flows to the URA.
The Agency may fund projects with any revenues on-hand, or commit, in partnership with other private or public entities to fund projects over time as revenues materialize. The “pay as you go” method is ideal for small or phased projects and avoids costs associated with issuing bonds.

*The time when related costs or monetary obligations are to be incurred is throughout the duration of the district, December 31, 2041.*

The Agency anticipates entering into an agreement with the City of Lewiston regarding the funding of the urban renewal projects described in this Plan shortly after this Plan is approved by the City of Lewiston.

**ELIGIBLE PROJECT ACTIVITIES**

Idaho State Statutes establish the activities in which an urban renewal agency is allowed to engage. Project elements and activities include:

- Acquisition of deteriorated areas and real property;
- Management of any property acquired by the agency;
- Demolition and removal of buildings and improvements;
- Construction or reconstruction of streets, utilities (including sewer, water, storm drainage, fiber, electrical or natural gas distribution), parks, playgrounds, off-street parking facilities, some public facilities or buildings, walkways, and public open space.
- Disposition of any property at fair market value, except for disposition of property to another public body that can be at less than fair market value;
- Telecommunication infrastructure;
- Issuance of bonds, notes or other financial obligations from time to time; and
- All other actions as necessary or authorized under State law to accomplish this Plan.
EXHIBITS 1 & 2:

Exhibit 1.

SOURCE OF URA REVENUES FY 2021

- Nez Perce County: 36.2%
- Independent School District No 1: 6.2%
- City of Lewiston: 56.8%
- Port of Lewiston: .8%

Exhibit 2.

PERCENTAGE OF TAXING DISTRICTS' ASSESSED VALUES SUBJECT TO URA (1)

(1) Taxable values from 2020 September Value Worksheet

9/13/2021
COOPERATION BETWEEN THE CITY AND AGENCY

The Agency recommends that the City aid and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and prevent the recurrence or spread in the area of conditions causing deterioration.

In addition to the above, by adoption of this plan, the City commits to take the following actions:

(a) Accept ownership and on-going maintenance of improvements made by the URA in the public domain (excepting improvements retained by a public utility for the Community’s benefit, a special district or those dedicated to another taxing entity).

(b) Apply zoning, land development standards and business licensing strategies to further the objectives of this plan.

(c) Negotiate agreements with the Agency for administration, support services, funding sources, personnel, office space and the like.

(d) Negotiate the transfer and/or purchase of private land or easements necessary to implement the project.

(e) Undertake and complete any other proceedings necessary to carry out projects.

DETERMINATION OF DETERIORATED, DETERIORATING CONDITIONS

A deteriorated area is defined as “an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by means of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare”.

Deteriorating area has a similar definition but also includes issues relating to conditions of title, lot layout, ownership, street layout and other conditions that “substantially impairs or arrests the sound growth of municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition or use”.

The purpose of an urban renewal project is to address these issues and reduce or eliminate blight.

Demographics are a good place to start this analysis. One can compare the circumstances in the area against community or state averages to measure blight. A number of data sets have been used to compile this report. Depending on data source
and year compiled, there may be some variation in reported percentages. However, the conclusion is the same.

1. **Infrastructure**

According to the Downtown Master Plan, “Downtown Lewiston has the oldest water system in the city. Half of the pipes are six inches or less in diameter, and generally do not meet commercial fire flow requirements. This puts the city in the unfortunate position of requiring property investors to install more expensive fire suppression systems than would be required if the public water line provided sufficient fire flow”. According to Beautiful Downtown Lewiston, with adequate water pipe sizes, costs of private fire suppression installation is reduced by 20-50%.

Replacement of the Main Street Transmission Main is the highest priority transmission project in the city’s Water Capital Improvement Plan. The justification for this project includes aging infrastructure, supply capacity and fire flow. Mains are also slated to be replaced on 5th Street from “F” to 3rd Avenue and 4th Avenue from 6th Street to Saint John’s Way. The justification is aging infrastructure and fire flow.

The obsolescence of the water system in Downtown/Normal Hill endangers life and property by fire and impairs and arrests the sound growth of the area.

2. **Fire Activity**

There have been two devastating fires in the proposed district in the last year. The first fire was located at 858 Main Street where the building is a total loss. It has been declared a nuisance by the City. The second fire was at 615 3rd Avenue, a historic 1920 apartment building, where approximately 14 families were displaced. Forming a Revenue Allocation Area would provide additional fire suppression capacity.

3. **Single-Family Residential Buildings**

The median single-family home value in Nez Perce County (including cities) is $181,200. In the census tract that covers much of Normal Hill north of Lewis-Clark State College (LCSC), the value drops to $175,000 for owner occupied units. In the proposed district, 42 houses (84%) are valued at less than median. The average value is $142,950 and the median value is $140,327 (78% of the county median).

Lower than average single-family residential properties demonstrate that the buildings are deteriorated and are detrimental to the public health, safety and welfare.

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2 Downtown Master Plan, July 2019 page 36.
3 Letter from BDL Board President to the URA dated June 23, 2020.
5 Census Report, Census Tract 9603 Nez Perce County, ID.
6 Nez Perce County Assessor’s Records.
4. Tenancy/Income

This proposed district has 50% more multi-family units than an average neighborhood in Nez Perce County. And renters are 31% more likely than homeowners to earn 80% or less of the City’s median income, meaning renters are more likely than homeowners to be of Low or Moderate Income. These two facts are predictive of a high poverty rate, calculated by the Census Bureau as 25.7% versus the countywide rate of 14.6%. What is surprising is that 48% of the proposed district’s children (under 18) live in poverty. Poverty is a significant indicator in health outcomes. “Poverty creates barriers to access including health services, healthy food, and other necessities that contribute to poor health status”.

Other social determinants of health that can be linked to poverty include infant mortality and language arts test scores (reading proficiency entering grade 4). Nez Perce County’s infant mortality rate is 7.9/1,000 births. Idaho is 6/1,000 births. Over 59% of children in Nez Perce County score “not proficient or worse” as compared to Idaho's 50.1% in reading ability. “Low levels of reading proficiency are associated with delinquency”. A consistent finding is that incarcerated youth are several years behind non-incarcerated youth in reading achievement. Close to 15 years of research in juvenile justice continue to show averages that incarcerated 15 and 16 year old youth read at the fourth or fifth grade level.

The Downtown/Normal Hill area meets the statutory definition of deteriorated because of conditions conducive to ill health, infant mortality, juvenile delinquency, being detrimental to the public health, safety, morals and welfare.

5. Opportunity Zone.

The United States Treasury Department has approved the census tract in which the proposed district is located, as an “Opportunity Zone”. Created by the federal tax overhaul in 2017, Opportunity Zones are characterized by high rates of poverty and unemployment. It is thought that by providing tax breaks for investments in these areas, employment and housing opportunities will improve. This Opportunity Zone is the only one in the county of Nez Perce, Idaho.

DESCRIPTION OF PROJECTS

Downtown/Normal Hill

The Downtown/Normal Hill revenue allocation area is within the City of Lewiston and determined to be eligible for urban renewal. It is part of the area that the Urban Renewal

8 A Region-wide Community Needs and Opportunity Assessment. Innovia Foundation Appendix D.
9 Inlandnorthwestinsights.org, Community Assessment Tool.
10 Language: Critical Components in Readers with Criminal Referral History. Derrick E. Platt. 2009
11 New Market Tax Credit Public Viewer.
Agency (URA) is authorized to work. In order to “activate” the Revenue Allocation Area (RAA), a plan has to be developed and adopted by the City Council. The base year of the plan will be the year in which the plan is adopted, 2021.

Tax increment revenues for Downtown/Normal Hill are projected at approximately 10.2 million dollars over the 20-year life of the district. See Appendix C.

The Board has discretion in prioritizing the projects, and may change the order of priority, as it determines to be necessary at that time. The Board may conclude that some projects should not or will not be funded, or should be removed from the Plan. The economic feasibility study and dollar values assigned to projects are best estimates, recognizing that inflationary factors or other project costs may impact the project, raising or lowering the costs of any given project.

### Water Mains

The Water System Facility Plan, 2019, identifies 7,132’ of transmission mains and other mains in need of replacement and/or upsizing within the proposed district. Collectively, these facilities are expected to cost $2 million. Justification for the work is aging infrastructure, supply capacity and fire flow. Most, if not all of these waterlines were installed in the early 1900’s.

These waterline projects combine with others outside of the RAA to complete a large-diameter pipe loop in the downtown area (low service level) supplied by Low Reservoir in Sunset Park. While the City is making good progress, as evidenced by the FY’22 – FY’23 Capital Improvement Plan (see Exhibit F), more may need to be done to support multi-story development in the near term.

In particular, the distribution system has some bottlenecks where pipes are 8” or less. Lewiston has an engineering firm under contract to evaluate water supply in northwest downtown that is expected to produce a prioritized list of projects. Depending on the location and objective of the project, the URA could partner with a developer or the City to accomplish the work.

### Pedestrian Staircases

Six sets of historic staircases link downtown with Normal Hill. Over time, they have become dilapidated (uneven, irregular treads) and unsafe (lack of lighting, overgrown vegetation, questionable handrails). A broad set of steps on the west side of 5th Street leading up to the former Vollmer Mansion are in the best shape of the group. The balance of the staircases are not inviting at this time, but could become a critical link between major employers on Normal Hill and Downtown.

An engineering firm hired by Lewiston identified the best means of reconstruction and
estimates costs of rebuilding the stairs linking Pioneer Park with New 6th Street at $1,030,000. This particular staircase was built in 1917, 14 years prior to the paving of the 5th Street Grade. Depending upon the outcome of that project, other staircases may be targeted for improvements. The New 6th Street staircase could also be an alignment for a new waterline connecting the Normal Hill Bluff and Downtown. Ten inch pipes are located at New 6th Street and F Street, and 3rd Avenue and 6th Street. As a waterline project, it would qualify for American Rescue Plan funds.

Wayfinding
The Clearwater and Snake Rivers are a tremendous local asset and draw for tourists. Yet, there is not one sign downtown or surrounding environs directing people to the rivers, levee system or parks. This is a missing link to improve the visitor experience and grow our tourism industry. Wayfinding would also be useful for recreational vehicle (R.V.) parking and downtown more generally.

Streets/Parking Lots/Parking Garage
Urban Renewal Plan 2, 2014 Revisions, scoped a rebuild of Main and “D” Streets ($14.9 million in 2009 dollars), a surface parking lot at 5th Street and the levee bypass ($882,400, 2014 dollars) and complete street and utility rebuild at $1,656.20 per foot (2012 dollars).

The 5th Street parking lot could provide for recreational vehicle parking, outdoor entertainment space, support future development west of 5th Street and north of Capital Street. Similarly, rebuilding and widening Beachey Street would assist with development of the Twin City Foods Property. Widening Beachey would necessitate removal of a metal building on the north side of the right of way between the extensions of 3rd and 4th Streets. Any parking lots constructed should be fitted with recreational amenities to improve the livability of downtown. All street work must consider identified priorities in the ADA Transition Plan, 2020.

Over the long term, a parking garage should be evaluated. An optimum location would be on an existing surface parking lot. Historic buildings should not be torn down as a result. See Appendix F.

Flood Control
Flood control will be part of any complete street rebuild or contemplated as a stand-alone project. A specific project has not been identified. At this time, construction of a new courthouse at Main and D may drive other improvements. See Appendix F.
Wastewater Lines
Replacement of an existing pipeline in Main Street between 9th Street and 6th Street has been identified in the Lewiston Wastewater Master Plan, 2018. The cost is estimated at $304,000.

Removal of Blight
Downtown has many blighted properties including the Railroad property on Beachey Street, portions of LC Recyclers north of Capital Street between 2nd and 3rd Streets and 854 and 858 Main Street, to name a few. Blighted properties negatively impact surrounding property values and developer interest. The Agency should work with property owners to take down dilapidated structures. Cost of demolition could be covered by the Agency as a grant, or guaranteed by placing a lien on the property for the cost, due at the time of sale.

The Board has discretion to change project prioritization and goals. These are other priority projects that are unfunded at this time, which the Board may in its discretion, prioritize or implement in the future, as described in the “Downtown Master Plan”, 2019 may be implemented as part of this plan. See Appendix F.

PROJECT SUMMARY ESTIMATED COSTS

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<th>PROJECT</th>
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<td><strong>$11,400,000</strong></td>
<td><strong>$25,254,000</strong></td>
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(1) A formal cost sharing agreement has not yet been approved.
(2) ADA costs include some improvements captured in the Road rebuild

ECONOMIC FEASIBILITY STUDY
Costs of projects described for Area #7 are within projected revenues. Timing however is an issue. It may be necessary for the Agency to find partners, such as the City, to complete work needed to support development. Increment would be used over time to
reimburse the partner(s).

As an alternative, if a significant development project is planned, the Agency could consider bonding what will become public improvements. See Appendix C for an economic feasibility analysis using increment projections. A 4% annual appreciation of properties was used; reflecting the actual appreciation rate downtown from 2005-2019.

**FISCAL IMPACT TO OTHER TAXING ENTITIES**

It is expected that the Agency will complete the projects described in this plan and scoped as part of their annual budget throughout the duration of this Plan and Revenue Allocation Area #7 (12/31/41).

Appendix C incorporates estimates of increment revenue flowing to the Agency. If the appreciation or overall levy rate is less than assumed, the Agency will receive less funds from revenue allocation. Market value changes and levy rates are influenced by many factors beyond the Agency’s control, so the actual numbers may vary.

Revenue projections in Appendix C will give the other taxing entities a sense of the fiscal impact they might experience prior to the termination of the district, if all increment revenue materializes and is directed to the described capital projects. Revenue estimates are based on the Agency’s present knowledge and expectations.

Using the 2020 Tax Year levies, an estimated $10.2 million will flow to the Agency over the life of the district. The allocation among each taxing district is as follows:

City of Lewiston: $5,788,343  
County of Nez Perce: $3,685,214  
Lewiston Independent School District No. #1: $628,012  
Port of Lewiston: $80,006

These funds will be invested in Agency projects that will in turn improve property values.

The total base value contained in the RAA in 2020 is estimated at $72,653,956, 2.9% of the total assessed value in the municipality. The total assessed value of the City of Lewiston in 2020 is $2,488,147,569.

**CONCLUSION AND RECOMMENDATION**

The Urban Renewal Agency of the City of Lewiston, in cooperation with the City of Lewiston, believes exercising the powers provided by Statute will benefit all residents of the Community.
APPENDIX E:
ADOPTION PROCESS
Lewiston City Council
REGULAR MEETING AGENDA
Monday, June 25, 2018 - 6:00 p.m.
Lewiston City Library - Second Floor - 411 D Street
Lewiston, Idaho 83501

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS
This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. PRESENTATIONS AND PUBLIC HEARINGS

A. FINANCIAL REPORT: Presentation by Administrative Services Director Dan Marsh. (Dan Marsh)


C. PUBLIC HEARING RE: CPA18-000001 AND ZC18-000003: APPLICANTS - BRETT AND MELISSA KINZER: A request to amend the Comprehensive Plan Land Use Designation from High Density Residential to Commercial and change the zoning from Medium Density Residential to Community Commercial for the vacant, 0.23 acre parcel adjacent to and east of 3139 5th Street. (Joel Plaskon)

V. CONSENT AGENDA

A. CITY COUNCIL MEETING MINUTES: 04/23/18 BUDGET WORK SESSION

VI. ACTIVE AGENDA


C. 2018 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE: Considering approval of the 2018 Analysis of Impediments to Fair Housing Choice. (Tanya Brocke) – Action Item

D. REASONED STATEMENT: Considering approval of the Reasoned Statement for ZC18-000003 and CPA18-000001. (Joel Plaskon) – Action Item
E. **RESOLUTION 2018-28:** Considering implementing the Council’s decision in CPA18-000001 and amending the Neighborhood Number Five – West Orchards Future Land Use Map of Chapter 6.5 of Lewiston’s Comprehensive Land Use Map. (Joel Plaskon) – Action Item

F. **ORDINANCE 4723:** Considering implementing the Council’s decision in ZC18-000003, declaring that certain real property be removed from the Medium Density Residential (R-3) Zone and included in the Community Commercial (C-3) Zone. (Joel Plaskon) – Action Item

G. **RESOLUTION 2018-34:** Considering approving a Development Agreement between the City of Lewiston; the State of Idaho, acting by and through the Idaho State Board of Education as Trustees for Lewis-Clark State College; and Independent School District No. 1 of Nez Perce County, Idaho, which agreement includes a provision leasing certain real property currently owned by the City of Lewiston to Lewis-Clark State College. (Laura Von Tersch) – Action Item

H. **RESOLUTION 2018-29:** Considering creating the Bryden Avenue Urban Renewal Area. (Laura Von Tersch) – Action Item

I. **RESOLUTION 2018-26:** Considering approving a special ballot question for the November 6, 2018, General Election to increase Avista Corporation’s Franchise Fee for City of Lewiston street projects from one percent (1%) to three percent (3%) for seven (7) years. (Chris Davies) – Action Item

J. **RESOLUTION 2018-27:** Considering making findings and declarations with respect to financing improvements to the City’s public sewer system facilities; authorizing the filing of a petition for judicial confirmation in the District Court of the Second Judicial District of the State of Idaho, and for Nez Perce County. (Chris Davies) – Action Item

K. **FINAL PLAT – NORTHEAST CROSSING ADDITION PHASE IIB:** Considering conditionally approving the Northeast Crossing Addition, Phase IIB Final Plat, with the condition that the plat will not be recorded until all Phase IIB subdivision improvements, including punch list items, are installed, inspected and approved by City staff or an approved financial surety is received by the City to cover minor construction items specifically approved by the City Engineer for bonding; record drawings are received, reviewed and approved by City staff; all applicable Transportation Mitigation Fees have been paid; and all property pins and centerline monuments are installed, inspected and approved by the City Surveyor. (Shawn Stubbers) – Action Item

L. **STATE/LOCAL AGREEMENT - MAIN STREET PEDESTRIAN IMPROVEMENTS:** Considering approving a State/Local Agreement between the City of Lewiston and Idaho Transportation Department for Main Street Pedestrian Improvements. (Chris Davies) – Action Item

M. **ORDINANCE 4720:** Considering repealing and replacing Chapter 2, Article II of the Lewiston City Code regarding rules governing the City Council, amending Section 2-159(b) of the City Code regarding conflicts of interest. (Jana Gómez) – Action Item

N. **ORDINANCE 4713:** Considering amending various sections of Chapter 35, Article IX of the Lewiston City Code titled “Special Events” (Chris Davies) – Action Item
CITY COUNCIL MEETING
AGENDA ITEM HISTORY/COMMENTARY

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<td>Resolution No. 2018-29 Finding Bryden Avenue is Deteriorated and Suitable for an Urban Renewal Project</td>
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ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)

7/28/14—CC adopted Ordinance No. 4607 "Urban Renewal Plan 2" that recognized that Bryden Avenue may be suitable for an urban renewal project in the future.

2/06/17—CC was requested to prioritize urban renewal efforts in Main East Main (#1), East Orchards Sewer (#2) and Bryden Avenue (#3).

ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources.

An urban renewal project must be located in an area that is found to be deteriorated or deteriorating as defined in Statute (50-2018 (8), (9) and 50-2903(8)). Specific findings need to be made by the City Council in resolution format to officially start the process of adopting a plan, forming a Revenue Allocation Area and constructing a project.

Bryden Avenue has been found by the Urban Renewal Agency 6/12/18 to be deteriorated as a result of inadequate roadway and water line capacity, safety hazards to persons travelling in vehicles, on foot, persons in need of emergency services and first responders. Diversity of ownership contributes to the problem and makes the solution harder to achieve: widening Bryden Avenue and upsizing utilities. A copy of their report is attached.

ACTION PROPOSED:

I move to adopt Resolution No. 2018-29 and forward same to the Urban Renewal Agency as authorization to begin preparation of an Urban Renewal Plan for Bryden Avenue.
RESOLUTION 2018-29

A RESOLUTION CREATING THE BRYDEN AVENUE URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution 99-75, the City of Lewiston created the Urban Renewal Agency of the City of Lewiston;

WHEREAS, pursuant to Resolution 99-85, the City of Lewiston created the Nez Perce Terrace Urban Renewal Area #1;

WHEREAS, pursuant to Resolution 2005-76, the City of Lewiston expanded the boundaries of Nez Perce Terrace Urban Renewal Area #1;

WHEREAS, pursuant to Resolution 2017-20, the City of Lewiston created the East Orchards Urban Renewal Area; and

WHEREAS, the City of Lewiston now desires to create another urban renewal area within its area of operation, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 et seq., and the Local Economic Development Act, I.C. §§ 50-2901 et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: The real property described and illustrated in Exhibit A, attached hereto and incorporated herein, is hereby declared to be a deteriorated or deteriorating area, as defined by Idaho Code §§ 50-2018(8), 50-2018(9), and 50-2903(8), due to the following: (a) the narrowness of Bryden Avenue is inadequate to safely accommodate existing and projected traffic volumes, thereby endangering public safety or welfare; (b) Bryden Avenue is a high accident corridor and is detrimental to the public safety or welfare of persons traveling in vehicles and on foot, emergency responders, and persons in need of emergency services; (c) the large number of private driveways connected to Bryden Avenue, which result in vehicles pulling onto and off Bryden Avenue and disrupting the flow of traffic, present a public safety hazard; (d) diversity of land ownership substantially impairs or arrests the sound...
growth of the City of Lewiston relative to the need to widen Bryden Avenue; (e) traffic congestion, dangerous intersections, driveway incursions, lack of sidewalks, and inadequate water volumes endanger life and property by fire and other causes and also result in economic underdevelopment; and (f) water and sewer lines are deteriorated and inadequate, creating unsafe and unsanitary conditions that are detrimental to the public health, safety, morals, or welfare.

SECTION 2: The real property described and illustrated in Exhibit A is hereby designated as an urban renewal area, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 et seq., and the Local Economic Development Act, I.C. §§ 50-2901 et seq. Such urban renewal area is to be known as the “Bryden Avenue Urban Renewal Area.”

SECTION 3: The Bryden Avenue Urban Renewal Area is hereby designated as appropriate for one or more urban renewal projects. Accordingly, the Urban Renewal Agency of the City of Lewiston is hereby directed to develop an urban renewal plan for the Bryden Avenue Urban Renewal Area. Such urban renewal plan shall then be returned to the City Council, with recommendations from the Urban Renewal Agency of the City of Lewiston, for public hearing.

SECTION 4: This resolution shall become effective upon its passage.

PASSED this 20th day of June, 2018.

CITY OF LEWISTON

By: ____________________________

Michael C. Collins, Mayor

ATTEST:

Kari J. Ravich, City Clerk

RESOLUTION 2018-29
2 of 4
EXHIBIT A

Bryden Avenue Urban Renewal Area

The Bryden Avenue Urban Renewal Area shall, generally, consist of properties: (a) south of Linden Avenue, (b) west of Thain Road, (c) north of Airway Avenue, and (d) east of 4th Street and 4th Street D, as more particularly depicted in the diagram on the following page:
JUNE 25, 2018

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular meeting on Monday, June 11, 2018, on the second floor of the Lewiston City Library, 411 “D” Street, Lewiston. Mayor Collins called the meeting to order at 6:00 p.m.

I. ROLL CALL

Councilors Present: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall.

II. PLEDGE OF ALLEGIANCE

Councilor Blakey led the Pledge of Allegiance.

III. CITIZEN COMMENTS: Provides an opportunity for citizens to address the council on agenda items or other items they wish to bring to the attention of the council. Citizens are encouraged to discuss operational issues in advance with the city manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

Ms. Deanne Scrabeck, 512 24th Street North, reported she has been a member of the Friends of the Airport for the past 8 years. During that time there have been many ups and downs, but what is going on today is absolutely shameful. She said it is obvious there needs to be a change and a transformation began about two years ago. There was a large lease on the south side, a US Forest Service tanker base was considered, and the possibility of paved parking to increase revenue was researched. Then the existing board became fractured. Since that time, three members have resigned and others have been assigned by the city and county. Ms. Scrabeck said the city assigned a temporary individual evaded attending the meetings and was then placed on the board as a permanent board member. Additionally, the city appointed a grant writer with economic development experience. Ms. Scrabeck said the airport doesn’t need this as they have an airport manager who performs these tasks. Soon the airport will lose Horizon Air and nothing is being done to replace them. Gary Peters gathered a group and went to Skywest to see what could be done, and the airport manager didn’t even participate. The current manager has now terminated the bookkeeper and there is nobody to do payroll or pay the bills. Ms. Scrabeck said it is shameful what the airport manager has been allowed to create. She shamed the councilor who she felt has drug Gary Peters through the mud, stating all of the allegations were false. Ms. Scrabeck stressed that the truth of what has happened with the airport will come out very soon and the council will be responsible for explaining this to the community.
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Mr. Jerry Northrup, 1623 Powers, COSD Board member, said he is opposed to judicial confirmation and asked the council to consider saving capital improvement monies over the course of about 11 years and to make improvements to the plant at that time. Additionally, he encouraged the council to extend the East Orchards sewer line to all residents in that area of the city.

Mr. Brian Hensley, 1013 11th Avenue, said there may be some unintended consequences if the City chooses to dissolve COSD and LOSD. He noted there are potential legal differences of opinion and that the council should not rely heavily on the City’s legal advice because he believes it hasn’t had a very good record in the past.

Mr. Mark Edelblute, 1730 8th Avenue, said he has lived in Lewiston his entire life. When the Orchards was annexed, everyone thought it was going to be a great deal; however, downtown residents ended up getting the shaft with regard to water and sewer. He said he is amazed the council can continually put huge amounts of money toward projects such as 18th Avenue, the round-a-bout at Thain and Powers and North Lewiston when they have enormous obligations in terms of the water and sewer plants. He asked for an explanation.

Mr. Doug Havens, 3513 22nd Street, addressed the airport and a great concern for its budget. He said he is surprised there is so little attention given to the fact that it has tripled and board meetings have not been taking place due to a lack of a quorum. City representatives are not showing up and county appointees are just waiting on them. The bookkeeper has been fired and there is nobody to take her place. Mr. Havens said if people cannot trust the council to take care of a major asset like the airport that is already in place, then they cannot be expected to approve a $29 million bond to build a new sewer plant.

Mr. Gary Peters, Clarkston, extended an invitation to the council and the city manager to attend an event at the airport on Friday evening prior to the air show on Saturday. He said he is focused on keeping things positive and growing and has faith in the Lewiston/Nez Perce County Airport. One of the best airports in the region as far as location, weather, terrain, etc., Mr. Peters said it deserves some special treatment. Prior to expecting upwards of 10,000 people at Saturday’s air show, Friday evening there will be a dinner and a movie about one of the rarest Warcraft of World War II as well as some lifetime achievement awards and other accolades. He asked all those interested to e-mail him.

Councilor Pernsteiner moved to swap the order of Items I and J on the Active Agenda. The motion was seconded by Councilor Blakey and carried unanimously.
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IV. PUBLIC HEARINGS AND PRESENTATIONS

A. FINANCIAL REPORT

Administrative Services Director Marsh reported on the April and May financials, noting that the information is also available on the city's Open Gov website, and City of Lewiston website. Within the General Fund, the average expenditures sit at 58 percent. The revenues are beginning to catch up with the expenses. The Capital Fund receives most of its property taxes early so is at 46 percent; however, capital expenditures are really just now beginning to take place.

Councilor Pernsteiner questioned the reason Parks and Recreation revenue is so low at 12 percent. Mr. Marsh replied many of the programs for Parks and Recreation are seasonal, so the fund should be closer to normal by the end of August. Additionally, there are shortfalls in Senior Nutrition.

B. PUBLIC HEARING RE: CDBG PY2018-22 CONSOLIDATED PLAN, 2018-2019 ANNUAL ACTION PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Mayor Collins announced this as the time and place advertised for the public hearing regarding the CDBG PY2018-22 Consolidated Plan, 2018-2019 Annual Action Plan and Analysis of Impediments to Fair Housing Choice. He opened the hearing and asked that a staff report be provided.

Community Development Specialist Brocke introduced Melissa Mailloux, Principal of Mosaic Planning from Atlanta GA. Ms. Mailloux reported Mosaic was hired to complete the Consolidated Plan, the Annual Action Plan and the Analysis of Impediments. The Consolidated Plan identifies community development housing and homeless needs and serves as an application submitted in order to receive CDBG block grant funds. The main point was to look at data, get input from the community and develop a strategy on how to use the funds.

The second study is a fair housing study required for any city or county that gets money from HUD. It looks at any barriers to obtaining equal housing within the city. The document is comprised from research, data analysis, and input from the community and finally feedback from the city. Today is the last day of the 30-day comment period. Ms. Mailloux indicated there have been focus groups, a community survey and one-on-one stakeholder interviews in an effort to determine the biggest housing development needs within the city. It was determined in terms of the five year housing priorities, housing affordability was the most popular. Additionally, there was a great deal of discussion on homelessness and prevention, improving public facilities, streets, ADA accessibility and providing services and economic opportunities. Projects recommended for funding include residential
rehabilitation for low income households, a transit shelter, ADA improvements on 5th Street, fair housing outreach and an overall ADA Plan.

Ms. Mailloux said the last study performed was a fair housing study which looked at any outside impediments. It was discovered that potential impediments included a limited supply of affordable housing for low to moderate income households, supply of accessible housing with disabilities and finally a continued rights for residents and landlords. Some activities the city could consider would be providing support for new affordable rental housing, working with landlords on voucher programs, and translating materials about different programs into Spanish.

The Mayor called for testimony both in favor and in opposition.

Mr. Brian Hensley said he can’t imagine there is a need to translate material to Spanish and believes the biggest impediment for low income housing is the lack of money. He said he has some difficulty in understanding how the city can make that much of a difference.

There being no further testimony, the public hearing was closed.

C. **PUBLIC HEARING RE: CPA18-000001 AND ZC18-000003: APPLICANTS – BRETT AND MELISSA KINZER**

Noted as the time and place advertised for the public hearing regarding CPA18-000001 and ZC18-000003, Mayor Collins opened the hearing and called for a report from staff.

City Planner Plaskon explained Brett and Melissa Kinzer own a vacant lot next to their heating and air conditioning business at 3139 5th Street. They desire to construct an equipment storage building on the lot. The lot, with their business on it, is zoned Community Commercial (C3), but their adjoining vacant lot is zoned Medium Density Residential (R3). The R3 Zone does not allow construction of a commercial storage building. Therefore, they request a zone change for the subject lot from R3 to C3. Mr. Plaskon continued by explaining the subject lot is also designated High Density Residential on the Comprehensive Plan Map and the C3 Zone does not comply with the HDR Comprehensive Plan Land Use designation. Zoning of property is not to be in conflict with the Comprehensive Plan. Therefore, the rezone requires an amendment of the Comprehensive Plan Map from HDR to Commercial (C).

Mr. Plaskon said the Planning & Zoning Commission conducted a public hearing on the applications on May 9, 2018, and received testimony from one person in favor of granting the requests. The Commission unanimously recommended that the Council approve CPA18-000001 and ZC18-000003.
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Councilor Blakey asked if the zone change will require additional sidewalk to be installed. City Engineer Stubbers added City Code would require installation of curb, gutter and sidewalk as is with all new construction. He noted, however, the Kinzer’s would be allowed to take part in the FILO program since there are no other sidewalks in the area.

Mayor Collins asked if there was any public testimony, either in favor or against the request. There being none, he closed the public hearing.

V. CONSENT AGENDA

Mayor Collins explained that items on the Consent Agenda are considered routine in nature and would be enacted with one motion unless a councilor wished to have an item removed for discussion. Councilor Kleeburg offered a motion to read the Consent Agenda by title only. Councilor Randall seconded the motion and it carried 7 to 0.

A. CITY COUNCIL MEETING MINUTES: 04/23/18 BUDGET WORK SESSION

Following the reading of the Consent Agenda, a motion was made by Mayor Pro Tem Schroeder and seconded by Councilor Pernsteiner to adopt. The motion carried with 7 ayes.

VI. ACTIVE AGENDA

A. PY2018-2022 CONSOLIDATED PLAN

Councilor Randall moved to approve the PY2018-2022 Consolidated Plan. The motion was seconded by Councilor Kleeburg.

Councilor Pernsteiner stated he appreciates the information that was gathered and appreciates the community engagement. On the data analysis side, a fair amount of the data supplied is from 2010 or from a survey dated 2009 through 2013. He noted, in moving forward, he would like to see this come to the council earlier so they might have time to make a few changes. One neighborhood is a “little less” than another neighborhood is not as helpful as comparing to another state, regional and national standards. He questioned how much effort the city should put into this as there are already industry leaders working towards that end. Responding to a question raised by Councilor Pernsteiner regarding goal outcome indicators, Ms. Brocke explained the indicators are the program plans for the next five years. She noted it serves as a tracking system used by the city and there would be no implications from HUD if the goals were not reached.

The motion to approve carried unanimously.
B. PY2018-2019 ANNUAL ACTION PLAN

A motion was offered by Mayor Pro Tem Schroeder to approve the PY2018-2019 Annual Action Plan. Councilor Blakey seconded the motion.

Councilor Blakey asked if the ROC is fully aware the Executive Director is only being funded for one year under this Action Plan. Ms. Brocke confirmed, explaining they could reapply for the same funding the following year but would have to go through the application process and meet the eligibility requirements. She noted it is the ROC’s plan to do fundraising to help pay for the salary in the future.

Councilor Randall expressed concern for the city financing a salaried position for another organization. One of the stipulations for CDBG funding is to administer grant funds as efficiently as possible, noting bricks and mortar projects as an option. He suggested the funds be used for rental rehabilitation.

Therefore, Councilor Randall moved to modify the Action Plan goals to utilize the $28,000 the ROC is requesting for the salary of the Executive Director for residential rehabilitation. Councilor Miller offered a second.

Councilor Blakey asked if the city has used CDBG funding in the past to fund salaried positions. Community Development Director Von Tersch indicated it has not as it falls under the category of social services and the city prefers capital projects. Mr. Blakey said having read the results of the consolidated plan and surveys, homelessness issues continue to rise. He said he sees the requested $28,000 as seed money to get the ROC headed in the right direction and to address the homeless issues within the city. It serves as a one-year partnership to get the organization up and running. Councilor Pernsteiner agreed, noting homelessness is a huge issue.

Councilor Randall pointed out the report states that many of the lower rent apartments/living units are in disrepair and individuals often have to rent more expensive places to live. He reiterated the importance of putting the $28,000 toward rehabilitation.

Responding to a question asked by Mayor Pro Tem Schroeder, Community Development Specialist Brocke explained every applicant who applies for CDBG funding has to sign a sub recipient agreement which outlines all of HUD’s requirements. If they are not in compliance, then the City can terminate that funding and put it towards other qualified projects.

Councilor Miller said she would be remiss not to mention all of the work that has been done to address homelessness in the city. The ROC Rescue Mission has a history of serving this population and if CDBG funds can be used to extend those
services, then she believes it should go towards the Executive Director’s salary. This is just part of a process many people have been working on for a long time.

Mayor Collins asked if there is a way to measure the success of the Executive Director’s position. Ms. Brocke replied that one measurement is performed by the number of clients they have served.

The amended motion carried 4 to 3 with Mayor Collins, Mayor Pro Tem Schroeder and Councilors Kleeburg and Randall voting aye and Councilors Blakey, Miller and Pernsteiner voting nay.

The main motion on the floor carried 6 to 1, with Councilor Blakey voting nay.

C. **2018 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

Councilor Randall moved and Mayor Pro Tem Schroeder seconded adoption of the 2018 Analysis of Impediments to Fair Housing Choice. There were no objections and the motion carried with 7 ayes.

D. **REASONED STATEMENT**

A motion and second were made by Councilors Kleeburg and Pernsteiner to approve the Reasoned Statement for ZC18-000003 and CPA18-000001. The motion carried unanimously.

E. **RESOLUTION 2018-28**

A motion was made by Councilor Kleeburg to approve Resolution 2018-28 by title only. Councilor Blakey seconded the motion. **ROLL CALL VOTE: VOTING AYE:** Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. **VOTING NAY:** None.

**RESOLUTION 2018-28:** “A RESOLUTION OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL’S DECISION IN CPA18-000001 AND AMENDING THE NEIGHBORHOOD NUMBER FIVE – WEST ORCHARDS FUTUER LAND USE MAP OF CHAPTER 6.5 OF LEWISTON’S COMPREHENSIVE LAND USE PLAN”

F. **ORDINANCE 4723**

Councilor Randall moved to approve the first reading of Ordinance 4723 by title only. Councilor Pernsteiner seconded the motion and it carried with 7 ayes.
ORDINANCE 4723: "AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZC18-000003, DECLARING THAT CERTAIN REAL PROPERTY BE REMOVED FROM THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONE AND INCLUDED IN THE COMMUNITY: COMMERCIAL (C-3) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE"

G. RESOLUTION 2018-34

Community Development Director Von Tersch said she cannot count the number of hours the three entities (City of Lewiston, Lewis Clark State College and School District) involved have put into this project. The bond was just the beginning. Now there is an agreement outlining what is needed and the appropriate methodology for cost allocation. All three groups have taken this agreement to the executive level and have each had the document reviewed by their respective attorneys. The city is the first elected body to vote on the agreement, the School District will do so on July 9th, and LCSC is scheduling a special meeting of the State Board of Education. Each team has agreed to not recommend any unilateral changes at this point as everyone is in agreement with the proposed document.

Upon a motion and second offered by Mayor Pro Tem Schroeder and Mayor Collins, respectively, Resolution 2018-34 was adopted.

Councilor Blakey said he believes the project is short sided by not including sidewalks along Warner Avenue. There will be no connectivity clear around the corner by Dels until it gets back to the park property. Additionally, there is another gap all the way to 13th. Ms. Von Tersch noted this is being pursued. She noted the council typically allocates $50,000 per year towards sidewalk projects and may want to direct that expenditure to this project.

ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Randall. VOTING NAY: Pernsteiner.

RESOLUTION 2018-34: "A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LEWISTON; THE STATE OF IDAHO, ACTING BY AND THROUGH THE IDAHO STATE BOARD OF EDUCATION AS TRUSTEES FOR LEWIS-CLARK STATE COLLEGE; AND INDEPENDENT SCHOOL DISTRICT NO. 1 OF NEZ PERCE COUNTY, IDAHO, WHICH AGREEMENT INCLUDES A PROVISION LEASING CERTAIN REAL PROPERTY CURRENTLY OWNED BY THE CITY OF LEWISTON TO LEWIS-CLARK STATE COLLEGE"
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H. RESOLUTION 2018-29

A staff report was provided by Community Development Director Von Tersch who explained this will be the last revenue allocation area for a very long time as the cap has been reached. Currently in the design phase of Phase 1, which is along Bryden Avenue from 4th to 7th Streets, the URA would then apply for federal funds with a 7 percent match. It looks like a 50/50 cost share with the utility companies would be needed in order to complete this project, even with such a heavy federal allocation toward the project. Staff prepared a report for the URA as to why this roadway is deteriorated, which really gets down to roadway capacity and safety, as well as the lack of water flow lines and lack of water puts not only the residents in unsafe conditions, but also emergency responders. Therefore, the URA recommends adoption of Resolution 2018-29, making the findings the area is deteriorated and suitable for an urban renewal project.

Councilor Pernsteiner asked if there is a time line for completion of the project. Ms. Von Tersch indicated it is 20 years per statute. Additionally, in response to another question raised by Mr. Pernsteiner, Community Development Director Von Tersch explained the first instructions were to pick up all parcels that touched Bryden Avenue, regardless of their depth, and then attempt to pick up everything between Linden and Airway Avenues. This turned out to be way too much property. Therefore, it was determined if the parcel would have touched Linden Drive or Airway Drive, then it was included. If the council has an interest in including the parcel along 10th, that could certainly be done.

Councilor Kleeburg expressed his full support. He said having lived in the Orchards since 1985, he can attest to the increased volume of traffic along Bryden Avenue.

Councilor Miller moved to adopt Resolution 2018-29. The motion was seconded by Mayor Pro Tem Schroeder and carried 7 to 0. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None.

RESOLUTION 2018-29: "A RESOLUTION CREATING THE BRYDEN AVENUE URBAN RENEWAL AREA"

I. RESOLUTION 2018-26

Public Works Director Davies said city staff asked council if they would like to pursue a franchise again after it did not pass with the voters. During several work sessions, the council indicated they wanted to see very specific projects being completed with the money which include 10th Street, 9th Street Grade, 21st Street, 11th Avenue, 10th Street and Warner Avenue, Stewart, 5th Street, Main Street, Blue Bridge and 3rd Street to Capital Street. The 2 percent franchise fee increase would
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bring in approximately $5 million plus over the course of 7 years. It is estimated this would be an approximate $2 per month increase for a single family dwelling.

Councilor Kleeburg noted several organizations are exempt from paying property taxes, however would be contributing through the franchise fee.

In response to a question asked by Councilor Randall, Mr. Davies explained the projects would not be completed in the order in which they would be listed on the ballot. The order would depend on other available dollars through grants and funding sources. If grant funding were received, the projects would be brought to the council to determine their priorities.

City Attorney Gómez explained a new law will become effective July 1st that states a city cannot use any city funds to promote a ballot item; however, they can use these funds to for education purposes. City Manager Nygaard noted staff has an education plan, has set up public speaking opportunities, and has created informational brochures. It is hoped the council will also participate in the education component.

Councilor Pernsteiner expressed concern about taking this issue to the voters who have already voted against it. Further, it was reported at the most recent work session that residents could be looking an additional $400 to $500 more in taxes next year. For those reasons, Mr. Pernsteiner indicated he would be voting against pursuit of the franchise fee.

Mayor Pro Temp Schroeder said she believes one of the reasons it failed at the voter level was because the language was not clear and people did not understand. With all the education planned, a second effort could be very successful. This affects everyone in the city as all citizens’ use the streets, sidewalks and curbs and the franchise fee would be a great way to get the streets repaired.

Councilor Kleeburg noted he fully supports a 2 percent franchise fee increase on the Avista bill. Councilors Randall and Miller also agreed to move forward with the franchise fee on the ballot. Ra

Following a motion and second from Mayor Pro Temp Schroeder and Councilor Miller, respectively, Resolution 2018-26 was adopted. ROLL CALL VOTE: VOTING AYE: Schroeder; Blakey; Kleeburg; Miller; Randall. VOTING NAY: Pernsteiner, Collins.

RESOLUTION 2018-26: “A RESOLUTION APPROVING A SPECIAL BALLOT QUESTION FOR THE NOVEMBER 6, 2018, GENERAL ELECTION TO INCREASE AVISTA CORPORATION’S FRANCHISE FEE FOR CITY OF LEWISTON STREET PROJECTS FROM ONE PERCENT (1%) TO THREE PERCENT (3%) FOR SEVEN (7) YEARS”
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J. RESOLUTION 2018-27

Public Works Director Davies reported the Council passed a motion to proceed with judicial confirmation on May 7, 2018, and then held a public hearing on June 11, 2018. The next step is for the council to decide whether or not to proceed with the filing of the petition for judicial confirmation with the District Court. If the decision is to proceed, Council would approve Resolution 2018-27 declaring the expense of the wastewater system improvements to be an ordinary and necessary expense of the City. Mr. Davies said there has been a lot of discussion about this going to the voters. Though not an easy decision, judicial confirmation is a tool for the council to use to move forward with improvements at the Wastewater Treatment Plant. Public Works Director Davies assured the council that staff is not asking for a Cadillac treatment plant, but merely what is necessary to move forward in the city.

Mayor Pro Tem Schroeder mentioned a savings to the taxpayers by going through the judicial confirmation process now as opposed to building the plant sometime in the future. Mr. Davies concurred, stating materials and interest rates would most likely increase over time.

Mayor Pro Tem Schroeder moved to adopt Resolution 2018-27. Councilor Miller seconded the motion.

Councilor Kleeburg said in 2007 there was a 5 percent increase in sewer rates, another 5 percent increase in 2008, a 4 percent increase in 2009, a 0 percent increase in 2010, a 3 percent increase in 2011 and a 0 percent increase in 2012. That has affected the council’s ability to soften the blow of a 40 percent proposed increase. Regardless if the council chooses to take this issue to the voters by means of an election, it doesn’t change that fact that the City of Lewiston needs a new Wastewater Treatment Plant. Mr. Kleeburg said this increase is unfortunate, but if this is what it is going to take, then it has to be done. He added he would not have any objection to exploring the dissolution of the other two sewer districts within the city.

Councilor Blakey agreed with dissolving the other sewer districts. He explained that 30 or 40 years ago federal tax dollars were available for the construction of sewer plants. Those dollars are no longer available and now cities all over the country have to come up with money for rebuilds and replacement. The State Legislature understands this dilemma and provided the option of judicial confirmation. The wastewater treatment plan is needed for the future of this community. Though nobody wants to see rates increase, the longer it is talked about, the more expensive it will become.

Councilor Fernsteiner said the fact is that nobody wants to pay for a new wastewater treatment plant or a new water plant. However, it comes down to
infrastructure and its necessity. He said he believes if this is taken to the voters they would buy into it. It is important for citizens to have input into this process and allow them to be part of this decision. The key component will be education.

Mayor Pro Tem Schroeder said she believes judicial confirmation is the right option. The wastewater treatment facility is critical to the community. Without it, people would not be able to flush their toilets or drink water from their taps. The choice was taken away by previous councils when they didn't support consistent rate increases over the years. Mayor Kleeburg added that his opinion is if this was to go to the voters and it didn't pass, the council would be right back where they are today.

Councilor Pernsteiner agreed that something has to be done. However, he reiterated he believes the citizens of Lewiston are smart enough to make the right decision. Being a part of that comprehensive decision is something they are entitled to.

Mayor Collins said he is wavering. He said he knows the public elected the council to do its very best, but at the same time he said he would like to give them an opportunity to vote. The challenge is how the council does this with the least amount of pain possible. Mr. Collins said he is leaning toward the idea he wants to trust the public will see the dire need and that this plant needs to be happen.

In response to a question raised by Councilor Randall, City Attorney Gómez explained if the council approved the Resolution before them this evening, then the petition would be filed with the District Court. At that time, any member of the public could come forward and contest that petition. Councilor Randall urged the council to consider some sort of discount program for those on fixed incomes and Councilor Blakey agreed.

ROLL CALL VOTE: VOTING AYE: Schroeder; Blakey; Miller; Randall. VOTING NAY: Pernsteiner, Collins, Kleeburg.

K. FINAL PLAT – NORTHEAST CROSSING ADDITION PHASE IIB

Mayor Pro Tem Schroeder and Councilor Miller moved and seconded approval of the Final Plat for Northeast Crossing Addition Phase IIB. There were no objections and the motion carried 7 to 0.

L. STATE/LOCAL AGREEMENT – MAIN STREET PEDESTRIAN IMPROVEMENTS

Public Works Director Davies reported in January 2016, the city applied for Local Highway Safety Improvement Program funding to make pedestrian improvements on Main Street, from Brackenbury Square to DelSol Lane. The
project was awarded and the council approved the State and Local Project Development Agreement. In February 2018, a professional services agreement with TD&H Engineering was executed in the amount of $25,000 to complete the project plans, specifications and estimate.

The Main Street Pedestrian Improvements project will enhance pedestrian crossings and signing on Main Street. The project will construct ADA compliant pedestrian ramps at non-compliant and non-existent ramp locations and install pedestrian actuated rectangular rapid flashing beacons at 11th Street/D Street and Delsol Lane, and retrofit the beacons at Brackenbury Square.

Mr. Davies indicated the agreement is for the construction phase of the project to include construction, administration, inspection and testing. Total funding for the project, $326,376, is 92.66 percent FHWA and 7.34 percent local ($23,956). This funding includes $289,376 for this construction phase and $37,000 expended in the project development phase.

Councilor Kleeburg said he is concerned about the process. After meeting with the Beautiful Downtown Lewiston group earlier in the month, the consensus was some of the information obtained through a circulation study performed in 2015 may not have been included in the construction plan. City Manager Nygaard reported he met with Ms. Kramer and checked into the requirements. Two of BDL’s requests weren’t necessarily compatible with each other. Mr. Nygaard said he understands the group’s needs and wants but the funding source doesn’t necessarily fit. A solution could not be determined through this funding to obtain their desired improvements so other solutions will need to be sought to address their requests for downtown.

Councilor Blakey asked if money has already been committed if the council were to not vote in favor of the agreement. Public Works Director Davies confirmed, noting that to be approximately $5,000 plus the possible expenditure of state dollars that may have to be reimbursed.

A motion was then offered by Councilor Randall to approve the State/Local Agreement between the City of Lewiston and Idaho Transportation Department for Main Street Pedestrian Improvements. Councilor Miller seconded the motion. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None.

M. **ORDINANCE 4720**

Mayor Pro Tem Schroeder and Councilor Kleeburg moved and seconded, respectively, the first reading of Ordinance 4720 by title only.
Councilor Randall moved to amend Section 2-18, Roberts Rules of Order. He asked that the entire section be stricken as other language within the Ordinance contains everything within the new version of Roberts Rules. He said he feels it is redundant. Councilor Blakey seconded the motion.

Councilor Blakey indicated Attorney Jerry Mason has repeatedly come to meetings through the Association of Idaho Cities and said that Roberts Rules of Order is not a functional tool for small government.

Mayor Pro Tem Schroeder sought the opinion of City Attorney Gómez. Ms. Gómez said she is ok with removing this language. At times staff does look to a specific rule to determine how it should be handled, but believes the council would be fine without it.

Councilor Pernsteiner said he doesn’t feel council knows all the implications of removing the Roberts Rules of Order at this point and may be setting themselves up for discontinuity. He stated he doesn’t feel trying to determine all of these implications would be a good use of the city attorney’s time.

The motion to amend carried 5 to 2 with Councilors Miller and Pernsteiner voting nay.

Councilor Pernsteiner moved to amend the council’s compensation to the original amounts of $770 and $520. He said he doesn’t feel it is prudent to ask the citizens to approve an increase in council’s salary when they are being asked to approve a $28 million bond. Mayor Pro Tem Schroeder seconded the motion.

Councilor Miller disagreed. She emphasized the council puts a lot of effort into what they do and there hasn’t been an increase for a very long time. Councilor Blakey noted the proposed increase wouldn’t take place until January 2020. Though it’s not about the money, it shows a token of faith by the city that the council is important. It is already difficult to attract qualified candidates to run for council.

City Manager Nygaard said this was his suggestion as he sees the level of effort the council puts forth. The council has not seen an increase in their salaries for 13 years and it is time as they are worth every penny.

The amended motion failed two to five with Councilors Pernsteiner and Kleeburg voting aye.

Councilor Randall moved to amend Section 2-35, Council Compensation, to change the mayor’s salary to $1,000 per month and the councilor’s salary to $900 per month and to add that both the mayor and councilor’s compensation would be
adjusted with the CPI annually. City Attorney Gómez explained by state statute, an increase in CPI is not allowed. The motion failed for lack of a second.

Another amended motion was made by Councilor Randall to strike the sentence on Page 4 regarding "exceptional circumstances". He noted if it is necessary to get agenda items into the city clerk so late, they should not be added to the agenda. Mayor Kleeburg seconded the motion. Upon additional discussion, the motion failed 6 to 1, with Councilor Randall voting aye.

The main motion to read carried 7 to 0.

ORDINANCE 4720: AN ORDINANCE OF THE CITY OF LEWISTON REPEALING AND REPLACING CHAPTER 2, ARTICLE II OF THE LEWISTON CITY CODE REGARDING RULES GOVERNING THE CITY COUNCIL; AMENDING SECTION 2-159(b) OF THE CITY CODE REGARDING CONFLICTS OF INTEREST; AND PROVIDING AN EFFECTIVE DATE

N. ORDINANCE 4713

It was explained by Public Works Director Davies that the Council previously postponed any further action on this item, per staff recommendation, until the June 25, 2018, City Council meeting. In previous action, City Council was apprised of two major changes that have occurred with respect to Special Events: 1) the current Ordinance does not allow for residents and/or businesses to hold a Special Event unless they are "non-profit"; and 2) a long standing event like "Hot August Nights" is no longer held in conjunction with "non-profits" and now is solely sponsored by a private enterprise – thus under current Code would not be allowed to happen.

At this time, city staff recommends the current version of the proposed Ordinance be postponed to provide city staff time to rewrite the Ordinance to allow residents and businesses to hold a Special Event under certain conditions. Due to demands outside of the staff’s control, it is recommended that the Council again postpone the adoption of this Ordinance until September 24, 2018.

A motion was made by Mayor Pro Tem Schroeder to postpone Ordinance 4713 to the September 24, 2018, regular City Council meeting. The motion was seconded by Councilor Pernsteiner and carried unanimously.

O. RESOLUTION 2018-30

It was moved and seconded by Mayor Pro Tem Schroeder and Councilor Blakey to donate a surplus WatchGuard camera system to Lewis County, Idaho by means of Resolution 2018-30. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None.
RESOLUTION 2018-30: "A RESOLUTION CONVEYING OWNERSHIP OF A WATCHGUARD CAMERA SYSTEM TO LEWIS COUNTY, IDAHO"

P. RESOLUTION 2018-31

Councilor Randall offered a motion to adopt Resolution 2018-31. Mayor Pro Tem Schroeder seconded the motion. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None.

RESOLUTION 2018-31: "A RESOLUTION CONVEYING OWNERSHIP OF VARIOUS SURPLUS EXTRICATION EQUIPMENT TO THE WHITMAN COUNTY FIRE PROTECTION DISTRICT NO. 14"

Q. VOUCHERS PAYABLE

Mayor Pro Tem Schroeder moved to approve the Vouchers Payables dated June 1, 2018, through June 14, 2018, in the amount $1,358,062.59; Councilor Blakey seconded the motion.

Councilors Kleeburg, Blakey, Pernsteiner and Randall all disclosed their names are on the Vouchers for reimbursement purposes.

The motion carried 6 to 0 to 1, with Councilor Miller abstaining due to a potential conflict of interest.

VII. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS

Councilor Randall said while attending the recent Association of Idaho Cities Conference in Boise, he learned that the death rate from drug overdoses has gone from a single digit to 3 digits within the past 5 years.

Councilor Pernsteiner indicated he too attended the AIC Conference wherein some very interesting discussions on affordable housing in Idaho took place. He said there is a lot of confusion about how things are paid for, particularly with regard to public works projects. Mr. Pernsteiner expressed the importance of educating the community on what their tax dollars are going towards.

Councilor Blakey thanked the council as they made some tough decisions this evening. Additionally, he addressed comments offered by Doug Havens under Citizens Comments. He reminded Mr. Havens that the airport is a joint ownership of the city and county and is not the sole responsibility of the city.
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Councillor Miller congratulated Ms. Deb Smith who was recently appointed to the Airport Authority. She noted Ms. Smith is a devoted economic development specialist who will bring knowledge and diversity to the Authority.

Mayor Collins recognized Fire Chief Myklebust for recently being named as Firefighter of the Year by the American Legion.

Councillor Kleeburg also recognized Assistant City Attorney Kayla Herman for receiving the Rising Star Award from the Municipal Attorney’s Association.

B. CITY MANAGER COMMENTS

City Manager Nygaard said regarding comments made by Doug Havens earlier in the meeting about the City of Lewiston doing the books for the Airport, he reported he offered assistance from the city to Mr. Havens for that purpose but has not heard back from him. City staff has concerns and also wants to ensure the airport can meet its payroll and keep the proper reports. Mr. Nygaard said if the city does assist in this process, he would let the council know.

C. ADVISORY BOARD AND COMMISSION APPOINTMENTS

There were no advisory board or commission appointments.

D. WORK SESSION AGENDA TOPICS

No new topics were offered for future work session discussion.

VIII. ADJOURNMENT

There being no further business to come before the Lewiston City Council, Councillor Randall moved and Councillor Schroeder seconded adjournment of the June 25, 2018, Regular Council Meeting at 9:14 p.m.

Kari Ravencroft, Recording Secretary

Date approved by City Council
REvised JUNE 5, 2018
URBAN RENEWAL AGENCY BOARD MEETING AGENDA
Tuesday, June 12, 2018 - 12:00 p.m.
City of Lewiston - City Hall Conference Room
1134 “F” Street, Lewiston, Idaho

AS A MATTER OF GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.

I. CALL TO ORDER

II. PUBLIC COMMENT

III. INFORMATIONAL ITEMS
   A. Video Clip of Nez Perce Drive Construction Progress (Hasenoehrl)
   B. Update, East Orchards Sewer (Stubbers)

IV. ACTION ITEMS
   A. Approval of Minutes 05/08/18
   B. Approval of Invoice #20, McCann Limited Partnership $118,711.46 (total paid to date, including this invoice $1,593,218.79)
   C. Approval of Invoice, Douglass $1,884
   D. Approval of Invoice, Elam and Burke, $1,925
   E. Approval of Invoice #1 & 2, Mountain Waterworks $12,941.08
   F. Approval of Bryden Avenue Finding of Deteriorated Condition

V. UNFINISHED AND NEW BUSINESS
   A. Board Member Comments
   B. Staff Comments

VI. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.
I. INTRODUCTION

This document sets forth analysis and conclusions regarding whether the Bryden Avenue Corridor, as proposed Revenue Allocation Area 6 meets the statutory definition of blight and whether the Lewiston URA should recommend adoption of the proposed Revenue Allocation Area.

The Bryden Avenue Corridor is the subject of attention for a variety of reasons, including sanitary infrastructure that has reached the end of its useful life and is now obsolete, fire hazards, declining property values, stagnating development, dangerous traffic conditions, faulty lot layout and development relative to the right of way.

II. TRAFFIC CONDITIONS IN THE BRYDEN AVENUE CORRIDOR ARE UNSAFE, DUE TO DEFECTIVE OR INADEQUATE STREET LAYOUT.

Lewiston’s Long Range Transportation Plan (LRTP) updated in 2013 identified significant, existing congestion on Bryden Avenue (Exhibit 1, LRTP Chapter 2 p. 3) that is expected to become progressively worse by year 2040 (LRTP Chapter 5 p. 15). As a result, improvement of the Bryden Avenue Corridor is one of the highest ranked projects in the LRTP (Chapter 8 p. 7). Improvement of the Bryden Avenue Corridor from 4th to Thain is recommended at an estimated cost of $13.9 million (Chapter 7 p. 17). Costs include roadway surface, curb, gutter and sidewalk, roadway induced storm water and right of way acquisitions. Costs do not include sub-surface utilities.

In the four years leading up to the Plan adoption, the intersections of Bryden and 7th and Bryden and 10th had 23 and 25, crashes respectively. The Plan recommended a specific and detailed plan for the Bryden Avenue Corridor to be developed as part of the Long Range Transportation Plan implementation (Chapter 8 p. 7). The Plan notes that an average of 56.8 collisions occur per year along the 1.75 mile Bryden Avenue Corridor, making it a High Accident Corridor (Exhibit 2, Bryden Avenue Corridor Study p. iv). The Bryden and Seventh Avenue Intersection was evaluated recently as part of the Airport Area Circulation Study. From 2011 to 2015 that one intersection had 52 crashes and a crash frequency rate of 1.96 (Exhibit 3, Airport Area Circulation Plan p. 13). It appears that congestion and crash frequencies are increasing. Existing Level of Service is “D” for both the AM and PM Peak Hours. “High traffic volumes, high volumes overall, potential signal timing deficiencies and deficient lighting are prevailing themes as the cause of collisions. The provision of additional roadway widening, improved signal timing
and improved lighting are mitigations for these causes. . . " Lewiston Police Department call data indicates the annual average accident rate in the Bryden Avenue Corridor was 56.5 in 2016 and 2017. See Exhibit 4. Congestion and accidents along the Bryden Avenue Corridor drive calls for service for Fire and Police personnel. According to the Fire Chief, the Bryden Avenue Corridor “creates an issue for emergency responses due to lack of adequate access and travel routes.” (Exhibit 5). Sidewalks do not exist along much of the Bryden Avenue Corridor. Based on its Arterial Road classification, Bryden Avenue should have an 80’ right of way, whereas the existing right of way averages 60’. (Exhibit 9)

Bryden Avenue’s collision history marks it as a High Accident Corridor. It is unsafe for motorists, emergency services personnel, bicycles and pedestrians.

III. WATER LINES IN BRYDEN AVENUE CORRIDOR ARE INADEQUATE AND OBSOLETE, CREATING UNSAFE AND UNSANITARY CONDITIONS.

The water and sewer lines in this Bryden Avenue Corridor are deteriorated and inadequate. The Lewiston Orchards Irrigation District (LOID) provides water service along the Bryden Avenue Corridor for domestic uses, irrigation and fire flows. LOID reports that the piping system is a mix of sizes and materials. Four blocks are served by lines 4” or smaller (blocks 500, 700, 800 and 900). The 600 block is extremely limited with no main over 6”. The 400 block has a 6” main. The 1000 block is 8” on the west half and a mix of smaller sizes on the east. The LOID indicates that a 12” line for domestic uses and a second 12” line for irrigation purposes are needed to service this main east west Bryden Avenue Corridor in the Orchards.

Only three sizable development projects have occurred along Bryden Avenue in the last decade (Tullamore, Southgate Plaza and Kinsale). Each project was hampered by the lack of water service in Bryden and incurred significant costs to extend lines into the property. Water mains had to be tapped in Airway and Linden Avenues. Fire hydrants had to be installed inside South gate proper to meet fire hydrant spacing requirements. Inadequate water is a constraint to development and redevelopment. When lines are not sufficient to support a hydrant and/or the system is not looped and interconnected, fire flows suffer and service is less reliable. The Lewiston Fire Chief has expressed concern for firefighter and citizen safety resulting from a lack of water for fire suppression (Exhibit 5).

It is clear that water and sewer infrastructure is obsolete, inadequate and poses a number of hazards. Factors relevant to these conditions are:

1. The presence of a substantial number of deteriorated or deteriorating structures.
2. Unsanitary or unsafe conditions.
3. Deterioration of site or other improvements.
4. The existence of conditions which endanger life or property by fire or other causes.
The water system is deteriorated, and the lack of adequate water creates unsafe conditions, including the potential loss of life and property by fire. Therefore, obsolete water volume and water infrastructure due to obsolescence make the Bryden Avenue Corridor a deteriorated and blighted site within the City of Lewiston.

IV. BRYDEN IS A DETERIORATED CORRIDOR WHERE THE CITY HAS ATTEMPTED TO INCENTIVIZE DEVELOPMENT WITH VERY LIMITED SUCCESS.

The Bryden Avenue Corridor was rezoned to allow commercial development in 2005. Since that time, 5 houses have converted to commercial uses and one new commercial structure was built. The only bright spot is the existing shopping center that has undergone substantial renovation. But even with that project, the city contributed $33,600 in waived building permit fees to secure construction of 24 apartment units.

Two other residential projects (Tullamore and Kinsale apartments) received $3,752,910 and $1,504,470 in public monies. A single family unit was renovated with $12,975 in Community Development Block Grant funds (Exhibit 7). These public investments did not provide the desired catalyst for private investment.

Property values along Bryden attest to the market conditions created by the traffic congestion and other limited infrastructure. Of five areas studied (Exhibit 8), Bryden Avenue had the lowest average sales price per square foot from 2010 to 2017. It was $66 per sq. ft. whereas four other areas studied were $66.45 (9th Ave.) $78.59, $83.23 and $104.07. Recent sales along Ninth Avenue have averaged $116.14 per square foot. Bryden properties had by far the longest average days on the market at 240, whereas the other study areas had 78, 94, 132 and 146 days.

The factors identified in ¶ 1 as well as predominance of defective or inadequate street layout, indicate that the Bryden Avenue Corridor has economic stagnation and is a blighted area.

V. DIVERSITY OF OWNERSHIP SUBSTANTIALLY ARRESTS THE SOUND GROWTH OF LEWISTON IN REGARDS TO THE NEED TO WIDEN BRYDEN AVENUE.

Final project design, bidding and construction to implement the improvements needed, cannot proceed without all right of way issues addressed. Right of way will need to be acquired or the design modified, along the length of the Bryden Avenue Corridor. The number of individual property owners involved, approximately 150, will make right of way acquisition a lengthy process. Private individual development will not address this large scale problem affecting multiple properties. Therefore, diversity of ownership arrests the sound growth of Lewiston.
BRYDEN AVENUE IS INADEQUATE TO HANDLE THE EXISTING AND PROJECTED VOLUMES OF TRAFFIC.

As addressed above, the Bryden Avenue Corridor presents current and projected traffic volume concerns. Increasing the width of the Bryden Avenue right of way from 60' to 80' improves safety by:

1. Providing room for designated turn pockets or turn lanes reducing conflicts between cars in que and flow through traffic;
2. Providing room for islands to control or limit specific turning movements;
3. Providing for storm water collection and conveyance away from private property;
4. Providing room for utility placement, maintenance and repair outside of the travel lane;
5. Providing a designated shoulder (recovery area); and
6. Providing for sidewalks.

VI. FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY OR USEFULNESS CREATE BLIGHT CONDITIONS ALONG THE BRYDEN CORRIDOR.

Improving Bryden will be difficult not only from a cost perspective, but also because of the 172 individual parcels along the Bryden Avenue Corridor (Exhibit 2). Right of way for roadway widening will be required on 151 parcels; potentially a multi-year effort. (Bryden Avenue Corridor Study, 80' wide ROW Alternative). Faulty lot lay out and development have hampered accessibility and created traffic issues, resulting in blighted conditions.

VII. BRYDEN AVENUE FINDING OF DETERIORATED CONDITIONS.

The sanitary and safety infrastructure along the Bryden Avenue Corridor is obsolete and inadequate for existing and/or future development. This appears to have directly caused stagnating or declining property values and impaired economic development. Conditions along the Bryden Avenue Corridor that pose a danger to life and property include traffic congestion, dangerous intersections, driveway incursions, lack of sidewalks and bicycle lanes, and water volumes inadequate for effective fire suppression. The deterioration on the Bryden Avenue Corridor has resulted in economic underdevelopment and impairment of growth in the area as well as a menace to the public health, safety and welfare of the Bryden Avenue Corridor. The combination of these factors and effects lead to a conclusion of blighted conditions along the Bryden Avenue Corridor.
June 12, 2018

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO met in a regular meeting Tuesday, June 12, 2018, at Lewiston City Hall. Chair Hulett called the meeting to order at 12:00 p.m.

I. CALL TO ORDER
BOARD MEMBERS PRESENT: Joe Hulett, Chair; JoAnn Cole-Hansen, Vice Chair; A.L. "Butch" Alford; Bob Blakey; Mary Hasenoehrl; Dan Marsh; Bob Tippett

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Jana Gomez, City Attorney; Shawn Stubbers, City Engineer; Joe Kaufman, Supervisory Project Engineer; Jennifer Douglass, URA Attorney; Neal Drury, IT;

II. PUBLIC COMMENT
Doug Mattoon, Valley Vision introduced the new Valley Vision CEO, Karl Dye to the Board.

Board members discussed the Agenda Changes from Idaho Statute that requires Item to be recognized as “Action Items”.

III. INFORMATIONAL ITEMS
A. Video Clip of Nez Perce Drive Construction Progress (Hasenoehrl)
Eric Hasenoehrl, Keltic Engineering presented a video clip to the Board and informed them that all the underground utilities are now hidden. Forthcoming are curbs and gutters, sidewalks and they have been working through a few little issues. They are at 75% in dollar amount and 60% in time, with a September date for completion.

Board member Blakey brought up an issue of a deteriorated culvert that was brought up at the joint Lewiston City Council and Board of Nez Perce County Commissioners meeting and asked if it could be fixed.

Board members discussed how the deteriorated culvert affected the project and, while the culvert is outside the Revenue Allocation Area and not the URA’s to solve or fund, discussed the city and county meeting to consider possible solutions.

B. Update, East Orchards Sewer (Stubbers)
City Engineer, Shawn Stubbers informed the Board that a new incentive option will be available to landowners in the East Orchards Sewer area. The city pays for the installation of the lateral and once the landowner connects, they reimburse the city. Board member Tippett asked for clarification on the incentive options. URA Attorney,
Jennifer Douglas clarified that the city funds the lateral and the owner refunds the city. City Attorney Jana Gomez, further clarified the four options:

1) Fully connect property, the project will pay $1,500 - $2,000 to install the lateral in the right of way and the homeowner puts forward money to hook up their actual property.

2) Project will pay $500 to connect to the trunk line, but requires the landowner to pay for the installation of the lateral (i.e. Total cost is $2,000, landowner pays $1,500) at a later date.

3) Don’t put in the lateral.

4) The city uses its project dollars to pay for the lateral to be installed in the right of way. The landowner signs an agreements stating if they connect in the future, they will be required to reimburse the city for the lateral/connection costs.

Board member Cole-Hansen stated she was pleased to see this because it meets the city’s goals, but she can see option 2 going away with the implementation of option 4.

Mr. Stubbers explained, if the Board approves the options, the next steps are to go to the remaining residents and provide them with the options and see what happens. Supervisory Project Engineer Joe Kaufman informed the Board that they would be starting construction on June 13th.

IV. ACTION ITEMS

A. Approval of Minutes 5/8/18
Board members Hasenoehr and Cole-Hansen moved and seconded, respectively, approval of the minutes. The motion carried 5-0-2 with Board members Tippett and Marsh abstaining.

B. Approval of Invoice #20, McCann Limited Partnership, $118,711.46 (total paid to date, including this invoice, $1,593,218.79)
Board members Alford and Cole-Hansen moved and seconded, respectively, approval of the McCann Invoice #20. The motion carried 7-0.

C. Approval of Invoice, Douglass, $1,884
Board members Marsh and Hasenoehr moved and seconded, respectively, approval of the Invoice for Douglass law. The motion carried 7-0.

D. Approval of Invoice, Elam & Burke, $1,925
Board members Hasenoehr and Marsh moved and seconded, respectively, approval of the Elam & Burke Invoice. The motion carried 7-0.

E. Approval of Invoice #1 & #2, Mountain Waterworks $12,941.08
Board member Alford and Blakey moved and seconded, respectively, approval of the Mountain Waterworks invoices. The motion carried 7-0.

F. Approval of Bryden Avenue Finding of Deteriorated Condition
Board members Marsh and Tippett moved and seconded, respectively, approval of the Bryden Avenue Finding of Deteriorated Condition. The motion carried 6-0-1 with Board member Cole-Hansen abstaining.
V. **UNFINISHED AND NEW BUSINESS**
   A. **Board Member Comments**
      None.
   B. **Staff Comments**
      Ms. Von Tersch noted the draft budget would be presented at the next meeting.

      Ms. Douglass informed the Board she was being considered for the airport attorney but does not think it will be a conflict.

VI. **ADJOURN**
   There being no further business, Chair Hulett adjourn the meeting at approximately 1:24 p.m.

RESPECTFULLY SUBMITTED,

[Signatures]

Tanya M. Brocke
Recording Secretary

Chair or Acting Chair
Urban Renewal Agency

Approved this 12th day of July, 2018
URBAN RENEWAL AGENCY BOARD
MEETING AGENDA
Tuesday, July 10, 2018 – 12:00 p.m.
City of Lewiston – City Hall Conference Room
1134 “F” Street, Lewiston, Idaho

AS A MATTER OF GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BERecorded,
STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE
VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.

I. CALL TO ORDER

II. PUBLIC COMMENT

III. INFORMATIONAL ITEMS
A. Video Clip of Nez Perce Drive Construction Progress (Hasenoehrl)
B. Review Correspondence from Danielle Quade

IV. ACTION ITEMS
A. Consent Agenda
   1. Approval of Minutes 06/12/18
   2. Approval of Invoice #21, McCann Limited Partnership $122,022.25 (total paid to
date, including this invoice $1,715,241.04)
   3. Approval of Invoice, Douglass $1,116.00
   4. Approval of Invoice, Elam and Burke, $1,047.50
   5. Approval of Invoice, Hawley Troxell, $330
   6. Approval of Invoice #1, Titan Technologies, $125,547.15
B. Approve $15,000 Funding Request for Mountain Water Works to Conduct
   High Level Lateral Study, EOS
C. Review Draft FY 19 Budget and Direct Staff to Publish for Hearing
D. Review Draft Urban Renewal Plan, RAA #6, Bryden Avenue and Direct Staff to
   Publish for Hearing

V. UNFINISHED AND NEW BUSINESS
A. Board Member Comments
B. Staff Comments

VI. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.
July 10, 2018

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO met in a regular meeting Tuesday, July 10, 2018, at Lewiston City Hall. Chair Hulett called the meeting to order at 12:00 p.m.

I. CALL TO ORDER
BOARD MEMBERS PRESENT: Joe Hulett, Chair; JoAnn Cole-Hansen, Vice Chair; A.L. "Butch" Alford; Bob Blakey; Mary Hasenoehrl; Dan Marsh;

BOARD MEMBERS ABSENT: Bob Tippett

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Katie Hollingshead, Permit Representative; Shawn Stubbers, City Engineer; Jennifer Douglass, URA Attorney; Neal Drury, IT;

II. PUBLIC COMMENT
None.

III. INFORMATIONAL ITEMS
A. Video Clip of Nez Perce Drive Construction Progress (Hasenoehrl)
Eric Hasenoehrl, Keltic Engineering presented a video clip to the Board and informed them that the project is at 82% completion and that the culvert is scheduled to be fixed on Friday, July 13, 2018. The project is expected to be complete in September or October.

Board member Blakey suggested some kind of celebration, like a fun run or ribbon cutting, once the project is completed. Board member Marsh concurred.

Mr. Hasenoehrl thanked Chair Hulett for his assistance with the discussion on the culvert and funding. Chair Hulett also recognized Nez Perce County Commissioner Zenner for his suggestion of splitting the cost. Mr. Hasenoehrl also recognized City Engineer, Shawn Stubbers for his timely resolution of issues.

The video clip can be viewed online at: https://livestream.com/accounts/11220190/events/3725864/videos/177533210
B. Review Correspondence from Danielle Quade
URA Attorney, Jennifer Douglass explained that a two questions were sent to Ms. Danielle Quade that were generated regarding changes to the EOS Plan. The questions were 1) Is the Lewiston Urban Renewal Agency and/or the City of Lewiston required to inform Banner Bank of the intended revisions to the scope of work? And 2) Are the revisions to the scope of work in any manner, a violation of the Note Purchase Agreement or related documents? Ms. Quade’s response to the questions were as follows:

1) Assuming such additional project scope is compliant with the Plan, no notice to Banner Bank would be required. Here again, the broad definition of “Project” means that any project that fits within the Plan is approved under the Note Purchase Agreement, thus to the extent the Lewiston Urban Renewal Agency is comfortable the revised scope of work fits within the Plan, notice would not be required.

2) Ms. Quade does not believe the use of project funds for public sewer infrastructure would require a change in the bond documents, since the project is defined broadly in the Note Purchase Agreement and the real test is whether the additional project scope is an “eligible capital expenditure project” as defined in the Urban Renewal Plan for East Orchards Urban Renewal Area. To the extent the Lewiston Urban Renewal Agency determines the additional project scope works under the Plan, it is included in the definition of “Project” in the Note Purchase Agreement.

Community Development Director, Laura Von Tersch informed the Board that staff felt confident the extension of the trunk line from 22nd and Power east, 22nd and Powers south complied with the project scope, since they looked at the larger project as a whole. Ms. Von Tersch noted that they are keeping with the larger plan and they are well within the definition of the project and staff recommends moving forward with the bid alternate.

IV. ACTION ITEMS
A. Consent Agenda
1. Approval of Minutes 6/12/18
2. Approval of Invoice #21, McCann Limited Partnership, $122,022.25 (total paid to date, including this invoice, $1,715,241.04)
3. Approval of Invoice, Douglass, $1,116.00
4. Approval of Invoice, Elam & Burke, $1,047.50
5. Approval of Invoice, Hawley Troxell, $330.00
6. Approval of Invoice #1, Titan Technologies, $125,547.15
Board members Alford and Blakey moved and seconded, respectively, approval of the consent agenda as a whole. The motion carried 6-0.

B. Approve $15,000 Funding Request for Mountain Water Works to Conduct High Level Lateral Study, EOS
Community Development Director, Laura Von Tersch explained that, since the bid and alternate costs were under budget, there were funds remaining and the bank is not interested in having the funds returned and the board cannot pay on the bond payment yet, there is a question on how to spend the funding.

City Engineer Shawn Stubbers explained the study would determine the best place to put the lines.

After discussion, Board members Blakey and Alford moved and seconded, respectively, approval of up to $15,000 for Mountain Water Works to conduct high level lateral study. The motion carried 6-0.

C. Review Draft FY 19 Budget and Direct Staff to Publish for Hearing
After review of the Draft FY19 Budget, Board members unanimously consented to direct staff to prepare a publication for a public hearing.

D. Review Draft Urban Renewal Plan, RAA #6, Bryden Avenue and Direct Staff to Publish for Public Hearing
Ms. Von Tersch reviewed the draft Urban Renewal Plan. After discussion, Board members Hasenoehrl and Alford moved and seconded, respectively, approval to direct staff to prepare a publication for a public hearing. The motion carried 5-0-1 with Board member Cole-Hansen abstaining.

V. UNFINISHED AND NEW BUSINESS
A. Board Member Comments
Board member Alford noted he would be out of town for the August 14th meeting but could attend by phone.

Board member Hasenoehrl informed the Board that she would be at the August 14th meeting but would have her great-niece with her.

Board member Blakey said that Mr. Jerry Northrup with COSD attended the City Council meeting, expressed displeasure of how the URA is doing the incentive
plan and presented a bunch of numbers. Mr. Blakey asked Ms. Von Tersch and Mr. Stubbers to watch the meeting and look at the numbers.

B. Staff Comments
City Engineer, Shawn Stubbers told the Board that he did a second touch with property owners regarding the East Orchards Sewer. 26 residents will decommission, with 6 paying for dry tap. Mr. Stubbers stated that 4 additional persons agreed to sign to pay the city back for later extension and they now have half of the existing septic along the line signed up for an incentive.

VI. ADJOURN
There being no further business, Chair Hulett adjourn the meeting at approximately 1:15 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chair of Acting Chair
Urban Renewal Agency

Approved this 14th day of August, 2018
PUBLIC NOTICE

The Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing 8/14/18 at 12:00 noon, 1134 "F" Street, City Hall, West Conference Room, to discuss and potentially adopt an Urban Renewal Plan for RAA#6, Bryden Avenue. This plan incorporates a revenue allocation area generally consisting of properties (a) Along the Bryden Avenue Corridor, (b) west of Plain Grade, (c) east of Fourth Street, (d) north of Airway Drive, (e) south of Linden Drive.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The project being considered is widening of Bryden Avenue from a 60' right of way to a 80' right of way, including new road surface, striping, curb, gutter, sidewalks, all underground utilities (water, sewer, storm, fiber, etc.) and other matters properly relating thereto.

Copies of the draft plan can be obtained or viewed on-line at http://www.cityoflewiston.org/content/3486/6385/default.aspx, at Community Development (215 "D" Street), the City Library (611 "D" Street) and from the City Clerk, (City Hall, 1134 "F" Street). Comments on the plan are welcome and may be submitted in writing to URA, PO Box 617, Lewiston, Idaho 83501, by email to lyonersch@cityoflewiston.org, or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.

AFFIDAVIT OF PUBLICATION

Julie L. Winters , being duly sworn, deposes and says, I am the Legal Clerk of the Tribune Publishing Company, a corporation organized and existing under and by virtue of the laws of the State of Idaho and under and by virtue of the laws of the State of Washington, publishers of the Lewiston Tribune, a newspaper of general circulation published at Lewiston, Nez Perce County, Idaho; That the said Lewiston Tribune is an established newspaper and has been published regularly and issued regularly at least once a day for more than 105 consecutive years next immediately preceding the first publication of this notice, and has been so published uninterruptedly for said period; that the 145656 PUBLIC N attached hereto and which is made a part of this affidavit was published in the said Lewiston Tribune, 1 time(s). Publication being on 07/29 or once a Day for consecutive 1 Day.

Julie L. Winters
State of Idaho
S.S.
County of Nez Perce

On this 30th day of July in the year of 2018, before me, a Notary Public, personally appeared Julie L. Winters, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Notary Public in and for the State of Idaho,
residing at Lewiston, therein Commission Expires 9/1/2023
URBAN RENEWAL AGENCY BOARD
MEETING AGENDA
Tuesday, August 14, 2018 – 12:00 p.m.
City of Lewiston – City Hall Conference Room
1134 “F” Street, Lewiston, Idaho

AS A MATTER OF GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE RECORDED,
STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE
VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.

I. CALL TO ORDER

II. PUBLIC COMMENT

III. INFORMATIONAL ITEMS
A. Video Clip of Nez Perce Drive Construction Progress (Hasenoehrl)

IV. PUBLIC HEARINGS
A. Accepting Public Comment on the FY 18 Amended Agency Budget
B. Accepting Public Comment on the FY 19 Agency Budget
C. Accepting Public Comment on Urban Renewal Plan, Revenue Allocation Area
   #6, Bryden Avenue

V. ACTION ITEMS
A. Consent Agenda
   1. Approval of Minutes 07/10/18
   2. Approval of Invoice #22, McCann Limited Partnership $108,304.03 (total paid to
date, including this invoice $1,823,545.07)
   3. Approval of Invoice, Douglass $492.00
   4. Approval of Invoice, Elam and Burke, $137.50
   5. Approval of Invoice, Hawley Troxell, $599.80
   6. Approval of Invoice #2, Titan Technologies, $146,232.74 (total paid to date,
      including this invoice $271,779.89)
   7. Approval of Invoice #3, Mountain Waterworks, $5,937.67
   8. Approval of Invoice, Lewiston Morning Tribune, $54.60
   9. Approval of Invoice, Director Services, $2,167.18
B. Adoption of FY 18 Amended Budget
C. Adoption of FY 19 Budget
D. Adoption of Resolution 2018-01 Approving Urban Renewal Plan, Revenue
   Allocation Area #6, Bryden Avenue
VI. UNFINISHED AND NEW BUSINESS
   A. Board Member Comments
   B. Staff Comments

VI. ADJOURN
RESOLUTION NO. 2018-1

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LEWISTON
APPROVING THE URBAN RENEWAL AGENCY’S PLAN FOR REVENUE ALLOCATION AREA
#6, BRYDEN AVENUE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Renewal Agency has considered in a public hearing held August 14, 2018, an
Urban Renewal Plan for Revenue Allocation Area #6, Bryden Avenue, which is attached hereto;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Lewiston Urban
Renewal Agency, that:

1) The Urban Renewal Plan for Revenue Allocation Area #6, Bryden Avenue, shall be and is
   hereby approved, as attached hereto as Exhibit 1.
2) The Urban Renewal Agency upon approval of this Resolution hereby submits Revenue
   Allocation Area #6, Bryden Avenue, to the City pursuant to I.C. § 50-2008 for approval of the
   Plan.
3) This Resolution shall be in full force and effect upon its passage and approval.

DATED this 14th day of August 2018.

BOARD OF COMMISSIONERS:

By: ____________________________
   Joe Hulett, Chairman

ATTEST:

______________________________
Dan Marsh, Secretary

RESOLUTION NO. 2018-1
Memo

To: URBAN RENEWAL AGENCY
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: JULY 19, 2018
Re: COSD SEWER INFORMATION

Please find enclosed a brief report on the cost of replacing sewer lines along Bryden Avenue. Costs are broken into the three likely phases of road construction (4th-7th, 7th-10th and 10th to Thain). In 2018 dollars, the total cost is projected at $2,359,000. Page 14 of the Plan, Project Summary Estimated Costs has been updated.
July 23, 2018

Laura Von Tersch
Community Development Director
P.O. Box 617
Lewiston, ID 83501

Re: Sanitary Sewer Replacement Needs on Bryden Avenue, Between 4th Street and Thain Road

Dear Ms. Von Tersch and Members of the Lewiston URA,

The Lewiston Orchards Sewer District (LOSD) contracted with Keller Associates to evaluate the Bryden Avenue sanitary sewer collection system in order to be able to respond to the Lewiston URA on any potential sewer line replacement needs. As a part of this evaluation, the LOSD also contracted with Dr. Pipeline to conduct CCTV inspections of a portion of the east-west pipelines located on Bryden Avenue at various locations between 4th Street and Thain Road. The condition of these locations would then be used to provide an overall recommendation for all sanitary sewer pipelines.

It was determined that each of the sewer mainlines was approximately 6 to 8-inches in diameter and consisted of concrete for pipe material. CCTV inspections revealed that much of the pipelines had exposed aggregates. Other issues found included root growth and metal bar obstructions.

The LOSD's current Master Plan, finalized in early 2017, has laid out a plan to replace all concrete pipelines in their system. Coupled with the above CCTV findings, this Bryden Avenue corridor would be a good candidate for complete sewer main replacement with PVC. Sewer mains should be replaced in-place of the existing pipelines to avoid any possible rock removal. Sewer services would need to be reconnected to this new main. In addition to the east-west mains, north-south lines running through the intersections should be replaced to the limits of construction as well.

We have broken down the cost estimate into three main areas to hopefully coincide with any possible phasing by the Lewiston URA for the roadway improvements. The three areas consist of 4th Street to 7th Street, 7th Street to 10th Street, and 10th Street to Thain Road. The attached cost estimates are calculated in 2018 dollars and would need to be corrected for inflation and changes in the construction market as this project moves forward.

Sincerely,

KELLER ASSOCIATES, INC.

[Signature]

Shelman Norton, PE
Clarkston Manager / Project Manager

Enclosures

cc: Urban Wessels, LOSD
Wastewater Capital Improvements Project
Bryden Avenue Pipelines

Project Identifier: 1d.1

Objective: Replace all sewage pipelines and manholes along Bryden Avenue, between 4th Street and 7th Street, in coordination with either the District’s IRRP program or URA’s improvement project.

Potential Issues:
- Coordination between LOSD and URA for potential cost sharing
- Maintaining services during construction
- Estimate does not include surface restoration or repair and is contingent on improvements being completed at the same time as a roadway reconstruct.

<table>
<thead>
<tr>
<th>Original Line Items</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Estimated Quantity</th>
<th>2018 Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-Inch Pipe - Excavation/Backfill</td>
<td>LF</td>
<td>$ 90</td>
<td>4400</td>
<td>$396,000</td>
</tr>
<tr>
<td>6-Inch Concrete Pipe - Removal &amp; Disposal</td>
<td>LF</td>
<td>$ 10</td>
<td>4400</td>
<td>$44,000</td>
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<tr>
<td>Manholes - 48&quot;</td>
<td>EA</td>
<td>$ 4,000</td>
<td>17</td>
<td>$68,000</td>
</tr>
<tr>
<td>Sewer Service Connection to Main</td>
<td>EA</td>
<td>$ 500</td>
<td>55</td>
<td>$27,500</td>
</tr>
<tr>
<td>Sewer Service Line Repair</td>
<td>LF</td>
<td>$ 35</td>
<td>330</td>
<td>$1,150</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
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<td><strong>$547,080</strong></td>
</tr>
<tr>
<td>Mobilization - Percent of item cost</td>
<td>%</td>
<td>10%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency - % of construction costs</td>
<td>%</td>
<td>33%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Construction Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$793,223</strong></td>
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<tr>
<td>Engineering and CMS - % of construction costs</td>
<td>%</td>
<td>25%</td>
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<td><strong>$196,306</strong></td>
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<td><strong>Total Project Cost (rounded)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$992,000</strong></td>
</tr>
</tbody>
</table>

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.
Wastewater Capital Improvements Project
Bryden Avenue Pipelines

Project Identifier: 1d.2

Objective: Replace all sewage pipelines and manholes along Bryden Avenue, between 7th Street & 10th Street, in coordination with either the District's IRRP program or URA's improvement project.

Potential Issues:
- Coordination between LOSD and URA for potential cost sharing
- Maintaining services during construction
- Estimate does not include surface restoration or repair and is contingent on improvements being completed at the same time as a roadway reconstruct.

<table>
<thead>
<tr>
<th>General Line Items</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Estimated Quantity</th>
<th>2018 Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-Inch Pipe - Excavation, Backfill</td>
<td>LF</td>
<td>$90</td>
<td>4200</td>
<td>$378,000</td>
</tr>
<tr>
<td>8-Inch Concrete Pipe - Removal and Disposal</td>
<td>LF</td>
<td>$19</td>
<td>4200</td>
<td>$42,000</td>
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<tr>
<td>Manholes - 48&quot;</td>
<td>EA</td>
<td>$4,000</td>
<td>17</td>
<td>$66,000</td>
</tr>
<tr>
<td>Sewer Service Connection to Main</td>
<td>EA</td>
<td>$500</td>
<td>70</td>
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<tr>
<td>Sewer Service Line Repair</td>
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<td>420</td>
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<td></td>
<td></td>
<td>$637,700</td>
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<tr>
<td>Mobilization - Percent of item Cost Share</td>
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<td>10%</td>
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<td>$53,770</td>
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<tr>
<td>Contingency - % of construction costs</td>
<td>%</td>
<td>35%</td>
<td></td>
<td>$188,185</td>
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<tr>
<td><strong>Total Construction Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$779,655</td>
</tr>
<tr>
<td>Engineering and CMB - % of construction</td>
<td>%</td>
<td>25%</td>
<td></td>
<td>$194,016</td>
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<tr>
<td><strong>Total Project Cost (rounded)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$975,000</td>
</tr>
</tbody>
</table>

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variables in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.
Wastewater Capital Improvements Project
Bryden Avenue Pipelines,

Project Identifier: 1d.3

Objective: Replace all sewage pipelines and manholes along Bryden Avenue, between 10th Street & Thain Road, in coordination with either the District's IRRP program or URA's Improvement project

Potential Issues:
- Coordination between LOSD and URA for potential cost sharing
- Maintaining services during construction
- Estimate does not include surface restoration or repair and is contingent on improvements being completed at the same time as a roadway reconstruct.

<table>
<thead>
<tr>
<th>General Line Item</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Estimated Quantity</th>
<th>2015 Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-Inch Pipe - Excavation, Decant</td>
<td>LF</td>
<td>$80</td>
<td>1600</td>
<td>$160,000</td>
</tr>
<tr>
<td>8-Inch Concrete Pipe - Removal and Disposal</td>
<td>LF</td>
<td>$10</td>
<td>1600</td>
<td>$16,000</td>
</tr>
<tr>
<td>Manholes - 48&quot;</td>
<td>EA</td>
<td>$4,600</td>
<td>7</td>
<td>$25,000</td>
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<tr>
<td>Sewer Service Connection to Main</td>
<td>EA</td>
<td>$500</td>
<td>12</td>
<td>$6,000</td>
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<tr>
<td>Sewer Service Line Repair</td>
<td>LF</td>
<td>$35</td>
<td>60</td>
<td>$2,100</td>
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<td><strong>Subtotal</strong></td>
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<td><strong>$276,100</strong></td>
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<td>Mobilization - Percent of item Cost Sum</td>
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<td>10%</td>
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<td>$21,810</td>
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<tr>
<td>Contingency - % of construction costs</td>
<td>%</td>
<td>36%</td>
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<td>$75,635</td>
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<tr>
<td><strong>Total Construction Costs</strong></td>
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<td></td>
<td></td>
<td><strong>$313,345</strong></td>
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<td>Engineering and GMB - % of construction</td>
<td>%</td>
<td>25%</td>
<td></td>
<td>$78,358</td>
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<tr>
<td><strong>Total Project Cost (rounded)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$392,000</strong></td>
</tr>
</tbody>
</table>

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects quantification of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variations to the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding systems. Keller Associates cannot and does not warrant or guarantee that proposals, bids or wheel construction costs will not vary from the costs presented herein.
LEGAL NOTICES

Legal Notices deadline is four working days prior to date of publication

The Planning and Zoning Commission of the City of Lewiston, Idaho will hold a public meeting 9/12/18 at 5:30 p.m., 215 "D" Street, Community Development Department, second floor conference room, to discuss an Urban Renewal Plan for Bryden Avenue and its conformity with the City of Lewiston Comprehensive Plan. This plan incorporates a Revenue Allocation Area generally consisting of properties (a) Along the Bryden Avenue Corridor, (b) west of Thain Grade, (c) east of Fourth Street, (d) north of Airway Drive, (e) south of Linden Drive.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The project being considered is widening of Bryden Avenue from a 60' right of way to a 80' right of way, including new road surface, striping, curb, gutter, sidewalks, all underground utilities (water, sewer, storm, fiber, etc.) and other matters properly relating thereto.

Copies of the draft plan can be obtained or viewed on-line at http://www.cityoflewiston.org/content/488/6585/default.aspx, at Community Development (215 D Street), the City Library (411 D Street) and from the City Clerk, (City Hall, 1134 F Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to ljevolersc@cityoflewiston.org; or at the public meeting.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
AGENDA
SEPTEMBER 12, 2018
5:30 P.M.
LEWISTON PLANNING AND ZONING COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING,
SECOND FLOOR MEETING ROOM,
215 “D” STREET

AS A MATTER OF PUBLIC SERVICE AND GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE
RECORDED, STREAMED LIVE AND/OR ACCESSSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE
VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM

COMMISSION MEMBERS: Chair, Richard Kremer; Vice Chair, Corey Sandstrom;
Joan Hunter; Kevin Kelly; Hannah Liedkie; Rick Tousley

I. CALL TO ORDER

II. CITIZENS COMMENTS – An opportunity for citizens to address the Commission with
comments and/or questions. Citizens are asked to limit their time in front of the Commission
to three minutes each.

III. APPROVAL OF AUGUST 22, 2018 MEETING MINUTES (ACTION ITEM)

IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND
STANDARDS (WRITTEN DECISION) FOR ZC18-000004, PROPOSED FORM AND
IMPACT BASED ZONE (ACTION ITEM)

V. CONSIDERATION OF PROPOSED BRYDEN AVENUE URBAN RENEWAL AREA PLAN
REGARDING CONFORMITY TO THE LEWISTON COMPREHENSIVE PLAN (ACTION
ITEM) – Pursuant to Idaho Code Sect. 50-2008(b), the Planning and Zoning Commission
shall review the proposed Urban Renewal Area Plan and make recommendation to City
Council as to its conformity with the Comprehensive Plan.

VI. PUBLIC HEARING, CONDITIONAL USE PERMIT APPLICATION, CU18-000006
(ACTION ITEM): An application by the Lewiston Orchards Irrigation District to establish a
water well and pump house as a public use on a 1.3 acre parcel of land in the Agricultural
Transitional, F-2, Zone on the west side of the 3700 block of 10th Street between Powers
Avenue and Ripon Avenue.

VII. CONSIDERATION OF REQUESTS FOR MODIFICATION OF SUBDIVISION CODE
REQUIREMENTS (ACTION ITEM) – A request by the Lewiston Orchards Irrigation District
to create a 1.3 acre (approximate) lot on the west side of the 3700 block of 10th Street
between Powers Avenue and Ripon Avenue without a subdivision plat and a related request
to not upgrade 10th Street to current city standards.

E-49
VIII. **FUTURE AGENDA ITEMS:**
   A. New Airport Chapter for the Comprehensive Plan.
   B. New Wireless Communications Facilities Ordinance
   C. Appropriate/Acceptable Sizes and Related Matters for Parks and Public Open Spaces in New Subdivisions.

IX. **STAFF-COMMISSION COMMUNICATIONS:**
   A. A query of Commissioners planning to attend the next meeting scheduled for September 26, 2018.
   B. Other

X. **ADJOURN**
Memo

To: PLANNING AND ZONING COMMISSION
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: SEPTEMBER 12, 2018
Re: BRYDEN AVENUE URBAN RENEWAL PLAN

Enclosed for your consideration is an Urban Renewal Plan for the Bryden Avenue Corridor, adopted by the Urban Renewal Agency 8/14/18. Idaho Statute 50-2008 (b) requires that this plan be submitted to the Planning and Zoning Commission for "review and recommendations as to its conformity with the Comprehensive Plan for the development of the municipality as a whole".

The Bryden Avenue Plan incorporates a Revenue Allocation Area generally consisting of properties (a) along Bryden Avenue, (b) west of Thain Grade, (c) east of Fourth Street, (d) north of Airway Drive, (e) south of Linden Drive.

The project being considered is widening Bryden Avenue from a 60' right of way to an 80' right of way, including four travel lanes, a center turn lane, new road surface, striping, curb, gutter, sidewalk, all underground utilities (water, sewer, storm, fiber, etc.) and matters relating properly thereto.

Comprehensive Plan Policies in support of this project includes:

A Vision for Lewiston, Fifth, we have a superior transportation system, serving the needs of all segments of our community, from walkers to drivers, bicyclists and joggers.

LU-10, LU 10.1 To the extent that the demand for commercial land can be accommodated, encourage the concentration of new and existing commercial uses in existing commercial areas . . (such as) Bryden Avenue: at Thain, Southgate Shopping Center (and) at the Airport.

LU-10.7 Encourage the enhancement, revitalization and renewal of under-utilized commercial areas. Strategies may include the creation of small area commercial design guidelines, street and right of way design, and the creation of business improvement districts.

LU-10.8 Assure that existing commercial nodes achieve and/or maintain convenience and accessibility.
LU-17.2 Facilitate pedestrian and bike use in neighborhoods.

LU-17.3 Create pedestrian connections to other uses within and between neighborhoods, where feasible.

LU-18 Provide and maintain public services, utilities and associated infrastructure in a cost-effective manner, by encouraging compact and contiguous growth.

From the Bryden Avenue Special Planning Area, adopted in 2004:

Planning Area A Goals:
a. Reconstruction and widening of Bryden Avenue will occur towards the later part of the twenty-year planning horizon. Design of the reconstructed avenue is anticipated to include four travel lanes, a center turning lane and sidewalk on both sides...

The Lewiston Transportation Improvement Plan, adopted in December of 2017, lists Bryden Avenue Reconstruction as a top priority where funding has already been obligated for engineering design work from 4th to 7th.

Staff recommends that the Planning and Zoning Commission find that the Urban Renewal Plan for Bryden Avenue is in conformity with the Comprehensive Plan of the City of Lewiston.

The Planning and Zoning Commission Chairman will be asked to sign a simple attestation to that fact.
Memo

To: CITY MANAGER NYGAARD
From: COREY SANDSTROM, ACTING CHAIRMAN LEWISTON PLANNING AND ZONING COMMISSION
Date: SEPTEMBER 12, 2018
Re: URBAN RENEWAL PLAN, BRYDEN AVENUE

By this memo I am notifying the City of Lewiston that the Lewiston Planning and Zoning Commission has found Urban Renewal Plan and Revenue Allocation Area #6, Bryden Avenue, in conformance with the Comprehensive Plan on this date, in accordance with Idaho Statute 50-2008 (b).

Corey Sandstrom
THE LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Upstairs Conference Room at 215 "D" Street. Chair Kremer called the meeting to order at 5:30 p.m. and turned the meeting over to Vice Chair Sandstrom.

I. CALL TO ORDER
COMMISSIONERS PRESENT: Richard Kremer, Chair (phone); Corey Sandstrom, Vice Chair; Kevin Kelly; Hannah Liedkie (phone)

COMMISSIONERS EXCUSED: Joan Hunter; Rick Tousley

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Joel Plaskon, Planner - Local Initiatives; Kayla Herman, Assistant City Attorney; Tanya Brocke, Community Development Specialist; Neal Drury, IT; Mark Weigand, City Surveyor

II. CITIZENS COMMENTS
None.

III. APPROVAL OF AUGUST 22, 2018 MEETING MINUTES (ACTION ITEM)
Commissioners Kelly and Kremer moved and seconded, respectively, approval of the August 22, 2018 meeting minutes as presented. The motion carried 4-0.

IV. APPROVAL OF REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (WRITTEN DECISION) FOR ZC18-000004, PROPOSED FORM AND IMPACT BASED ZONE (ACTION ITEM)
Commissioners Kremer and Kelly moved and seconded, respectively, approval of written decision for ZC18-000004. The motion carried 3-0-1 with Commissioner Liedkie abstaining.

V. CONSIDERATION OF PROPOSED BRYDEN AVENUE URBAN RENEWAL AREA PLAN REGARDING CONFORMITY TO THE LEWISTON COMPREHENSIVE PLAN (ACTION ITEM) - Pursuant to Idaho Code Section 50-2008(b), the Planning and Zoning Commission shall review the proposed Urban Renewal Area Plan and make recommendation to City Council as to its conformity with the Comprehensive Plan.
Community Development Director, Laura Von Tersch informed the Commission that the Urban Renewal Plan for the Bryden Avenue Corridor was adopted by the Urban Renewal Agency on August 14, 2018. The Bryden Avenue Plan incorporates a Revenue Allocation Area generally consisting of properties along Bryden Avenue, west of Thain Grade, east of Fourth Street, north of Airway Drive, and south of Linden Drive. The project being considered is widening Bryden Avenue from a 60’ right of way to an 80’ right of way, including four travel lanes, a center turn lane, new road surface, striping, curb, gutter, sidewalk, all underground utilities (water, sewer, storm, fiber, etc.) and matters relating properly thereto.
A memo was provided the Comprehensive Plan Policies in support of the project, which includes:

- A Vision for Lewiston, Fifth, we have superior transportation system, serving the needs of all segments of our community, from walkers to drivers, bicyclists and joggers;
- LU-10, LU-10.1 To the extent that the demand for commercial land can be accommodated, encourage the concentration of new and existing commercial uses in existing commercial areas (such as) Bryden Avenue: at Thain, Southgate Shopping Center (and) at the Airport;
- LU-10.7 Encourage the enhancement, revitalization and renewal of under-utilized commercial areas. Strategies may include the creation of small area commercial design guidelines, street and right of way design, and the creation of business improvement districts;
- LU-10.8 Assure that existing commercial nodes achieve and/or maintain convenience and accessibility;
- LU-17.2 Facilitate pedestrian and bike use in neighborhoods;
- LU-17.3 Create pedestrian connections to other uses within and between neighborhoods, where feasible;
- LU-18 Provide and maintain public services, utilities and associated infrastructure in a cost-effective manner, by encouraging compact and contiguous growth; and
- From the Bryden Avenue Special Planning Area, adopted in 2004, Planning Area A Goals, a. Reconstruction and widening of Bryden Avenue will occur towards the later part of the twenty-year planning horizon. Design of the reconstructed avenue is anticipated to include four travel lanes, a center turning land and sidewalk on both sides.

Ms. Von Tersch concluded her staff report with the recommendation that the Planning and Zoning Commission find that the Urban Renewal Plan for Bryden Avenue is in conformity with the Comprehensive Plan of the City of Lewiston and authorize Acting Chair Sandstrom to sign an attestation.

Commissioners Kelly and Liedkie moved and seconded, respectively, the finding that the Urban Renewal Plan for Bryden Avenue is in conformance of the Comprehensive Plan and authorizing Acting Chair Sandstrom to sign the attestation. The motion carried 4-0.

VI. PUBLIC HEARING, CONDITIONAL USE PERMIT APPLICATION, CUP18-000006 (ACTION ITEM) - An application by the Lewiston Orchards Irrigation District to establish a water well and pump house as a public use on a 1.3 acre parcel of land in the Agricultural Transitional, F-2, Zone on the west side of the 3700 block of 10th Street between Powers Avenue and Ripon Avenue.

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

City Planner, Joel Plaskon provided visuals of the subject property and then summarized the staff report. The subject property is undeveloped farm ground and is adjacent to farm ground to the north and west, a ravine to the south and undeveloped single family home lots and single
family homes to the east across 10th Street. A conditional use permit CU-05-13 was approved for Lewiston Orchards Irrigation District (LOID) well #5, which is approximately 1,100' to the west of the subject property.

Mr. Plaskon continued his summary with the analysis that the subject lot is yet to be approved by City Council, which needs to occur or the subject lot must be returned to the owner of the larger parcels from which it was sold, and instead, leased by LOID for the proposed well. The F-2 Zone has a five acre minimum lot size, while the proposed lot is only approximately 1.3 acres. However, it is believed that the five acre minimum lot size is intended as a buffer to decrease potential for conflict between agriculture and single family homes, and CUP18-000006 is for a public water well, so no such conflict could occur. Mr. Plaskon noted the Commission is authorized to allow a reduced minimum lot size as part of a conditional use permit, pursuant to Zoning Code Section 37-160(b).

No concern was expressed from the Public Works Department regarding the site distance to the north on 10th Street, when exiting the private access road to the subject property, is relatively poor but very little traffic will be generated from the proposed well. The proposal does not appear to be inconsistent with the intents of the applicable F-2 Zoning District, and it is consistent with the Comprehensive Plan. The proposal does not conflict with the adjoining agricultural production or appear to pose adverse conditions to neighboring single family residential uses to the east across 10th Street. Staff has not identified any inherently adverse impacts of note to surrounding land uses or to the adjoining drainageway.

Mr. Plaskon concluded his summary by informing the Commission that in addition to a reduction in the five acre minimum lot size of the F-2 Zone, the applicant requests a modification from the Subdivision Code requirement to obtain subdivision plat approval to create the subject lot and of the Subdivision Code requirement to upgrade 10th Street to current city standards. Subdivision Code Section 32-49 allows for modifications to the requirements of the Subdivision Code, subject to recommendation by the Planning and Zoning Commission and approval by City Council. The Community Development Department staff defers to the recommendation by the Public Works Department regarding those types of requests.

Acting Chair Sandstrom called the applicants forward.

Brad Marshall, J-U-B Engineers, thanked Mr. Plaskon for his help and stated they agree to everything in the staff report. Mr. Marshall informed the Commission that the well will be similar in nature to well #5, which was established in 2013 and he has been working with Mr. Barney Metz on the project.

Barney Metz, General Manager of Lewiston Orchards Irrigation District (LOID), informed the Commission that with the irrigation restrictions, lack of water and endangered species act, the system didn't always work. Mr. Metz noted that the water exchange will resolve those issues.
Commissioner Kelly asked if another well would be built in five years. Mr. Metz explained they receive funding from the Bureau of Reclamation and that it might be on the schedule, which is driven by the availability of funding.

There being no public comments, Acting Chair Sandstrom closed the public hearing and asked for staff recommendation.

Mr. Plaskon recommended approval of CUP18-000006, including a reduction from the five acre minimum lot size standard of the F-2 Zone to allow the proposed approximate 1.3 acre lot, subject to the condition that the subject lot be approved by City Council or that ownership of it be returned to the owner of the larger tax parcels from which it was sold and instead leased to LOID for purposes of the proposed well.

Commissioners Kremer and Liedkje moved and seconded, respectively, to approve CUP18-000006 with the conditions and directed staff to draft the reasoned statement of relevant criteria and standards. The motion carried 4-0.

VII. CONSIDERATION OF REQUESTS FOR MODIFICATION OF SUBDIVISION CODE REQUIREMENTS (ACTION ITEM) - A request by the Lewiston Orchards Irrigation District (LOID) to create a 1.3 acre (approximate) lot on the west side of the 3700 block of 10th Street between Powers Avenue and Ripon Avenue without a subdivision plat and a related request to not upgrade 10th Street to current city standards.

Mark Weigand, City Surveyor informed the Commission that the Lewiston Orchards Irrigation District (LOID) expressed the desire to construct a new well (#6) and an associated pump house on a parcel of land that they own located west of 10th Street between the extensions of Powers Ave and Ripon Ave. The subject property is unplatted and is currently non-conforming and undevelopable due to its substandard size for its zone and its status as an illegally split lot. LOID has three options for resolving the issue of the lot’s nonconformance 1) return the parcel to the original owner, 2) complete the platting process for the parcel, or 3) receive approval of a modification to the platting process.

Mr. Weigand explained that LOID has requested they be granted a modification to the platting process contained in Lewiston City Code and that the City officially recognize the parcel as created by deed and legal description and filed for record as Instrument Number 859085 in the records of Nez Perce County. Mr. Weigand explained that the Public Works staff reviewed the matter and believes that strict adherence to the full requirements of the platting process, per the Lewiston Subdivision Code, are not appropriate or necessary in this circumstance. Further, the Public Works staff agrees that the application of Subdivision Code Section 32-49 may be more appropriate than implementing the full process and requirements of the Subdivision Code and feels that the intents and purposes of the Subdivision Code will still be fulfilled.

Mr. Weigand concluded with the recommendation that the Commission recommend to the Lewiston City Council a conditional approval of the applicant’s request for a subdivision modification with the following conditions:
1. The applicant/owner will provide for the creation and filing of a record of survey of the parcel which conforms to the applicable State Codes, including but not limited to, Idaho Title 55 Chapter 19.
2. The applicant/owner agrees to utilize the parcel only for the purpose of “public utilities” until and unless such time that the proposed parcel’s designated development zone changes, and renders the created lot “conforming” to then-current zoning requirements.
3. The applicant/owner agrees to provide a fee-in-lieu-of for right-of-way improvements normally required as part of the subdivision process either by cash payment, or by mutually approved exchange of services.

Although this was not a public hearing, Acting Chair Sandstrom asked if there were any public comments but received none.

Commissioners Liedkie and Kelly moved and seconded, respectively, approval of the two modification requests with the conditions referenced in the memo dated August 23, 2018, from the City Surveyor and recommended approval to City Council. The motion carried 4-0.

VIII. FUTURE AGENDA ITEMS:
   A. NEW AIRPORT CHAPTER FOR THE COMPREHENSIVE PLAN
   B. NEW WIRELESS COMMUNICATIONS FACILITIES ORDINANCE
   C. APPROPRIATE/ACCEPTABLE SIZES AND RELATED MATTERS FOR PARKS AND PUBLIC OPEN SPACES IN NEW SUBDIVISIONS (ON HOLD UNTIL EARLY SUMMER)

IX. STAFF-COMMISSION COMMUNICATIONS
   A. A query of Commissioners planning to attend the next meeting scheduled for September 26, 2018.
      All Commissioners present indicated they would be at the September 26, 2018 meeting.
   B. Other

X. ADJOURN
There being no further business, Commissioners Sandstrom and Kelly moved and seconded, respectively, to adjourn the meeting. The motion carried 4-0 and the meeting adjourned at approximately 6:35 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke
Recording Secretary

Chair or Acting Chair
Planning & Zoning Commission

Approved this 20th day of September, 2018
Memo

To: TAXING ENTITIES
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: OCTOBER 25, 2018
Re: URBAN RENEWAL PLAN, BRYDEN AVENUE

The City Council of the City of Lewiston, Idaho, will hold a public hearing November 26, 2018 at 6:00 p.m., 411 “D” Street, Library second floor, to consider adoption of the Bryden Avenue Urban Renewal Plan and proposed Revenue Allocation Area #6. The Revenue Allocation Area is generally located (a) along the Bryden Avenue corridor, (b) west of Thain Grade, (c) east of Fourth Street, (d) north of Bryden Drive and (e) south of Linden Avenue.

An Urban Renewal Plan has been proposed and is being considered for adoption. The Plan contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the agency for urban renewal. A public hearing on the plan will be held by the City Council pursuant to section 50-2008 (c), Idaho Code.

The City of Lewiston Urban Renewal Agency recommends adoption of the Plan and Revenue Allocation Area #6 to the City Council. Attached is a copy of the public hearing notice to be published October 25, 2018 and the plan.
LEGAL ADVERTISING
INVOICE

Sold To: URBAN RENEWAL AGENCY
P.O. BOX 617
LEWISTON ID 83501

Date: 10/25/2018
Account No. 935580
Description 147833 PUBLIC N
Times 1
Lines
Tab. lines 34

NOTICE: This is a invoice of Purchase made by you. Statement will be rendered the first of the month
Please Retain This Invoice as Your Statement Will Refer to Invoice by No. Only.

AFFIDAVIT OF PUBLICATION

Alaina M Clugey, being duly sworn, deposes and
says, I am the Legal Clerk of the Tribune
Publishing Company, a corporation organized and existing
under and by virtue of the laws of the State of Idaho
and under and by virtue of the laws of the State of Washington,
publishers of the Lewiston Tribune, a news-
paper of general circulation published at Lewiston, Nez Perce
County, Idaho; That the said Lewiston Tribune is
an established newspaper and has been published regularly
and issued regularly at least once a day for more than 105
consecutive years next immediately preceding the first
publication of this notice, and has been published
uninterrupted for said period; that the 147833 PUBLIC N
attached hereto and which is made a part of this affidavit
was published in the said Lewiston Tribune.

1 time(s). Publication being on
10/25, or once a Day
for 1 consecutive

State of Idaho
S.S.
County of Nez Perce

On this 25th day of Oct, in the year
of 2018, before me, a Notary Public, personally
appeared, Alaina M Clugey, known or identified
to me to be the person whose name subscribed to the
within instrument, and being by me first duly sworn,
declared that the statements therein are true, and
acknowledged to me that he executed the same.

Cheri Whitton
Notary Public in and for the State of Idaho.
residing at Lewiston, therein
Commission Expires 12/31/24

E-60
I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS
This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. PUBLIC HEARINGS AND PRESENTATIONS

A. PUBLIC HEARING: URBAN RENEWAL AREA REVENUE ALLOCATION AREA #6 BRYDEN AVENUE: Accepting testimony on approval of an Urban Renewal Plan and Urban Renewal Projects and approval of the Urban Renewal Plan for Revenue Allocation Area #6 Bryden Avenue. (Laura Von Tersch)

V. CONSENT AGENDA

A. CITY COUNCIL MEETING MINUTES: 10/08/18 Regular – Action Item

B. BOARD/COMMISSION MEETING MINUTES: 09/19/18 Parks and Recreation Advisory Commission; 09/08/18 Youth Advisory Commission – Action Item

VI. ACTIVE AGENDA

A. EMERGENCY AND NON-EMERGENCY AMBULANCE SERVICE: Considering approval of the Certificate of Compliance for the Lewiston Fire Department to provide emergency and non-emergency ambulance service. Action Item (Travis Myklebust)

B. ORDINANCE 4732: Considering approving an Urban Renewal Plan and Urban Renewal Projects; approving the Urban Renewal Plan for Revenue Allocation Area #6 Bryden Avenue. Action Item (Laura Von Tersch)

D. **ORDINANCE 4726:** Considering implementing the City Council’s decision in ZC18-000004, declaring that certain real property be removed from the Light Industrial (M-1) Zone, General Commercial (C-4) Zone, and Central Commercial (C-5) Zone and included in the Form and Impact Based (FIB) Zone. Action Item (Joel Plaskon)

E. **ORDINANCE 4710:** Considering repealing and replacing Chapter 6 of the Lewiston City Code regarding alcohol beverages, amending Section 31-47(d) regarding alcohol and temporary right-of-way uses. Action Item (Joel Plaskon/Kayla Hermann)

F. **ORDINANCE 4733:** Considering amending various sections in Chapter 26 of the Lewiston City Code regarding hours of park operation, use of park property, and conduct in parks; enacting a new Chapter 26, Article V, titled “Reserving Park Space and Alcohol in Parks”. Action Item (Tim Barker)

G. **RESOLUTION 2018-66:** Considering accepting a Perpetual and Non-Exclusive Public Purpose Easement from Abs-ID-O LLC (Alberisons Companies) to the City of Lewiston. Action Item (Mark Weigand)

H. **RESOLUTION 2018-68:** Considering accepting a Perpetual Public Purpose Easement from Opportunities Unlimited, Inc., for the purposes of a bus stop and bus shelter. Action Item (Mark Weigand)

I. **WATER MASTER PLAN:** Considering approving a Water Master Plan Consultant Agreement between the City of Lewiston and Mountain Waterworks for Phase I, Amendment 2. Action Item (Shawn Stubbers)

J. **RESOLUTION 2018-69:** Considering approving a State/Local Agreement for Project No. A013(440) between the City and the Idaho Transportation Department. Action Item (Chris Davies)

K. **ALCOHOL LICENSE:** Action Item (Dee Maertress)
   - Imua Hawaiian Style Restaurant, Lewiston Idaho - Retail Wine by the Drink
   - Shari’s – 2122 Nez Perce Grade, Lewiston Idaho – Retail Wine by the Bottle, Retail Wine by the Glass and Retail Beer on Premise

L. **VOUCHERS PAYABLE:** Considering approval of the Vouchers Payables dated 10/19/18 through 11/01/18 in the amount of $822,145.05 and 11/02/18 through 11/15/18 in the amount of $1,399,428.21. Action Item

**VII. UNFINISHED AND NEW BUSINESS**

A. **CITY COUNCILOR COMMENTS**

B. **CITY MANAGER COMMENTS**
C. ADVISORY BOARD AND COMMISSION APPOINTMENTS - ACTION ITEM
   - Appointment – Robert Brown – Urban Forestry Cemetery Commission
   - Appointment – Don Beck – Urban Renewal Agency Board

D. AGENDA TOPICS – ACTION ITEM

VIII. ADJOURNMENT
November 26, 2018

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular meeting on Monday, November 26, 2018, on the second floor of the Lewiston City Library, 411 “D” Street, Lewiston. Mayor Collins called the meeting to order at 6:00 p.m.

I. ROLL CALL

Councilors Present: Collins; Schroeder; Kleeburg; Miller; Pernsteiner; Randall.

Councilors Excused: Blakey.

II. PLEDGE OF ALLEGIANCE

Councilor Miller led the Pledge of Allegiance.

III. CITIZEN COMMENTS: Provides an opportunity for citizens to address the council on agenda items or other items they wish to bring to the attention of the council. Citizens are encouraged to discuss operational issues in advance with the city manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

Mr. Sam Skinner, Twin County United Way Executive Director, indicated he works hard to keep a pulse on what is needed most in the community and the issues people are facing. He provided the Council with an ALICE (Asset Limited Income Constrained and Employed) Report for both Idaho and Washington which establishes household budgets. It shows what it costs to live, to purchase a home, to rent, the cost of groceries, and to buy a vehicle, etc. The report can be broken down by family dynamics and compared to neighboring counties and can be found online.

Mr. Doug Welch, Commander of VFW, addressed Ordinance 4710 which is later on the agenda. He suggested it would be less confusing and less misinterpreted if the language on Page 3, Paragraph 2, was changed from “it shall be unlawful to serve, handle, and/or sell liquor by the drink at a party or festivity” to incorporate the words “serve and/or sell” is not in Idaho Code.

IV. PUBLIC HEARINGS AND PRESENTATIONS

A. PUBLIC HEARING: URBAN RENEWAL AREA REVENUE ALLOCATION AREA #6 BRYDEN AVENUE
Stating it as the time and place announced for the Public Hearing regarding the Urban Renewal Area Revenue Allocation Area #6 Bryden Avenue, Mayor Collins declared the hearing open and asked that a staff report be provided.

Community Development Director Von Tersch explained that Bryden Avenue has been the focus of long-range transportation since 2013. The roadway needs to be widened to handle traffic as the current levels are producing congestion and causing dangerous conditions at times for the traveling public and first responders. The utilities under the road bed are inadequate and the curb, gutter and sidewalk are spotty at best. The Urban Renewal Plan will provide an opportunity to improve the roadway by putting away money into a savings account along with contributions from other taxing entities. When the time comes to apply for federal funding, there will be enough match available and enough increment to cost share in upsizing and improving the underground utilities. Ms. Von Tersch noted public hearings were held by both the Urban Renewal Agency and Planning & Zoning Commission wherein they both recommended approval, and no testimony in disapproval has been received.

Mayor Collins asked for testimony both in favor and in opposition of the Revenue Allocation Area.

In response to a question raised by Mayor Collins, Fire Chief Myklebust said that as the city grows, there will be a need to improve emergency response. Having a larger water line will definitely be a positive for the city.

Councilor Randall asked if the city is currently facing a severe problem with regard to enough water for emergency services in this area. Chief Myklebust replied that future growth could certainly precipitate the need for improved utilities.

Reprising to a question raised by Councilor Kleeburg with regard to right-of-way, Community Development Director Von Tersch explained that detailed plans and an environmental review are needed prior to securing right-of-way. This needs to be done over time so when developers come in they can be addressed one by one. Ms. Von Tersch said this is a much more organic way to achieve the end goal. She added that quite a bit of engineering has already been done which recommended 80 feet of right-of-way. Furthermore, there have been some cost estimates and in-depth design work at the Public Works level for the first phase of the project.

Councilor Kleeburg stated he is curious about the boundary, noting it seems to have a lot of “jogs” back and forth. Ms. Von Tersch replied as the boundaries were being identified, it was realized there wasn’t enough allocation under the revenue cap to go from Linden Avenue to Airway Avenue. Not wanting to capture too much valuation in the revenue allocation area, it ended up with a lot of “jogs”.
Since this area is underserved by water and sewer, Councilor Kleeburg questioned the amount of involvement from LOD and COSD. Community Development Director Von Tersch reported there is no cost estimate at this time, but it is recommended that it would be optimal to split the bill.

Councilor Randall expressed concern that there won't be enough revenue for the project. Ms. Von Tersch reported the corridor is split into three sections so work can be done in one area or all three, depending on federal funding. She noted that the City is looking at a 20-year window and a lot can change in that time. It will be best to form the district and collect the increment as properties appreciate.

Mayor Collins closed the public hearing.

V. CONSENT AGENDA

Mayor Collins explained that items on the Consent Agenda are considered routine in nature and would be enacted with one motion unless a councilor wished to have an item removed for discussion. Councilor Randall offered a motion to read the Consent Agenda by title only. Councilor Schroeder seconded the motion and it carried 7 to 0.

A. CITY COUNCIL MEETING MINUTES: 10/08/18 REGULAR MEETING

B. BOARD/PARTY MEETING MINUTES: 09/29/18 PARKS AND RECREATION ADVISORY COMMISSION; 10/10/18 YOUTH ADVISORY COMMISSION

Following the reading of the Consent Agenda, a motion was made by Councilor Randall and seconded by Mayor Pro Tem Schroeder to adopt. The motion carried with 7 ayes.

VI. ACTIVE AGENDA

A. EMERGENCY AND NON-EMERGENCY AMBULANCE SERVICE

Councilor Randall moved and Mayor Pro Tem Schroeder seconded, respectively, approval of the Certificate of Compliance for the Lewiston Fire Department to provide emergency and non-emergency ambulance service.

Councilor Pernsteiner questioned the reason for this procedure. Fire Chief Myklebust explained it is part of an ordinance that has been in place since 1996 to ensure services to citizens and the City of Lewiston meet standards with regard to a certified agency, personnel, dispatch, medical control, and a plethora of other things. Each year any entity that wants to provide ambulance services has the ability to meet all of the established criteria. The purpose is to ensure the users of
the services know they are getting the best level of service available. Although there have been numerous ambulance service providers in the valley over the years, they have not been able to apply because they could not meet the level of care outlined within the ordinance.

The motion carried 6 to 0, with Councilor Blakey excused.

B. **ORDINANCE 4732**

A motion and second were made by Councilor Kleeburg and Mayor Pro Tem Schroeder, respectively, to read Ordinance 4732 for the first time, by title only.

Councilor Kleeburg reported although it will be many years before this project comes to fruition, he is glad to finally see it moving forward. He added he feels this is a totally appropriate use of URA funding and will be a great project when it is complete. Councilor Randall agreed, adding that improvements to Bryden Avenue would alleviate the heavy traffic on other streets.

Collins entertained a motion to amend Ord. 4732 and outlined all 10 changes recommended within the staff report. Mayor Pro Tem Schroeder moved and Councilor Kleeburg seconded the motion.

Replying to a question raised by Councilor Kleeburg, Community Development Director Von Tersch noted the parcel in question is located immediately south of the intersection at Linden and 10th. As the exhibit changed and the attorney requested some modifications, that little parcel got morphed into the area. When the City Council adopted the Resolution declaring the area was deteriorated, that parcel was not included. Therefore, it cannot be included now.

The motion carried with 6 ayes with Councilor Blakey excused.

The motion to read carried with 6 ayes with Councilor Blakey excused.

**ORDINANCE 4732**: “AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE SECTION 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE “URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #6 BRYDEN AVENUE”; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #6 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSessor, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX
C. **ORDINANCE 4725**

Mayor Pro Tem Schroeder moved to waive the third reading of Ordinance 4725 in full. A second was made by Councilor Miller.

Councilor Randall expressed his desire to not waive the third reading, stating he believes downtown business owners may have not had enough opportunity to speak. Mayor Pro Tem Schroeder disagreed, noting the Ordinance was well publicized and a public hearing was held. Councilor Pernsteiner agreed, noting it has been thoroughly vetted and this is a step in the right direction.

The motion carried 5 to 1, with Councilor Blakey excused and Councilor Randall voting nay.

A motion was then offered by Mayor Pro Tem Schroeder to read Ordinance 4725 for the third time by title only. A second was offered by Councilor Kleeburg.

Councilor Randall offered an amended motion to remove Item F in its entirety. Mayor Collins seconded the motion. Mr. Randall said he has an issue with the public art requirement noting that it is not defined well within the document and leaves it wide open for interpretation.

Councilor Pernsteiner stated he too had some issues with a committee defining what the public art should look like. However, after reviewing this section further, the council will only be determining whether or not the private owner will receive points for something they would already be doing. He expressed the importance of encouraging art as it can really transform a community. Mayor Pro Tem Schroeder agreed, stating art is important for child development.

Councilor Kleeburg said he is not in favor of eliminating the language. The section in question merely talks about the points that could be given for the “art” parts of their project.

Councilor Randall emphasized that he is not opposed to public art, but rather to government controlling it. He said he can almost guarantee under the current language within the Ordinance, the city will end up with an Art Commission in a few years.

The motion to eliminate Item F failed with Mayor Collins, Mayor Pro Tem Schroeder, Councilor Kleeburg, Councilor Miller and Councilor Pernsteiner voting nay and Councilor Randall voting aye. Councilor Blakey was excused.
The motion to read carried 6 to 1, with Councilor Blakey excused.


Ordinance 4725 was adopted and the Ordinance Summary approved upon a motion and second from Mayor Pro Tem Schroeder and Councilor Kleeburg. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Kleeburg; Miller; Pernsteiner. VOTING NAY: Randall. EXCUSED: Blakey.

D. ORDINANCE 4726

A motion was made by Mayor Pro Tem Schroeder to waive the third reading of Ordinance 4726 in full. Councilor Kleeburg seconded the motion which carried 6 to 1 with Councilor Blakey excused.

Upon a motion and second from Mayor Pro Tem Schroeder and Councilor Kleeburg, respectively, Ordinance 4726 was read for the third time by title only. The motion carried 7 to 0.

ORDINANCE 4726: "AN ORDINANCE OF THE CITY OF LEWISTON IMPLEMENTING THE CITY COUNCIL'S DECISION IN ZC18-000004, DECLARING THAT CERTAIN REAL PROPERTY BE REMOVED FROM THE LIGHT INDUSTRIAL (M-1) ZONE, GENERAL COMMERCIAL (C-4) ZONE, AND CENTRAL COMMERCIAL (C-5) ZONE AND INCLUDED IN THE FORM AND IMPACT BASED (FIB) ZONE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LEWISTON; AND PROVIDING AN EFFECTIVE DATE"

Mayor Pro Tem Schroeder and Councilor Kleeburg moved and seconded, respectively, adoption of Ordinance 4726 and approval of the Ordinance Summary. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None.

E. ORDINANCE 4710

Mayor Pro Tem Schroeder moved to approve the second reading of Ordinance 4710 by title only. A second was provided by Councilor Randall.
Councilor Kleeburg asked for clarification on comments offered earlier by Mr. Welch. City Attorney Gómez explained she was advised by the Idaho State Police that it is unlawful to serve or sell liquor by the drink at a party or convention that is open to the public. Events at the VFW are generally private parties and a permit would not be required unless the event was open to the public. Mr. Welch added the words serve and/or sell could be misinterpreted. Again, he said Idaho State Law references public retail sales, noting his belief that by using this language would eliminate any confusion.

Assistant City Attorney Hermann indicated extensive conversations amongst staff as well as with the ISP took place and it kept coming back to the words “open to the public”. Therefore, she stated she is comfortable with the current language within the Ordinance.

Mayor Pro Tem Schroeder noted the council relaxed the closure requirements for beer gardens from six feet to 3 feet at a previous meeting, but noted the Police Chief had expressed some concern. Chief Hurd added the previous Code required a sight-obscuring, six-foot high fence. He expressed concern for being able to monitor individuals coming over the fence and alcohol being passed back and forth. Chief Hurd said he would much prefer a six-foot, sight obscuring fence requirement.

Councilor Miller offered an amended motion to amend Article 5, Section 6, stating that beer gardens shall be enclosed on all sides which is at least 72 inches in height and sight obscuring. Mayor Collins seconded the motion.

As a matter of clarification, Chief Hurd noted this requirement would only apply to permanent structures and not for events such as Hot August Nights. When restrictions are relaxed, business owners can become compromised as it would be much easier for minors to get in and for individuals to pass alcohol back and forth.

Mayor Pro Tem Schroeder questioned why this requirement was reduced to three feet. City Planner Plaskon noted the City Council asked for this reduction at a previous work session. He noted that Community Development staff is much more comfortable with the six-foot, sight obscuring fence option.

Councilor Pernsteiner questioned the number of businesses that would be impacted by this change. Mr. Plaskon explained there would be none. If this change were implemented, it would not have any retroactive effect on the existing businesses because it was the previous Code requirement prior to the change to a three-foot fence.

Upon further discussion, it was the consensus of the Council to direct staff to bring back a recommendation which would separate requirements for liquor, beer
and wine. Councilor Miller noted she would agree with whatever the Police Chief is comfortable with to prevent minors from consuming alcohol and individuals being able to enter establishments illegally. Therefore, she withdrew her amended motion.

The motion to read carried 6 to 0 with Councilor Blakey excused.

**ORDINANCE 4710:** "AN ORDINANCE OF THE CITY OF LEWISTON REPEALING AND REPLACING CHAPTER 6 OF THE LEWISTON CITY CODE REGARDING ALCOHOL BEVERAGES AMENDING SECTION 31-74(d) REGARDING ALCOHOL AND TEMPORARY RIGHT-OF-WAY USES; AND PROVIDING AN EFFECTIVE DATE"

**F. ORDINANCE 4733**

It was moved and seconded by Councilor Randall and Mayor Pro Tem Schroeder, respectively, to read Ordinance 4733 for the second time by title only. The motion carried unanimously.

**ORDINANCE 4733:** "AN ORDINANCE OF THE CITY OF LEWISTON AMENDING VARIOUS SECTIONS IN CHAPTER 26 OF THE LEWISTON CITY CODE REGARDING HOURS OF PARK OPERATION, USE OF PARK PROPERTY, AND CONDUCT IN PARKS; ENACTING A NEW CHAPTER 26, ARTICLE V, TITLED "RESERVING PARK SPACE AND ALCOHOL IN PARKS"; AND PROVIDING AN EFFECTIVE DATE"

**G. RESOLUTION 2018-66**

Councilor Randall moved to adopt Resolution 2018-66. A second was offered by Mayor Pro Tem Schroeder.

City Surveyor Weigand explained the Lewiston Transit System has procured funds to improve the bus stop near the Albertsons store on the north side of 11th Avenue by adding a rider waiting shelter. Due to space limitations within the existing right-of-way, it will be necessary to place the shelter on private property behind the existing sidewalk. The Transit Manager has been working with the landowner, Albertsons Companies, to obtain permission to place the shelter in the planter strip behind the sidewalk. They have agreed to grant a perpetual public purpose easement for the purpose of a bus stop and bus shelter. The City Attorney prepared an easement document and it has been signed by the property owners.

The motion to adopt carried. **ROLL CALL VOTE:** VOTING AYE: Collins; Schroeder; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None. EXCUSED: Blakey.
RESOLUTION 2018-66: "A RESOLUTION ACCEPTING A PERPETUAL AND NON-EXCLUSIVE PUBLIC PURPOSE EASEMENT FROM ABS ID-O LLC TO THE CITY OF LEWISTON

H. RESOLUTION 2018-68

A motion and second were made by Mayor Pro Tem Schroeder and Councilor Pernsteiner to adopt Resolution 2018-68.

City Surveyor Weigand reported the Lewiston Transit System has procured funds to improve the bus stop near the Opportunities Unlimited facility on Snake River Avenue by adding a rider waiting shelter. Due to space limitations within the existing right-of-way, it will be necessary to place the shelter on private property behind the existing sidewalk. Opportunities Unlimited has agreed to grant a perpetual public purpose easement for the purpose of a bus stop and shelter.

ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None. EXCUSED: Blakey.

RESOLUTION 2018-68: "A RESOLUTION ACCEPTING A PERPETUAL PURPOSE EASEMENT FOR THE PURPOSES OF A BUS STOP AND BUS SHELTER"

I. WATER MASTER PLAN

Mayor Pro Tem Schroeder and Councilor Randall offered a motion and second, respectively to adopt The Water Master Plan Consultant Agreement, Phase 1, Amendment 2.

Councilor Pernsteiner questioned what had changed from the original agreement. Public Works Director Davies indicated the original scope did not include the intake that is upstream of the current intake. In talking with the Corps of Engineers, that intake was installed in 1977 and never worked. City Engineer Stubbers has been working with the Corps and they feel because it was not working in the past, it would be worth looking at the primary intake again and possibly reversing roles. In order for the Corps to continue in this process, they will take a survey of the river bed both upstream and downstream to determine what kind of pumps and facilities they would need if this were to become the primary intake again. Doing so would expand options for the City.

With regard to funding, Mr. Davies stated if this proves to be a viable intake for the City, it is not known what the costs to the City or Corps would be at this point. Funding options are being reviewed so the City doesn’t have to pay for the entire project. If the intake becomes the primary down the road, the City would be responsible for maintenance and operations.
Mayor Collins asked if the above project would alleviate water issues in East Lewiston. Public Works Director Davies replied it goes back to water rights and use of water. The City of Lewiston has water and ground rights in wells. The current issue with the intake structure is that it tends to silt over every two to five years and a permit is required from the Corps of Engineers to dredge it. Changing up the intakes would not necessarily improve anything else in the system other than providing a more reliable long-term source of water.

ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None. EXCUSED: Blakey.

J. **RESOLUTION 2018-69**

It was moved by Councilor Kleeburg to adopt Resolution 2018-69. Councilor Pernsteiner seconded the motion. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Kleeburg; Miller; Pernsteiner; Randall. VOTING NAY: None. EXCUSED: Blakey.

Assistant City Attorney Hermann reported she is still waiting to hear from the Association of Idaho Cities. It is her understanding that changes to the standard templates cannot be made by the Idaho Transportation Department at this time. Kayla: Still waiting to hear from Association of Idaho Cities.


K. **ALCOHOL LICENSE**

A motion was made by Mayor Pro Tem Schroeder to approve a Retail Wine by the Drink License for Imua Hawaiian Style Restaurant and a Retail Wine by the Bottle, Retail Wine by the Glass and Retail Beer on Premise License for Shari’s. Councilor Pernsteiner seconded the motion and it carried 6 to 0 with Councilor Blakey excused.

L. **VOUCHERS PAYABLE**

Mayor Pro Tem Schroeder moved to approve the Vouchers Payables dated October 19, 2018, through November 1, 2018, in the amount $822,145.05 and November 2, 2018, through November 15, 2018, in the amount of $1,399,428.21. Councilor Pernsteiner seconded the motion which carried 7 to 0.
VII. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS

Councilor Pernsteiner noted it would have been very helpful on the Master Plan Amendment to see the differences in funding from the previous Amendment 1 to the one proposed this evening.

Councilor Randall mentioned Councilor Blakey is out on medical and will hopefully be back soon.

Councilor Kleeburg announced though he could not attend the lighting ceremony in Locomotive Park this year, it looks beautiful, as always.

B. CITY MANAGER COMMENTS

City Manager Nygaard said, as the Council knows, the Joint Airport Authority has appointed Chris Clemens as Interim Airport Manager. Mr. Clemens has approached both the City and County for assistance on the administration portion of airport operations. Staff will be helping as they can.

C. ADVISORY BOARD AND COMMISSION APPOINTMENTS

Mayor Collins moved to appoint Robert Brown to the Urban Forestry Cemetery Commission. The motion was seconded by Councilor Kleeburg and carried 6 to 1 with Blakey excused.

A motion was then made by Mayor Collins to appoint Don Beck to a four-year term on the Urban Renewal Agency Board. Mayor Pro Tem Schroeder offered a second.

Councilor Miller announced there are still two openings on the Historic Preservation Commission. Mayor Pro Tem Schroeder reported the Planning & Zoning Commission is also seeking a member.

D. WORK SESSION AGENDA TOPICS

Mayor Collins asked that an update on railroad track removal be scheduled.

Councilor Miller requested an update on the strategic planning sessions with the community.
VIII. ADJOURNMENT

There being no further business to come before the Lewiston City Council, Councilor Randall moved and Councilor Miller seconded adjournment of the November 26, Regular Council Meeting at 7:34 p.m.

\[signature\]

Kari Ravencroft, Recording Secretary

\[signature\]

01/14/2019

Date Approved by City Council
AMENDED 11/30/2018
LEWISTON CITY COUNCIL
REGULAR MEETING/WORK SESSION AGENDA
DECEMBER 3, 2018 – 3:00 PM
City Hall, Main Conference Room, 1134 F Street, Lewiston, Idaho 83501

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS
Provides an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. WORK SESSION ITEMS

A. LEWISTON DOWNTOWN MASTER PLAN: UPDATE BY BEAUTIFUL DOWNTOWN LEWISTON (Kramer)

B. OVERVIEW OF THE WATER SYSTEM MASTER PLAN: (Stubbers) - Power Point Presentation - Master Plan can be viewed at cityoflewiston.org/pwprojects

C. DEQ LOAN LETTER OF INTEREST FOR WATER AND WASTEWATER: (Stubbers) - Power Point Presentation

D. SNOW REMOVAL: UPDATE ON PLAN/PROCESS FOR WINTER STORM EVENTS - (Bingman/Barker) - Power Point Presentation

E. CITY COUNCIL AGENDAS: (Nygaard)

F. PARADES AND PUBLIC ASSEMBLIES: OVERVIEW (Davies)

V. ACTIVE AGENDA

A. ORDINANCE 4732: Considering approving an Urban Renewal Plan and Urban Renewal Projects; approving the Urban Renewal Plan for Revenue Allocation Area #6 Bryden Avenue. Action Item (Laura Von Tersch)
B. **AIRPORT MANAGEMENT/ASSISTANCE**: Discussing the need for assistance to the Airport from the City of Lewiston and Nez Perce County. Action Item (Mike Collins/Alan Nygaard)

VI. **UNFINISHED AND NEW BUSINESS**

A. CITY COUNCILOR COMMENTS

B. CITY MANAGER COMMENTS

C. REPORTS FROM CITY COMMISSIONS OR OTHER AGENCIES

D. PROPOSED WORK SESSION TOPICS

VII. **EXECUTIVE SESSION RE: PERSONNEL**: Idaho Code Sections 74-206(1) (b). Action Item

VIII. **ADJOURNMENT**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at (208) 746-3671 x 6203.
DECEMBER 3, 2018

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Regular Meeting/Work Session on Monday, December 3, 2018, in the City Hall Conference Room, located at 1134 “F” Street, Lewiston, Idaho 83501.

COUNCIL MEMBERS PRESENT: Collins; Schroeder; Blakey; Kleeburg; Miller; Randall; Pernsteiner.

COUNCIL MEMBERS EXCUSED:

STAFF MEMBERS PRESENT: Alan Nygaard; Laura Von Tersch; Chris Davies; Dan Marsh; Jana Gomez; Kayla Hermann; Shawn Stubbers; Keith Bingman; Tim Barker; Corky Fazio; Travis Myklebust; Budd Hurd; Alannah Bailey; Carol Maurer; Jackie Gilbert; Kari Ravencroft

I. CALL TO ORDER

Mayor Collins called the meeting to order at 3:00 p.m.

II. PLEDGE OF ALLEGIANCE

Mayor Collins led the Pledge of Allegiance.

III. CITIZEN COMMENTS: Provides an opportunity for citizens to address the council on agenda items or other items they wish to bring to the attention of the council. Citizens are encouraged to discuss operational issues in advance with the city manager. In consideration of others wishing to speak, please limit your remarks to three minutes.

Brian Hensley, 1013 11th Avenue, indicated he has a keen interest in water and wastewater projects and systems. He suggested staff lower the cost of water by 25 percent and keep the fees on each meter to ensure consistent revenue. Property owners have the ability to use less water to lower their bill, which in turn, lowers their payment to the city.

Steve Martin, Lewiston, said he would like to see the use of Nar can by first responders back on the agenda for discussion. Additionally, he voiced his displeasure with what is happening at the airport and encouraged the city to hire an experienced manager.
IV. WORK SESSION ITEMS

A. LEWISTON DOWNTOWN MASTER PLAN

Ms. Courtney Kramer, Beautiful Downtown Lewiston, reported that Newberry Square is full with 15 suites occupied, and an additional ten residential units are full six weeks before the Occupancy Permit has even been issued. She noted the creation of a BDL Downtown Master Plan is on time and on budget; noting that for every dollar of the $50,000 the City provided for this purpose, she was able to obtain an additional $1.34 in grants and private funding. The document will be full of community input and will indicate the desires for what is wanted downtown to recruit investors and businesses. Ms. Kramer introduced several individuals, all present to support the Grant for Arts in collaboration with the BDL Master Plan.

Continuing, Ms. Kramer announced she will be working in conjunction with holiday promotions to get the word out to people downtown. Additionally, she will be rolling out shortly with some citizen engagement coasters and storefront window displays.

B. OVERVIEW OF THE WATER SYSTEM MASTER PLAN

City Engineer Stubbers said that two and one-half years ago he started accumulating funds to put together a Water Master Plan. After receiving a significant amount of outside funds, work on the plan began about 18 months ago. Although it is not yet a finished document, it does outline the city’s capital needs and it will help to chart a path for the city moving forward. The city’s water system has a lot of positives: vast sources of high quality water supply, both surface and ground water; water rights; and exemplary city staff. Major deficiencies include sources of supply (antiquated treatment plant and insufficient high system supply capacity); undersized transmission mains; and aging water mains.

Continuing, Mr. Stubbers said the end goal is to reduce reliance on the plant and to have a major state of the art facility that will last for the next 30 to 40 years. There is a need to undergo some changes to the booster stations and wells currently in place to make them as reliable and useable as possible.

Mr. Stubbers introduced Mr. Ryan Raeder and Tim Farrell of Mountain Waterworks. Mr. Raeder presented the information on the attached Power Point presentation.
C. DEQ LOAN LETTER OF INTEREST FOR WATER AND WASTEWATER

It was reported by City Engineer Stubbers that the Letter of Interest is due by December 11th for both water and wastewater. Current cost estimates are based off the Master Plan, which is between $21 and $31 million.

After reviewing the attached Power Point presentation, Mr. Stubbers noted that staff is recommending approval. Rate increases made in Water were very difficult, but if this comes to fruition, it would be great.

Councilor Pernsteiner asked if it is staff’s recommendation to not construct a new plant, but to rather do an overhaul. City Engineer Stubbers replied that depends on what is considered new. He said staff believes they can get a very good system for the next 30 to 40 years at the same site. City Manager Nygaard added that at this point there is not a specific recommendation.

Councilor Pernsteiner stated the map he has does not include the downtown corridor to replace the lines. Mr. Stubbers clarified it shows a 24-inch line all the way down 21st Street and across Main Street, almost to the Lewis Clark Hotel.

With regard to wastewater, Mr. Stubbers noted the city is looking at about $28.5 million in upgrades. He referred to the Power Point presentation noted above and attached.

D. SNOW REMOVAL

Street Maintenance Manager Bingman reported when a winter storm event occurs, the Street Division is split into two 12-hour shifts. One runs from 7:00 a.m. to 7:00 p.m. and the other from 7:00 p.m. to 7:00 a.m. During regular work hours, crews can immediately respond. During night hours, supervisors are notified by LPD of any issues that need to be addressed. Current equipment includes two F-550’s with small plows and one deicer tank, three trucks carrying 1,000 gallons of deicer, two dump trucks with sanders, a small truck for chemical deicer, one sander with no plow, and a new loader with plow and wing.

Mr. Bingman indicated materials used include liquid magnesium chloride for deicing frost or light snow, dry chemical magnesium chloride for the snow floor to break up its bond to the pavement, and half-inch aggregate on the snow floor for traction.

The first priority areas are the heaviest traffic routes, steep grades, sharp curves with significant traffic levels, busy intersections, bridges, arterials and approaches to arterials. All roads in the first priority list can be designated as emergency snow routes. Additionally, roads providing travel routes to and from
hospitals, medical clinics and extended care facilities are also designated as emergency snow routes.

Mr. Bingman said second priority areas include heavily traveled sections of arterial and collector systems that are not classified as priority one. Everything else falls under priority three.

Finally, Mr. Bingman explained that routine closures include 5th Street from F Street to 2nd Avenue, Vineyard Avenue from Vineyard Drive to 4th Street, 11th Avenue from Prospect Avenue to Snake River Avenue, and 10th Street from Miller Street to 7th Avenue. Typical responses include anti-icing with liquid mag chloride applied to the road prior to snowfall, application of deicing during snowfall, and aggregate abrasives applied on roads with a snow floor. Routine closures are 5th Street from F Street to 2nd Avenue, Vineyard Avenue from Vineyard Drive to 4th Street, 11th Ave from Prospect Ave to Snake River Ave; and 10th Street from Miller Street to 7th Avenue. Typical responses include anti-icing with liquid mag chloride applied to road prior to snowfall, application of deicing during snowfall, and aggregate abrasives applied on roads with a snow floor. Snow plow operations begin at three to four inches of snow accumulation and dry chemical deicing is applied on the plowed roads to melt the snow floor.

E. CITY COUNCIL AGENDAS

City Manager Nygaard indicated he has heard that the Council would like to have an opportunity to respond to citizen’s comments made during the meetings. Additionally, discussion has ensued on the use of the Consent Agenda for more routine items and a different process for Ordinance readings and approval.

City Attorney Gómez provided copies of example agendas from Boise and Meridian, noting that if the city’s format is changed for the Consent Agenda, it would handle routine items. There would not be a staff report made at the meeting so the viewing public would not hear what the item is about. However, all items for agendas are posted on the city’s website and councilors would still have the option to pull items off the Consent Agenda and place them under the Active Agenda for discussion. The Consent Agenda would be approved by Roll Call vote rather than by voice to accommodate resolutions, contracts, etc.

Councilor Pernsteiner questioned who would determine if the item is routine. Ms. Gómez replied the Leadership team meets every Wednesday and would have that discussion at that time.

With regard to ordinance readings, City Attorney Gómez stated the proposal would be to have all first readings as separate items on the agenda to accommodate a staff report and to inform the public of what the ordinance is
about. Second and third readings could then be combined, with a motion to waive the third reading in full. If a councilor wishes to make an amendment, they could do so at that time. Then it would go back to main motion to approve the second and third readings. Finally, there would be an additional item for adoption of all of the ordinances listed on the agenda and approval of the ordinance summaries.

Councilor Pernsteiner said that although he appreciates the efficiency, he doesn’t want the combination of second and third readings to become the standard. He said he would rather have three separate readings with the option of combining if the council so chooses.

Councilor Blakey expressed concern that a “no” vote on the first reading may get lost since approval of the ordinances would be done in a group rather than individually.

Councilor Miller agreed that routine items should be placed under the Consent Agenda. However, she said she would like to see ordinance readings and approvals remain as they are currently handled.

Mayor Collins noted he likes the idea of combining second and third readings of ordinances.

Lastly, Ms. Gómez talked about the council responding to public comments under “Citizen’s Comments”. She stated she doesn’t have an issue with this from a legal standpoint as long as it is merely a response to the question or comment and not a debate with the speaker. If for some reason it should turn into a lengthy discussion, then the mayor should step in and suggest the item be added to a future agenda for further discussion. Further, if a question is asked that council is unable to answer, they would have the ability to direct it to staff or the City Manager for response.

F. PARADES AND PUBLIC ASSEMBLIES

Public Works Director Davies said this has been before the council numerous times. Several options have been provided and it seemed that one was more favorable wherein a flat fee of $500 would be charged if no alcohol is involved, and a flat fee of $700 would be charged if there is alcohol at the event. If this is still council’s desire, staff can prepare a fee Resolution and bring it to council for consideration.

Mayor Collins said there are often events wherein people don’t obtain permits. Mr. Davies indicated staff has not enforced this in the past, but City Attorney Gómez said there has now been language regarding penalties for late fees at one and one-half times the fee incorporated into the document.
BDL Executive Director Kramer said discussion was previously held on whether or not to assess fees to non-profit organizations and the document before council today looks like fees would be charged. Mr. Davies confirmed.

Councilor Miller said she would be interested to determine if moving forward with this proposal would deter future events from taking place, adding she would hate to see that. Councilor Kleeburg said the Veteran’s Parade, put on by a group of volunteers, would be charged $380 to hold a parade under this structure.

Councilor Miller said that though she understands the city is expending resources, she would be willing to budget for some of these expenses rather than expecting non-profit organizations and others to pay the proposed permit fees. Mr. Davies noted the proposed costs do not even recover the full expenses to the city and merely take a portion in an effort to get some of the dollars reimbursed. Currently the city does not have a policy with respect to parades and special events.

Councilor Blakey asked if, for instance, Artwalk pays a $420 fee, should they also be charged a fee by Parks and Recreation if they were to come in and remove the leaves and prep the streets. City Attorney Gómez explained the fee is a city fee in general rather than broken down by departments.

Mayor Pro Tem Schroeder agreed with the proposed fee structure, but stressed the importance of education and informing those who have done events in the past of the change. City Manager Nygaard indicated staff has met with the School District, College, Fair Board and County Commissioners to provide some outreach and to get their feedback. None of the entities disagreed with the proposal.

Mayor Collins asked if fees could be waived for some groups. City Attorney Gómez replied there would have to be a rational basis as to why fees would be waived for one group versus another.

Councilor Randall suggested a break-in period of one-half the fees for the first year in order to reduce the “sticker shock”. Councilor Pernsteiner added possibly charging for road closures only. Councilor Kleeburg stressed the importance of events in the community and not wanting to deter organizations with large permit fees.
December 3, 2018
City Council Work Session Minutes

V.  ACTIVE AGENDA

✓  A.  ORDINANCE 4732

Mayor Pro Tem Schroeder moved to read Ordinance 4732 for the second time by title only. The motion was seconded by Councilor Kleeburg and carried unanimously.

ORDINANCE 4732: “AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE SECTION 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #6 BRYDEN AVENUE”; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #6 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE”

Councilor Blakey made a motion to waive the third reading in full. Councilor Randall seconded the motion which carried 5 to 2, with Councilors Pernsteiner and Kleeburg voting nay.

Councilor Blakey then offered a motion to read Ordinance 4732 for the third time by title only. A motion was made by Councilor Randall and it carried 6 to 1, with Councilor Kleeburg voting nay.

ORDINANCE 4732: “AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE SECTION 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #6 BRYDEN AVENUE”; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #6 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING
DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE”

Mayor Pro Tem Schroeder moved to adopt Ordinance 4732 and approve the Ordinance Summary. Councilor Randall seconded the motion. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Blakey; Kleeburg; Miller; Randall. VOTING NAY: Pernsteiner.

B. AIRPORT MANAGEMENT/ASSISTANCE

Mayor Collins offered a motion that would allow City Manager Nygaard and other city staff to offer assistance to the Nez Perce County Regional Airport. Mayor Pro Tem Schroeder seconded the motion.

Mayor Collins noted it was brought to his attention that there was a great deal of work at the airport that needed to be caught up and airport staff needed assistance. Both the city and county have indicated they would be able to help. Councilor Randall added the big issue is finances and getting the books in order in an effort to meet FAA requirements. He said this would not be a free service as the airport would pay for assistance.

Interim Airport Manager Clemens said primarily the airport is looking for financial assistance and Administrative Services Director Marsh has stepped up to provide it. Additionally, there is a need for some human resources and legal assistance. He noted this is not a new problem at the airport, but one that has been ongoing for the past 20 years. It is anticipated the airport will need about 60 days at ten hours per week, minimum, of assistance from the city. Another desire would be to have a completely revamped personnel policy to fend off potential lawsuits.

Councilor Pernsteiner proposed having some type of component to this amendment that could be revisited by the council in 60 days. Councilor Blakey agreed, but said he believes 90 days would be more realistic. Councilor Kleeburg noted he is not in favor of any time limit, stressing the importance of getting the airport running smoothly even if it takes six months. Opposing assistance to the airport if it were to hurt the city’s normal functions, Councilor Pernsteiner said there needs to be a time set for reevaluation to determine if this is an efficient use of funds.

Mayor Collins offered an amended motion to authorize the city manager to make decisions regarding providing temporary assistance to the Lewiston/Nez Perce County Regional Airport through the beginning of March 2019. Councilor Blakey seconded the motion and it carried
VI. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS

Mayor Pro Tem Schroeder noted three applications have been received for the Planning and Zoning Commission and interviews will be scheduled.

Councilor Perneitner requested a copy of the Power Point presentation on the water plant utilized earlier in the meeting.

Mayor Collins expressed condolences to the family of Bob Tippett.

B. CITY MANAGER COMMENTS

There were no City Manager comments.

C. REPORTS FROM CITY COMMISSIONS OR OTHER AGENCIES

None.

D. PROPOSED WORK SESSION TOPICS

No new work session topics were suggested.

Mayor Pro Tem Schroeder moved to go into Executive Session to discuss an item related to Personnel. The motion was seconded by Councilor Kleeburg. The motion failed. ROLL CALL VOTE: VOTING AYE: Perneitner. VOTING NAY: Collins; Schroeder; Blakey; Kleeburg; Miller; Randall. It was noted that due to the length of this evening’s meeting, the Executive Session would be placed on a future agenda.

VII. ADJOURNMENT

There being no further business to come before the Lewiston City Council, Mayor Collins adjourned the December 3, 2018, Regular Meeting/Work Session at 6:28 p.m.

Kari Ravencroft, Recording Secretary
Date approved by City Council
CITY ORDINANCE NO. 4814

AN ORDINANCE OF THE CITY OF LEWISTON MAKING THE FINDINGS REQUIRED BY IDAHO CODE § 50-2008 TO APPROVE AN URBAN RENEWAL PLAN AND URBAN RENEWAL PROJECTS; APPROVING THE “URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #7 DOWNTOWN/NORMAL HILL AREA”; CREATING A REVENUE ALLOCATION AREA AS PART OF SUCH URBAN RENEWAL PLAN; DESCRIBING THE REQUIREMENT FOR HOW THE NEZ PERCE COUNTY COMMISSIONERS ARE TO LEVY TAXES BY OR FOR EACH TAXING DISTRICT IN WHICH REVENUE ALLOCATION AREA #7 IS LOCATED; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE NEZ PERCE COUNTY AUDITOR AND TAX ASSESSOR, THE AFFECTED TAXING DISTRICTS, AND THE STATE TAX COMMISSION; PROVIDING A LIMITATION ON ACTIONS AGAINST SUCH URBAN RENEWAL PLAN; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Lewiston, Idaho (“Agency”) was established on October 18, 1999 through Resolution No. 99-75 of the City of Lewiston, Idaho (“City”);

WHEREAS, the City, through Resolution 2021-4, determined certain property to be deteriorated or deteriorating areas and designated such property as appropriate for urban renewal projects, thereby creating an urban renewal area (“Urban Renewal Area”) in accordance with Idaho Code §§ 50-2008(a) and 50-2018(11);

WHEREAS, the City and the Agency want to carry out urban renewal projects within the Urban Renewal Area, including installing and replacing water mains; reconstructing staircases; providing for wayfinding; and building streets, parking lots, and wastewater lines;

WHEREAS, in order to move forward with urban renewal projects within the Urban Renewal Area, the Agency prepared an urban renewal plan, titled “Urban Renewal Plan for Revenue
Allocation Area #7 Downtown/Normal Hill Area” (“Downtown/Normal Hill Plan”), which plan sets forth urban renewal projects to be completed within the Urban Renewal Area;

WHEREAS, on December 8, 2020, the Agency met to consider the Downtown/Normal Hill Plan and, on February 9, 2021, through Resolution 2021-1, approved the Downtown/Normal Hill Plan;

WHEREAS, on April 5, 2021, the Downtown/Normal Hill Plan was submitted to the City of Lewiston Planning and Zoning Commission (“Planning and Zoning Commission”), in accordance with Idaho Code § 50-2008(b);

WHEREAS, on April 14, 2021, the Planning and Zoning Commission reviewed the Downtown/Normal Hill Plan and unanimously determined that the Downtown/Normal Hill Plan is in conformity with the City of Lewiston’s Comprehensive Plan, and the Planning and Zoning Commission’s written recommendation with respect to the Downtown/Normal Hill Plan was submitted to the Lewiston City Council on April 15, 2021, in accordance with Idaho Code § 50-2008(b);

WHEREAS, on June 8, 2021, the Agency vacated Resolution 2021-1 and recalled the Downtown/Normal Hill Plan, through Resolution 2021-2, due to adoption of the American Rescue Plan and developer interest in the Twin City Foods property, both of which caused the Agency to consider changes to the Downtown/Normal Hill Plan;

WHEREAS, on July 13, 2021, the Agency met to consider a revised version of the Downtown/Normal Hill Plan and, through Resolution 2021-3, approved said revised version of the Downtown/Normal Hill Plan;

WHEREAS, on July 14, 2021, the Downtown/Normal Hill Plan was submitted to the Planning and Zoning Commission, in accordance with Idaho Code § 50-2008(b);

WHEREAS, on July 16, 2021, the City transmitted a notice of public hearing regarding the
Downtown/Normal Hill Plan, a copy of the Downtown/Normal Hill Plan, and the recommendation of the Agency to the governing body of each taxing district that levies taxes upon any taxable property within proposed revenue allocation area #7, in accordance with Idaho Code § 50-2906(3);

WHEREAS, on July 17, 2021, a notice of a public hearing regarding the Downtown/Normal Hill Plan was published in the Lewiston Tribune, in accordance with Idaho Code §§ 50-2008(c) and 50-2906(3);

WHEREAS, on July 28, 2021, the Planning and Zoning Commission reviewed the Downtown/Normal Hill Plan and unanimously determined that the Downtown/Normal Hill Plan is in conformity with the City of Lewiston’s Comprehensive Plan, and the Planning and Zoning Commission’s written recommendation with respect to the Downtown/Normal Hill Plan was submitted to the Lewiston City Council on July 29, 2021, in accordance with Idaho Code § 50-2008(b);

WHEREAS, on August 16, 2021, the City Council held a public hearing on the proposed Downtown/Normal Hill Plan;

WHEREAS, because the Downtown/Normal Hill Plan contains a revenue allocation financing provision, the Downtown/Normal Hill Plan includes the following items, as required by Idaho Code §§ 50-2008(h) and 50-2905:

1. A statement describing the total assessed valuation of the base assessment roll of revenue allocation area #7 and the total assessed valuation of all taxable property within the City;
2. A statement listing the kind, number, and location of all proposed public works or improvements within revenue allocation area #7;
3. An economic feasibility study;
4. A detailed list of estimated project costs;
5. A fiscal impact statement showing the impact of revenue allocation area #7, both until and after the bonds are repaid, upon all taxing districts Levy taxes upon property in revenue allocation area #7;
6. A description of the methods of financing all estimated project costs and the time...
when related costs or monetary obligations are to be incurred;

(7) A termination date for the Downtown/Normal Hill Plan and revenue allocation area #7; and

(8) A description of the disposition or retention of any assets of the Agency upon the termination date; and

WHEREAS, it is in the best interest of the City to adopt the Downtown/Normal Hill Plan and form revenue allocation area #7 because tax increment financing will: (a) help fund the urban renewal projects to be completed in accordance with the Downtown/Normal Hill Plan, which projects will encourage private development and investment in the project area, and such development would not be possible without sufficient water and wastewater utilities, streets, and parking lots; (b) prevent and arrest decay of the project area due to the inability of existing financing methods to provide needed public improvements; and (c) encourage taxing districts to cooperate in the allocation of future tax revenues arising in the project area in order to facilitate the long-term growth of their common tax base.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: In accordance with Idaho Code § 50-2008(d), it is hereby found that:

(a) No families or persons are expected to be displaced from the Urban Renewal Area as a result of the urban renewal projects set forth in the Downtown/Normal Hill Plan.

(b) The Downtown/Normal Hill Plan conforms to the City of Lewiston's Comprehensive Plan.

(c) The Downtown/Normal Hill Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Downtown/Normal Hill Plan.

(d) The Downtown/Normal Hill Plan will afford maximum opportunity, consistent with the sound needs of the City of Lewiston, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.
(e) The Urban Renewal Area does not consist of an area of open land to be acquired by the Agency.

SECTION 2: The Downtown/Normal Hill Plan is hereby approved, a copy of which is attached hereto and incorporated herein as Exhibit A.

SECTION 3: As part of the Downtown/Normal Hill Plan, revenue allocation area #7 is hereby created, the legal description for which is attached hereto and incorporated herein as Exhibit B.

SECTION 4: The Downtown/Normal Hill Plan establishes a base assessment roll as of January 1, 2021, as it may be adjusted, in revenue allocation area #7.

SECTION 5: In accordance with Idaho Code § 50-2908(1), for purposes of calculating the rate at which taxes shall be levied by or for each taxing district in which revenue allocation area #7 is located, the Nez Perce County Commissioners shall, with respect to the taxable property located in revenue allocation area #7, use the equalized assessed value of such taxable property as shown on the base assessment roll rather than on the current equalized assessed valuation of such taxable property.

SECTION 6: In accordance with Idaho Code §§ 50-2907 and 63-215, the City Clerk shall transmit a copy of this Ordinance No. 4814, including a copy of the legal description and a map of the boundaries of revenue allocation area #7, attached hereto and incorporated herein as Exhibits B and C, to the Nez Perce County Auditor and Tax Assessor; the affected taxing districts, consisting of the City of Lewiston, Nez Perce County, Lewiston Independent School District No. 1, and the Port of Lewiston; and the Idaho State Tax Commission within thirty (30) days following the effective date of this Ordinance No. 4814.

SECTION 7: In accordance with Idaho Code §§ 50-2027 and 50-2911, no direct or collateral action attacking the Downtown/Normal Hill Plan shall be brought prior to the effective date of this ordinance or after the elapse of thirty (30) days from the effective date of this ordinance.

ORDINANCE NO. 4814
Page 5 of 6
SECTION 8: The provisions and parts of this ordinance are intended to be severable. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

SECTION 9: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this 13th day of September 2021.

CITY OF LEWISTON

By: Michael G. Collins, Mayor

ATTEST:

Kari J. Ravencroft, City Clerk

STATE OF IDAHO )
) ss.
County of Nez Perce )

On this 13th day of September 2021, before me, a Notary Public, personally appeared Michael G. Collins and Kari J. Ravencroft, known or identified to me as the Mayor and City Clerk, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.

Brittany N. Purinton
Notary Public for the State of Idaho
Commission Expires 03/05/2021

ORDINANCE NO. 4814
Page 6 of 6
EXHIBIT A
TO ORDINANCE NO. 4814
URBAN RENEWAL PLAN

FOR
REVENUE ALLOCATION AREA #7
Downtown/Normal Hill Area

THE CITY OF LEWISTON
URBAN RENEWAL AGENCY

Prepared by

Urban Renewal Agency of the City of Lewiston

Joe Hulett, Chairman
Jo Ann Cole-Hansen, Vice-Chairman
Dan Marsh, Secretary
A.L. "Butch" Alford
Don Beck
Bob Blakey
Mary Hasenoehrl

July 13, 2021
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EXECUTIVE SUMMARY

The Lewiston City Council has formed an Urban Renewal Agency (URA) to promote economic development, create jobs and improve the tax base. This is done in part by strategically targeting public investments to create these benefits, promote development of under-utilized properties, eliminate blighted conditions, improve public safety and beautify the built environment.

Revenues available to finance this URA project come from a Revenue Allocation Area (RAA), which the URA recommends be established by the City of Lewiston. The base year for this area is 2021. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment.

Revenues generated through the term of the RAA, (12/31/41), will be used for water mains throughout the district; pedestrian staircases; wayfinding; parking lots and streets; flood control and sanitary sewer and other projects described in the "Downtown Master Plan" and authorized by statute. The Urban Renewal Agency intends to implement the projects described in this plan and then terminate Revenue Allocation Area #7 without delay.
INTRODUCTION

The Urban Renewal Agency provides financing options to pay for improvements that will eliminate blight and enhance development, job creation or private investment. In so doing, the assessed value of the area is increased. The City of Lewiston has established an Urban Renewal Agency (URA) to help develop blighted areas, build roads and infrastructure, enhance the climate for private investment and put vacant properties to work for the community. By returning formerly vacant or underused properties to the tax rolls, at an increased value, the URA creates new sources of revenue. These revenues can be used for improvements in the RAA without raising taxes in the community. The Agency's investments in these areas are repaid through new jobs and improved, productive properties that become permanent revenue generators because of increased assessed value.

Private investors are not likely to locate within a city that cannot provide adequate infrastructure or within areas that are considered blighted or under used. There are a few areas in Lewiston that meet these descriptions. If an area is designated a Revenue Allocation Area (RAA) the Agency can utilize Tax Increment Financing (TIF) to improve and extend infrastructure, improve the ability of properties to develop, eliminate blight, assemble parcels and a full range of other powers and activities as provided by law.

URA's were originally developed in the 1950's to help cities with their economic development efforts. Many cities use URA's and TIF as a tool to attract businesses into the community using the incremental tax increase to fund infrastructure and other improvements. When improvements are made that directly facilitate a specific business interest, the program should require commensurate improvements or job commitments from the business/property owner. The amount of negotiated assistance can be based upon specific criteria, for example:

- The projected increase in the assessed valuation of the property.
- The number and quality of new jobs created or retained.
- The amount of other revenue generated for the Community by the project.
- The financial strength of the applicant.
- The ability of the applicant to further the Community's development and economic goals.

The City of Lewiston Urban Renewal Agency was originally formed in 1999 but lay dormant until 2005 when an Urban Renewal Plan was adopted along with three revenue allocation areas. In 2014, Urban Renewal Plan 2 was adopted adding a project to RAA #1 (18th Street North), clarifying the cost of Nez Perce Drive Extension (RAA #2), and adding a potential list of projects to RAA #3. This plan is separate and distinct from Urban...
Renewal Plan #2 that is now retired and all three districts closed. The purpose of this plan is to scope and implement projects in a new RAA #7 (Downtown/Normal Hill). This area has been deemed suitable for an Urban Renewal project by the City Council through Resolution 2021-4 adopted January 11, 2021.

The Agency does not anticipate long-term ownership of any assets at this time. Public improvements will be dedicated to or become the property of another governmental agency or public utility as selected by the Board. Should the Agency own any assets derived from tax revenues on the termination date, their disposition shall be negotiated by the Agency and local taxing districts.

PURPOSE

Idaho law gives cities and counties the authority to establish Urban Renewal Agencies, which are mechanisms for the rehabilitation, clearance and redevelopment of deteriorated and deteriorating areas in municipalities (Statute 50-2005). Open land can, under certain circumstances, constitute a deteriorated or deteriorating area. In addition, the law allows urban renewal activities for competitively disadvantaged border communities—those within 25 miles of a state or international border (Statute 50-2903). When a community determines it is at a disadvantage in its ability to attract business, private investment or commercial development, it is allowed to form Revenue Allocation Areas and fund projects to remedy the situation.

The purposes of the law and the major goals of this plan are:

- Enlarging the economic base of the project areas and the community by installation of needed public improvements and facilities to stimulate new commercial expansion, employment, economic growth, residential growth and connectivity;
- Strengthening the tax base by encouraging and facilitating private investment, thus increasing the assessed valuation of properties in the project area and community-wide;
- Direct persons into the Downtown District, Normal Hill and the Levee system to enhance the visitor experience and improve market visibility;
- Elimination of public safety hazards in the project area, including among others inadequate capacity water flows, lack of sanitary sewer, and blighted buildings;
- Leverage funds of other local, state or federal agencies.

OBJECTIVES

Agency objectives are:

- Improve infrastructure to leverage, encourage, and support additional land development and/or job growth.
- Improve the local tax base and community aesthetics.
• Fund projects that solve community problems caused by a lack of infrastructure.
• Pay off debts early, when possible.

ORGANIZATION
The Agency is governed by a seven-member board appointed by the Lewiston City Council. Three of the four taxing districts operating within the plan area have a seat (Lewiston, Nez Perce County and Port of Lewiston). The City’s Administrative Services Director, a representative of Valley Vision and two community members at-large complete the Board.

On the board:
• Chairman, Joe Hulett, Member-at-Large
• Vice-Chairman Jo Ann Cole-Hansen, Member-at-Large
• Secretary Dan Marsh, Administrative Services Director, City of Lewiston
• A.L. "Butch" Alford, Jr., Valley Vision
• Don Beck, Nez Perce County Commissioner
• Bob Blakey, Lewiston City Council
• Mary Hasenoehrl, Port Commissioner

Administration of the Agency has been provided by Laura Von Tersch, Community Development Director, City of Lewiston.

POWERS
The Agency has broad powers with respect to any urban renewal plan, including the power to acquire property by purchase from a willing seller. Urban renewal agencies have the power to issue bonds to finance the undertaking of approved projects; however, the Agency does not have the power to levy taxes. Bonds and other obligations of a URA are paid by the tax increment collected from the revenue allocation areas. The bonds do not become a debt of any other political agency.

This plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this plan for urban renewal, rehabilitation, revitalization of the areas within the boundaries of the Revenue Allocation Area.

Implementation of this plan will require public co-investment to help stimulate desired private investment. Typically, the Agency will fund enhanced public facilities like streets, sidewalks, parking facilities, parks, public buildings, plazas, infrastructure (utilities, storm drainage, and fiber) and streetscape that in turn create an attractive setting for adjacent private investment in office, retail, housing or other commercial facilities.
DUTIES
The URA is responsible for writing and administering the urban renewal plan adopted by the City Council and associated record keeping and retention. The URA shall have the same fiscal year as the City of Lewiston and shall be subject to the same audit requirements as a municipality. As required by the Law and the Act, the Agency will adopt more specific budgets annually. The Agency will report on its activities at least once per year to the City Council. This annual report will address all requirements in Statute including an accounting of the Agency’s activities and financial position.

The Agency will comply with all statutory requirements including the Local Government Entity Registry and the State Tax Commission Reporting Repository for Urban Renewal Plans.

The URA Board shall meet regularly to discuss URA business. The URA will seek ways to increase the overall tax base with the goal of ultimately turning the tax revenues over to the local governmental taxing entities. The URA will dispose of all assets upon expiration of the Revenue Allocation Area on December 31, 2041 or sooner if applicable. A disposal plan will be developed in consultation with the other taxing entities closer to the termination date.

SOURCE OF AGENCY REVENUES
The Agency will contribute to financing the projects described in this plan using a revenue allocation area (RAA). The base year for this area is 2021. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts¹, generates the revenues for URA investment. This revenue value is called the “increment”. The City of Lewiston contributes most of the increment available to the Agency, and has the largest share of assessed valuation within the RAA boundaries.

See Exhibits 1 and 2.

It should be noted that Exhibit 2 reflects projected conditions with the adoption of this plan and RAA #4, RAA #5, RAA #6 are open.

FINANCING IMPROVEMENTS
The Agency may issue bonds that are special obligations payable from the tax increment as described earlier in this document or payable from any funds available to the authority in connection with any urban renewal project. The bonds are obligations of the Agency and are not an indebtedness of the City.

¹ Only a very small portion of the School District levy flows to the URA.
The Agency may fund projects with any revenues on-hand, or commit, in partnership with other private or public entities to fund projects over time as revenues materialize. The “pay as you go” method is ideal for small or phased projects and avoids costs associated with issuing bonds.

*The time when related costs or monetary obligations are to be incurred is throughout the duration of the district, December 31, 2041.*

The Agency anticipates entering into an agreement with the City of Lewiston regarding the funding of the urban renewal projects described in this Plan shortly after this Plan is approved by the City of Lewiston.

**ELIGIBLE PROJECT ACTIVITIES**

Idaho State Statutes establish the activities in which an urban renewal agency is allowed to engage. Project elements and activities include:

- Acquisition of deteriorated areas and real property;
- Management of any property acquired by the agency;
- Demolition and removal of buildings and improvements;
- Construction or reconstruction of streets, utilities (including sewer, water, storm drainage, fiber, electrical or natural gas distribution), parks, playgrounds, off-street parking facilities, some public facilities or buildings, walkways, and public open space.
- Disposition of any property at fair market value, except for disposition of property to another public body that can be at less than fair market value;
- Telecommunication infrastructure;
- Issuance of bonds, notes or other financial obligations from time to time; and
- All other actions as necessary or authorized under State law to accomplish this Plan.
EXHIBITS 1 & 2:

Exhibit 1.

SOURCE OF URA REVENUES FY 2021

Nez Perce County: 36.2%
City of Lewiston: 56.8%
Independent School District No 1: 6.2%
Port of Lewiston: 0.8%

Exhibit 2.

PERCENTAGE OF TAXING DISTRICTS' ASSESSED VALUES SUBJECT TO URA (1)

(1) Taxable values from 2020 September Value Worksheet
City of Lewiston, Idaho
Revenue Allocation Area #7

Scale: 1" = 500'

2/09/2021
COOPERATION BETWEEN THE CITY AND AGENCY

The Agency recommends that the City aid and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and prevent the recurrence or spread in the area of conditions causing deterioration.

In addition to the above, by adoption of this plan, the City commits to take the following actions:

(a) Accept ownership and on-going maintenance of improvements made by the URA in the public domain (excepting improvements retained by a public utility for the Community's benefit, a special district or those dedicated to another taxing entity).

(b) Apply zoning, land development standards and business licensing strategies to further the objectives of this plan.

(c) Negotiate agreements with the Agency for administration, support services, funding sources, personnel, office space and the like.

(d) Negotiate the transfer and/or purchase of private land or easements necessary to implement the project.

(e) Undertake and complete any other proceedings necessary to carry out projects.

DETERMINATION OF DETERIORATED, DETERIORATING CONDITIONS

A deteriorated area is defined as "an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by means of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare". Deteriorating area has a similar definition but also includes issues relating to conditions of title, lot layout, ownership, street layout and other conditions that "substantially impairs or arrests the sound growth of municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition or use".

The purpose of an urban renewal project is to address these issues and reduce or eliminate blight.

Demographics are a good place to start this analysis. One can compare the circumstances in the area against community or state averages to measure blight. A number of data sets have been used to compile this report. Depending on data source
and year compiled, there may be some variation in reported percentages. However, the conclusion is the same.

1. Infrastructure

According to the Downtown Master Plan, "Downtown Lewiston has the oldest water system in the city. Half of the pipes are six inches or less in diameter, and generally do not meet commercial fire flow requirements. This puts the city in the unfortunate position of requiring property investors to install more expensive fire suppression systems than would be required if the public water line provided sufficient fire flow". According to Beautiful Downtown Lewiston, with adequate water pipe sizes, costs of private fire suppression installation is reduced by 20-50%.

Replacement of the Main Street Transmission Main is the highest priority transmission project in the city's Water Capital Improvement Plan. The justification for this project includes aging infrastructure, supply capacity and fire flow. Mains are also slated to be replaced on 5th Street from "F" to 3rd Avenue and 4th Avenue from 6th Street to Saint John's Way. The justification is aging infrastructure and fire flow.

The obsolescence of the water system in Downtown/Normal Hill endangers life and property by fire and impairs and arrests the sound growth of the area.

2. Fire Activity

There have been two devastating fires in the proposed district in the last year. The first fire was located at 858 Main Street where the building is a total loss. It has been declared a nuisance by the City. The second fire was at 615 3rd Avenue, a historic 1920 apartment building, where approximately 14 families were displaced. Forming a Revenue Allocation Area would provide additional fire suppression capacity.

3. Single-Family Residential Buildings

The median single-family home value in Nez Perce County (including cities) is $181,200. In the census tract that covers much of Normal Hill north of Lewis-Clark State College (LCSC), the value drops to $175,000 for owner occupied units. In the proposed district, 42 houses (84%) are valued at less than median. The average value is $142,950 and the median value is $140,327 (78% of the county median).

Lower than average single-family residential properties demonstrate that the buildings are deteriorated and are detrimental to the public health, safety and welfare.

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2 Downtown Master Plan, July 2019 page 36.
3 Letter from BDL Board President to the URA dated June 23, 2020.
5 Census Report, Census Tract 9603 Nez Perce County, ID.
6 Nez Perce County Assessor’s Records.

2/09/2021
4. Tenancy/Income

This proposed district has 50% more multi-family units than an average neighborhood in Nez Perce County. And renters are 31% more likely than homeowners to earn 80% or less of the City's median income, meaning renters are more likely than homeowners to be of Low or Moderate Income. These two facts are predictive of a high poverty rate, calculated by the Census Bureau as 25.7% versus the countywide rate of 14.6%. What is surprising is that 48% of the proposed district's children (under 18) live in poverty. Poverty is a significant indicator in health outcomes. "Poverty creates barriers to access including health services, healthy food, and other necessities that contribute to poor health status".

Other social determinants of health that can be linked to poverty include infant mortality and language and math test scores (reading proficiency entering grade 4). Nez Perce County's infant mortality rate is 7.9/1,000 births. Idaho is 6/1,000 births. Over 59% of children in Nez Perce County score "not proficient or worse" as compared to Idaho's 50.1% in reading ability. "Low levels of reading proficiency are associated with delinquency". A consistent finding is that incarcerated youth are several years behind non-incarcerated youth in reading achievement. Close to 15 years of research in juvenile justice continue to show averages that incarcerated 15 and 16 year old youth read at the fourth or fifth grade level.

The Downtown/Normal Hill area meets the statutory definition of deteriorated because of conditions conducive to ill health, infant mortality, juvenile delinquency, being detrimental to the public health, safety, morals and welfare.

5. Opportunity Zone.

The United States Treasury Department has approved the census tract in which the proposed district is located, as an "Opportunity Zone". Created by the federal tax overhaul in 2017, Opportunity Zones are characterized by high rates of poverty and unemployment. It is thought that by providing tax breaks for investments in these areas, employment and housing opportunities will improve. This Opportunity Zone is the only one in the county of Nez Perce, Idaho.

DESCRIPTION OF PROJECTS

Downtown/Normal Hill

The Downtown/Normal Hill revenue allocation area is within the City of Lewiston and determined to be eligible for urban renewal. It is part of the area that the Urban Renewal

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8 A Region-wide Community Needs and Opportunity Assessment. Innovia Foundation Appendix D.
9 Inlandnorthwestinsights.org, Community Assessment Tool.
10 Language: Critical Components in Readers with Criminal Referral History. Derrick E. Platt, 2009
11 New Market Tax Credit Public Viewer.

2/09/2021
Agency (URA) is authorized to work. In order to “activate” the Revenue Allocation Area (RAA), a plan has to be developed and adopted by the City Council. The base year of the plan will be the year in which the plan is adopted, 2021.

Tax increment revenues for Downtown/Normal Hill are projected at approximately 10.2 million dollars over the 20-year life of the district. See Appendix C.

The Board has discretion in prioritizing the projects, and may change the order of priority, as it determines to be necessary at that time. The Board may conclude that some projects should not or will not be funded, or should be removed from the Plan. The economic feasibility study and dollar values assigned to projects are best estimates, recognizing that inflationary factors or other project costs may impact the project, raising or lowering the costs of any given project.

**Water Mains**

The Water System Facility Plan, 2019, identifies 7,132’ of transmission mains and other mains in need of replacement and/or upsizing within the proposed district. Collectively, these facilities are expected to cost $2 million. Justification for the work is aging infrastructure, supply capacity and fire flow. Most, if not all of these waterlines were installed in the early 1900’s.

These waterline projects combine with others outside of the RAA to complete a large-diameter pipe loop in the downtown area (low service level) supplied by Low Reservoir in Sunset Park. While the City is making good progress, as evidenced by the FY’22 – FY’23 Capital Improvement Plan (see Exhibit F), more may need to be done to support multi-story development in the near term.

In particular, the distribution system has some bottlenecks where pipes are 8” or less. Lewiston has an engineering firm under contract to evaluate water supply in northwest downtown that is expected to produce a prioritized list of projects. Depending on the location and objective of the project, the URA could partner with a developer or the City to accomplish the work.

**Pedestrian Staircases**

Six sets of historic staircases link downtown with Normal Hill. Over time, they have become dilapidated (uneven, irregular treads) and unsafe (lack of lighting, overgrown vegetation, questionable handrails). A broad set of steps on the west side of 5th Street leading up to the former Vollmer Mansion are in the best shape of the group. The balance of the staircases are not inviting at this time, but could become a critical link between major employers on Normal Hill and Downtown.

An engineering firm hired by Lewiston identified the best means of reconstruction and
estimates costs of rebuilding the stairs linking Pioneer Park with New 6th Street at $1,030,000. This particular staircase was built in 1917, 14 years prior to the paving of the 5th Street Grade. Depending upon the outcome of that project, other staircases may be targeted for improvements.

The New 6th Street staircase could also be an alignment for a new waterline connecting the Normal Hill Bluff and Downtown. Ten inch pipes are located at New 6th Street and F Street, and 3rd Avenue and 6th Street. As a waterline project, it would qualify for American Rescue Plan funds.

**Wayfinding**

The Clearwater and Snake Rivers are a tremendous local asset and draw for tourists. Yet, there is not one sign downtown or surrounding environs directing people to the rivers, levee system or parks. This is a missing link to improve the visitor experience and grow our tourism industry. Wayfinding would also be useful for recreational vehicle (R.V.) parking and downtown more generally.

**Streets/Parking Lots/Parking Garage**

Urban Renewal Plan 2, 2014 Revisions, scoped a rebuild of Main and “D” Streets ($14.9 million in 2009 dollars), a surface parking lot at 5th Street and the levee bypass ($882,400, 2014 dollars) and complete street and utility rebuild at $1,656.20 per foot (2012 dollars).

The 5th Street parking lot could provide for recreational vehicle parking, outdoor entertainment space, support future development west of 5th Street and north of Capital Street. Similarly, rebuilding and widening Beachey Street would assist with development of the Twin City Foods Property. Widening Beachey would necessitate removal of a metal building on the north side of the right of way between the extensions of 3rd and 4th Streets. Any parking lots constructed should be fitted with recreational amenities to improve the livability of downtown. All street work must consider identified priorities in the ADA Transition Plan, 2020.

Over the long term, a parking garage should be evaluated. An optimum location would be on an existing surface parking lot. Historic buildings should not be torn down as a result. See Appendix F.

**Flood Control**

Flood control will be part of any complete street rebuild or contemplated as a stand-alone project. A specific project has not been identified. At this time, construction of a new courthouse at Main and D may drive other improvements. See Appendix F.
Wastewater Lines
Replacement of an existing pipeline in Main Street between 9th Street and 6th Street has been identified in the Lewiston Wastewater Master Plan, 2018. The cost is estimated at $304,000.

Removal of Blight
Downtown has many blighted properties including the Railroad property on Beachey Street, portions of LC Recyclers north of Capital Street between 2nd and 3rd Streets and 854 and 858 Main Street, to name a few. Blighted properties negatively impact surrounding property values and developer interest. The Agency should work with property owners to take down dilapidated structures. Cost of demolition could be covered by the Agency as a grant, or guaranteed by placing a lien on the property for the cost, due at the time of sale.

The Board has discretion to change project prioritization and goals. These are other priority projects that are unfunded at this time, which the Board may in its discretion, prioritize or implement in the future, as described in the "Downtown Master Plan", 2019 may be implemented as part of this plan. See Appendix F.

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<tr>
<td>Removal of Blight</td>
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<td>Total</td>
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(1) A formal cost sharing agreement has not yet been approved.
(2) ADA costs include some improvements captured in the Road rebuild

ECONOMIC FEASIBILITY STUDY
Costs of projects described for Area #7 are within projected revenues. Timing however is an issue. It may be necessary for the Agency to find partners, such as the City, to complete work needed to support development. Increment would be used over time to
reimburse the partner(s).

As an alternative, if a significant development project is planned, the Agency could consider bonding what will become public improvements. See Appendix C for an economic feasibility analysis using increment projections. A 4% annual appreciation of properties was used; reflecting the actual appreciation rate downtown from 2005-2019.

FISCAL IMPACT TO OTHER TAXING ENTITIES

It is expected that the Agency will complete the projects described in this plan and scoped as part of their annual budget throughout the duration of this Plan and Revenue Allocation Area #7 (12/31/41).

Appendix C incorporates estimates of increment revenue flowing to the Agency. If the appreciation or overall levy rate is less than assumed, the Agency will receive less funds from revenue allocation. Market value changes and levy rates are influenced by many factors beyond the Agency’s control, so the actual numbers may vary.

Revenue projections in Appendix C will give the other taxing entities a sense of the fiscal impact they might experience prior to the termination of the district, if all increment revenue materializes and is directed to the described capital projects. Revenue estimates are based on the Agency’s present knowledge and expectations.

Using the 2020 Tax Year levies, an estimated $10.2 million will flow to the Agency over the life of the district. The allocation among each taxing district is as follows:

City of Lewiston: $5,788,343  
County of Nez Perce: $3,685,214  
Lewiston Independent School District No. #1: $628,012  
Port of Lewiston: $80,006

These funds will be invested in Agency projects that will in turn improve property values.

The total base value contained in the RAA in 2020 is estimated at $72,653,956, 2.9% of the total assessed value in the municipality. The total assessed value of the City of Lewiston in 2020 is $2,488,147,569.

CONCLUSION AND RECOMMENDATION

The Urban Renewal Agency of the City of Lewiston, in cooperation with the City of Lewiston, believes exercising the powers provided by Statute will benefit all residents of the Community.
APPENDIX A:
SUMMARY STATEMENTS, LEGAL INSTRUMENTS

This is the Urban Renewal Plan (the "Plan") for Revenue Allocation Area #7, Downtown/Normal Hill for the City of Lewiston. The Plan consists of the text and all attachments thereto, including a map of the proposed revenue allocation area, a project description, revenue projections, tax impacts, and financing methods.

This Plan provides the agency with powers, duties and obligations to implement and further the program formulated in this Plan for the redevelopment and revitalization of the area within the boundaries of Tax Revenue Allocation Area #7 (RAA) as set forth in Exhibit 4 attached hereto. This Plan contains specific recommendations on ways the Agency can immediately remedy these deficiencies and encourage new private investment within the project areas.

On November 15, 1999, the Lewiston City Council adopted Resolution No. 99-85, creating the Urban Renewal Area. At that time the RAA boundaries were the Business and Technology Park in the Nez Perce Terrace Area. The Business and Technology Park was found to be a deteriorated area.

The Urban Renewal Agency of the City of Lewiston, Idaho (the "Agency") is an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Title 50, Chapter 20 of the Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Title 50, Chapter 29, as amended (the "Act"), and a duly created and existing urban renewal agency of the City of Lewiston, Idaho.

On September 26, 2005, pursuant to Resolution 2005-76 adopted by the City Council, the City determined that all real property within the corporate limits of the City and North of Eighth Avenue, East of 29th Street and the real property North of Stewart Avenue, west of Juniper Drive and East of Thain Grade; has deteriorated or deteriorating areas as provided in Idaho Code Sections 50-2018 and 50-2903 (8). The conditions are resulting in the economic underdevelopment of the area and arresting the sound economic growth of the City of Lewiston.

On January 11, 2021, pursuant to Resolution 2021-4 adopted by the City Council, the city determined that all properties generally a) south of the Clearwater River, b) west of Lincoln Street, c) East of the Snake River and d) along both sides of 5th Street to south of 5th Avenue were deteriorated.

The Plan allows financing of urban renewal projects with revenue allocation funds pursuant to the Act.
APPENDIX B: DEFINITIONS

Act means collectively the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as the same shall be amended from time to time.

Agency means the Urban Renewal Agency of the City of Lewiston, Idaho, a body politic and corporate created pursuant to the Act.

Assessment Roll means the assessment roll used in connection with the taxation of the properties in the RAA by the taxing agencies, as such roll is equalized as provided by the law of the State of Idaho.

Authorized Officer of the Agency shall mean the Chairman of the Board, or a representative designated by the Board.

Base Year means 2021.

Board shall mean the Board of Commissioners of the Agency.

Bonds shall mean bonds issued by the Agency.

Cost of Acquisition and Construction, with respect to Projects, shall include together with any other proper item or cost not specifically mentioned therein, the cost of demolition, the cost of acquisition and construction of the Project and the financing thereof, the cost, whether incurred by the Agency or another, of field surveys and advance planning undertaken in connection with the Project, and the cost of acquisition of any land or interest therein required as the sites thereof or for use in connection therewith, the cost of preparation of the sites thereof and of any land to be used in connection therewith, the cost of any indemnity and surety bonds and insurance premiums, allocable administrative and general expenses of the Agency, allocable portions of inspection expenses, financing changes, legal fees, and fees and expenses of financial advisors and consultants in connection therewith, cost of audits, the cost of utilities, architectural services, design, plans, specifications and surveys, estimates of cost, the payment of any notes of the Agency (including any interest and redemption premiums) issued to temporarily finance the payment of any item or items of cost of the Project and payable from the proceeds of any bonds, and all other expenses necessary or incident to determining the feasibility or practicability of Projects, and such other expenses not specified herein as may be necessary or incident to the construction and acquisition of Projects, the financing thereof and the placing of the same in use and operation.

Cost(s) of Issuance shall mean printing, rating agency fees, legal fees, underwriting fees, fees and expenses of the Trustee, bond insurance premiums, if any, and all other fees, charges, and expenses with respect to or incurred in connection with the issuance, sale, and delivery of a series of Bonds.
Debt Service for any period shall mean, as of any date of calculation, an amount equal to the Principal Installment and interest accruing during such period on the Bonds. Such Debt Service on the Bonds shall be calculated on the assumption that no portion of the Bonds Outstanding at the date of calculation will cease to be Outstanding except by reason of the payment of the Principal Installment on the Bonds on the due date thereof.

District means Downtown/Normal Hill #7 designated by the City as a Revenue Allocation Area under the Act.

Fiscal Year shall mean the annual accounting period of the Agency, beginning October 1 in a year and ending September 30 of the following year.

Infrastructure shall mean without limitation above and below ground utilities such as water, sewer, storm drainage, telephone, cable, internet, fiber, electricity, gas, road, curb, gutter, sidewalk, bridges, tunnels, benches, bike racks, trash receptacles, pedestrian and bicycle paths; parking lots, signage, landscaping, place making and public art.

Investment Securities shall mean and include any securities that are legal investments under Section 67-1210, Idaho Code.

Operation and Maintenance Expenses with respect to the Project, shall mean all actual operation and maintenance expenses incurred by the Agency in any particular Fiscal Year or period to which said term is applicable or charges made therefore during such Fiscal Year or period.

Plan shall mean the Urban Renewal Plan for Revenue Allocation Area #7.

Project shall mean the infrastructure improvements further described in the text of the Plan.

Revenue Allocation Revenues means that incremental portion of Taxes exceeding the amount of Taxes collected in the Base Year, allocated to the Agency under the Plan and in accordance with the provisions of the Act.

Secretary means the Secretary of the Agency.

Taxes means all levies on ad valorem basis upon land, real property, personal property or any other property, tangible or intangible, included within the Districts.

Tax Increment Financing means a mechanism for financing local economic development projects in through taxes generated by increased property values.
## APPENDIX C - REVENUE PROJECTION

### RAA #7

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#### City & County

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(1) Base is appreciated by 4% average growth rate of downtown properties 2005-2019
(2) Tax Levy assumption: no growth for School or Port, 0% increase County, 12% decrease City 2021 only
2021 through end of term, 0% Port and School, 5% City - County
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APPENDIX D:
IDAHO STATUTES 50-2018 AND 50-2905

TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 20
URBAN RENEWAL LAW

50-2018. DEFINITIONS. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

(1) "Agency" or "urban renewal agency" shall mean a public agency created by section 50-2006, Idaho Code.
(2) "Municipality" shall mean any incorporated city or town, or county in the state.
(3) "Public body" shall mean the state or any municipality, township, board, commission, authority, district, or any other subdivision or public body of the state.
(4) "Local governing body" shall mean the council or other legislative body charged with governing the municipality.
(5) "Mayor" shall mean the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.
(6) "Clerk" shall mean the clerk or other official of the municipality who is the custodian of the official records of such municipality.
(7) "Federal government" shall include the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.
(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.
(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or
other improvements, diversity of ownership, tax or special assessment
delinquency exceeding the fair value of the land, defective or unusual conditions
of title, or the existence of conditions which endanger life or property by fire and
other causes, or any combination of such factors, substantially impairs or arrests
the sound growth of a municipality, retards the provision of housing
accommodations or constitutes an economic or social liability and is a menace to
the public health, safety, morals or welfare in its present condition and use;
provided, that if such deteriorating area consists of open land the conditions
contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and
provided further, that any disaster area referred to in section 50-2008(g), Idaho
Code, shall constitute a deteriorating area. Provided however, this definition shall
not apply to any agricultural operation, as defined in section 22-4502(2), Idaho
Code, absent the consent of the owner of the agricultural operation or to any forest
land as defined in section 63-1701(4), Idaho Code, absent the consent of the
forest landowner, as defined in section 63-1701(5), Idaho Code, except for an
agricultural operation or forest land that has not been used for three (3)
consecutive years.

(10) "Urban renewal project" may include undertakings and activities of a municipality
in an urban renewal area for the elimination of deteriorated or deteriorating areas
and for the prevention of the development or spread of slums and blight, and may
involve slum clearance and redevelopment in an urban renewal area, or
rehabilitation or conservation in an urban renewal area, or any combination or part
thereof in accordance with an urban renewal plan. Such undertakings and
activities may include:

(a) Acquisition of a deteriorated area or a deteriorating area or portion thereof;
(b) Demolition and removal of buildings and improvements;
(c) Installation, construction, or reconstruction of streets, utilities, parks,
playgrounds, off-street parking facilities, public facilities or buildings and
other improvements necessary for carrying out in the urban renewal area
the urban renewal objectives of this chapter in accordance with the urban
renewal plan;
(d) Disposition of any property acquired in the urban renewal area, including
sale, initial leasing or retention by the agency itself, at its fair value for uses
in accordance with the urban renewal plan except for disposition of property
to another public body;
(e) Carrying out plans for a program of voluntary or compulsory repair and
rehabilitation of buildings or other improvements in accordance with the
urban renewal plan;
(f) Acquisition of real property in the urban renewal area which, under the
urban renewal plan, is to be repaired or rehabilitated for dwelling use or
related facilities, repair or rehabilitation of the structures for guidance
purposes, and resale of the property;
(g) Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;

(h) Lending or investing federal funds; and

(i) Construction of foundations, platforms and other like structural forms.

(11) "Urban renewal area" means a deteriorated area or a deteriorating area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

(12) "Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan:

(a) Shall conform to the general plan for the municipality as a whole except as provided in section 50-2008(g), Idaho Code; and

(b) Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(13) "Related activities" shall mean:

(a) Planning work for the preparation or completion of a community-wide plan or program pursuant to section 50-2009, Idaho Code; and

(b) The functions related to the acquisition and disposal of real property pursuant to section 50-2007(d), Idaho Code.

(14) "Real property" shall include all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest, right and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise.

(15) "Bonds" shall mean any bonds, including refunding bonds, notes, interim certificates, certificates of indebtedness, debentures or other obligations.

(16) "Obligee" shall include any bondholder, agents or trustees for any bondholders, or lessor demising to the municipality property used in connection with urban renewal, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality.

(17) "Person" shall mean any individual, firm, partnership, corporation, company, association, joint stock association, or body politic; and shall include any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(18) "Area of operation" shall mean the area within the corporate limits of the municipality and the area within five (5) miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated city or town or within the unincorporated area of the county unless a resolution
shall have been adopted by the governing body of such other city, town or county declaring a need therefor.

(19) "Board" or "commission" shall mean a board, commission, department, division, office, body or other unit of the municipality.

(20) "Public officer" shall mean any officer who is in charge of any department or branch of the government of the municipality relating to health, fire, building regulations, or to other activities concerning dwellings in the municipality.

History:


TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 29
LOCAL ECONOMIC DEVELOPMENT ACT

50-2905. Recommendation of Urban Renewal Agency. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include with specificity:

(1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;

(2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;

(3) An economic feasibility study

(4) A detailed list of estimated project costs;

(5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing district levying taxes upon property on the revenue allocation area;

(6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

(7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;
(8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and

(9) Any changes to an urban renewal plan as provided in subsections (2) and (6) of this section shall be noticed and shall be completed in an open public meeting.

LEWISTON CITY COUNCIL
WORK SESSION AGENDA
MONDAY, OCTOBER 5, 2020 – 3:00 PM
Lewiston City Hall Back Conference Room "or" Virtual, 1134 “F” Street

Due to social distancing regulations and COVID 19, members of the public attending in person will be limited. Seating will be available on a first come, first served basis. All others wishing to observe the meeting may do so by visiting the city's Facebook Page or the city’s website at cityoflewiston.org.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS
Provides an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes. Citizen comments can also be provided by calling 208-746-3676 and leaving your message. Your comments will then be forwarded to the City Council.

IV. WORK SESSION ITEMS

A. AIRPORT UPDATE: Presentation by Gary Peters

B. HOMELESSNESS: Update on the Police Homeless Project (Hurd)

C. UTILITY RATE STUDY: Discussion on the Utility Rate Study performed by the FCS Group (D. Johnson)

D. RESOLUTION 2020-23: In response to the Utility Rate Study, a discussion regarding establishing the City’s policies for setting City utility rates (D. Johnson)

E. DOWNTOWN REVENUE ALLOCATION AREA: Discussion regarding forming a new Revenue Allocation Area downtown and potential Council direction to prepare a Resolution for future consideration which would find that the area is blighted – Action Item (Von Tersch)

V. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS

B. CITY MANAGER COMMENTS

C. ADVISORY BOARD OR COMMISSION APPOINTMENT
D. PROPOSED WORK SESSION TOPICS

VI. EXECUTIVE SESSION RE: PENDING LITIGATION AND PERSONNEL: Idaho Code § 74-206(1)(f), to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated; and Idaho Code § 74-206(1)(b), to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

VII. ADJOURNMENT

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at (208) 746-3671 x 6203.
Memo

To:  MAYOR AND CITY COUNCIL
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: OCTOBER 5, 2020
Re:  NEW REVENUE ALLOCATION AREA DOWNTOWN

Please find attached a memo prepared for the Urban Renewal Agency Board concerning forming a new Revenue Allocation Area downtown. At their 9/8/20 meeting, the Board approved forwarding this conceptual framework to the City Council. The Board believes these 13 blocks are blighted, as documented by above average poverty, unemployment, median home value, tenancy, reading proficiency, infant mortality and substandard water infrastructure.

The Board did not recommend any changes to the geographic boundary, but did add to the list of proposed projects to include: water system, normal hill staircases, wayfinding, parking lots/streets, flood control and sewer where needed. Twin City Foods was discussed as a long-term project, but exactly how to incentivize development could not be immediately identified.

If Council is supportive of forming a RAA downtown, next steps include the Board and Council finding that the area is blighted by Resolution, and the Board preparing and approving a plan.
Memo

To: URBAN RENEWAL AGENCY
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: SEPTEMBER 8, 2020
Re: POTENTIAL DOWNTOWN NORMAL HILL RAA

In response to the Board’s interest in forming a Revenue Allocation Area downtown and around the Normal Hill staircases, I have pulled some valuation data. Attached you will find two exhibits, depicting the former Downtown District and an extension of the district up to Saint Joseph Regional Medical Center (SJRMC). Each block on the extension is numbered and the valuation is as follows:

<table>
<thead>
<tr>
<th>Former RAA # 3</th>
<th>$41,000,000</th>
<th>Block # 10</th>
<th>$2,128,440</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block #1</td>
<td>977,002</td>
<td>Block #11</td>
<td>$1,603,093</td>
</tr>
<tr>
<td>Block #2</td>
<td>3,555,537</td>
<td>Block #12</td>
<td>$1,509,492</td>
</tr>
<tr>
<td>Block #3</td>
<td>944,144</td>
<td>Block #13</td>
<td>$2,650,172</td>
</tr>
<tr>
<td>Block #4</td>
<td>1,286,356</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #5</td>
<td>3,764,358</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #6</td>
<td>850,923</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #7</td>
<td>2,582,459</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #8</td>
<td>2,521,360</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block #9</td>
<td>3,484,904</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$7,891,197</td>
</tr>
</tbody>
</table>

$60,967,043

A total of $73,000,000 can be included in the Revenue Allocation Area. The first nine extension blocks were chosen to encircle Pioneer Park and likely new hospital construction. The main hospital building is excluded as its assessed value is over 64 million dollars. Including Pioneer Park would allow the URA to fund construction/reconstruction of the New Sixth Street staircase discussed in both the Downtown Master Plan and ADA Transition Plan. Extending the RAA to properties south of Idaho Street, blocks ten through 13, will pick up the Ninth Street staircase. These staircases will be instrumental in creating a pedestrian corridor between two major employers (SJRMC, Lewis Clark State College) and downtown, benefiting downtown merchants and health conscience employees.
Census data substantiates that the area is blighted based on income and poverty rates. All properties north of Seventh Avenue north to City limits are also in an US Treasury designated Opportunity Zone. Development is incentivized in the zone through tax benefits. A Determination that Downtown and a portion of Normal Hill are Deteriorated and Deteriorating is attached.

A Water System Facility Plan, adopted in 2019, identifies the recommended Capital Improvement Plan and project costs for the City's water system. The highest priority transmission project is the water main in Main Street (1.11m). In the operational group, improvements on 4th Avenue north of SJRMC (633k) and Fifth Street, Third Avenue to "F" (255k) are prioritized. All three of these projects would be located within the proposed RAA.

Staircase rehabilitation/renovation has been addressed as a critical need in both the Downtown Master Plan (2019) and draft ADA Transition Plan (2020). Lewiston is currently negotiating a scope of work with a local engineering firm to conduct a feasibility study and provide a high level cost estimate to rebuild the New Sixth Street staircase.

The proposed revenue allocation area has very similar boundaries to the newly created Business Improvement District (BID). An excerpt from the ordinance creating the district is attached, including a map and description of allowed activities. It would be beneficial to both the BID and URA to be able to cooperatively work on projects.

Some projects scoped in the 2014 URA Plan 2 have not yet been completed, such as rebuilding Beachey Street as a parking street or building a parking lot at Fifth and the Levy By-Pass. Widening Beachey would require removal of a metal building at Beachey and Fifth owned by the railroad. Although dilapidated, the building is currently leased. A parking lot on 5th could incorporate recreational amenities (such as a basketball court) to support downtown residents. And finally, wayfinding signs would be helpful in directing people to the waterfront and downtown.

If the Board is supportive of this general framework for a new revenue allocation area, I will request review by the City Council at an upcoming work session.
EXHIBIT 5
CITY OF LEWISTON
PUBLIC WORKS DEPARTMENT

Project Area #3

Downtown Tax Revenue Allocation Area

This drawing is only a visual aid. Information, such as property or lot lines and utilities locations shown are approximate. This drawing should be used only for general knowledge and no guarantee or warranty is expressed or implied for its accuracy. A licensed land surveyor should be hired to establish property lines.
City of Lewiston
PUBLIC WORKS DEPARTMENT

1 inch = 333 feet

This drawing is only a visual aid. Information, such as property / lot lines and utility locations shown are approximate. This drawing should be used only for general knowledge and no guarantee or warranty is expressed or implied for its accuracy.
DETERMINATION THAT THE RECONSTITUTED DOWNTOWN/NORMAL HILL AREA IS DETERIORATED AND DETERIORATING AS REQUIRED BY IDAHO STATUTES 50-2018 (8) and (9)

A deteriorated area is defined as "an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by means of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare". Deteriorating area has a similar definition but also includes issues relating to conditions of title, lot layout, ownership, street layout and other conditions that "substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition or use".

The purpose of an urban renewal project is to address these issues and reduce or eliminate blight.

Demographics are a good place to start this analysis. One can compare the circumstances in the area against community or state averages to measure blight. A number of data sets have been used to compile this report. Depending on data source and year compiled, there may be some variation in reported percentages. But the story does not change.

Single-Family Residential Buildings

The median single-family home value in Nez Perce County (including cities) is $181,200 (1). In the census tract that covers much of Normal Hill north of LCSC, the value drops to $175,000 for owner occupied units. In the proposed district, 42 houses (84%) are valued at less than median. The average value is $142,950 and the median value is $140,327 (78% of the county median). (2)

Tenancy/Income

This proposed district has 50% more multi-family units than an average neighborhood in Nez Perce County. (1) And renters are 31% more likely than homeowners to earn 80% or less of the City’s median income, meaning renters are more likely than homeowners to be of Low or Moderate Income. (3) These two facts are predictive of a high poverty rate, calculated by the Census Bureau as 25.7% versus the county-wide rate of 14.6% (1). What is surprising is that 48% of the proposed district’s children (under 18) live in poverty. Poverty is a significant indicator in health outcomes. “Poverty creates barriers to access including health services, healthy food, and other necessities that contribute to poor health status”. (4)

Other social determinants of health that can be linked to poverty include infant mortality and language arts test scores (reading proficiency entering grade 4). Nez Perce County’s infant mortality rate is 7.9/1,000 births. Idaho is 6/1,000 births. Over 59% of children in Nez Perce County score “not proficient or worse” as compared to Idaho’s 50.1% in reading ability. (5) “Low levels of reading proficiency are
associated with delinquency. (6) "A consistent finding is that incarcerated youth are several years behind non-incarcerated youth in reading achievement. Close to 15 years of research in juvenile justice continue to show averages that incarcerated 15 and 16 year old youth read at the fourth or fifth grade level" (6)

Fire Activity

There have been two devastating fires in the proposed district in the last 8 months. The first fire was located at 858 Main Street where the building is a total loss. It has been declared a nuisance by the City. The second fire was at 615 Third Avenue, a historic 1920 apartment building. It is too soon to determine the building’s fate, but approximately 14 families were displaced. Forming a Revenue Allocation Area would provide the means to purchase, repair or renovate these properties.

Infrastructure

According to the Downtown Master Plan, "Downtown Lewiston has the oldest water system in the city. Half of the pipes are six inches or less in diameter, and generally do not meet commercial fire flow requirements. This puts the city in the unfortunate position of requiring property investors to install more expensive fire suppression systems than would be required if the public water line provided sufficient fire flow". (6) According to Beautiful Downtown Lewiston, with adequate water pipe sizes, costs of private fire suppression installation is reduced by 20-50%. (7)

Replacement of the Main Street Transmission Main replacement is the highest priority transmission project in the city's Water Capital Improvement Plan. (8) The justification for this project includes aging infrastructure, supply capacity and fire flow. Mains are also slated to be replaced on Fifth Street from "F" to Third Avenue and Fourth Avenue from Sixth Street to Saint John's Way. The justification is aging infrastructure and fire flow.

Opportunity Zone

The United States Treasury Department has approved the census tract in which the proposed district is located, as an "Opportunity Zone". (9) Created by the federal tax overhaul in 2017, Opportunity Zones are characterized by high rates of poverty and unemployment. It is thought that by providing tax breaks for investments in these areas, employment and housing opportunities will improve. This Opportunity Zone is the only one in the county of Nez Perce.

(1) Census Reporter, Census Tract 9603 Nez Perce County, ID.
(2) Nez Perce County Assessor's Records.
(4) A Region-wide Community Needs and Opportunity Assessment. Innovia Foundation Appendix D.
(5) Inlandnorthwestinsights.org  Community Assessment Tool.


(7) Downtown Master Plan, July, 2019 page 36.

(8) Letter from BDL Board President to the URA dated June 2, 2020.


(10) New Market Tax Credit Public Viewer.
## Capital Improvement Plan

### Table ES-1: CIP Priority Projects

<table>
<thead>
<tr>
<th>Operational Group</th>
<th>Project</th>
<th>Need/Justification</th>
<th>Cost (x $1,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source of Supply (SS)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SS-1c</td>
<td>Retrofit Existing Treatment Plant with 10-MGD Membrane Filtration</td>
<td>Aging Infrastructure, Supply Capacity</td>
<td>$28,450</td>
</tr>
<tr>
<td>SS-1e</td>
<td>Retrofit and Upgrade Existing Primary Permanent Surface Water Intake (Site C)</td>
<td>Supply Capacity</td>
<td>$3,190</td>
</tr>
<tr>
<td>SS-2</td>
<td>New 2-MGD Groundwater Well in South High Service Level (Well No. 7)</td>
<td>Accommodate Growth</td>
<td>$6,000</td>
</tr>
<tr>
<td>SS-3</td>
<td>Well No. 6 Pumping and Backup Power Modifications</td>
<td>Reliability, Increase Service Life</td>
<td>$518</td>
</tr>
<tr>
<td>SS-4</td>
<td>Upgrade Well No. 3 for PWS Utilization in High Service Level</td>
<td>Supply Capacity, Redundancy</td>
<td>$400</td>
</tr>
<tr>
<td>SS-5</td>
<td>Upgrade Well No. 2 for PWS Use in Low Service Level</td>
<td>Redundancy</td>
<td>$186</td>
</tr>
<tr>
<td>SS-6</td>
<td>Low to High System Intertie Located at WTP Clearwell</td>
<td>Supply Capacity</td>
<td>$60</td>
</tr>
<tr>
<td><strong>Booster Pumping (BP)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BP-1a</td>
<td>21&lt;sup&gt;st&lt;/sup&gt; Street Booster Station Upgrades</td>
<td>Aging Infrastructure, Reliability</td>
<td>$325</td>
</tr>
<tr>
<td>BP-2</td>
<td>21&lt;sup&gt;st&lt;/sup&gt; Street Booster Suction Transmission Main Modifications</td>
<td>Pumping Capacity, Regulatory</td>
<td>$30</td>
</tr>
<tr>
<td>BP-3</td>
<td>Southport No. 1 Booster Intertie</td>
<td>Supply Capacity, Redundancy</td>
<td>$120</td>
</tr>
<tr>
<td><strong>Water Storage (WS)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WS-1</td>
<td>New 1.8 MG Standpipe or 1.8-MG Ground Level Reservoir in Southeast Service Level</td>
<td>Fire Flow, Accommodate Growth</td>
<td>$3,250</td>
</tr>
<tr>
<td>WS-3</td>
<td>2-MG North Lewiston Reservoir Recoating</td>
<td>Aging Infrastructure</td>
<td>$350</td>
</tr>
<tr>
<td>WS-4</td>
<td>2-MG South High Reservoir Recoating</td>
<td>Aging Infrastructure</td>
<td>$350</td>
</tr>
<tr>
<td><strong>Transmission and Distribution (TD)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TD-1</td>
<td>Main Street Transmission Main Replacement</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$1,110</td>
</tr>
<tr>
<td>TD-2a</td>
<td>16-inch Replacement Main, 8&lt;sup&gt;th&lt;/sup&gt; Avenue</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$429</td>
</tr>
<tr>
<td>TD-2b</td>
<td>16-inch Replacement Main, 8&lt;sup&gt;th&lt;/sup&gt; Avenue, 20&lt;sup&gt;th&lt;/sup&gt;, 7&lt;sup&gt;th&lt;/sup&gt; Streets</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$743</td>
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<tr>
<td>TD-2c</td>
<td>16-inch Replacement Main, 8&lt;sup&gt;th&lt;/sup&gt; Avenue, 20&lt;sup&gt;th&lt;/sup&gt;, 7&lt;sup&gt;th&lt;/sup&gt; Streets</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$577</td>
</tr>
<tr>
<td>TD-2d</td>
<td>16-inch Replacement Main, 16&lt;sup&gt;th&lt;/sup&gt; and G Streets from Idaho to 13&lt;sup&gt;th&lt;/sup&gt; Streets</td>
<td>Total TD-2 (Low System) Group: $2,000</td>
<td>$251</td>
</tr>
</tbody>
</table>

Water System Facility Plan | City of Lewiston
Mountain Waterworks 2019
<table>
<thead>
<tr>
<th>Operational Group</th>
<th>Project</th>
<th>Need/Justification</th>
<th>Cost (x $1,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TD-3a</td>
<td>12-inch Replacement Main, 4th Street (from 6th Avenue to 3rd Avenue) and 3rd Avenue (from 4th Street to 6th Street)</td>
<td>Aging Infrastructure, Fire Flow</td>
<td>$633</td>
</tr>
<tr>
<td>TD-3b</td>
<td>12-inch Replacement Main, 6th Avenue (from Prospect Avenue to 4th Street) and Prospect Avenue (from 8th Avenue to 6th Avenue)</td>
<td>Total TD-3 (High System) Group: $2,840</td>
<td>$532</td>
</tr>
<tr>
<td>TD-3c</td>
<td>12-inch Replacement Main, 3rd Street (from 16th Avenue to 8th Avenue) and 8th Avenue (from 3rd Street to Prospect Avenue)</td>
<td></td>
<td>$895</td>
</tr>
<tr>
<td>TD-3d</td>
<td>12-inch Replacement Main, 16th Avenue (from 3rd Street to 6th Street and north to 15th Avenue, in the vicinity of the Normal Hill Cemetery) and 15th Avenue (to 7th Street)</td>
<td></td>
<td>$525</td>
</tr>
<tr>
<td>TD-3e</td>
<td>12-inch Replacement Main, 5th Street (from 3rd Avenue to F Street)</td>
<td>Redundancy</td>
<td>$255</td>
</tr>
<tr>
<td>TD-5</td>
<td>21st Street Booster Station Automated Return Bypass</td>
<td>Redundancy</td>
<td>$60</td>
</tr>
<tr>
<td>TD-6</td>
<td>Southwest Booster Station Automated Return Bypass</td>
<td>Redundancy</td>
<td>$60</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ARSC-1</strong></td>
<td>New and Aging Underground Distribution Infrastructure</td>
<td>Aging Infrastructure</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>ARSC-2</strong></td>
<td>Short-Lived Asset Replacement</td>
<td>Aging infrastructure</td>
<td>$2,000</td>
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<tr>
<td><strong>ARSC-3</strong></td>
<td>Rolling Stock Replacement</td>
<td>Vehicle/Large Equipment</td>
<td>$93</td>
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</table>
Figure 7-18
TD-3: High Service Level Distribution Main Replacements
PIPE LEGEND:
Existing Water Mains
Energy Loss Per Unit Pipe Length Proportional Analysis Result Indicator
(1 = Most Efficient Pipe to 6 = Least Efficient Pipe)

NODE LEGEND:
● Water Main Energy Loss Per Unit Pipe Length Analysis Node

Figure 7-15
Distribution System Hydraulic Efficiency
EXHIBIT A

SCOPE OF SERVICES

STAIRCASE FEASIBILITY STUDY
The City of Lewiston owns a staircase connecting Normal Hill and Downtown. This staircase is not inviting at this time, but could become a critical link between major employers and downtown. Lewiston wants to hire an Engineering firm to review and recommend alternative methods for pedestrian access at the New 6th Street location and include some conceptual cost estimates. Conceptual costs should consider safety upgrades, lighting, site clearance/maintenance, ADA upgrades, and an ADA compliant viewing area just south of the end of New 6th Street's pavement. A comparable ADA route would also need to be evaluated as described in the attached documents. Attached is a map showing the available right of way and excerpts from the Downtown Plan and draft ADA Plan to further guide the work.

This project will be funded with federal monies and is subject to federal terms and conditions. Please be advised that the selected firm may be barred from working on future phases of this project.

City of Lewiston

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF LEWISTON AND
5. Special Considerations

There were three unique topics that emerged in discussions with the public, city staff, and the Disability Advisory Commission pertaining to how to achieve ADA compliance under special circumstances. These special circumstances are included in this chapter with references pertaining to how to address them and comply with ADA requirements.

Public Stairways
The City desires to upgrade existing public stairways but feared ADA requirements would necessitate constructing a series of switchbacks to meet grade and slope requirements for a walkway. Constructing such a route would be infrastructure intensive and cost prohibitive. The Transition Plan consultant sought advice from the Access Board on how to upgrade the stairs while also designating a comparable on-street route to be upgraded to meet ADA requirements simultaneous to stairway reconstruction.

Normal Hill Stairways
Like many cities with terrain that grew rapidly in the late 1800s and early 1900s, Lewiston has public stairways that connect downtown to one of its oldest neighborhoods, Normal Hill.

PROWAG section R202.3.1 Existing Physical Constraints stated:
- "Where existing physical constraints make it impracticable for altered elements, spaces, or facilities to fully comply with the requirements for new construction, compliance is required to the extent practicable within the scope of the project. Existing physical constraints include, but are not limited to, underlying terrain, right-of-way availability, underground structures, adjacent developed facilities, drainage, or the presence of a notable natural or historic feature."
Several elements of R202.3.1 apply in the setting of the two stairways connecting Normal Hill to downtown Lewiston.

The recommended action steps to upgrade these stairways along with corresponding on-street routes is as follows:

1. Work with the Disability Advisory Commission (DAC) to inform the design of the reconstructed stairs and involve them in the process.
2. Approach the DAC with plans to both upgrade the stairs while simultaneously identifying the most suitable on-street accessible routes to reach the same destination.
3. Program construction and upgrades of stairs and on-street accessible routes simultaneously.
4. At the top of the stairs, provide signage identifying number of stairs. Also provide signage and a map showing the accessible route that can be taken in lieu of the stairs. (Top and bottom of stairs and nearby ingress/egress points to the Park and downtown streets)
5. Upgrade stairs with railing and landings that provide detectable warnings for people who are blind or visually-impaired.
6. Consider constructing a ramp up to the first terrace near Justice Apartments for wheelchair users to provide a comparable experience in this setting (views to the north from this location).
7. Obtain official action from the DAC at decision points within the process and document that process. This will help guard against future claims about the stairs not being upgrade to full compliance.
8. Document the process and design through the Accessibility Exemption Certification form.

The stairway connecting Pioneer Park to downtown at New 6th Street has a corresponding on-street route that provides access to downtown via 3rd Avenue and 5th Street. This on-street route would require additional curb ramps and sidewalk repairs along 3rd Avenue and 5th Street. The walkway through the park is another option and would require ramps and a crossing at 2nd Avenue.

The stairway connecting 4th Avenue at St. Joseph’s Medical Center to 9th Street is more challenging at 9th Street where the stairs end abruptly into a travel lane. Safe usage of the stairs would require either a pedestrian crossing to reach the sidewalks on the other side of 9th or a walkway atop the existing retaining wall until it could be tied into the grade level at 224 9th Street. The corresponding on-street route that provides comparable access would follow 5th or 6th Avenue to 9th Street. 6th Avenue appears more suitable from a safety perspective due to sight distance issues at 5th and 9th. Curb ramp upgrades and sidewalk repairs would be needed, along with either a Rectangular Rapid Flashing Beacon or Pedestrian Hybrid Beacon for pedestrians crossing 9th Street.

Scoping efforts and funding pursuits for the stairway upgrades should include the on-street routes and construction programmed simultaneously, even if funded via different sources.

8th Street & 13th Avenue Stairway

The short stairway on the southeast corner of this intersection was discussed in meetings with City staff and the Disability Action Center. This route provides access to nearby neighborhoods, a grocery store, an elementary school, and nearby Lewis Clark State College. 8th Street also provides through connectivity between downtown and 16th Avenue.

The sidewalks and stairway on the southeast corner are located in front of a historic home. Reconstructing the sidewalks to tie into a compliant ramp at this corner would require altering the grade of the existing sidewalks and construction of a substantial retaining wall. Figure 5-1 (next page) shows three options for the City to provide an accessible route both within the block and on the west side of 8th Street that would make the route ADA compliant but not require substantial reconstruction of the stairway and impacts to the adjacent property.
AN ORDINANCE OF THE CITY OF LEWISTON ESTABLISHING THE
"DOWNTOWN LEWISTON BUSINESS IMPROVEMENT DISTRICT" PURSUANT TO
CHAPTER 26, TITLE 50, IDAHO CODE; SETTING FORTH THE NUMBER, DATE,
AND TITLE OF THE RESOLUTION OF INTENTION PURSUANT TO WHICH SUCH
DISTRICT IS BEING ESTABLISHED; LISTING THE TIME AND PLACE OF THE
PUBLIC HEARING HELD CONCERNING THE ESTABLISHMENT OF SUCH
DISTRICT; DESCRIBING THE BOUNDARIES OF SUCH DISTRICT; LISTING THE
USES TO WHICH SUCH DISTRICT'S SPECIAL ASSESSMENT REVENUES SHALL BE
PUT; SETTING FORTH DEFINITIONS THAT APPLY TO THIS ORDINANCE;
ESTABLISHING THE RATES OF LEVY FOR SPECIAL ASSESSMENTS BY SUCH
DISTRICT; ESTABLISHING THE TERM OF SUCH DISTRICT; IDENTIFYING
PROPERTIES THAT ARE EXEMPT FROM SPECIAL ASSESSMENTS BY SUCH
DISTRICT; ESTABLISHING MINIMUM AND MAXIMUM SPECIAL ASSESSMENTS
BY SUCH DISTRICT; ESTABLISHING REGULATIONS CONCERNING BILLING
AND COLLECTION OF SPECIAL ASSESSMENTS; REQUIRING SEGREGATION
OF SPECIAL ASSESSMENT REVENUES; AUTHORIZING CHANGES TO SPECIAL
ASSESSMENT RATES; ESTABLISHING AN APPEAL PROCESS; AUTHORIZING THE
CITY COUNCIL TO CONTRACT WITH A BUSINESS ASSOCIATION TO
ADMINISTER THE OPERATION OF SUCH DISTRICT; AUTHORIZING THE CITY
COUNCIL TO CREATE AN ADVISORY COMMISSION; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 26, Title 50, Idaho Code authorizes the organization of a business
improvement district by an incorporated city;

WHEREAS, pursuant to Idaho Code § 50-2603, a petition to initiate the establishment of a
business improvement district must contain the signatures of business property owners in the
proposed district that would pay fifty percent (50%) of the proposed special assessments;

WHEREAS, Beautiful Downtown Lewiston Revitalization Corporation submitted a valid
initiation petition to the City of Lewiston requesting establishment of a business improvement district
in downtown Lewiston;

WHEREAS, pursuant to Idaho Code § 50-2604, the Lewiston City Council passed Resolution
2020-22 declaring the City's intent to establish a business improvement district;

WHEREAS, pursuant to Idaho Code § 50-2606, a public hearing was conducted by the
Lewiston City Council regarding the proposed establishment of a business improvement district;

WHEREAS, pursuant to Idaho Code § 50-2605, notice of such public hearing was published
in a newspaper of general circulation in the City and a complete copy of Resolution 2020-22 was
mailed to each business within the proposed district at least ten (10) days prior to such public hearing;
and

WHEREAS, the City has not received protests from business property owners in the
proposed district that would pay a majority of the proposed special assessments.
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: Resolution of Intention. The City Council of the City of Lewiston, Idaho adopted Resolution 2020-22 on July 13, 2020, which resolution was titled as follows:

A RESOLUTION DECLARING THE INTENTION OF THE CITY OF LEWISTON, IDAHO TO ESTABLISH A BUSINESS IMPROVEMENT DISTRICT PURSUANT TO TITLE 50, CHAPTER 26 OF THE IDAHO CODE FOR THE GENERAL PURPOSES ALLOWED THEREIN; STATING THE TIME AND PLACE OF A HEARING TO BE HELD BEFORE THE CITY COUNCIL TO CONSIDER ESTABLISHMENT OF SAID DISTRICT; AND RESTATING ALL THE INFORMATION CONTAINED IN THE INITIATION PETITION REGARDING BOUNDARIES, PROJECTS AND USES, AND ESTIMATED RATES OF ASSESSMENT.

SECTION 2: Public Hearing. The City Council of the City of Lewiston, Idaho held a public hearing regarding the proposed establishment of a downtown business improvement district on July 27, 2020 at 6:00 p.m. at the Lewiston City Library located at 411 D Street, Lewiston, Idaho.

SECTION 3: Establishment of District. There is hereby established a business improvement district pursuant to the provisions of Chapter 26, Title 50, Idaho Code, to be called the "Downtown Lewiston Business Improvement District" (hereinafter, "District").

SECTION 4: District Boundaries. The District boundaries shall be as set forth in Exhibit A to this Ordinance No. 4778, attached hereto and incorporated herein.

SECTION 5: Use of Special Assessment Revenues. Pursuant to Idaho Code § 50-2601, special assessment revenues collected pursuant to this Ordinance No. 4778, and accrued interest thereon, shall be used only for the following purposes:

A. The acquisition, construction, or maintenance of parking facilities for the benefit of the District, subject to the additional requirements set forth in Idaho Code § 50-2509;
B. Physical improvements and decoration of any public space in the District;
C. Promotion of public events that are to take place on or in public places in the District;
D. The acquisition and operation of transportation services to promote retail trade activities within the District;
E. The general promotion of retail trade activities in the District; and
F. Operational costs to manage, develop, and promote the District.

ORDINANCE NO. 4778
Page 2 of 7
EXHIBIT A

Downtown Lewiston Business Improvement District Boundaries
Recommended Street Configurations

The following general street configurations are recommended as guidelines for design. Example locations are given, but configurations could apply in other locations as well. Actual street widths will vary depending on site conditions, turn lane needs, parking needs, and available right-of-way.

**2-LANE LOCAL STREET**
WITH PARALLEL PARKING
Various Locations

**2-LANE COLLECTOR or MINOR ARTERIAL**
WITH BIKE LINES & PARKING
Example Locations: 13th Street, Elm Street, Chestnut Street (Clarkston)
Prospect Avenue, 7th Avenue, 10th Avenue (Lewiston)

**3-LANE COLLECTOR OR MINOR ARTERIAL**
WITH BIKE LINES AND PARKING
Example Locations: 9th/10th Street, 12th Street, Port Drive (Clarkston)
9th Street, 7th Street, 12th Street (Lewiston)

**PARKING STREET**
ANGLED PARKING ON BOTH SIDES
Example Locations: 9th Street, 7th Street (Downtown Clarkston)
3rd Street, Beachy Street (Lewiston)

Recommendations 47
Idaho Statutes limits the value within a Revenue Allocation Area(s) to 10% of a City's taxable value. What follows are preliminary numbers provided by Nez Perce County for the City's budget.

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October 5, 2020

THE CITY COUNCIL OF THE CITY OF LEWISTON, IDAHO, met in a Work Session on Monday, October 5, 2020, in a virtual setting and Lewiston City Hall Back Conference Room, 1134 "F" Street. Mayor Collins called the meeting to order at 3:01 p.m.

COUNCIL MEMBERS PRESENT: Mayor Collins; Mayor Pro Tem Schroeder; Councilor Kelly; Councilor Bradbury; Councilor Miller; Councilor Pernsteiner; Councilor Blakey (3:06)

STAFF MEMBERS PRESENT: Alan Nygaard; Chris Davies; Budd Hurd; Jana Gómez; Kayla Hermann; Laura Von Tersch; Travis Myklebust; Dan Marsh; Tim Barker; Lynn Johnson; Nikki Province; Carol Maurer; Aimee Gordon; Brittnie Purington; Aaron Butler; Wendy LaVoie; Gaylon Waits

I. PLEDGE OF ALLEGIANCE

Mayor Collins led the Pledge of Allegiance.

III. CITIZEN COMMENTS

Provides an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the City Manager. In consideration of others wishing to speak, please limit your remarks to three minutes. Citizen comments can also be provided by calling 208-746-3676 and leaving your message. Your comments will then be forwarded to the City Council.

Steven Martin of Lewiston provided some statistics regarding homelessness populations in accordance to race and mental illness. He said Gospel Mission of Spokane knows how to deal with homelessness and the City should let them run their business. He continued by stating that the Gospel Mission's goal is to rehabilitate the homeless and they do not need a City Ordinance to tell them how to run their business.

IV. WORK SESSION ITEMS

A. AIRPORT UPDATE: Presentation by Gary Peters

Airport Manager Isaacs recapped a letter that was sent to Mayor Collins in regards to an email sent to the FAA by City Manager Nygaard. He stated he would like to request that the City Manager take complaints or issues to the Airport Authority Board prior to sending them to the FAA. He said there is a really good relationship that is being built between the Airport and the FAA. The airport is in compliance with both the FAA and TSA. Mr. Isaacs said that it is imperative for all parties to work together and be on the same page.
Airport Authority Board Chairman Peters added that there has been open communication with the FAA and the letter sent by Mr. Nygaard to the FAA did not help to build relations. He said that if there are questions that need answered, the sponsors should contact the airport directly. City Manager Nygaard stated that he was asked by the Council if the City had been copied on a letter sent by the FAA in regards to the Airport. He said that he was not aware of the subject matter in the letter, but wanted to be sure the letter had not been misplaced or overlooked by City staff. Mr. Peters stated that all the Airport is asking is to be kept in the loop in the future. Finally, he commended Airport Authority Board member Seekins, noting that she is a great asset and has gotten up to speed very quickly.

Councilor Bradbury stated that if the Airport would have been copied on the email sent to the FAA, this issue could have been avoided. Mr. Nygaard stated that there was no ill will meant by the email that was sent and he was not aware that any complaints had been made against the Airport. Mayor Collins stated that he takes full responsibility for any part he may have taken in this matter and plans to communicate better in the future.

Mayor Collins stated that there is some COVID-19 funding in the City’s budget and asked if the Airport had an update on the projects underway that could be covered by this money. Mr. Isaacs replied that the contracts have been approved and the bid award should take place the end of October. He stated that the deadline for submitting invoices is December 11th, and the airport should have their invoices ready by November. Mr. Nygaard clarified that the funding has to be spent by the deadline and any invoices that can be submitted should be sent to the City for processing.

Mayor Schroeder stated that she was disappointed that the Airport did not bring anything positive to report at today’s meeting.

B. **HOMELESSNESS: Update on the Police Homeless Project (Hurd)**

Lieutenant Mundell provided an update on the Police Homeless Project. He stated that this project began in May 2019 and the first step was implementing the Mike and Mike bicycle patrol program. He noted the downtown businesses felt the impact and were grateful to have the extra presence. Lieutenant Mundell said Lewiston does have some homeless people in the area, but there have been many steps taken to diminish the numbers.

Officer Rigney provided an overview of the homelessness issue within the City and the steps being taken to help people in that situation. He said the program has had really good success by establishing rules and setting up resources for those in need. The Corps of Engineers has been a great help to control the issue on the river’s edge and
First Step for Life is a great resource for providing assistance. He stated that the homeless population has decreased since this program launched and provided the Council with some examples of people that have been assisted.

Councilor Bradbury stated that he would be interested in knowing what access is available for those with mental health issues. Officer Rigney mentioned the hospital and First Step for Life as a couple of resources.

Councilor Blakey said that he feels one of the bigger problem areas within the City is under the Interstate Bridge and asked if this is a problem area. Officer Rigney replied that the Corps of Engineers has done a great job of going into that area and cleaning when they can, as well as trespassing people from the area when needed. Lt. Mundell stated that the area in question also seems to attract people that are not homeless. Councilor Blakey asked if the City receives the statistics from the school district of the homeless families in the area. Lt. Mundell stated that he is aware that the school district tracks that information, but this program does not receive the numbers. Councilor Bradbury asked if there was a way to provide bathroom facilities for the people in the areas of impact to help keep the areas cleaner. Lieutenant Mundell stated that the Interstate Bridge is within 300ft of a restroom and there are bathrooms and port-a-potty’s within most parks. Councilor Blakey stated that First Step for Life stepped up and provided a warming shelter last winter and asked if there was a plan in place for this winter. A representative from First Step for Life stated the organization does not plan on opening a warming shelter this winter noting that funding and COVID-19 guidelines are an issue. Councilor Blakey suggested the potential use of funding under the CARES Act. Community Development Director Von Tersch stated that there is no CBBDG funding allocated to First Steps for Life this year.

Mayor Pro Tem Schroeder thanked Officers Rigney and Gunter for the job they are doing and the efforts being made with the homeless. She said she feels that their presence in various areas has made a positive impact.

Lieutenant Aycock with the Salvation Army stated that warming shelters do come down to funding. Funding ensures proper staffing and consistent standards especially with the pandemic. She said and that they are working towards a plan and hope to keep the channels of communication open.

Councilor Pernsteiner stated that everyone involved has done a fantastic job on this project and asked how much funding the Salvation Army would need for the warming shelter. Mrs. Aycock replied that the organization is looking to fund raise approximately $175,000 in order to run at full capacity.
C. **UTILITY RATE STUDY:** Discussion on the Utility Rate Study performed by the FCS Group (D. Johnson)

City Engineer Johnson introduced Andy Baker with FCS for an updated presentation on the utility rate study. Mr. Baker recapped the overall objectives for the study, project timeline, key findings and recommendations. He provided an overview of the rate study components and noted the study adoption does not enact changes to the rate structure without Council input and future action. The guiding principle for this study was to plan and act now to avoid rate shocks in the future and long-term costs of providing utility services. Mr. Baker covered the recommendations for the key policies to the Council and continued recapping the findings of each utility. He noted that over 50 percent of the City’s water mains are due for replacement and the recommended increase for water is 5.25 percent per year. The wastewater collection system has 12 percent of the pipes that do not meet standards and the recommended increase for wastewater is 2 percent in 2021 and 3 percent per each year after. He continued stating that the recommended increase for sanitation is 3 percent per year.

Councilor Bradbury asked Mr. Baker if he was aware that only half of the ratepayers within the City support the water system. Mr. Baker confirmed. Mr. Bradbury asked if FCS looked at any other possible methods that would have all ratepayers within the City participate in the water line replacement. Mr. Baker replied that the study that was completed only focused on the rate payers of the system. Mr. Bradbury asked if there were any aspects of the costs that are not directly related to providing water. Mr. Baker replied that the process of the study goes through the detail of the capital needs, as well as the full operating costs that are supported by the rates. He explained that in that process the study looks at what costs specifically support each function of service. Councilor Bradbury clarified his question asking Mr. Baker if he was aware that there was approximately $300,000 that was charged to the water utility for the repair of streets. Mr. Baker confirmed. He explained that street impacts from utility cuts and repairs are common to include in the cost of utilities. He continued by explaining that the study refers to an overall group of customers, such as residential, commercial and industrial, not as individual consumers. Mr. Bradbury provided an example of water being provided at no cost to a golf course. He stated that the ratepayers are paying for the water and asked if that would be a fair assessment of a cost to the consumer. Mr. Baker replied the total cost to operate the utility as a whole is distributed amongst the water utility ratepayers.

Councilor Pernsteiner asked if the solid waste study revenues projected were part of the rate structure. Mr. Baker confirmed. Mr. Pernsteiner asked if the City is
above, below or neutral average in regards to the infrastructure replacement and the amount of distribution lines needing replaced. Mr. Baker stated that the wastewater infrastructure is slightly above average and the master plan outlines that information. He said that the water distribution system is double the national standard of water that is being lost.

Administrative Services Director Marsh clarified that the interest from the two different loans within the City is revenue, but the loans themselves are not. He stated the loans are an asset and callable. He asked Mr. Baker if the loan was included in the reserve calculation since the loan is a liquid asset. Mr. Baker replied that he would look into it and provide and answer.

D. RESOLUTION 2020-23: In response to the Utility Rate Study, a discussion regarding establishing the City's policies for setting City utility rates (D. Johnson)

City Engineer Johnson stated Resolution 2020-23 is a follow-up to the study that was just discussed. Andy Baker with FCS stated that this Resolution is an outline of recommended policies for utility rate setting. He noted that the Resolution lays out the reserve policies, basis for ongoing reinvestment into the system, recommendations for capital fund balance and debt service coverage targets, as well as recommended rate increases.

City Manager Nygaard explained that the cash on hand referenced in Section 1 is specifically for maintenance and operation. The two times debt service coverage will reduce the cash on hand as time goes on in order to have the coverage needed for the systems.

Councilor Pernsteiner asked if the City had cash on hand resolutions for other departments within the City. Mr. Nygaard stated that there are not resolutions in place at this time. Mr. Pernsteiner asked if this would be creating more liability by passing this Resolution. Mr. Nygaard stated that resolutions set policy and the budgetary process is adopted by ordinance. He explained that the rates would still be included in the budget and the budgetary ordinance would override the Resolution.

Councilor Bradbury asked how the number of days of reserves would affect the ratepayers. Mr. Nygaard stated that 5.25 percent is what the ratepayer is slated to pay for future years to establish the reserve.
E. DOWNTOWN REVENUE ALLOCATION AREA: Discussion regarding forming a new Revenue Allocation Area downtown and potential Council direction to prepare a Resolution for future consideration which would find that the area is blighted – Action Item (Von Tersch)

Community Development Director Von Tersch discussed forming a new downtown Revenue Allocation Area (RAA) and what it encompasses. She noted the Urban Renewal Agency (URA) Board believes that 13 blocks are blighted as documented by above average poverty, unemployment, median home value, tenancy, reading proficiency, infant mortality and substandard water infrastructure. The Board did not recommend any changes to the geographic boundary, but did add to the list of proposed projects to include: water system, normal hill staircases, wayfinding, parking lots/streets, flood control and sewer where needed. Twin City Foods was discussed as a long-term project, but exactly how to incentivize development could not be immediately identified. If Council is supportive of forming a RAA downtown, next steps include the Board and Council finding that the area is blighted by Resolution, and the Board preparing and approving a plan. Ms. Von Tersch noted the revenue projection would be $10 million dollars over 20 years and could be viewed as a savings for capital projects that would be described in future plans.

Mayor Pro Tem Schroeder commended Ms. Von Tersch on her work and said she is excited to see where the project goes.

Mayor Collins asked if the 9th Street area was included in the new revenue area. Ms. Von Tersch replied that the way the current plan is drafted, the 9th Street right-of-way is captured, but some lines would need to be moved if adjoining properties were to be included.

Councilor Bradbury stated that it is his understanding that the constitutionality of the City authorizing this type of project is before the Idaho Supreme Court and asked if the URA was familiar with the litigation. Ms. Von Tersch stated that she was not and legal counsel had not brought that to her attention.

Urban Renewal Chairman Hulett stated that if the Council does not approve of the current plan, then the group will need to take a different approach.

Councilor Pernsteiner asked what the timeline would be for the new projects. Ms. Von Tersch explained that this will come before the Council within the next month to adopt a resolution to develop a district. The plan would likely come to the Council in 2021.

There was a consensus of the Council to continue with this project.
V. UNFINISHED AND NEW BUSINESS

A. CITY COUNCILOR COMMENTS

Mayor Pro Tem Schroeder stated she attended the Historical Preservation Committee meeting and the group will be releasing a pamphlet of information. They are keeping very busy and continue to make progress. She also met with the Riverboat Steering Committee representative regarding the boat tours and explained how her family participated with the tours.

B. CITY MANAGER COMMENTS

City Manager Nygaard stated that the Stormwater Permit has been received and will be brought before the Council for discussion. He explained that he is looking for feedback from the Council in regards to possibly offering small business grants. The City is hoping to be able to help local businesses and local non-profit organizations with COVID related items. He noted that businesses such as daycares and restaurants were discussed as possible recipients. Mr. Nygaard said the amount being requested is $200,000-$250,000. Mayor Pro Tem Schroeder and Councilor Bradbury both expressed their support of this idea. Councilor Miller said she is also in support and feels that daycares are a great business to assist.

Councilor Pernsteiner asked how businesses would apply for potential reimbursement. Mr. Nygaard explained that it would depend on the business and the amount of funds being requested. The information is submitted to the State of Idaho for review to qualify for reimbursement for the City.

C. ADVISORY BOARD OR COMMISSION APPOINTMENT

Mayor Collins stated that the Airport Authority Board application deadline was yesterday and City Clerk Ravencroft is compiling a list of applicants to send to the Council.

D. PROPOSED WORK SESSION TOPICS

There were no proposed work session topics.

At 4:53 p.m., Mayor Pro Tem Schroeder moved to go into Executive Session to discuss items pertaining to Pending Litigation and Personnel. The motion was seconded by Councilor Pernsteiner. ROLL CALL VOTE: VOTING AYE: Collins; Schroeder; Bradbury; Pernsteiner; Blakey; Kelly; Miller. VOTING NAY: None.
VI. EXECUTIVE SESSION RE: PENDING LITIGATION AND PERSONNEL: Idaho Code § 74-206(1)(f), to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated; and Idaho Code § 74-206(1)(b), to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student

Following a short recess, the Council met to discuss the item noted above. Councilors Pernsteiner and Kelly moved and seconded to retire from Executive Session. There were no objections.

VII. ADJOURNMENT

There being no further business to come before the Lewiston City Council, Mayor Collins adjourned the October 5, 2020, Work Session at 5:04 p.m.

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact City Clerk Kari Ravencroft at least forty-eight (48) hours in advance of the meeting at (208) 746-3671 x 6203.
CITY COUNCIL MEETING
AGENDA ITEM HISTORY/COMMENTARY

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**ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

October 5, 2020—City Council approved preparing a Resolution finding that the Downtown/Normal Hill Area is deteriorated and deteriorating as described in state law.

**ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)** Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources.

The Downtown/Normal Hill Area is deteriorated and deteriorating as a result of an inadequate water distribution system, lack of fire flows, high rates of poverty, unemployment and other factors. Approving this Resolution is the first step in preparing an Urban Renewal Plan and Revenue Allocation Area to fund the projects necessary to ameliorate those blighting conditions. The Urban Renewal Agency will prepare the plan and submit for City Council approval within the year.

**ACTION PROPOSED:**

Approve Resolution No. 2021-4
RESOLUTION 2021-4

A RESOLUTION CREATING THE DOWNTOWN/NORMAL HILL URBAN RENEWAL AREA

WHEREAS, pursuant to Resolution 99-75, the City of Lewiston created the Urban Renewal Agency of the City of Lewiston;

WHEREAS, pursuant to Resolution 99-85, the City of Lewiston created the Nez Perce Terrace Urban Renewal Area #1;

WHEREAS, pursuant to Resolution 2005-76, the City of Lewiston expanded the boundaries of the Nez Perce Terrace Urban Renewal Area #1;

WHEREAS, pursuant to Resolution 2017-20, the City of Lewiston created the East Orchards Urban Renewal Area;

WHEREAS, pursuant to Resolution 2018-29, the City of Lewiston created the Bryden Avenue Urban Renewal Area; and

WHEREAS, the City of Lewiston now desires to create another urban renewal area within its area of operation, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 et seq., and the Local Economic Development Act, I.C. §§ 50-2901 et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: The real property described and illustrated in Exhibit A, attached hereto and incorporated herein, is hereby declared to be a deteriorated or deteriorating area, as defined by Idaho Code §§ 50-2018(8), 50-2018(9), and 50-2903(8), due to the following reasons:

(a) This area has the oldest water system in the City of Lewiston. The water pipes are deteriorated and inadequate. Half of the pipes are six inches (6") or less in diameter and generally do not meet commercial fire flow requirements. The presence of such conditions substantially impairs or arrests the sound growth of the City of Lewiston and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare.
The housing stock in this area is the oldest in the City of Lewiston. The median single-family home value is One Hundred Forty Thousand Three Hundred Twenty-Seven Dollars ($140,327)—22% less than the median single-family home value in all of Nez Perce County—which speaks to the presence of a substantial number of deteriorated or deteriorating buildings in this area. Additionally, the shortage of affordable rental housing provides no incentives to landlords to upgrade their buildings. The presence of such conditions substantially impairs or arrests the sound growth of the City of Lewiston and retards the provision of housing accommodations.

This area has 50% more multi-family units than an average neighborhood in Nez Perce County. Renters are 31% more likely than homeowners to earn 80% or less of the City of Lewiston’s median income—meaning renters are more likely than homeowners to be of low or moderate income. Additionally, this area has a high poverty rate of 25.7% compared to Nez Perce County’s poverty rate of 14.6%, as calculated by the United States Census Bureau. The presence of such conditions is conducive to ill health, infant mortality, and juvenile delinquency, and is detrimental to the public health, safety, morals, or welfare.

The United States Treasury Department has approved the census tract in which this area is located as an “Opportunity Zone” characterized by high rates of poverty and unemployment.

SECTION 2: The real property described and illustrated in Exhibit A is hereby designated as an urban renewal area, in accordance with the Idaho Urban Renewal Act, I.C. §§ 50-2001 et seq., and the Local Economic Development Act, I.C. §§ 50-2901 et seq. Such urban renewal area is to be known as the “Downtown/Normal Hill Urban Renewal Area.”

SECTION 3: The Downtown/Normal Hill Urban Renewal Area is hereby designated as appropriate for one or more urban renewal projects. Accordingly, the Urban Renewal Agency of the City of Lewiston is hereby directed to develop an urban renewal plan for the Downtown/Normal Hill Urban Renewal Area. Such urban renewal plan shall then be returned to the City Council, with recommendations from the Urban Renewal Agency of the City of Lewiston, for public hearing.

SECTION 4: This resolution shall become effective upon its passage.
PASSED this 11th day of January, 2021.

CITY OF LEWISTON

By: [Signature]

Mayor

ATTTEST:

Kari J. Ravencroft, City Clerk

RESOLUTION 2021-4
Page 3 of 3
EXHIBIT A
TO RESOLUTION 2021-4
A portion of section 31, Township 36 N., Range 5 W., and section 36, Township 36 N., Range 6 W., Boise Meridian, in the City of Lewiston, County of Nez Perce, Idaho and being more particularly described as follows:

Commencing at True's Monument No. 11, also known as Monument No. 12-10 of said City of Lewiston records, said point being on the centerline of Main Street; thence along the centerline of Main Street N 77° 40' 05" W a distance of 134.19 feet to the true point of beginning; thence continuing along the centerline of Main Street N 77° 40' 05" W a distance of 104.45 feet to the intersection of Main and Lincoln Streets; thence along the centerline of Lincoln Street S 13° 17' 17" a distance of 514.79 feet to the intersection of Lincoln and G Streets; thence along the centerline of G Street N 77° 58' 54" W a distance of 14.44 feet to the offset centerline of Lincoln and G Streets; thence continuing along the centerline of Lincoln Street S 11° 47' 02" W a distance of 244.80 feet to the intersection of Lincoln and Idaho Streets; thence along the centerline of Idaho Street N 78° 13' 31" W a distance of 235.15 feet; thence continuing along the centerline of Idaho Street N 81° 53' 29" W a distance of 159.04 feet to the intersection of Idaho and 13th Streets; thence along the centerline of 13th Street S 03° 16' 40" E a distance of 7.96 feet to the offset centerline of Idaho and 13th Streets; thence continuing along the centerline of Idaho Street N 65° 43' 31" W a distance of 1775.69 feet to a point that is S 66° 43' 31" E a distance of 123.45 feet from the intersection of Idaho and 9th Streets; thence S 24° 11' 10" W a distance of 30.00 feet to a point on the south right-of-way line of Idaho Street and to the northeast corner of Lot 1 of the Subdivision of Lot 13 Block 30 Plat of the City of Lewiston, recorded by Instrument No. 8190 of said county records; thence along the east line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 of said subdivision S 24° 11' 10" W a distance of 343.12 feet to a point on the east line of Lot 6 and the northerly right-of-way line of 9th Street; thence S 78° 50' 45" W a distance of 67.08 feet to the southerly right-of-way line of 9th Street; thence N 59° 58' 50" W a distance of 31.37 feet to the southeast corner of Lot A of said subdivision; thence along the south line of Lot A, Lot 18, Lot 19 and Lot 20 N 59° 58' 50" W a distance of 196.49 feet to the southeast corner of Lot 20 of said subdivision; thence N 73° 49' 29" W a distance of 10.40 feet to the southeast corner of Lot 12 Block 30 Plat of the City of Lewiston; thence along the south line of said Block 30 N 23° 09' 48" W a distance of 732.64 feet; thence N 27° 08' 50" W a distance of 44.24 feet; thence N 32° 33' 05" W a distance of 315.30 feet; thence N 50° 05' 08" W a distance of 286.00 feet; thence leaving the south line of said Block 30 S 31° 44' 18" W a distance of 31.60 feet; thence S 85° 42' 06" W a distance of 113.32 feet to a point on the centerline of 5th Street; thence along the centerline of 5th Street N 03° 01' 15" W a distance of 65.10 feet; thence S 84° 47' 15" W a distance of 38.80 feet to a point on the south line of Lot 1 Block 29 of said Plat of the City of Lewiston; thence along the south line of Lot 1, Lot 2 and Lot 3 Block 29 of said Plat N 33° 49' 47" W a distance of 88.02 feet, N 73° 02' 39" W a distance of 192.39 feet to the terminus of the centerline of Prospect Blvd; thence along the centerline of Prospect Blvd N 82° 10' 11" W a distance
of 41.79 feet; thence N 85° 45' 16" W a distance of 402.79 feet; thence S 66° 17' 21" W a distance of 222.01 feet; thence S 60° 57' 51" W a distance of 226.95 feet; thence S 02° 30' 10" E a distance of 77.53 feet; thence N 89° 10' 57" W a distance of 173.97 feet to a point on the centerline of Snake River Avenue; thence along the centerline of Snake River Avenue N 04° 36' 34" E a distance of 122.81 feet to the intersection of Snake River Avenue and the Highway 12 (Interstate Bridge); thence S 85° 46' 16" W a distance of 283.60 feet to a point on the centerline of Highway 12 (Dike Bypass) as monumented by the Idaho Transportation Department and shown on the right-of-way plans for Federal Aid Project No. TQM-MG-7064(004) dated June, 1977; thence along the centerline of said Highway 12 (Dike Bypass) and along a non-tangent curve to the right having a radius of 5729.58 feet a central angle of 02° 30' 51" and an arc length of 251.41 feet; thence N 01° 53' 17" W a distance of 280.90 feet to the end of said Federal Aid Project and to the intersection of Highway 12 (Dike Bypass) and D Street and the beginning of right-of-way plans as monumented by the Idaho Transportation Department Federal Aid Project No. TQM-7064(001) dated April, 1977; thence along the centerline of said Federal Aid Project N 01° 40' 17" W a distance of 373.55 feet; thence along a curve in the right having a radius of 573.55 feet a central angle of 47° 17' 47" and an arc length of 473.00 feet; thence N 45° 37' 30" E a distance of 83.27 feet; thence along a curve to the right having a radius of 301.60 feet a central angle of 45° 07' 07" and an arc length of 237.50 feet; thence S 89° 15' 23" E a distance of 1510.39 feet; thence along a curve to the right having a radius of 373.00 feet a central angle of 56° 23' 01" and an arc length of 563.88 feet; thence S 32° 52' 22" E 536.87 feet, thence along a curve to the left having a radius of 1909.90 feet a central angle of 22° 41' 08" and an arc length of 756.20 feet; thence S 55° 33' 30" E a distance of 756.98 feet; thence along a curve to the left having a radius of 2644.40 feet a central angle of 30° 53' 02" and an arc length of 1425.40 feet; thence S 86° 26' 32" E 143.37 feet; thence leaving said centerline S 16° 37' 24" W a distance of 130.72 feet to the northwest corner of a parcel of land recorded by Instrument No. 656744 of said county records; thence along the west line of said parcel S 16° 37' 24" W a distance of 142.11 feet to the southwest corner thereof and the north right-of-way line of Main Street; thence continuing S 16° 37' 24" W a distance of 40.11 feet to the centerline of Main Street and the true point of beginning, said area containing 162.31 acres more or less.

[This Area Intentionally Left Blank]
And adding thereto - the following described properties:

Beginning at the southeast corner of the intersection of "F" Street and 5th Street, thence south along the west side of the 5th Street right of way to the intersection with 2nd Avenue, thence westerly along the north right of way of 2nd Avenue to its intersection with 4th Street, thence southerly along the west right of way of 4th Street to its intersection with Third Avenue, thence continuing south along the west right of way of 4th Street to its intersection with an unnamed alley running west to east between 4th Street and 5th Street, continuing easterly along the south right of way line of the unnamed alley to its intersection with 5th Street, thence south along the west right of way line of 5th Street to its intersection with 5th Avenue, continuing south along the west right of way of 5th Street to its intersection with an unnamed alley that runs west to east between 5th Street and 6th Street, thence easterly along said unnamed alley to the east right of way of Sixth Street, thence northerly along the east right of way of 6th Street to its intersection with the south right of way of Third Avenue, thence easterly along the south right of way of Third Avenue to the northeast property corner of RPL151000201AA, thence continuing southerly along the easterly property line of RPL151000201AA to its intersection with the south right of way line of 4th Avenue, thence easterly along the south right of way line of 4th Avenue, to its intersection with the west right of way line of 7th Street, thence southerly along the west right of way line of 7th Street to the south right of way of an unnamed alley located north of 5th Avenue, thence easterly along the south right of way of the unnamed alley and unnamed alley extended to the westerly property line of RPL083100000A0 thence northerly along the west property line of RPL083100000A0 to its intersection with the southerly right of way of 9th Street grade, thence continuing south easterly along the west right of way of 9th Street grade to its intersection with the north right of way line of 5th Avenue, thence continuing east across the 9th Street grade right of way to the east right of way of 9th Street grade, thence north and east along the east right of way of 11th Street extended to a point along RPL18500010100, thence south and east along the southerly property line of RPL18500010100 and RPL18500010100 extended to its intersection with an unnamed alley that runs south westerly to north easterly along the eastern property lines of properties in the 400 block of 11th Street and fronting on 11th Street, thence northerly along said unnamed alley to its intersection with Idaho Street.

And excluding there from the following described properties:

Beginning at the intersection of Main and "D" Streets, thence continuing north westerly along the north right of way of "D" Street to its intersection with the east right of way of 8th Street, thence northerly along the east right of way of 8th Street to its intersection with the north right of way line of Capital Street, thence westerly along the north right of way line of Capital Street to its intersection with the east right of way line of 5th Street, thence north along the east right of way line of 5th Street said point also being the south west property corner of RPL0360009008A, thence northerly along the west property line of RPL0360009008A to its northwest property corner, thence continuing east along the north property lines of RPL0360009008A, RPL074000C0060, RPL074000C0050, and RPL074000C0040 to the west property line of RPL074000D001A, thence northerly along the west property line of RPL074000D001A to the north west corner of RPL074000D001A thence easterly along the northerly property lines of RPL074000D001A and
RPL074000D003A, thence continuing along the northern property line of RPL074000D003A in an easterly direction approximately 85°, said point also being railroad right of way, thence northwesterly along the railroad right of way approximately 88°, thence north westerly along the westerly side of the railroad right of way to the intersection with the Clearwater River.
PUBLIC NOTICE

The Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing 2/9/2021 at 12:00 noon, 1134 “F” Street, City Hall, West Conference Room, to discuss and potentially adopt an Urban Renewal Plan for RAA#7, Downtown/Normal Hill. Due to current health precautions associated with the coronavirus, public hearings are being conducted via Zoom video conference. Persons allowed to physically attend this meeting will be limited to a maximum of 10 or a lesser number based upon room capacity for 6-foot social distancing. Seating will be available on a first come first serve basis. Members of the public also have the option to submit written comment and/or watch the hearing via Livestream livestream.com/Lewiston/events instead of testifying live.

This plan incorporates a revenue allocation area generally consisting of properties a) Downtown west of Lincoln Street, b) south of the Clearwater River c) east of the Snake River, d) north of the Normal Hill Bluff, e) on both sides of 5th Street between 4th Avenue, 3rd Avenue and Fourth Street and f) between 5th Street and Sixth Street between 3rd Avenue and the alley south of 5th Avenue.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The projects being considered are water main replacement in Main Street and Third Avenue; Pedestrian Corridor between Downtown and Normal Hill; Pedestrian and Vehicular Wayfinding, streets, parking areas and other utility needs.

Copies of the draft plan can be obtained or viewed on-line at https://www.cityoflewiston.org/443/Urban-Renewal-Agency, at the Community Development Department (215 “D” Street), the City Library (411 “D” Street) and from the City Clerk, (City Hall, 1134 “F” Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
URBAN RENEWAL AGENCY BOARD
MEETING AGENDA
Tuesday, February 9, 2021 – 12:00 p.m.
City of Lewiston – City Hall Conference Room
1134 “F” Street, Lewiston, Idaho

AS A MATTER OF GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.

Due to COVID-19 and the Governor’s Stage 2 Order limiting gatherings to ten people or less, persons allowed to physically attend this meeting will be limited to a maximum of 10 or a lesser number based upon room capacity for 6-foot social distancing. Seating will be available on a first come first serve basis. Citizens attending in person must wear a face covering.

Citizens interested in observing this meeting may do so online at the City of Lewiston’s Livestream Platform: https://livestream.com/lewiston/events or the City of Lewiston’s Facebook page: https://www.facebook.com/CityofLewistonIdaho

Citizens are strongly encouraged to provide comments by e-mailing Tanya Brocke at tbroke@cityoflewiston.org or by calling (208) 798-2570 and leaving a message. Your comments will then be forwarded or read to the Urban Renewal Agency Board.

I. CALL TO ORDER

II. CITIZEN COMMENTS – An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be submitted in the following ways:

✓ Submit comments and questions via email prior to the start of the meeting to lvontersch@cityoflewiston.org or tbroke@cityoflewiston.org
✓ Submit written comments by mail prior to the start of the meeting to Laura Von Tersch, PO Box 617, Lewiston ID 83501
✓ Call 208-798-2570 and leave your message. Your comments will then be forwarded to the Urban Renewal Agency Board.

III. PUBLIC HEARING
A. Accepting Public Testimony On Urban Renewal Plan, RAA #7, Downtown/Normal Hill

IV. CONSENT AGENDA (ACTION ITEMS)
A. Approval of January 12, 2021 Meeting Minutes
B. Approval of Invoices
   1. Jennifer Douglass, $xxx

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.
2. Elam & Burke, $90
3. City of Lewiston, $50

V. ADOPT RESOLUTION NO. 2021-1 APPROVING URBAN RENEWAL PLAN, RAA#7 DOWNTOWN/NORMAL HILL (ACTION ITEM)

VI. REVIEW DRAFT 2020 ANNUAL REPORT (DISCUSSION ITEM)

VII. UNFINISHED AND NEW BUSINESS
1. Board Member Comments
2. Staff Comments

VIII. ADJOURN
An Urban Renewal Plan identifies projects that are proposed to be implemented to eliminate deteriorated or deteriorating conditions in a specific area. Under review at this time, is the proposed Urban Renewal Plan for Downtown/Normal Hill. Factors contributing to the findings of deterioration include:

Inadequate water to support new development and fire flows. Water lines are the oldest in the city and often 6" or less in size;

Oldest housing stock in the city. The median value is 22% lower than the median value county-wide indicating a high number of deteriorating housing units;

A neighborhood with 50% more renter households than the average neighborhood in Nez Perce County. Renters are statistically more likely than homeowners to be of low or moderate income; and

Higher poverty and unemployment rates than the community wide average.

These conditions will be addressed with construction of a new and upsized water main in Main Street west of Lincoln to Fifth Street, a waterline in Third Avenue, reconstruction of a historic staircase at New Sixth to Normal Hill, wayfinding to the Downtown District and levee system, new sewer lines, street improvements, parking and other utilities that may be needed over time.
Staff recommends the Urban Renewal Agency adopt the Downtown/Normal Hill Urban Renewal Plan, Revenue Allocation Area #7 and forward to the Lewiston City Council for consideration.
RESOLUTION NO. 2021-1

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LEWISTON APPROVING THE URBAN RENEWAL AGENCY’S PLAN FOR REVENUE ALLOCATION AREA #7, DOWNTOWN/NORMAL HILL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as the Urban Renewal Agency has considered in a public hearing held February 9, 2021, an Urban Renewal Plan for Revenue Allocation Area #7, Downtown/Normal Hill, which is attached hereto;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioner of the Urban Renewal Agency, that:

1) The Urban Renewal Plan for Revenue Allocation Area #7, Downtown/Normal Hill shall be and is hereby approved as attached hereto as Exhibit 1.
2) The Urban Renewal Agency upon approval of this Resolution hereby submits Revenue Allocation Area #7, Downtown/Normal Hill, to the City pursuant to I.C. § 50-2008 for the approval of the Plan.
3) This Resolution shall be in full force and effect upon its passage and approval.

DATED this 10th day of February 2021.

BOARD OF COMMISSIONERS:

By: Joe Hulett, Chairman

ATTEST:

Dan Marsh, Secretary
Notice for publication 3/28/2021

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Lewiston, Idaho will hold a public hearing 4/14/2021 at 5:30 p.m., 411 “D” Street, City Library, Second Floor Conference Room, to discuss and determine whether the Urban Renewal Plan for RAA#7, Downtown/Normal Hill is consistent with the Comprehensive Plan.

Due to current health precautions associated with the coronavirus, public hearings are being conducted via Zoom video conference. Persons allowed to physically attend this meeting will be limited to a maximum of 50 or a lesser number based upon room capacity for 6-foot social distancing. Seating will be available on a first come first serve basis. Members of the public also have the option to submit written comment and/or watch the hearing on their own device via Livestream livestream.com/Lewiston/events instead of testifying live.

This plan incorporates a revenue allocation area generally consisting of properties a) Downtown west of Lincoln Street, b) south of the Clearwater River c) east of the Snake River, d) north of the Normal Hill Bluff, e) on both sides of 5th Street between 4th Avenue, 3rd Avenue and Fourth Street and f) between 5th Street and Sixth Street between 3rd Avenue and the alley south of 5th Avenue.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The projects being considered are water main replacement in Main Street and Third Avenue; Pedestrian Corridor between Downtown and Normal Hill; Pedestrian and Vehicular Wayfinding, streets, parking areas and other utility needs.

Copies of the draft plan can be obtained or viewed on-line at https://www.cityoflewiston.org/443/Urban-Renewal-Agency, at the Community Development Department (215 “D” Street), the City Library (411 “D” Street) and from the City Clerk, (City Hall, 1134 “F” Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
MEETING AGENDA
APRIL 14, 2021 AT 5:30 P.M.
LEWISTON PLANNING AND ZONING COMMISSION

ZOOM MEETING AND LEWISTON CITY LIBRARY, 2ND
FLOOR, 411 D STREET LEWISTON, ID 83501

Due to COVID-19 and the Governor’s Stage 3 Order (issued February 2, 2021), the number
of persons allowed to physically attend this meeting will be limited to a maximum of 50 or a
lesser number based upon room capacity for 6-foot social distancing. Seating will be available
on a first come first serve basis. Persons attending this meeting are strongly encouraged to
wear a face covering.

People interested in observing this meeting may watch and listen to the livestream on their
own device(s) online at the City of Lewiston’s Livestream Platform: https://livestream.com/lewiston/events/7428184 or the City of Lewiston’s Facebook page:
https://www.facebook.com/CityofLewistonIdaho

Citizen comments and testimony for public hearings may be made: in-person, by emailing
Tanya Brooke at tbroke@cityoflewiston.org, or by calling (208)798-2570 and leaving a
message. Citizen comments and testimony for public hearings submitted by email or phone
will be forwarded to the Planning & Zoning Commission. If you would like your citizen
comment to be read out loud during the meeting, please so indicate in your message.
Testimony for public hearings that was submitted by email or phone and unable to be
forwarded to the Planning & Zoning Commission prior to the meeting will be read out loud
during the public hearing. Members of the public who wish to provide in-person comment or
testimony, but who are unable to secure a seat in the designated meeting space and/or
overflow room(s) due to occupancy or gathering limits, will be rotated in and out of the
designated meeting space in order to provide comment. While not in the designated meeting
space, such persons may watch and listen to the livestream of the meeting on their own
devices by visiting the City of Lewiston’s Facebook page or the City’s website at
cityoflewiston.org

COMMISSION MEMBERS: Chair, Hannah Liedkie; Vice Chair, Rick Tousley; Richard Kremer; Joan
Hunter; Michael Busch; Corey Sandstrom; Michael Menegas

AS A MATTER OF PUBLIC SERVICE AND GOVERNMENTAL TRANSPARENCY, THIS MEETING
MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSIBLE AT A LATER TIME. NOTE THAT THIS
MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT.

I. CALL TO ORDER

II. CITIZENS COMMENTS – An opportunity for citizens to address the Commission with
comments and/or questions about Planning and Zoning Commission-related matters
that are not a public hearing action item on this agenda. Citizens are asked to limit
their time to three minutes each. Citizen comments can be provided by calling (208) 798-2570 and leaving your message or by emailing tbrocke@cityoflewiston.org. Your comments will then be forwarded to the Planning and Zoning Commission.

III. APPROVAL OF MARCH 24, 2021 MEETING MINUTES (ACTION ITEM)

IV. APPROVAL OF REASONED STATEMENT (WRITTEN DECISION) FOR REZONE PROPOSAL, ZNC21-000003, KARL RUNSVOLD, 704 LAPWAI ROAD (ACTION ITEM- HOLLINGSHEAD): A request to rezone a 5.95 parcel of land, also known as 704 Lapwai Road, from the F2 Agricultural Transitional Zone to the R1 Suburban Residential Zone.

V. PUBLIC HEARING- CONSIDERATION OF A NEW URBAN RENEWAL PLAN REVENUE ALLOCATION AREA #7, DOWNTOWN/NORMAL HILL AREA (ACTION ITEM- VON TERSCH): The Urban Renewal Agency Board conducted a public hearing on this matter on February 8, 2021 and after deliberation, passed Resolution 2021-1 to proceed with its adoption. Pursuant to Idaho Code 50-2008(b), the Planning and Zoning Commission shall make its recommendation to the City Council as to the conformity of the proposal to the Comprehensive Plan.

VI. CONSIDERATION OF A PRELIMINARY SUBDIVISION PLAT SUB20-000013, THE ESTATES AT CANYON CREST, PHASES IIIB-2, IIIC-1, AND IIIC-2 (WEIGAND): The applicant, RPL Development, LLC, proposes to plat approximately 8.77 acres of property located within the Canyon Crest Planned Unit Development's Phase II planning area, into 32 lots. The Planning and Zoning Commission shall make a recommendation to City Council to approve or deny the preliminary plat.

VII. STAFF-COMMISSION COMMUNICATIONS
A. Query of Commissioners to attend the regularly scheduled meeting of 4/28/21.
B. Other

VIII. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access to the facility within which this meeting is being held, please contact City Planner, Joel D. Plaskon at least forty eight hours in advance of the meeting at (208) 746-1318 extension 7202 or jplaskon@cityoflewiston.org.
Memo

To: PLANNING AND ZONING COMMISSION
From: LAURA VON TERSCH, COMMUNITY DEVELOPMENT DIRECTOR
Date: MARCH 10, 2021
Re: REVIEW OF DOWNTOWN/NORMAL HILL URBAN RENEWAL PLAN

An Urban Renewal Plan identifies projects that are proposed to be implemented to eliminate deteriorated or deteriorating conditions in a specific area. Under review at this time, is the proposed Urban Renewal Plan for Downtown/Normal Hill. Factors contributing to the findings of deterioration include:

- Inadequate water to support new development and fire flows. Water lines are the oldest in the city and often 6” or less;
- Oldest housing stock in the city. The median value is 22% lower than the median value county-wide indicating a high number of deteriorating housing units;
- A neighborhood with 50% more renter households than the average neighborhood in Nez Perce County. Renters are statistically more likely than homeowners to be of low or moderate income; and
- Higher poverty and unemployment rates than the community wide average.

These conditions will be addressed with construction of a new and upsized water main in Main Street west of Lincoln to Fifth Street, reconstruction of a historic staircase at New Sixth to Normal Hill, wayfinding to the Downtown District and levee system, new sewer lines, street improvements, parking and other utilities that may be needed over time.

Statute requires that a proposed Urban Renewal Plan be reviewed by the Planning and Zoning Commission as to its conformance with the adopted Comprehensive Plan. Attached is a list of applicable comprehensive plan policies, and excerpts from the Downtown Plan describing needed infrastructure upgrades. In short, the proposed plan complies with the Comprehensive Plan.
Memo

Plan because it promotes economic development in the central business district, includes an active recreational amenity, rebuilds a historic staircase, implements the highest priority water distribution element of the Water Master Plan, includes way-finding and upgrades infrastructure in a blighted area.

Staff recommends the Planning and Zoning Commission finds the Downtown/Normal Hill Urban Renewal Plan conforms with the City of Lewiston Comprehensive Plan.
Downtown/ Normal Hill, Revenue Allocation Area #7 (RAA)

Summary of Comprehensive Plan Goals and Objectives Applicable to RAA #7 and Finding RAA #7
Projects are Consistent with the Comprehensive Plan

Chapter 1. A Vision for Lewiston in 2020

**Third**, economic development will have diversified our economy, adding living wage jobs keyed to the future so our children can graduate from high school and college and find quality jobs at home. These new business opportunities will be centrally located in the community so workers will have multiple ways of accessing the job opportunities created.

**Fifth**, we have a superior transportation system, serving the needs of all segments of our community, from walkers to drivers, bicyclists and joggers.

Goal (LU-3.0): Create the organizational and programmatic structure necessary to facilitate the vitality and visibility of the Central Business District.

LU-3.1: Assist in the rejuvenation of the Downtown Business Partnership, and its efforts to establish and promote a healthy CBD.

Goal (LU-5.0): Establish and promote a vision of the CBD's identity.

LU-5.2: Provide functional elements of the CBD consistent with this identity. These functional elements may include:

Adequate parking, public spaces, pedestrian activity

LU-5.3: Promote design elements in the CBD consistent with this identity. These design elements may include:

Entry-way design elements, signage

Goal (LU-7.0): Facilitate the funding of a Downtown Plan.

LU-7.1: Investigate funding options for CBD projects. Options may include ... federal grants, a Business Improvement District, (or) tax-increment financing.

Goal (LU-10.0): To the extent that the demand for commercial land can be accommodated, encourage the concentration of new and existing commercial uses in existing commercial areas.

LU-10.1: Commercial areas should be concentrated in the following established commercial areas: Downtown ..

Goal (LU16.0): Provide passive and active recreational opportunities in each neighborhood.

Goal (LU-18.0): Provide and maintain public services, utilities and associated infrastructure in a cost-effective manner, by encouraging compact and contiguous growth.
LU-18.3: Implement the Water System Master Plan.

LU-18.4: Implement the Sewer System Master Plan.

Desired Futures for Neighborhood Number 2 – Normal Hill:

8. The Central Business District is a major entry to the State of Idaho and must present the best face of our community:

   a) There is great potential in this area for redevelopment of the many fine buildings in the downtown core, for use as tourist oriented businesses, as business incubator spaces and as second floor residences for those wishing to live in a unique environment.

14 b. Reconstruction of historic stairways and construction of new staircases should be implemented to provide the pedestrian connection to the downtown area and the parks along the Snake River.

16. Portions of this neighborhood, generally located south of Idaho Street and north of 8th Avenue are deteriorated, with public infrastructure poorly maintained and residences needing repair:

   a. Seek funding to upgrade infrastructure within this deteriorated area, bringing it to current standards, installing curb, gutter and sidewalks, improve surface drainage and upgrade street surfacing.

Attached is an excerpt from the "Downtown Master Plan" adopted by the City Council in 2019 that speak to infrastructure, circulation and the pedestrian staircases highlighted in the proposed plan for RAA #7.
The LEWISTON PLANNING AND ZONING COMMISSION met in a hybrid meeting in person and remotely via the Zoom Meeting (video conferencing) Service (app). Chair Liedkie 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: Hannah Liedkie, Chair; Rick Tousley, Vice Chair; Michael Busch; Joan Hunter; Michael Menegas;

COMMISSIONERS EXCUSED: Richard Kremer; Corey Sandstrom

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Joel Plaskon, Planner - Local Initiatives; Katie Hollingshead, Assistant Planner; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Kayla Hermann, Assistant City Attorney; Mark Weigand, City Surveyor

II. CITIZEN COMMENTS

No public attended and no comments were received.

III. APPROVAL OF MARCH 24, 2021 MEETING MINUTES

Commissioners Hunter and Menegas moved and seconded, respectively, approval of the March 10, 2021 meeting minutes. Upon roll call, the vote was as follows:

- Commissioner Menegas: Aye
- Commissioner Busch: Aye
- Commissioner Tousley: Aye
- Commissioner Hunter: Aye
- Chair Liedkie: Aye

The motion carried 5-0.

IV. APPROVAL OF REASONED STATEMENT (WRITTEN DECISION) FOR REZONE PROPOSAL, ZNC21-000003, KARL RUNSVOLD, 704 LAPWAI ROAD—A request to rezone a 5.95 parcel of land, also known as 704 Lapwai Road, from the F2 Agricultural Transitional Zone to the R1 Suburban Residential Zone

Commissioners Menegas and Hunter moved and seconded, respectively, approval of the reasoned statement for ZNC21-000003. Upon roll call, the votes were as follows:

- Commissioner Menegas: Aye
- Commissioner Busch: Aye
- Commissioner Tousley: Aye
- Commissioner Hunter: Aye
- Chair Liedkie: Aye

The motion carried 5-0.
V. PUBLIC HEARING - CONSIDERATION OF A NEW URBAN RENEWAL PLAN REVENUE ALLOCATION AREA # 7, DOWNTOWN/NORMAL HILL AREA - The Urban Renewal Agency Board conducted a public hearing on this matter on February 8, 2021 and after deliberation, passed Resolution 2021-1 to proceed with its adoption. Pursuant to Idaho Code 50-2008(b), the Planning and Zoning Commission shall make its recommendation to the City Council as to the conformity of the proposal to the Comprehensive Plan.

Chair Liedkie explained the public hearing process, opened the public hearing and asked for staff report.

Community Development Director Laura Von Tersch provided the Commission with a summary of the plan. Ms. Von Tersch recommended the Planning and Zoning Commission find the Downtown/Normal Hill Urban Renewal Plan conforms with the City of Lewiston’s Comprehensive Plan.

There being no public comment received or public in attendance, Chair Liedkie closed the public hearing for Commissioner’s discussion.

Commissioner Hunter expressed concern with the liability of some of the traffic circulation described in the plan.

Commissioner Tousley expressed excitement with the plan and questioned if other Commissioners found the “fly in the ointment” or potential problems.

Commissioner Menegas agreed with Commissioner Tousley and questioned what other studies or information gathering have been done. Ms. Von Tersch informed them that everything has been well vetted.

Commissioner Tousley questioned if there was anything addressing flooding issues in the downtown area. Ms. Von Tersch noted the major work on flooding was addressed with the rebuild on 12th/21st Intersection.

Chair Liedkie commented that she would like to make sure the ADA concerns were addressed. Ms. Von Tersch noted that the ADA Transition Plan inventories projects that were completed and there would be a report provided.

Commissioners Menegas and Tousley moved and seconded, respectively, with the finding that the Urban Renewal Plan for the Downtown/Normal Hill Area conforms with the Comprehensive Plan and authorizing the Chair to sign a letter with such recommendation to the City Council.

Upon roll call, the votes were as follows:

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Hunter</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Menegas</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Tousley</td>
<td>Aye</td>
</tr>
<tr>
<td>Commissioner Busch</td>
<td>Aye</td>
</tr>
<tr>
<td>Chair Liedkie</td>
<td>Aye</td>
</tr>
</tbody>
</table>

The motion carried 5-0.
VI. CONSIDERATION OF A PRELIMINARY SUBDIVISION PLAT SUB20-00013, THE
ESTATES AT CANYON CREST, PHASES IIIB-2, IIIC-1 AND IIIC-2 – The applicant, RPL
Development, LLC proposes to plat approximately 8.77 acres of property located within the
Canyon Crest Planned Unit Development’s Phase III planning area, into 32 lots. The Planning
and Zoning Commission shall make a recommendation to City Council to approve or deny the
preliminary plat.
City Surveyor Mark Weigand provided a summary of his report to the Commission and
recommended that the Lewiston Planning and Zoning Commission recommend to the Lewiston
City Council approval of the Estates at Canyon Crest Phase IIIB-2, IIIC-1, and IIIC-2 preliminary
plat as presented.

There being no questions from Commissioners. Commissioners Menegas and Hunter moved and
seconded, respectively, to recommend approval of the preliminary plat to the City Council. Upon
roll call, the votes were as follows:

- Commissioner Menegas: Aye
- Commissioner Busch: Aye
- Commissioner Tousley: Aye
- Commissioner Hunter: Aye
- Chair Liedkie: Aye

The motion carried 5-0.

VII. STAFF-COMMISSION COMMUNICATIONS:
A. Query of Commissioners to attend the regularly scheduled meeting of 4/28/21.
   Chair Liedkie noted she would not be present. Commissioner Menegas indicated he was
   not sure. All other Commissioners planned to attend.
   B. Other

VIII. ADJOURN
There being no further business, Commissioners Tousley and Liedkie moved and seconded,
respectively to adjourn. The motion carried 5-0 and the Planning and Zoning Commission
adjourned at approximately 6:00 p.m.

RESPECTFULLY SUBMITTED,

Tanya M. Brocke                          Chairperson or Acting Chairperson
Recording Secretary                     Planning and Zoning Commission

Approved this _____ day of _________________________, 2021.
Memo

To: MANAGER NYGAARD
From: PLANNING AND ZONING COMMISSION
Date: APRIL 15, 2021
Re: URBAN RENEWAL PLAN DOWNTOWN/NORMAL HILL

The Planning and Zoning Commission held a public hearing April 14, 2021 to take public comments on the Urban Renewal Plan, RAA #7, Downtown/Normal Hill Area. The Planning and Zoning Commission found that the Plan complies with and is in conformance with the Comprehensive Plan.

Chair, or Vice-Chair Signature: [Signature]

Name: Hannah Liedkie
PUBLIC NOTICE

The Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing 7/13/2021 at 12:00 noon, 1134 “F” Street, City Hall, West Conference Room, to discuss and potentially adopt an Urban Renewal Plan for RAA#7, Downtown/Normal Hill.

Due to COVID-19 and Governor Little’s Stage 4 Order (issued May 11, 2021), the number of people allowed to attend this meeting in-person will be based upon room capacity for 6-foot physical distancing. Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston’s Facebook page or the City’s website at cityoflewiston.org. Persons attending this meeting are strongly encouraged to wear a face covering.

This plan incorporates a revenue allocation area generally consisting of properties a) Downtown west of Lincoln Street, b) south of the Clearwater River c) east of the Snake River, d) north of the Normal Hill Bluff, e) on both sides of 5th Street between 4th Avenue, 3rd Avenue and Fourth Street and f) between 5th Street and Sixth Street between 3rd Avenue and the alley south of 5th Avenue.

A Revenue Allocation Area will cause property taxes resulting from any increase in equalized assessed valuation as shown on the base assessment roll to be allocated to the Urban Renewal Agency for urban renewal projects. The projects being considered are water main replacement in Main Street and Third Avenue; Pedestrian Corridor between Downtown and Normal Hill; Pedestrian and Vehicular Wayfinding, streets, parking areas and other utility needs.

Copies of the draft plan can be obtained or viewed on-line at https://www.cityoflewiston.org/443/Urban-Renewal-Agency, at the Community Development Department (215 “D” Street), the City Library (411 “D” Street) and from the City Clerk, (City Hall, 1134 “F” Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
Dear Laura –

I am writing in favor of the amended Urban Renewal Plan for RAA #7 Downtown/Normal Hill Area. I believe the changes recommended to the plan are supported by the Idaho Urban Renewal Law to eliminate blight and enhance development, job creation or private investment. Given the prospects for private investment and development of the former Twin City Food site, increased activity with commercial property downtown, and interest in projects such as a downtown innovation hub, it seems the timing is ripe for the agency to undertake additional activities.

I am in favor of the addition of “removal of blight” in the plan. I think this is a role the URA should take more aggressively to create more usable spaces and incentivize private investment.

The provisions for water distribution improvements are important, especially given the opportunity with the allocation of local American Rescue Act Plan (ARPA) funds and the prospect for more funding through the state.

Pedestrian access to downtown, streetscaping and public spaces will improve the vitality of downtown. I had the opportunity to participate in the University of Idaho architecture/landscape architecture student projects that re-imagined the downtown waterfront. There were some impressive – and practical – ideas that I hope the URA and City might integrate. The New 6th Street Staircase is a good project, but you could go bolder and incorporate additional ideas around the Beachey/Capital/Main St area.

Along those lines, the plan could identify that most of the area within RAA #7 is a “Qualified Census Tract.” As you know these are HUD-designated areas defined as having 50% percent of households with incomes below 60% of the Area Median Gross Income. I believe the ARPA rules and FAQs note that jurisdictions with QCTs may have additional opportunity to use funding for parks and housing projects.

Thank you for the proposed changes to the plan. The Lewiston URA is an important agency, with unique tools to improve our community’s economic development prospects.

Sincerely

Dodd Snodgrass
RESOLUTION NO. 2021-3

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LEWISTON APPROVING THE URBAN RENEWAL AGENCY’S PLAN FOR REVENUE ALLOCATION AREA #7, DOWNTOWN/NORMAL HILL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as the Urban Renewal Agency has considered in a public hearing held July 13, 2021, an Urban Renewal Plan for Revenue Allocation Area #7, Downtown/Normal Hill, which is attached hereto;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioner of the Urban Renewal Agency, that:

1) The Urban Renewal Plan for Revenue Allocation Area #7, Downtown/Normal Hill shall be and is hereby approved as attached hereto as Exhibit 1.
2) The Urban Renewal Agency upon approval of this Resolution hereby submits Revenue Allocation Area #7, Downtown/Normal Hill, to the City pursuant to I.C. § 50-2008 for the approval of the Plan.
3) This Resolution shall be in full force and effect upon its passage and approval.

DATED this 13th day of July 2021.

BOARD OF COMMISSIONERS:

By: Joe Hulett, Chairman

ATTEST:

Daniel J. Marsh, Secretary
Notice for publication 7/11/2021

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Lewiston, Idaho will hold a meeting 7/28/2021 at 5:30 p.m., 215 “D” Street, Bell Building, Second Floor Conference Room, to discuss and determine whether the Urban Renewal Plan for RAA #7, Downtown/Normal Hill is consistent with the Comprehensive Plan.

Due to COVID-19 and Governor Little’s Stage 4 Order (issued May 11, 2021), the number of people allowed to attend this meeting in-person will be based upon room capacity for 6-foot physical distancing. Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston’s Facebook page or the City’s website at cityoflewiston.org. Persons attending this meeting are strongly encouraged to wear a face covering.

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Copies of the draft plan can be obtained or viewed on-line at https://www.cityoflewiston.org/443/Urban-Renewal-Agency, at the Community Development Department (215 “D” Street), the City Library (411 “D” Street) and from the City Clerk, (City Hall, 1134 “F” Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to lvontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
MEETING AGENDA
LEWISTON PLANNING AND ZONING COMMISSION
JULY 28, 2021 AT 5:30 P.M.

NOTE NEW MEETING LOCATION: COMMUNITY DEVELOPMENT DEPARTMENT BUILDING, 215 D STREET, 2ND FLOOR, LEWISTON, ID 83501

Due to COVID-19 and the Governor’s Stage 4 Order (issued May 11, 2021), the number of persons allowed to physically attend this meeting will be based upon room capacity for 6-foot social distancing. Seating will be available on a first come first serve basis. Unvaccinated persons attending this meeting are strongly encouraged to wear a face covering.

People interested in observing this meeting may watch and listen to the livestream on their own device(s) online at the City of Lewiston’s Livestream Platform: https://livestream.com/lewiston/events/7428184 or the City of Lewiston’s Facebook page: https://www.facebook.com/CityofLewistonIdaho

Citizen comments and testimony for public hearings may be made: in-person, by emailing Tanya Brocke at tbrocke@cityoflewiston.org, or by calling (208) 798-2570 and leaving a message. Citizen comments and testimony for public hearings submitted by email or phone will be forwarded to the Planning & Zoning Commission. If you would like your citizen comment to be read out loud during the meeting, please so indicate in your message. Testimony for public hearings that was submitted by email or phone and unable to be forwarded to the Planning & Zoning Commission prior to the meeting will be read out loud during the public hearing. Members of the public who wish to provide in-person comment or testimony, but who are unable to secure a seat in the designated meeting space and/or overflow room(s) due to occupancy or gathering limits, will be rotated in and out of the designated meeting space in order to provide comment. While not in the designated meeting space, such persons may watch and listen to the livestream of the meeting on their own devices by visiting the City of Lewiston’s Facebook page or the City’s website at cityoflewiston.org

COMMISSION MEMBERS: Chair, Hannah Liedkie; Vice Chair, Rick Tousley; Richard Kremer; Joan Hunter; Michael Busch; Michael Menegas

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AS A MATTER OF PUBLIC SERVICE AND GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT.

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I. CALL TO ORDER

II. CITIZENS COMMENTS – An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three minutes each.
III. APPROVAL OF JULY 14, 2021 MEETING MINUTES (ACTION ITEM)

IV. PUBLIC HEARING — CONSIDERATION OF A NEW URBAN RENEWAL PLAN
REVENUE ALLOCATION AREA #7, DOWNTOWN/NORMAL HILL AREA
(ACTION ITEM — VON TERSCH): Adoption of the American Rescue Plan by Congress provides a funding source for the water trunk line in Main street that had been a priority project in the Downtown/Normal Hill Urban Renewal Plan. As a result, the Urban Renewal Board chose to recall the Plan, and make revisions to more specifically support development initiatives such as Twin City Foods and the Lewis Clark Hotel. A second revision is an expanded section on removal of blight, including derelict metal buildings along Beachy and Capital and structures impacted by fire. The Urban Renewal Agency Board conducted a public hearing on this matter on July 13, 2021 and after deliberation, passed Resolution 2021-3 to proceed with its adoption. Pursuant to Idaho Code 50-2008(b), the Planning and Zoning Commission shall make its recommendation to the City Council as to the conformity of the proposal to the Comprehensive Plan.

V. STAFF-COMMISSION COMMUNICATIONS
A. Query of Commissioners to attend the regularly scheduled meeting of 8/11/21
   (Public hearing for CUP x2 and ANX/CPA/ZNC).
B. Other

VI. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access to the facility within which this meeting is being held, please contact City Planner, Joel D. Plaskon at least forty eight hours in advance of the meeting at (208) 746-1318 extension 7202 or jplaskon@cityoflewiston.org.
The Planning and Zoning Commission held a public meeting 7/28/2021 to consider the Urban Renewal Plan, RAA #7, Downtown/Normal Hill Area. The Planning and Zoning Commission found that the Plan complies with and is in conformance with the Comprehensive Plan.

Chair, or Vice Chair, Signature: [signature]

Name: Rick L. Tousley
Notice for publication 7/17/2021

PUBLIC NOTICE

The City Council of the City of Lewiston, Idaho will hold a public hearing 8/16/2021 at 6:00 p.m., 411 “D” Street, City Library, Second Floor Conference Room, to discuss and adopt the Urban Renewal Plan for RAA#7, Downtown/Normal Hill.

Due to COVID-19 and Governor Little’s Stage 4 Order (issued May 11, 2021), the number of people allowed to attend this meeting in-person will be based upon room capacity for 6-foot physical distancing. Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston’s Facebook page or the City’s website at cityoflewiston.org. Persons attending this meeting are strongly encouraged to wear a face covering.

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Copies of the draft plan can be obtained or viewed on-line at https://www.cityoflewiston.org/443/Urban-Renewal-Agency, at the Community Development Department (215 “D” Street), the City Library (411 “D” Street) and from the City Clerk, (City Hall, 1134 “F” Street). Comments on the plan are welcome and may be submitted in writing to URA, P.O. Box 617, Lewiston, Idaho 83501; by email to Ivontersch@cityoflewiston.org; or at the public hearing.

Please note the content of this notice was accurate at the time of preparation. The draft plan may be continually revised until its adoption by the City Council. Please check the website for the most current version.
# Capital Improvement Plan

## Table ES-1: CIP Priority Projects

<table>
<thead>
<tr>
<th>Operational Group</th>
<th>Project</th>
<th>Need/Justification</th>
<th>Cost (x $1,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source of Supply (SS)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SS-1c</td>
<td>Retrofit Existing Treatment Plant with 10-MGD Membrane Filtration</td>
<td>Aging Infrastructure, Supply Capacity</td>
<td>$28,450</td>
</tr>
<tr>
<td>SS-1e</td>
<td>Retrofit and Upgrade Existing Primary Permanent Surface Water Intake (Site C)</td>
<td>Reliability, Increase Service Life</td>
<td>$3,190</td>
</tr>
<tr>
<td>SS-2</td>
<td>New 2-MGD Groundwater Well in South High Service Level (Well No. 7)</td>
<td>Accommodate Growth</td>
<td>$6,000</td>
</tr>
<tr>
<td>SS-3</td>
<td>Well No. 6 Pumping and Backup Power Modifications</td>
<td>Supply Capacity, Redundancy</td>
<td>$516</td>
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<tr>
<td>SS-4</td>
<td>Upgrade Well No. 3 for PWS Utilization in High Service Level</td>
<td>Redundancy</td>
<td>$400</td>
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<tr>
<td>SS-5</td>
<td>Upgrade Well No. 2 for PWS Use in Low Service Level</td>
<td>Supply Capacity</td>
<td>$186</td>
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<tr>
<td>SS-6</td>
<td>Low to High System Intertie Located at WTP Clearwell</td>
<td></td>
<td>$60</td>
</tr>
<tr>
<td><strong>Booster Pumping (BP)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BP-1a</td>
<td>21st Street Booster Station Upgrades</td>
<td>Aging Infrastructure, Reliability</td>
<td>$325</td>
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<tr>
<td>BP-2</td>
<td>21st Street Booster Suction Transmission Main Modifications</td>
<td>Pumping Capacity, Regulatory</td>
<td>$30</td>
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<td>BP-3</td>
<td>Southport No. 1 Booster Intertie</td>
<td>Supply Capacity, Redundancy</td>
<td>$120</td>
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<td><strong>Water Storage (WS)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WS-1</td>
<td>New 1.8 MG Standpipe or 1.8-MG Ground Level Reservoir in Southeast Service Level</td>
<td>Fire Flow, Accommodate Growth</td>
<td>$3,250</td>
</tr>
<tr>
<td>WS-3</td>
<td>2-MG North Lewiston Reservoir Recoating</td>
<td>Aging Infrastructure</td>
<td>$350</td>
</tr>
<tr>
<td>WS-4</td>
<td>2-MG South High Reservoir Recoating</td>
<td>Aging Infrastructure</td>
<td>$350</td>
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<tr>
<td><strong>Transmission and Distribution (TD)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TD-1</td>
<td>Main Street Transmission Main Replacement</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$1,110</td>
</tr>
<tr>
<td>TD-2a</td>
<td>16-Inch Replacement Main, 8th Avenue</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$429</td>
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<tr>
<td>TD-2b</td>
<td>16-Inch Replacement Main, 8th Avenue, 20th, 7th Streets</td>
<td>Aging Infrastructure, Supply Capacity, Fire Flow</td>
<td>$743</td>
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<tr>
<td>TD-2c</td>
<td>16-Inch Replacement Main, 8th Avenue, 20th, 7th Streets</td>
<td>Total TD-2 (Low System) Group: $2,000</td>
<td>$577</td>
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<tr>
<td>TD-2d</td>
<td>16-Inch Replacement Main, 16th and G Streets from Idaho to 13th Streets</td>
<td></td>
<td>$251</td>
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<tr>
<td>Operational Group</td>
<td>Project</td>
<td>Need/Justification</td>
<td>Cost (x $1,000)</td>
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<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>-----------------------------------------</td>
<td>-----------------</td>
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<tr>
<td>TD-3a</td>
<td>12-inch Replacement Main, 4th Street (from 6th Avenue to 3rd Avenue) and 3rd Avenue (from 4th Street to 6th Street)</td>
<td>Aging Infrastructure, Fire Flow</td>
<td>$633</td>
</tr>
<tr>
<td>TD-3b</td>
<td>12-inch Replacement Main, 6th Avenue (from Prospect Avenue to 4th Street) and Prospect Avenue (from 8th Avenue to 6th Avenue)</td>
<td>Total TD-3 (High System) Group: $2,840</td>
<td>$532</td>
</tr>
<tr>
<td>TD-3c</td>
<td>12-inch Replacement Main, 3rd Street (from 18th Avenue to 8th Avenue) and 8th Avenue (from 3rd Street to Prospect Avenue)</td>
<td></td>
<td>$895</td>
</tr>
<tr>
<td>TD-3d</td>
<td>12-inch Replacement Main, 18th Avenue (from 3rd Street to 6th Street and north to 15th Avenue, in the vicinity of the Normal Hill Cemetery) and 15th Avenue (to 7th Street)</td>
<td></td>
<td>$525</td>
</tr>
<tr>
<td>TD-3e</td>
<td>12-Inch Replacement Main, 5th Street (from 3rd Avenue to F Street)</td>
<td>Redundancy</td>
<td>$255</td>
</tr>
<tr>
<td>TD-5</td>
<td>21st Street Booster Station Automated Return Bypass</td>
<td></td>
<td>$60</td>
</tr>
<tr>
<td>TD-6</td>
<td>Southwest Booster Station Automated Return Bypass</td>
<td></td>
<td>$80</td>
</tr>
</tbody>
</table>

### Annual Rate-Supported Capital (ARSC)

<table>
<thead>
<tr>
<th>ARSC-1</th>
<th>New and Aging Underground Distribution Infrastructure</th>
<th>Aging Infrastructure</th>
<th>$1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARSC-2</td>
<td>Short-Lived Asset Replacement</td>
<td>Aging Infrastructure</td>
<td>$2,000</td>
</tr>
<tr>
<td>ARSC-3</td>
<td>Rolling Stock Replacement</td>
<td>Vehicle/Large Equipment</td>
<td>$93</td>
</tr>
</tbody>
</table>

---

**Water System Facility Plan | City of Lewiston**

**Mountain Waterworks 2019**
PIPE LEGEND:
- Existing Water Mains
- Energy Loss Per Unit Pipe Length Proportional Analysis Result Indicator
  (1 = Most Efficient Pipe to 6 = Least Efficient Pipe)

NODE LEGEND:
- Water Main Energy Loss Per Unit Pipe Length Analysis Node

Figure 7-15
Distribution System Hydraulic Efficiency
TRANSMISSION AND DISTRIBUTION (TD)

<table>
<thead>
<tr>
<th>Project Identifier:</th>
<th>TD-1</th>
<th>CIP Budget:</th>
<th>$1,110,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>Main Street Transmission Main Replacement</td>
<td>Funding Source:</td>
<td>Debt</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION: This project consists of replacing approximately 3,900-ft. of 12-inch converse steel (steel) water main in Main Street with 16-inch ductile iron (D.I.) from 9th to 18th Street. This water main replacement project is part of a City roadway overlay project that will be bid during 2019. By replacing the 12-inch water main underlying the roadway with a 16-inch water main, the City is replacing aging infrastructure that is critical to providing fire flow to historic downtown Lewiston.

NEED OR JUSTIFICATION: This project is required as part of the City’s water main replacement plan of replacing undersized metallic water mains that have outlived their useful life. In addition, this water main was installed in the early 1900s and has had a history of leaks and expensive repairs. By replacing this water main, the City is increasing fire flow capacities and reducing the potential of water main failure in the future.
TD-3 Group: High System Summary

Project Identifier: TD-3 Group  
Project Name: TD-3a, 3b, 3c, 3d, 3e  
CIP Budget: $2,840,000  
Funding Source: Rates

PROJECT DESCRIPTION (TD-3 GROUP): This group of projects includes replacement of transmission and distribution infrastructure within the High System with appropriately-sized pipe consisting of materials suitable to each area's underground conditions.

NEED OR JUSTIFICATION (TD-3 GROUP): These water main replacement projects will improve distribution system hydraulic efficiency across the High Service Level to meet peaking demands and increased fire protection capacity to critical supply areas and customers. These replacement main projects will provide a 12-inch looped distribution system to critical customers such as the Lewis and Clark State College and the St. Joseph Regional Medical Center.

In addition to providing increased fire protection capacity, the projects will replace aging undersized infrastructure that are prone to leaking, system outages and corrosion. Hydraulic modeling of the distribution system during peak day system demands plus the required fire flow capacity, provided data showing this area of the distribution system to be unable to meet International Fire Code (IFC) Standards. These projects will significantly improve fire flow to the college and medical center, which are currently supplied by an undersized looped 4,6-inch distribution system.

INDIVIDUAL HIGH SYSTEM PROJECTS

Project Identifier: TD-3a (High Service Level)  
Project Name: 12-inch Replacement Main, in 4th Avenue from 6th Street to St. Johns Way  
CIP Budget: $633,000  
Funding Source: Rates

PROJECT DESCRIPTION: This project replaces approximately 2,212 ft. of 4, 6-inch cast iron water main located in 4th Street and 3rd Avenue with 12-inch PVC water main. The water main will be replaced in 4th Street from 6th Avenue to 3rd Avenue, and it will be replaced in 3rd Avenue from 4th Street to 6th Street. The estimated cost of replacement is estimated at $633,000 which includes the following markups: 6% sales tax, 15% contractor overhead/profit, 20% construction contingency and 20% engineering and administrative expense.
PROJECT DESCRIPTION: This project replaces approximately 1,020 ft. of 6-inch cast iron water main located in 5th Street from 3rd Avenue to F Street with 12-inch PVC water main. The estimated cost of replacement is estimated at $255,000 which includes the following markups: 6% sales tax, 15% contractor overhead/profit, 20% construction contingency and 20% engineering and administrative expense.
Recommended Street Configurations

The following general street configurations are recommended as guidelines for design. Example locations are given, but configurations could apply in other locations as well. Actual street widths will vary depending on site conditions, turn lane needs, parking needs, and available right-of-way.

2-LANE LOCAL STREET
WITH PARALLEL PARKING

Example Locations:
- Various Locations

2-LANE COLLECTOR or MINOR ARTERIAL
WITH BIKE LANES & PARKING

Example Locations:
- 13th Street, Elm Street, Chestnut Street (Clarkston)
- Prospect Avenue, 7th Avenue, 11th Avenue (Lewiston)

3-LANE COLLECTOR OR MINOR ARTERIAL
WITH BIKE LANES AND PARKING

Example Locations:
- 8th/4th Street, 15th Street, Port Drive (Clarkston)
- 5th Street, 9th Street, 18th Street (Lewiston)

PARKING STREET
ANGLED PARKING ON BOTH SIDES

Example Locations:
- 9th Street, 7th Street (Downtown Clarkston)
- 3rd Street, Beachey Street (Lewiston)

Recommendations 47
Figure 6-7: Multi-Criteria Evaluation to Identify Priority Routes

The 10 highest priority routes were refined further by a combination of technical factors and DAC priority to identify which of the 10 projects constitute the highest priority for short-term funding pursuits by the City of Lewiston. The route ranking is based on a total maximum available points of 100, spread across eight categories. These categories consist of using the average ranking by DAC members, along with observable characteristics of the corridor related to traffic exposure (traffic volumes), speeds, proximity to high priority land uses, presence of disabled populations based on Census data, presence or proximity to bus routes, and ease of implementation. The City staff, particularly Public Works, should work with the DAC and others to identify priority segments or opportunities as other project upgrades are made. Some priority routes have substantial sidewalks already in place while others have large gaps. On these routes with large gaps, full-scale improvements along an entire priority route within a single project are unlikely due to length and cost.

This ranking is intended to provide direction, not absolutes for decision-making, as a corridor like Thain/21st is ranked very high but also difficult and costly to upgrade compared to Main, Idaho Street, and others. Given the point spread between Main and Thain/21st and the next projects on the list, it is advised that the City pursue funding for concept design to better scope the specific needs on these corridors. A route like Thain/21 may require phasing of improvements given its length and complexity.

<table>
<thead>
<tr>
<th>Project</th>
<th>DAC Priority</th>
<th>Traffic Exposure</th>
<th>Traffic Speed</th>
<th>Proximity to Social &amp; Health Services</th>
<th>Proximity to Grcc/Prescrip</th>
<th>Disabled Population</th>
<th>Bus Route</th>
<th>Ease of Imp.</th>
<th>Total Points Out of 100</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main, 1st to 21st</td>
<td>20</td>
<td>11</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>20</td>
<td>5</td>
<td>10</td>
<td>86</td>
<td>1</td>
</tr>
<tr>
<td>Thain/21st, 7th to Powers</td>
<td>18</td>
<td>15</td>
<td>10</td>
<td>7</td>
<td>10</td>
<td>20</td>
<td>1</td>
<td>3</td>
<td>84</td>
<td>2</td>
</tr>
<tr>
<td>9th St/8th, D to Bryden</td>
<td>10</td>
<td>7</td>
<td>5</td>
<td>7</td>
<td>10</td>
<td>20</td>
<td>5</td>
<td>10</td>
<td>74</td>
<td>3</td>
</tr>
<tr>
<td>Idaho St, 9th St to 21st St.</td>
<td>16</td>
<td>3</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>20</td>
<td>3</td>
<td>10</td>
<td>72</td>
<td>4</td>
</tr>
<tr>
<td>Bryden, 4th to Thain</td>
<td>14</td>
<td>15</td>
<td>10</td>
<td>3</td>
<td>5</td>
<td>15</td>
<td>1</td>
<td>7</td>
<td>70</td>
<td>5</td>
</tr>
<tr>
<td>18th/17th/5th, Main to Bryden</td>
<td>12</td>
<td>11</td>
<td>10</td>
<td>5</td>
<td>7</td>
<td>15</td>
<td>3</td>
<td>3</td>
<td>66</td>
<td>6</td>
</tr>
<tr>
<td>D Ave, 1st St to 11th St</td>
<td>4</td>
<td>7</td>
<td>5</td>
<td>7</td>
<td>1</td>
<td>20</td>
<td>5</td>
<td>10</td>
<td>59</td>
<td>7</td>
</tr>
<tr>
<td>Southway/16th, Snake River Ave to 21st</td>
<td>6</td>
<td>11</td>
<td>10</td>
<td>5</td>
<td>3</td>
<td>10</td>
<td>5</td>
<td>3</td>
<td>53</td>
<td>8</td>
</tr>
<tr>
<td>11th Avenue, Snake River Ave to 21st</td>
<td>8</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>5</td>
<td>10</td>
<td>3</td>
<td>7</td>
<td>48</td>
<td>9</td>
</tr>
<tr>
<td>Warner, 10th/Thain to 14th</td>
<td>2</td>
<td>3</td>
<td>10</td>
<td>3</td>
<td>3</td>
<td>10</td>
<td>1</td>
<td>7</td>
<td>39</td>
<td>10</td>
</tr>
</tbody>
</table>
### Figure 6-5: Summary of Sidewalks and Ramps by Street Type in Lewiston

<table>
<thead>
<tr>
<th>Individual Streets</th>
<th>Total Miles</th>
<th>Total Lane Miles</th>
<th>Miles with Sidewalks - One Side</th>
<th>Miles with Sidewalks - Both Sides</th>
<th>Street Corners with Sidewalks-No Ramps</th>
<th>Street Corners without Sidewalks-No Ramps</th>
<th>Street Corners with Non-Compliant Ramps</th>
<th>Street Corners with Compliant Ramps</th>
</tr>
</thead>
<tbody>
<tr>
<td>9th St, D to 5th Ave &amp; 8th St, 5th Ave to Bryden</td>
<td>2.6</td>
<td>5.2</td>
<td>0.6</td>
<td>2.0</td>
<td>43</td>
<td>5</td>
<td>29</td>
<td>22</td>
</tr>
<tr>
<td>11th Ave, Snake River Ave to 21st</td>
<td>1.5</td>
<td>3.0</td>
<td>0.2</td>
<td>0.9</td>
<td>45</td>
<td>8</td>
<td>35</td>
<td>0</td>
</tr>
<tr>
<td>18th/17th/5th, Main to Bryden</td>
<td>2.6</td>
<td>8.1</td>
<td>0.5</td>
<td>0.9</td>
<td>21</td>
<td>26</td>
<td>46</td>
<td>26</td>
</tr>
<tr>
<td>Bryden, 4th to Thain</td>
<td>1.5</td>
<td>3.0</td>
<td>0.5</td>
<td>0.3</td>
<td>16</td>
<td>20</td>
<td>32</td>
<td>8</td>
</tr>
<tr>
<td>D Street, 1st St to 11th St</td>
<td>0.7</td>
<td>1.4</td>
<td>0.0</td>
<td>0.7</td>
<td>4</td>
<td>1</td>
<td>24</td>
<td>13</td>
</tr>
<tr>
<td>Idaho St, 9th St to 21st St.</td>
<td>1.0</td>
<td>2.1</td>
<td>0.0</td>
<td>1.0</td>
<td>26</td>
<td>1</td>
<td>20</td>
<td>1</td>
</tr>
<tr>
<td>Main, 1st to 21st</td>
<td>1.4</td>
<td>2.9</td>
<td>0.0</td>
<td>1.4</td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>34</td>
</tr>
<tr>
<td>Southway/16th, Snake River Ave to 21st</td>
<td>1.7</td>
<td>3.3</td>
<td>0.7</td>
<td>0.8</td>
<td>20</td>
<td>27</td>
<td>28</td>
<td>10</td>
</tr>
<tr>
<td>Thain/21st, Main to Powers</td>
<td>3.9</td>
<td>15.3</td>
<td>0.5</td>
<td>3.2</td>
<td>37</td>
<td>6</td>
<td>100</td>
<td>1</td>
</tr>
<tr>
<td>Warner, 10th/Thain to 14th</td>
<td>1.0</td>
<td>2.0</td>
<td>0.7</td>
<td>0.1</td>
<td>7</td>
<td>3</td>
<td>1</td>
<td>8</td>
</tr>
</tbody>
</table>

### Figure 6-6: Summary of Sidewalks and Ramps by Street Type in Lewiston

<table>
<thead>
<tr>
<th>Individual Streets</th>
<th>Ramps Cost Estimate</th>
<th>Sidewalks Cost Estimate</th>
<th>Total Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>9th St, D to 5th Ave &amp; 8th St, 5th Ave to Bryden</td>
<td>$770,000</td>
<td>$3,200,000</td>
<td>$3,970,000</td>
</tr>
<tr>
<td>11th Ave, Snake River Ave to 21st</td>
<td>$880,000</td>
<td>$2,100,000</td>
<td>$2,980,000</td>
</tr>
<tr>
<td>18th/17th/5th, Main to Bryden</td>
<td>$930,000</td>
<td>$7,200,000</td>
<td>$8,130,000</td>
</tr>
<tr>
<td>Bryden, 4th to Thain</td>
<td>$680,000</td>
<td>$2,700,000</td>
<td>$3,380,000</td>
</tr>
<tr>
<td>D Street, 1st St to 11th St</td>
<td>$290,000</td>
<td>$700,000</td>
<td>$990,000</td>
</tr>
<tr>
<td>Idaho St, 9th St to 21st St.</td>
<td>$470,000</td>
<td>$1,100,000</td>
<td>$1,570,000</td>
</tr>
<tr>
<td>Main, 1st to 21st</td>
<td>$250,000</td>
<td>$1,500,000</td>
<td>$1,750,000</td>
</tr>
<tr>
<td>Southway/16th, Snake River Ave to 21st</td>
<td>$750,000</td>
<td>$2,500,000</td>
<td>$3,250,000</td>
</tr>
<tr>
<td>Thain/21st, Main to Powers</td>
<td>$1,430,000</td>
<td>$12,100,000</td>
<td>$13,530,000</td>
</tr>
<tr>
<td>Warner, 10th/Thain to 14th</td>
<td>$110,000</td>
<td>$1,900,000</td>
<td>$2,010,000</td>
</tr>
</tbody>
</table>

Estimated Total | $6,560,000 | $35,000,000 | $41,560,000 |
4.4.3 1C - ENGINEERING INVESTIGATION OF ACCESS OPTIONS
This project groups together the access issues listed in Chapter 2 into a study to determine viable options for improved access.

4.4.4 2A - 24TH STREET NORTH PIPELINE REPLACEMENT - 3RD AVE N TO 1ST AVE N
This project will increase the capacity of the sewer main in North Lewiston to accommodate future industrial growth. About 800 feet of 12-inch sewer main will be installed as a part of this project.

4.4.5 2B - PIPELINE REPLACEMENT - 11TH AVE TO 16TH AVE BETWEEN 21ST ST AND 23RD ST
Nearly 2,300 feet of 8-inch pipeline will be replaced with this project. The existing sewer main does not follow a roadway and the City should consider re-routing the sewer line into a road to make access easier. Pipe bursting should be considered during the pre-design phase of this project. The City should monitor flow in the pipeline reach. Provided growth continues as expected, it is likely this project will need to be completed in the next 5-10 years.

4.4.6 2C/3E - EAST ORCHARDS SEWER EXPANSION PHASE 2 AND 3
This project will expand on the trunk lines constructed as a part of Priority 1a and make sewer service available to the remaining homes on septic east of Lewiston and help reduce nitrate concerns in the area. In total, the sewer mains needed for this phase total over 29,000 feet. Also included in this project is a small lift station. The City should explore grant funding to help cover the cost of the expansion.

4.4.7 2D - DESIGN AND CONSTRUCTION OF ACCESS IMPROVEMENTS
After completion of the engineering study of Priority 1f, design and construction will proceed with gravel access roads where practical. Manhole rim elevations will be raised and supported to reduce the risk of storm flow entering the top of manholes. This project assumes a total of approximately 13,000 feet of roadway will be constructed/improved along with improvements to about 45 manholes.

4.4.8 3A - PIPELINE REPLACEMENT NEAR LEWISTON COUNTRY CLUB
The existing pipeline that provides service to the Lewiston Country Club area has several pipeline segments with slopes much lower than the rest. These areas act as bottlenecks that limit the overall capacity of the line. This project aims to increase the capacity of these lines by adjusting slopes where possible and increasing pipe diameter where needed. In total, the project includes about 100 feet of 8-inch sewer main and 2,200 feet of 12-inch sewer main.

4.4.9 3B - MAIN STREET PIPELINE REPLACEMENT - 9TH ST TO 6TH ST
The existing pipeline in this area is installed at less than minimum slope. Currently, this does not result in capacity problems within the system provided the pipelines are well maintained and free of debris. However, as future development increases flows throughout the system the potential for manhole surcharging increases. This project will reconstruct pipelines at desired slopes to achieve desired pipeline capacities.

4.4.10 3C - G STREET PIPELINE REPLACEMENT - 15TH ST TO 16TH ST
The existing pipeline in this area is installed at less than minimum slope. Currently, this does not result in capacity problems within the system provided the pipelines are well maintained and free of debris. However, as future development increases flows throughout the system the potential for manhole surcharging increases. This project will reconstruct pipelines at desired slopes to achieve desired pipeline capacities.
<table>
<thead>
<tr>
<th>ID</th>
<th>Item</th>
<th>Primary Purpose</th>
<th>Capital Improvement Plan (2017 Dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>UV System</td>
<td>Capacity/Redundancy</td>
<td>$1,225,000</td>
</tr>
<tr>
<td>1B</td>
<td>Aeration Basins, Blowers, and Flow Splitting</td>
<td>Operations/Capacity</td>
<td>$7,501,000</td>
</tr>
<tr>
<td>1C</td>
<td>Primary Clarifier Rehabilitation</td>
<td>Operations/Replacement</td>
<td>$1,046,000</td>
</tr>
<tr>
<td>1D</td>
<td>New RAS/NAS Pumping</td>
<td>Redundancy</td>
<td>$1,164,000</td>
</tr>
<tr>
<td>1E</td>
<td>Dewatering</td>
<td>Replacement/Redundancy</td>
<td>$1,523,000</td>
</tr>
<tr>
<td>1F</td>
<td>Solids Thickening</td>
<td>Replacement/Redundancy</td>
<td>$993,000</td>
</tr>
<tr>
<td>1G</td>
<td>New Aeration Basin</td>
<td>Capacity/Redundancy</td>
<td>$4,975,000</td>
</tr>
<tr>
<td>1H</td>
<td>North Shore Pump Station</td>
<td>Operations/Capacity</td>
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</tr>
<tr>
<td>1I</td>
<td>Screen Washer/Compactor</td>
<td>Redundancy</td>
<td>$28,000</td>
</tr>
<tr>
<td>1J</td>
<td>Investigate Dissolved Air Floation (DAF)</td>
<td>Operations/Redundancy</td>
<td>$81,000</td>
</tr>
<tr>
<td>1K</td>
<td>Sludge Blending and Sludge Holding Tanks</td>
<td>Operations/Replacement</td>
<td>$1,050,000</td>
</tr>
<tr>
<td>1L</td>
<td>Plant Security</td>
<td>Operations</td>
<td>$125,000</td>
</tr>
<tr>
<td>1M</td>
<td>New Primary Clarifier; Flow Splitting and Piping</td>
<td>Capacity/Redundancy</td>
<td>$1,491,000</td>
</tr>
<tr>
<td>1N</td>
<td>New Secondary Clarifier</td>
<td>Capacity/Redundancy</td>
<td>$3,673,000</td>
</tr>
<tr>
<td>W</td>
<td>Wastewater Treatment Plant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1a</td>
<td>Pipeline Reconstruction along 11th Ave and Prospect Ave to 10th Ave</td>
<td>Capacity</td>
<td>$199,000</td>
</tr>
<tr>
<td>1b</td>
<td>Lift Station Upgrades</td>
<td>Capacity/Redundancy</td>
<td>$334,000</td>
</tr>
<tr>
<td>1c</td>
<td>Engineering Investigation of Access Options</td>
<td>Operations</td>
<td>$150,000</td>
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<tr>
<td>W</td>
<td>Wastewater Collection System</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2a</td>
<td>24th Street North Pipeline Replacement - 3rd Ave N to 1st Ave N</td>
<td>Replacement</td>
<td>$233,000</td>
</tr>
<tr>
<td>2b</td>
<td>Pipeline Replacement - 11th Ave to 16th Ave between 21st and 23rd St</td>
<td>Replacement</td>
<td>$584,000</td>
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<tr>
<td>2c</td>
<td>East Orchards Sewer Expansion Phase 2</td>
<td>Nitrate Reduction</td>
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<tr>
<td>2d</td>
<td>Design and Construction of Access Improvements</td>
<td>Operations</td>
<td>$1,295,000</td>
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<tr>
<td>W</td>
<td>Wastewater Collection System</td>
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<td></td>
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<tr>
<td>3a</td>
<td>Administration Building</td>
<td>Operations</td>
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<tr>
<td>3bA</td>
<td>Hypochlorite System</td>
<td>Replacement</td>
<td>$453,000</td>
</tr>
<tr>
<td>3bB</td>
<td>3W System (Plant Water: Non-potable, disinfected plant effluent)</td>
<td>Replacement</td>
<td>$368,000</td>
</tr>
<tr>
<td>3cC</td>
<td>Potable Water</td>
<td>Replacement</td>
<td>$97,000</td>
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<td>Wastewater Treatment Plant</td>
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<td>3a</td>
<td>Pipeline Replacement near Lewiston Country Club</td>
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<tr>
<td>3b</td>
<td>Main Street Pipeline Reconstruction - 9th St to 6th St</td>
<td>Replacement</td>
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<td>3c</td>
<td>G Street Pipeline Reconstruction 15th St to 16th St</td>
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<td>Pipeline Reconstruction downstream of COID Warner Discharge Point</td>
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<td>3e</td>
<td>East Orchards Sewer Expansion Phase 3</td>
<td>Nitrate Reduction</td>
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Note: 1. City plans to fund the Priority 1 Collection System projects through its operations budget.
KEY ACTIONS

Introduction

Seven key actions will drive the next phase of downtown Lewiston's growth and development.

These concepts were developed from consultant research, stakeholder input, public feedback, and direction from the steering committee. These actions will become catalysts for investment in downtown Lewiston and attract a substantially larger residential population, as well as a diversity of commercial and mixed-use development.

WATERFRONT ACTIVATION

The confluence of the Snake and Clearwater Rivers creates a unique natural asset and waterfront for the City of Lewiston. This unique and community defining feature is currently underused, and easy to overlook even for downtown users who are only a few hundred feet away. The waterfront can be activated with wayfinding strategies to draw downtown users to the water. New public uses can also be incorporated, including: a waterfront dog park; a splash pad for kids; and amenities for walking, running and cycling; as well as a marina with docking facilities for local boaters and tour operators. Opportunities for new waterfront amenities should be done in conjunction with future development to accommodate new uses and through public/private partnerships.

RESIDENTIAL OPPORTUNITIES

Residential growth should happen in downtown through new apartment rentals and condominiums. Downtown's job growth and increase in workers under the age of 30 is twice the rate of the two-county region. This creates an opportunity to provide residential units that are close to where these employees work. Additionally, mild weather makes the Lewis Clark Valley a retirement hub, and retirees are increasingly seeking to live in urban, walkable environments near amenities. Increasing the number of residents living in downtown will decrease commute times, increase the customer base of businesses in the area, and increase desirability as a place to live. Residential opportunities in downtown Lewiston can be summarized into four categories: Major Site Developments, Downtown Mixed Use, Infill Development & Upper Story Rehabilitation.

ARTS & CULTURE

The arts can be a key investment driver for downtown Lewiston. Naming the downtown as a cultural destination will solidify downtown as the community's center for arts and culture; increase its sense of place and identity; and support anchor retail stores. A January 2019 convening of regional arts and culture organizations concluded that their patrons want to attend performances in a downtown setting within walking distance to restaurants and bars. Reconstruction of the iconic Liberty Theater is a critical step that will create a performance venue on Main Street. The stage of the Liberty Theater, however, isn't large enough to accommodate performances by the full symphony or the local theatre organization. The arts and cultural organizations concluded that a new dedicated multi-use performance facility located downtown is needed as a cultural hub for the Lewis Clark Valley.
Connections between Normal Hill and downtown (and on to the waterfront) can be enhanced by investing in improvements to the pedestrian realm at several key points. Main Street and D Street are major downtown arterials that accommodate vehicular movement between the Clarkston Bridge to the Memorial Bridge. This traffic currently uses Main Street (eastbound, 1st Street to 11th Street) and D Street (westbound) as a one-way couplet. Despite the availability of the US 12 bypass around downtown Lewiston, traffic studies show that 70% of motorists continue eastbound on Main Street. Citizens overwhelmingly identify traffic speeds and poor pedestrian connectivity as creating a negative atmosphere downtown. Based on previous traffic studies and current volumes, Main Street can be re-configured as a two-way street to increase access to downtown’s small businesses and promote local circulation within the downtown core.

Downtown utility infrastructure should be upgraded to meet the growing demands of residential and business uses and facilitate future development. Utility improvements include larger water pipes to reduce the fire suppression costs to private investors, and continued support for expansion of the Port of Lewiston’s dark fiber network because it allows big businesses to move data and potentially work remotely. All construction work should be done in conjunction with other public works projects to minimize construction impacts and to create opportunities for further streetscape improvements throughout downtown Lewiston.

As noted earlier, the Twin City Foods site has potential to be a major economic driver with new mixed-use development that adds new multi-family housing, commercial uses and public art opportunities, along with new public spaces and waterfront amenities. As a public-private partnership, development can be expected to occur in phases over a multi-year time frame in response to market demand and private investment interest.

The City of Lewiston, Urban Renewal Agency, private sector, and Beautiful Downtown Lewiston need to play distinct and complementary roles in implementing this master plan. The City of Lewiston should make downtown Lewiston a top priority, and proceed with infrastructure improvements, development incentives, streamlined permitting, and funding for ongoing downtown management. The Urban Renewal Agency should close the existing Downtown Revenue Allocation Area (RAA) as soon as possible and form a new RAA. Private property and business owners should invest in downtown Lewiston. Beautiful Downtown Lewiston should step up its work as a powerful champion for downtown — making it clear to everyone that downtown Lewiston is everybody’s neighborhood.
NEW 6TH STREET STAIRCASE
EXHIBIT B

TO ORDINANCE NO. 4814
A Revenue Allocation Area situate in Section 31, Township 36N., Range 5 W., and Section 36, Township 36N., Range 6 W., Boise Meridian, in the City of Lewiston, County of Nez Perce, Idaho and being more particularly described as follows:

Commencing at True’s Monument No. 11, also known as Monument 12-10 in the records of the City of Lewiston, Idaho, said point being on the centerline of Main Street;

Thence following the centerline of Main Street, North 77°32'10" West a distance of 217.71 feet to a point on the said centerline of Main Street, and the TRUE POINT OF BEGINNING, said point also being the intersection of the said centerline of Main Street and the northerly extension of the easterly right-of-way line of Lincoln Street;

Thence leaving the said centerline of Main Street and following the said easterly right-of-way line of Lincoln Street and its extension, South 13°17'17" West a distance of 287.32 feet to the intersection of the said easterly line of Lincoln Street, and the easterly extension of the southerly right-of-way line of “F” Street;

Thence westerly, following the said southerly right-of-way line of said “F” Street and its extension, North 78°02'55" West a distance of 520.37 feet to a point on the said southerly right-of-way line of “F” Street;

Thence leaving the said southerly right-of-way line of “F” Street, and following the street right-of-way across the chamfered right-of-way corner, South 49°20'12" West a distance of 30.36 feet to a point on the easterly right-of-way line of 13th Street;

Thence southerly, following the said easterly right-of-way line of 13th Street and its extensions, South 03°16'40" East a distance of 428.79 feet to a point at the northerly point of curvature of the right-of-way intersection radius of said 13th Street and Idaho Street;

Thence leaving the said easterly right-of-way line of 13th Street and crossing the said intersection of 13th Street and Idaho Street, South 33°01'53" West a distance of 84.44 feet to the intersection of the southerly line of said Idaho Street, and the westerly line of said 13th Street;
Revenue Allocation Area #7, 3-24-21

Thence westerly, following the said southerly right-of-way line of Idaho Street, and its extensions, North 66°43'31" West a distance of 1161.89 feet to the intersection of the said southerly right-of-way line of Idaho Street and the easterly right-of-way line of an un-named 8 foot wide alley located on the easterly side of the Wyncoop Addition to the City of Lewiston, and dedicated on the recorded plat thereof;

Thence leaving the said southerly right-of-way line of Idaho Street, and following the said easterly right-of-way line of the un-named 8 foot wide alley, South 24°01'32" West a distance of 554.00 feet to the southerly end of said platted alley;

Thence south-westerly, leaving said easterly alley right-of-way line, South 71°10'01" West a distance of 158.08 feet to a point on the easterly right-of-way line of 9th Street at the southerly point of curvature of a right-of-way curve;

Thence leaving said easterly right-of-way line of 9th Street and crossing the said 9th Street right-of-way, North 47°00'01" West a distance of 485.08 feet to a point at the intersection of the south-westerly right-of-way line of said 9th Street, and the easterly right-of-way line of 7th Street;

Thence south-westerly, crossing the intersection of said 7th Street and 4th Avenue, South 43°31'57" West a distance of 118.15 feet to the intersection of the westerly right-of-way line of said 7th Street, and the southerly right-of-way line of said 4th Avenue;

Thence westerly, following the said southerly right-of-way line of 4th Avenue, North 89°06'59" West a distance of 152.46 feet to the westerly end of the said 4th Avenue right-of-way segment;

Thence northerly, following the end of the said 4th Avenue right-of-way, North 00°53'01" East a distance of 79.00 feet to a point on the northerly right-of-way line of said 4th Avenue at the westerly end of the said right-of-way segment;

Thence leaving the said 4th Avenue right-of-way, North 00°10'58" West a distance of 262.47 feet to a point;

Thence North 23°02'17" West a distance of 148.13 feet to a point on the southerly right-of-way line of 3rd Avenue at the easterly end of the said right-of-way segment;

Thence westerly following the said southerly right-of-way line of 3rd Avenue, North 89°15'48" West a distance of 222.61 feet to the intersection of the said southerly right-of-way line of 3rd Avenue, and the easterly right-of-way line of 6th Street;
Thence southerly, following the said easterly right-of-way line of 6th Street, South 00°54'50" West a distance of 777.26 feet to the intersection of said 6th Street (north) and the northerly right-of-way line of 5th Avenue;

Thence easterly, following the said northerly right-of-way line of 5th Avenue, South 89°06'59" East a distance of 15.00 feet to the intersection of the said northerly right-of-way line of 5th Avenue and the said easterly right-of-way line of 6th Street (south);

Thence southerly, following the said easterly right-of-way line of 6th Street, South 00°54'50" West a distance of 222.14 feet to the intersection of the said easterly right-of-way line of 6th Street, and the northerly right-of-way line of the 16 foot wide alley running through Blocks 8, 9, and 10 of the subdivision of North Park Place in the City of Lewiston, Idaho, according to the recorded plat thereof;

Thence westerly following the said northerly alley right-of-way line and its extensions, North 89°05'46" West a distance of 520.28 feet to the intersection of the said northerly alley right-of-way line and the westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street and its extensions, North 00°54'50" East a distance of 843.98 feet to the intersection of the said westerly right-of-way line of 5th Street, and the southerly right-of-way line of the 16 foot wide alley running east-west through Block 2 of the Vollmer Field Addition to the City of Lewiston, Idaho, according to the recorded plat thereof;

Thence westerly, following the said southerly right-of-way line of the 16 foot wide alley, South 87°07'31" West a distance of 345.52 feet to the intersection of the extension of the said southerly alley right-of-way line, and the extension of the westerly right-of-way line of 4th Street;

Thence northerly, following the said westerly right-of-way line of 4th Street and its extension, North 03°54'01" East a distance of 152.07 feet to the intersection of the said westerly right-of-way line of 4th Street and the southerly right-of-way line of 3rd Avenue;

Thence westerly, following the southerly right-of-way line of 3rd Avenue, South 87°07'36" West a distance of 85.32 feet to the intersection of the said southerly right-of-way line of 3rd Avenue and the southerly extension of the westerly right-of-way line of 4th Street;

Thence northerly, following the said westerly right-of-way line of 4th Street and its extension, North 02°52'08" West a distance of 459.78 feet to the intersection of the said westerly right-of-way line of 4th Street, and the southerly right-of-way line of 2nd Avenue;
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Thence easterly, following the said southerly right-of-way line of 2nd Avenue and its extensions, North 87°08'25" East a distance of 409.84 feet to the intersection of the said southerly right-of-way line of 2nd Avenue, and the said westerly right-of-way line of 5th Street;

Thence northerly, crossing said 2nd Avenue, North 05°01'15" West a distance of 80.06 feet to the intersection of the northerly right-of-way line of said 2nd Avenue and the said westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street, North 01°53'31" West a distance of 155.62 feet to an angle point in the said westerly right-of-way line of 5th Street;

Thence westerly, following the said westerly right-of-way line of 5th Street, South 87°08'25" West a distance of 8.50 feet to an angle point in the said westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street and its extension, North 05°01'15" West a distance of 160.37 feet to the intersection of the extension of the said westerly right-of-way line of 5th Street(south) and the northerly right-of-way line of 1st Avenue;

Thence easterly, following the said northerly right-of-way line of 1st Avenue, North 87°07'12" East a distance of 16.01 feet to the intersection of the said northerly right-of-way line of 1st Avenue and the said westerly right-of-way line of 5th Street(north);

Thence northerly, following the said westerly right-of-way line of 5th Street, North 05°01'15" West a distance of 227.39 feet, to an angle point in the said westerly right-of-way line of 5th Street;

Thence continue northerly, following the said westerly right-of-way line of 5th Street, North 14°46'07" West a distance of 71.25 feet to the intersection of said westerly right-of-way line of 5th Street, and the extension of the northerly right-of-way line of Prospect Boulevard;

Thence westerly, following the northerly right-of-way line of Prospect Boulevard and its said extension, North 80°00'16" West a distance of 270.38 feet;

Thence continue westerly, following the said northerly right-of-way line of Prospect Boulevard, the following courses:

North 85°45'16" West a distance of 396.61 feet;

Thence South 66°17'21" West a distance of 235.63 feet;

Thence South 60°57'51" West a distance of 233.64 feet to an angle point in the said northerly right-of-way line of Prospect Boulevard where Prospect Boulevard turns south;

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Thence continuing to follow the said right-of-way line of Prospect Boulevard southerly, on the now westerly right-of-way line, South 02°42'39" East a distance of 77.53 feet to a point on the said westerly right-of-way line of Prospect Boulevard;

Thence leaving the said westerly right-of-way line of Prospect Boulevard, North 89°03'26" West a distance of 256.71 feet, to a point on the United States Army Corps of Engineers, Lower Granite Lock and Dam Monumented Project Boundary according to U.S.A.C.E. File GDG-0-0-1/14;

Thence southerly, following the said U.S.A.C.E. project boundary, the following courses:

South 04°53'32" West a distance of 50.88 feet;
Thence South 04°34'41" West a distance of 499.64 feet;
Thence South 04°34'16" West a distance of 1000.17 feet;
Thence South 04°34'02" West a distance of 500.06 feet;
Thence South 19°54'17" West a distance of 72.49 feet;
Thence South 07°52'14" West a distance of 427.36 feet;
Thence South 14°50'41" West a distance of 132.20 feet;
Thence South 01°47'05" East a distance of 22.95 feet to a point on the said U.S.A.C.E. project boundary line;

Thence westerly, leaving the said U.S.A.C.E. project boundary line, South 89°59'54" West a distance of 148.28 feet to a point at approximately the top of bank line on the river side of the earthen levee constructed as part of the said United States Army Corps of Engineers, Lower Granite Lock and Dam Project;

Thence northerly, following the said approximate top of bank line, the following courses:

North 03°27'59" East a distance of 1397.97 feet;
Thence 375.83 feet along a 4018.00 foot radius tangent curve to the left with a 05°21'33" central angle and a 375.69 foot long chord that bears North 00°47'12" East;
Thence North 01°53'34" West a distance of 2026.89 feet;
Thence 272.33 feet along a 320.00 foot radius tangent curve to the right with a 48°45'38" central angle and a 264.19 foot long chord that bears North 22°29'15" East;
Revenue Allocation Area #7, 3-24-21

Thence North 46°52'04" East a distance of 309.67 feet;

Thence 244.56 feet along a 320.00 foot radius tangent curve to the right with a 43°47'16" central angle and a 238.65 foot long chord that bears North 68°45'42" East;

Thence South 89°20'40" East a distance of 1569.16 feet to the intersection of the said top of bank line, and a line parallel to, and offset 30 feet westerly from, the centerline of the Great Northwest Railroad, Inc. main rail line;

Thence southerly, leaving the said top of bank line and following the said line offset from the railroad centerline, South 09°15'24" East a distance of 170.31 feet to a point at the end of a curve on the said line offset from the railroad centerline;

Thence continue southerly, following the said line offset from the railroad centerline, 535.46 feet along a 860.00 foot radius tangent curve to the left with a 35°40'26" central angle and a 526.85 foot long chord that bears South 27°05'37" East to a point at the intersection of said line offset from the railroad centerline, and the southerly right-of-way line of vacated "B" (Beachey) Street;

Thence westerly leaving the said line offset from the railroad centerline and following the said southerly right-of-way line of vacated "B" (Beachey) Street, and an extension thereof, North 86°06'47" West a distance of 244.85 feet to a point at the intersection of the extension of the said southerly right-of-way line of vacated "B" (Beachey) Street, and the center line of vacated 6th Street;

Thence southerly, following the said center line of vacated 6th Street, South 03°52'52" West a distance of 118.51 feet to a point on the said vacated centerline, said point also being the south-easterly corner of the parcel conveyed by the Quitclaim Deed recorded under Instrument No. 739360 of said County records;

Thence westerly, leaving the said vacated center line, and following the southerly line of the said 739360 parcel, North 86°07'08" West a distance of 279.38 feet to a point at the intersection of the said southerly line of the 739360 parcel, and the easterly right-of-way line of 5th Street;

Thence southerly, leaving the said southerly line of the 739360 parcel, and following the said easterly right-of-way line of 5th Street, South 04°27'52" West a distance of 100.01 feet to the intersection of the said easterly right-of-way line of 5th Street, and the northerly right-of-way line of "C" (Capital) Street;

Thence easterly, leaving the said easterly right-of-way line of 5th Street, and following the said northerly right-of-way line of "C" (Capital) Street, and its extensions, South 86°07'08" East a
distance of 759.13 feet to the intersection of said extension of the northerly right-of-way line of “C” (Capital) Street, and the easterly right-of-way line of 7th Street;

Thence southerly, leaving the said northerly right-of-way line of “C” (Capital) street, and its extensions, and following the said easterly right-of-way line of 7th Street, South 14°46'59" West a distance of 271.92 feet to a point at the northerly end of a right-of-way radius at the north-easterly corner of 7th Street and “D” Street;

Thence 17.04 feet along a 13.80 foot radius tangent curve to the left with a 70°45'56" central angle and a 15.98 foot long chord that bears South 20°35'59" East to a point at the southerly end of said right-of-way radius;

Thence south-easterly, following the north-easterly right-of-way line of “D” Street the following courses:

South 55°58'57" East a distance of 156.64 feet;
Thence South 59°18'45" East a distance of 53.77 feet;
Thence South 59°03'45" East a distance of 718.13 feet;
Thence South 59°03'45" East a distance of 27.50 feet;
Thence South 59°03'41" East a distance of 181.18 feet;
Thence South 59°59'45" East a distance of 103.48 feet;
Thence South 30°00'15" West a distance of 5.00 feet;
Thence South 59°59'45" East a distance of 145.42 feet;

Thence 157.14 feet along a 175.46 foot radius non-tangent curve to the right with a 51°18'57" central angle and a 151.94 foot long chord that bears South 34°15'58" East;

Thence South 08°31'44" East a distance of 102.52 feet to a point at the intersection of the said north-easterly right-of-way line of “D” Street, and the north-westerly line of the parcel conveyed by the Warranty Deed recorded under instrument No. 794704 of said County records;

Thence leaving the said north-easterly right-of-way line of “D” Street, north-easterly along the said north-westerly parcel line, North 29°16'37" East a distance of 202.78 feet to the northwesterly corner of the said 794704 parcel;

Thence leaving the said 794704 parcel line and continuing North 29°16'37" East a distance of 472.33 feet to a point at approximately the top of bank line on the river side of the earthen
levee constructed as part of the said United States Army Corps of Engineers, Lower Granite Lock and Dam Project;

Thence south-easterly, following the said approximate top of bank line, 1127.10 feet along a 2268.00 foot radius non-tangent curve to the left with a 28°28'25" central angle and a 1115.54 foot long chord that bears South 67°28'05" East;

Thence continue following the said top of bank line, South 81°42'18" East a distance of 274.03 feet;

Thence southerly leaving the said top of bank line, South 08°13'25" West a distance of 417.92 feet to the north-easterly corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 820603 of said County records;

Thence southerly, following the easterly line of said 820603 parcel, South 13°34'34" West a distance of 118.03 feet to the intersection of said easterly 820603 parcel line, and the northerly right-of-way line of said Main Street;

Thence westerly, following the said northerly right-of-way line, North 77°40'05" West a distance of 92.95 feet to a point on the said northerly right-of-way line;

Thence southerly, leaving the said northerly right-of-way line, South 13°17'17" West a distance of 40.88 feet; back to the TRUE POINT OF BEGINNING, said area containing 212.26 acres, more or less.
Revenue Allocation Area #7, 3-24-21

REVENUE ALLOCATION AREA #7

The purpose of this Revenue Allocation Area legal description is to provide the Idaho State Tax Commission with a metes and bounds description meeting their requirements. This is not a surveyed boundary and the bearings and distances shown in this legal description are derived from resource quality GIS information. This description is intended to be used only by the Idaho State Tax Commission GIS Department for the purpose of establishing a tax boundary.

A Revenue Allocation Area situate in Section 31, Township 36N., Range 5 W., and Section 36, Township 36N., Range 6 W., Boise Meridian, in the City of Lewiston, County of Nez Perce, Idaho and being more particularly described as follows:

Commencing at True’s Monument No. 11, also known as Monument 12-10 in the records of the City of Lewiston, Idaho, said point being on the centerline of Main Street and having the NAD83 Idaho State Plane, West Zone, US Foot coordinates of N: 1,734,499.12 and E: 2,306,272.61;

Thence North 77°32'10" West a distance of 217.71 feet to the TRUE POINT OF BEGINNING;

Thence South 13°17'17" West a distance of 287.32 feet;

Thence North 78°02'55" West a distance of 520.37 feet;

Thence South 49°20'12" West a distance of 30.36 feet;

Thence South 03°16'40" East a distance of 428.79 feet;

Thence South 33°01'53" West a distance of 84.44 feet;

Thence North 66°43'31" West a distance of 1161.89 feet;

Thence South 24°01'32" West a distance of 554.00 feet;

Thence South 71°10'01" West a distance of 158.08 feet;

Thence North 47°00'01" West a distance of 485.08 feet;

Thence South 43°31'57" West a distance of 118.15 feet;

Thence North 89°06'59" West a distance of 152.46 feet;

Thence North 00°53'01" East a distance of 79.00 feet;

Thence North 00°10'58" West a distance of 262.47 feet;
Revenue Allocation Area #7, 3-24-21

Thence North 23°02′17″ West a distance of 148.13 feet;
Thence North 89°15′48″ West a distance of 222.61 feet;
Thence South 00°54′50″ West a distance of 777.26 feet;
Thence South 89°06′59″ East a distance of 15.00 feet;
Thence South 00°54′50″ West a distance of 222.14 feet;
Thence North 89°05′46″ West a distance of 520.28 feet;
Thence North 00°54′00″ East a distance of 843.98 feet;
Thence South 87°07′31″ West a distance of 345.52 feet;
Thence North 03°54′01″ East a distance of 152.07 feet;
Thence South 87°07′36″ West a distance of 85.32 feet;
Thence North 02°52′08″ West a distance of 459.78 feet;
Thence North 87°08′25″ East a distance of 409.84 feet;
Thence North 05°01′15″ West a distance of 80.06 feet;
Thence North 01°53′31″ West a distance of 155.62 feet;
Thence South 87°08′25″ West a distance of 8.50 feet;
Thence North 05°01′15″ West a distance of 160.37 feet;
Thence North 87°07′12″ East a distance of 16.01 feet;
Thence North 05°01′15″ West a distance of 227.39 feet;
Thence North 14°46′07″ West a distance of 71.25 feet;
Thence North 80°00′16″ West a distance of 270.38 feet;
Thence North 85°45′16″ West a distance of 396.61 feet;
Thence South 66°17′21″ West a distance of 235.63 feet;
Thence South 60°57′51″ West a distance of 233.64 feet;
Thence South 02°42′39″ East a distance of 77.53 feet;
Revenue Allocation Area #7, 3-24-21

Thence North 89°03'26" West a distance of 256.71 feet;
Thence South 04°53'32" West a distance of 50.88 feet;
Thence South 04°34'41" West a distance of 499.64 feet;
Thence South 04°34'16" West a distance of 1000.17 feet;
Thence South 04°34'02" West a distance of 500.06 feet;
Thence South 19°54'17" West a distance of 72.49 feet;
Thence South 04°50'41" West a distance of 499.64 feet;
Thence South 01°47'05" East a distance of 22.95 feet;
Thence South 89°59'54" West a distance of 148.28 feet;
Thence North 03°27'59" East a distance of 1397.97 feet;
Thence 375.83 feet along a 4018.00 foot radius tangent curve to the left with a 05°21'33" central angle and a 375.69 foot long chord that bears North 00°47'12" East;
Thence North 01°53'34" West a distance of 2026.89 feet;
Thence 272.33 feet along a 320.00 foot radius tangent curve to the right with a 48°45'38" central angle and a 264.19 foot long chord that bears North 22°29'15" East;
Thence North 46°52'04" East a distance of 309.67 feet;
Thence 244.56 feet along a 320.00 foot radius tangent curve to the right with a 43°47'16" central angle and a 238.65 foot long chord that bears North 68°45'42" East;
Thence South 89°20'40" East a distance of 1569.16 feet;
Thence South 09°15'24" East a distance of 170.31 feet;
Thence 535.46 feet along a 860.00 foot radius tangent curve to the left with a 35°40'26" central angle and a 526.85 foot long chord that bears South 27°05'37" East;
Thence North 86°06'47" West a distance of 244.85 feet;
Thence South 03°52'52" West a distance of 118.51 feet;
Thence North 86°07'08" West a distance of 279.38 feet;
Revenue Allocation Area #7, 3-24-21

Thence South 04°27'52" West a distance of 100.01 feet;
Thence South 86°07'08" East a distance of 759.13 feet;
Thence South 14°46'59" West a distance of 271.92 feet;
Thence 17.04 feet along a 13.80 foot radius tangent curve to the left with a 70°45'56" central angle and a 15.98 foot long chord that bears South 20°35'59" East;
Thence South 55°58'57" East a distance of 156.64 feet;
Thence South 59°18'45" East a distance of 53.77 feet;
Thence South 59°03'45" East a distance of 718.13 feet;
Thence South 59°03'45" East a distance of 271.92 feet;
Thence South 59°59'45" East a distance of 103.48 feet;
Thence South 30°00'15" West a distance of 5.00 feet;
Thence South 59°59'45" East a distance of 145.42 feet;
Thence 157.14 feet along a 175.46 foot radius non-tangent curve to the right with a 51°18'57" central angle and a 151.94 foot long chord that bears South 34°15'58" East;
Thence South 08°31'44" East a distance of 102.52 feet;
Thence North 29°16'37" East a distance of 202.78 feet;
Thence North 29°16'37" East a distance of 472.33 feet;
Thence 1127.10 feet along a 2268.00 foot radius non-tangent curve to the left with a 28°28'25" central angle and a 1115.54 foot long chord that bears South 67°28'05" East;
Thence South 81°42'18" East a distance of 274.03 feet;
Thence South 08°13'25" West a distance of 417.92 feet;
Thence South 13°34'34" West a distance of 118.03 feet;
Thence North 77°40'05" West a distance of 92.95 feet;
Thence South 13°17'17" West a distance of 40.88 feet, back to the TRUE POINT OF BEGINNING, said area containing 212.26 acres, more or less.
EXHIBIT C
TO ORDINANCE NO. 4814
EXHIBIT B TO ORDINANCE NO. 4814

REVENUE ALLOCATION AREA #7

A Revenue Allocation Area situate in Section 31, Township 36N., Range 5 W., and Section 36, Township 36N., Range 6 W., Boise Meridian, in the City of Lewiston, County of Nez Perce, Idaho and being more particularly described as follows:

Commencing at True’s Monument No. 11, also known as Monument 12-10 in the records of the City of Lewiston, Idaho, said point being on the centerline of Main Street;

Thence following the centerline of Main Street, North 77°32'10" West a distance of 217.71 feet to a point on the said centerline of Main Street, and the TRUE POINT OF BEGINNING, said point also being the intersection of the said centerline of Main Street and the northerly extension of the easterly right-of-way line of Lincoln Street;

Thence leaving the said centerline of Main Street and following the said easterly right-of-way line of Lincoln Street and its extension, South 13°17'17" West a distance of 287.32 feet to the intersection of the said easterly line of Lincoln Street, and the easterly extension of the southerly right-of-way line of "F" Street;

Thence westerly, following the said southerly right-of-way line of said "F" Street and its extension, North 78°02'55" West a distance of 520.37 feet to a point on the said southerly right-of-way line of "F" Street;

Thence leaving the said southerly right-of-way line of "F" Street, and following the street right-of-way across the chamfered right-of-way corner, South 49°20'12" West a distance of 30.36 feet to a point on the easterly right-of-way line of 13th Street;

Thence southerly, following the said easterly right-of-way line of 13th Street and its extensions, South 03°16'40" East a distance of 428.79 feet to a point at the northerly point of curvature of the right-of-way intersection radius of said 13th Street and Idaho Street;

Thence leaving the said easterly right-of-way line of 13th Street and crossing the said intersection of 13th Street and Idaho Street, South 33°01'53" West a distance of 84.44 feet to the intersection of the southerly line of said Idaho Street, and the westerly line of said 13th Street;

Thence westerly, following the said southerly right-of-way line of Idaho Street, and its extensions, North 66°43'31" West a distance of 1161.89 feet to the intersection of the said southerly right-of-way line of Idaho Street and the easterly right-of-way line of an un-named 8 foot wide alley located on the easterly side of the Wycoon Addition to the City of Lewiston, and dedicated on the recorded plat thereof;

Thence leaving the said southerly right-of-way line of Idaho Street, and following the said easterly right-of-way line of the un-named 8 foot wide alley, South 24°01'32" West a distance of 554.00 feet to the southerly end of said platted alley;

Thence south-westerly, leaving said easterly alley right-of-way line, South 71°10'01" West a distance of 158.08 feet to a point on the easterly right-of-way line of 9th Street at the southerly point of curvature of a right-of-way curve;
Thence leaving said easterly right-of-way line of 9th Street and crossing the said 9th Street right-of-way, North 47°00'01'' West a distance of 485.08 feet to a point at the intersection of the south-westerly right-of-way line of said 9th Street, and the easterly right-of-way line of 7th Street;

Thence south-westerly, crossing the intersection of said 7th Street and 4th Avenue, South 43°31'57'' West a distance of 118.15 feet to the intersection of the westerly right-of-way line of said 7th Street, and the southerly right-of-way line of said 4th Avenue;

Thence westerly, following the said southerly right-of-way line of 4th Avenue, North 89°06'59'' West a distance of 152.46 feet to the westerly end of the said 4th Avenue right-of-way segment;

Thence northerly, following the end of the said 4th Avenue right-of-way, North 00°53'01'' East a distance of 79.00 feet to a point on the northerly right-of-way line of said 4th Avenue at the westerly end of the said right-of-way segment;

Thence leaving the said 4th Avenue right-of-way, North 00°10'58'' West a distance of 262.47 feet to a point;

Thence North 23°02'17'' West a distance of 148.13 feet to a point on the southerly right-of-way line of 3rd Avenue at the easterly end of the said right-of-way segment;

Thence westerly following the said southerly right-of-way line of 3rd Avenue, North 89°15'48'' West a distance of 222.61 feet to the intersection of the said southerly right-of-way line of 3rd Avenue, and the easterly right-of-way line of 6th Street;

Thence southerly, following the said easterly right-of-way line of 6th Street, South 00°54'50'' West a distance of 777.26 feet to the intersection of said 6th Street (north) and the northerly right-of-way line of 5th Avenue;

Thence easterly, following the said northerly right-of-way line of 5th Avenue, South 89°06'59'' East a distance of 15.00 feet to the intersection of the said northerly right-of-way line of 5th Avenue and the said easterly right-of-way line of 6th Street(south);

Thence southerly, following the said easterly right-of-way line of 6th Street, South 00°54'50'' West a distance of 222.14 feet to the intersection of the said easterly right-of-way line of 6th Street, and the northerly right-of-way line of the 16 foot wide alley running through Blocks 8, 9, and 10 of the subdivision of North Park Place in the City of Lewiston, Idaho, according to the recorded plat thereof;

Thence westerly following the said northerly alley right-of-way line and its extensions, North 89°05'46'' West a distance of 520.28 feet to the intersection of the said northerly alley right-of-way line and the westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street and its extensions, North 00°54'50'' East a distance of 843.98 feet to the intersection of the said westerly right-of-way line of 5th Street, and the southerly right-of-way line of the 16 foot wide alley running east-west through Block 2 of the Vollmer Field Addition to the City of Lewiston, Idaho, according to the recorded plat thereof;

Thence westerly, following the said southerly right-of-way line of the 16 foot wide alley, South 87°07'31'' West a distance of 345.52 feet to the intersection of the extension of the said southerly alley right-of-way line, and the extension of the westerly right-of-way line of 4th Street;
Thence northerly, following the said westerly right-of-way line of 4th Street and its extension, North 03°54'01" East a distance of 152.07 feet to the intersection of the said westerly right-of-way line of 4th Street and the southerly right-of-way line of 3rd Avenue;

Thence westerly, following the southerly right-of-way line of 3rd Avenue, South 87°07'36" West a distance of 85.32 feet to the intersection of the said southerly right-of-way line of 3rd Avenue and the southerly extension of the westerly right-of-way line of 4th Street;

Thence northerly, following the said westerly right-of-way line of 4th Street and its extension, North 02°52'08" West a distance of 459.78 feet to the intersection of the said westerly right-of-way line of 4th Street, and the southerly right-of-way line of 2nd Avenue;

Thence easterly, following the said southerly right-of-way line of 2nd Avenue and its extensions, North 87°08'25" East a distance of 409.84 feet to the intersection of the said southerly right-of-way line of 2nd Avenue, and the said westerly right-of-way line of 5th Street;

Thence northerly, crossing said 2nd Avenue, North 05°01'15" West a distance of 80.06 feet to the intersection of the northerly right-of-way line of said 2nd Avenue and the said westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street, North 01°53'31" West a distance of 155.62 feet to an angle point in the said westerly right-of-way line of 5th Street;

Thence westerly, following the said westerly right-of-way line of 5th Street, South 87°08'25" West a distance of 8.50 feet to an angle point in the said westerly right-of-way line of 5th Street;

Thence northerly, following the said westerly right-of-way line of 5th Street and its extension, North 05°01'15" West a distance of 160.37 feet to the intersection of the extension of the said westerly right-of-way line of 5th Street(south) and the northerly right-of-way line of 1st Avenue;

Thence easterly, following the said northerly right-of-way line of 1st Avenue, North 87°07'12" East a distance of 16.01 feet to the intersection of the said northerly right-of-way line of 1st Avenue and the said westerly right-of-way line of 5th Street(north);

Thence northerly, following the said westerly right-of-way line of 5th Street, North 05°01'15" West a distance of 227.39 feet, to an angle point in the said westerly right-of-way line of 5th Street;

Thence continue northerly, following the said westerly right-of-way line of 5th Street, North 14°46'07" West a distance of 71.25 feet to the intersection of said westerly right-of-way line of 5th Street, and the extension of the northerly right-of-way line of Prospect Boulevard;

Thence westerly, following the northerly right-of-way line of Prospect Boulevard and its said extension, North 80°00'16" West a distance of 270.38 feet;

Thence continue westerly, following the said northerly right-of-way line of Prospect Boulevard, the following courses:

North 85°45'16" West a distance of 396.61 feet;

Thence South 66°17'21" West a distance of 235.63 feet;
Thence South 60°57'51" West a distance of 233.64 feet to an angle point in the said northerly right-of-way line of Prospect Boulevard where Prospect Boulevard turns south;

Thence continuing to follow the said right-of-way line of Prospect Boulevard southerly, on the now westerly right-of-way line, South 02°42'39" East a distance of 77.53 feet to a point on the said westerly right-of-way line of Prospect Boulevard;

Thence leaving the said westerly right-of-way line of Prospect Boulevard, North 89°03'26" West a distance of 256.71 feet, to a point on the United States Army Corps of Engineers, Lower Granite Lock and Dam Monumented Project Boundary according to U.S.A.C.E. File GDG-0-0-1/14;

Thence southerly, following the said U.S.A.C.E. project boundary, the following courses:

South 04°53'32" West a distance of 50.88 feet;

Thence South 04°34'41" West a distance of 499.64 feet;

Thence South 04°34'16" West a distance of 1000.17 feet;

Thence South 04°34'02" West a distance of 500.06 feet;

Thence South 19°54'17" West a distance of 72.49 feet;

Thence South 07°52'14" West a distance of 427.36 feet;

Thence South 14°50'41" West a distance of 132.20 feet;

Thence South 01°47'05" East a distance of 22.95 feet to a point on the said U.S.A.C.E. project boundary line;

Thence westerly, leaving the said U.S.A.C.E. project boundary line, South 89°59'54" West a distance of 148.28 feet to a point at approximately the top of bank line on the river side of the earthen levee constructed as part of the said United States Army Corps of Engineers, Lower Granite Lock and Dam Project;

Thence northerly, following the said approximate top of bank line, the following courses:

North 03°27'59" East a distance of 1397.97 feet;

Thence 375.83 feet along a 4018.00 foot radius tangent curve to the left with a 05°21'33" central angle and a 375.69 foot long chord that bears North 00°47'12" East;

Thence North 01°53'34" West a distance of 2026.89 feet;

Thence 272.33 feet along a 320.00 foot radius tangent curve to the right with a 48°45'38" central angle and a 264.19 foot long chord that bears North 22°29'15" East;

Thence North 46°52'04" East a distance of 309.67 feet;

Thence 244.56 feet along a 320.00 foot radius tangent curve to the right with a 43°47'16" central angle and a 238.65 foot long chord that bears North 68°45'42" East;
Thence South 89°20'40" East a distance of 1569.16 feet to the intersection of the said top of bank line, and a line parallel to, and offset 30 feet westerly from, the centerline of the Great Northwest Railroad, Inc. main rail line;

Thence southerly, leaving the said top of bank line and following the said line offset from the railroad centerline, South 09°15'24" East a distance of 170.31 feet to a point at the end of a curve on the said line offset from the railroad centerline;

Thence continue southerly, following the said line offset from the railroad centerline, 535.46 feet along a 860.00 foot radius tangent curve to the left with a 35°40'26" central angle and a 526.85 foot long chord that bears South 27°05'37" East to a point at the intersection of said line offset from the railroad centerline, and the southerly right-of-way line of vacated "B" (Beachey) Street;

Thence westerly leaving the said line offset from the railroad centerline and following the said southerly right-of-way line of vacated "B" (Beachey) Street, and an extension thereof, North 86°06'47" West a distance of 244.85 feet to a point at the intersection of the extension of the said southerly right-of-way line of vacated "B" (Beachey) Street, and the center line of vacated 6th Street;

Thence southerly, following the said center line of vacated 6th Street, South 03°52'52" West a distance of 118.51 feet to a point on the said vacated centerline, said point also being the south-easterly corner of the parcel conveyed by the Quitclaim Deed recorded under Instrument No. 739360 of said County records;

Thence westerly, leaving the said vacated center line, and following the southerly line of the said 739360 parcel, North 86°07'08" West a distance of 279.38 feet to a point at the intersection of the said southerly line of the 739360 parcel, and the easterly right-of-way line of 5th Street;

Thence southerly, leaving the said southerly line of the 739360 parcel, and following the said easterly right-of-way line of 5th Street, South 04°27'52" West a distance of 100.01 feet to the intersection of the said easterly right-of-way line of 5th Street, and the northerly right-of-way line of "C" (Capital) Street;

Thence easterly, leaving the said easterly right-of-way line of 5th Street, and following the said northerly right-of-way line of "C" (Capital) Street, and its extensions, South 86°07'08" East a distance of 759.13 feet to the intersection of said extension of the northerly right-of-way line of "C" (Capital) Street, and the easterly right-of-way line of 7th Street;

Thence southerly, leaving the said northerly right-of-way line of "C" (Capital) street, and its extensions, and following the said easterly right-of-way line of 7th Street, South 14°46'59" West a distance of 271.92 feet to a point at the northerly end of a right-of-way radius at the north-easterly corner of 7th Street and "D" Street;

Thence 17.04 feet along a 13.80 foot radius tangent curve to the left with a 70°45'56" central angle and a 15.98 foot long chord that bears South 20°35'59" East to a point at the southerly end of said right-of-way radius;

Thence south-easterly, following the north-easterly right-of-way line of "D" Street the following courses:

South 55°58'57" East a distance of 156.64 feet;

Thence South 59°18'45" East a distance of 53.77 feet;
Thence South 59°03'45" East a distance of 718.13 feet;
Thence South 59°03'45" East a distance of 27.50 feet;
Thence South 59°03'41" East a distance of 181.18 feet;
Thence South 59°59'45" East a distance of 103.48 feet;
Thence South 30°00'15" West a distance of 5.00 feet;
Thence South 59°59'45" East a distance of 145.42 feet;
Thence 157.14 feet along a 175.46 foot radius non-tangent curve to the right with a 51°18'57" central angle and a 151.94 foot long chord that bears South 34°15'58" East;
Thence South 08°31'44" East a distance of 102.52 feet to a point at the intersection of the said north-easterly right-of-way line of "D" Street, and the north-westerly line of the parcel conveyed by the Warranty Deed recorded under Instrument No. 794704 of said County records;
Thence leaving the said north-easterly right-of-way line of "D" Street, north-easterly along the said north-westerly parcel line, North 29°16'37" East a distance of 202.78 feet to the northwesterly corner of the said 794704 parcel;
Thence leaving the said 794704 parcel line and continuing North 29°16'37" East a distance of 472.33 feet to a point at approximately the top of bank line on the river side of the earthen levee constructed as part of the said United States Army Corps of Engineers, Lower Granite Lock and Dam Project;
Thence south-easterly, following the said approximate top of bank line, 1127.10 feet along a 2268.00 foot radius non-tangent curve to the left with a 28°28'25" central angle and a 1115.54 foot long chord that bears South 67°28'05" East;
Thence continue following the said top of bank line, South 81°42'18" East a distance of 274.03 feet;
Thence southerly leaving the said top of bank line, South 08°13'25" West a distance of 417.92 feet to the north-easterly corner of the parcel conveyed by the Warranty Deed recorded under Instrument No. 820603 of said County records;
Thence southerly, following the easterly line of said 820603 parcel, South 13°34'34" West a distance of 118.03 feet to the intersection of said easterly 820603 parcel line, and the northerly right-of-way line of said Main Street;
Thence westerly, following the said northerly right-of-way line, North 77°40'05" West a distance of 92.95 feet to a point on the said northerly right-of-way line;
Thence southerly, leaving the said northerly right-of-way line, South 13°17'17" West a distance of 40.88 feet; back to the TRUE POINT OF BEGINNING, said area containing 212.26 acres, more or less.
REVENUE ALLOCATION AREA #7

The purpose of this Revenue Allocation Area legal description is to provide the Idaho State Tax Commission with a metes and bounds description meeting their requirements. This is not a surveyed boundary and the bearings and distances shown in this legal description are derived from resource quality GIS information. This description is intended to be used only by the Idaho State Tax Commission GIS Department for the purpose of establishing a tax boundary.

A Revenue Allocation Area situate in Section 31, Township 36N., Range 5 W., and Section 36, Township 36N., Range 6 W., Boise Meridian, in the City of Lewiston, County of Nez Perce, Idaho and being more particularly described as follows:

Commencing at True’s Monument No. 11, also known as Monument 12-10 in the records of the City of Lewiston, Idaho, said point being on the centerline of Main Street and having the NAD83 Idaho State Plane, West Zone, US Foot coordinates of N: 1,734,499.12 and E: 2,306,272.61;

Thence North 77°32'10" West a distance of 217.71 feet to the TRUE POINT OF BEGINNING;
Thence South 13°17'17" West a distance of 287.32 feet;
Thence North 78°02'55" West a distance of 520.37 feet;
Thence South 49°20'12" West a distance of 30.36 feet;
Thence South 03°16'40" East a distance of 428.79 feet;
Thence South 33°01'53" West a distance of 84.44 feet;
Thence North 66°43'31" West a distance of 1161.89 feet;
Thence South 24°01'32" West a distance of 554.00 feet;
Thence South 71°10'01" West a distance of 158.08 feet;
Thence North 47°00'01" West a distance of 485.08 feet;
Thence South 43°31'57" West a distance of 118.15 feet;
Thence North 89°06'59" West a distance of 152.46 feet;
Thence North 00°53'01" East a distance of 79.00 feet;
Thence North 00°10'58" West a distance of 262.47 feet;
Thence North 23°02'17" West a distance of 148.13 feet;
Thence North 89°15'48" West a distance of 222.61 feet;
Thence South 00°54'50" West a distance of 777.26 feet;
Thence South 89°06'59" East a distance of 15.00 feet;
Thence South 00°54'50" West a distance of 222.14 feet;
Thence North 89°05'46" West a distance of 520.28 feet;
Thence North 00°54'50" East a distance of 843.98 feet;
Thence South 87°07'31" West a distance of 345.52 feet;
Thence North 03°54'01" East a distance of 152.07 feet;
Thence South 87°07'36" West a distance of 85.32 feet;
Thence North 02°52'08" West a distance of 459.78 feet;
Thence North 87°08'25" East a distance of 409.84 feet;
Thence North 05°01'15" West a distance of 80.06 feet;
Thence North 015°53'31" West a distance of 155.62 feet;
Thence South 87°08'25" West a distance of 8.50 feet;
Thence North 05°01'15" West a distance of 160.37 feet;
Thence North 87°07'12" East a distance of 16.01 feet;
Thence North 05°01'15" West a distance of 227.39 feet;
Thence North 14°46'07" West a distance of 71.25 feet;
Thence North 80°00'16" West a distance of 270.38 feet; Thence North 85°45'16" West a distance of 396.61 feet; Thence South 66°17'21" West a distance of 235.63 feet; Thence South 60°57'51" West a distance of 233.64 feet; Thence South 02°42'39" East a distance of 77.53 feet; Thence North 89°03'26" West a distance of 256.71 feet; Thence South 04°53'32" West a distance of 50.88 feet; Thence South 04°34'41" West a distance of 499.64 feet; Thence South 04°34'16" West a distance of 1000.17 feet; Thence South 04°34'02" West a distance of 500.06 feet; Thence South 19°54'17" West a distance of 72.49 feet; Thence South 07°52'14" West a distance of 427.36 feet; Thence South 14°50'41" West a distance of 132.20 feet; Thence South 01°47'05" East a distance of 22.95 feet; Thence South 89°59'54" West a distance of 148.28 feet; Thence North 03°27'59" East a distance of 1397.97 feet; Thence 375.83 feet along a 4018.00 foot radius tangent curve to the left with a 05°21'33" central angle and a 375.69 foot long chord that bears North 00°47'12" East; Thence North 01°53'34" West a distance of 2026.89 feet; Thence 272.33 feet along a 320.00 foot radius tangent curve to the right with a 48°45'38" central angle and a 254.19 foot long chord that bears North 22°29'15" East; Thence North 46°52'04" East a distance of 309.67 feet; Thence 244.56 feet along a 320.00 foot radius tangent curve to the right with a 43°47'16" central angle and a 238.65 foot long chord that bears North 68°45'42" East; Thence South 89°20'40" East a distance of 1569.16 feet; Thence South 09°15'24" East a distance of 170.31 feet; Thence 535.46 feet along a 860.00 foot radius tangent curve to the left with a 35°40'26" central angle and a 526.85 foot long chord that bears South 27°05'37" East; Thence North 86°06'47" West a distance of 244.85 feet; Thence South 03°52'52" West a distance of 118.51 feet; Thence North 86°07'08" West a distance of 279.38 feet; Thence South 04°27'52" West a distance of 100.01 feet; Thence South 86°07'08" East a distance of 759.13 feet; Thence South 14°46'59" West a distance of 271.92 feet; Thence 17.04 feet along a 13.80 foot radius tangent curve to the left with a 70°45'56" central angle and a 15.98 foot long chord that bears South 20°35'59" East; Thence South 55°58'57" East a distance of 156.64 feet; Thence South 59°18'45" East a distance of 53.77 feet; Thence South 59°03'45" East a distance of 718.13 feet; Thence South 59°03'45" East a distance of 27.50 feet; Thence South 59°03'41" East a distance of 181.18 feet; Thence South 59°59'45" East a distance of 103.48 feet; Thence South 30°00'15" West a distance of 5.00 feet; Thence South 59°59'45" East a distance of 145.42 feet; Thence 157.14 feet along a 175.46 foot radius non-tangent curve to the right with a 51°18'57" central angle and a 151.94 foot long chord that bears South 34°15'58" East; Thence South 08°31'44" East a distance of 102.52 feet; Thence North 29°16'37" East a distance of 202.78 feet; Thence North 29°16'37" East a distance of 472.33 feet; Thence 1127.10 feet along a 2268.00 foot radius non-tangent curve to the left with a 28°28'25" central angle and a 1115.54 foot long chord that bears South 67°28'05" East; Thence South 81°42'18" East a distance of 274.03 feet;
Thence South 08°13'25" West a distance of 417.92 feet;
Thence South 13°34'34" West a distance of 118.03 feet;
Thence North 77°40'05" West a distance of 92.95 feet;
Thence South 13°17'17" West a distance of 40.88 feet, back to the TRUE POINT OF BEGINNING, said area
containing 212.26 acres, more or less.