

Lewiston Urban Forestry and Cemetery Commission Agenda

March 27, 2024 – 4:00PM

**LEWISTON COMMUNITY CENTER
1424 Main Street, Lewiston**

1. **CALL TO ORDER**

Roll Call

2. **CITIZEN COMMENTS**

This is an opportunity for citizens to address the Commission on agenda items or other items they wish to bring to the attention of the Commission or Staff.

Comments may be made: (1) in-person, (2) by emailing the Parks and Recreation Director at tbarker@cityoflewiston.org or (3) by calling (208) 746-2313 x6102 and leaving a message.

Comments submitted by email or phone will be forwarded to the Parks and Recreation Commission. If you would like your comment to be read aloud during the meeting, please so indicate in your message. Members of the public who wish to provide in person comment, 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.

3. **CONSENT AGENDA**

A. Approval of Minutes from February 28, 2024 (Action Item)

4. **REPORTS Presentations, Communications and Correspondence**

A. February Parks and Recreation Department Monthly Report

5. **NEW BUSINESS**

A. Fiscal Year 2025 Fee Recommendations (Action Item)

B. Tree on Leased Land from ITD Requested to be Removed by the Corps of Engineers (Action Item)

C. Scattering Garden Examples

a. Commission members asked to have a conversation added to the agenda related to the different types of scattering gardens

6. **OLD BUSINESS**

- A. Normal Hill Cemetery Master Plan Review and Update Continued Discussion
 - a. Governance and Operation Recommendation and New Priorities
- B. Arbor Day Celebration Saturday, April 27th
 - a. Location at Modie Park and combined event with the Modie Park Conservancy and Lewis Clark State College
- C. Current and Upcoming Development Review
 - a. Development Review Committee Items from the past month

7. **COMMISSION MEMBER COMMENTS**

8. **CITY COUNCIL LIAISON COMMENTS**

9. **UPCOMING MEETINGS**

- A. UFCC April 24, 2024 @4PM at the Lewiston Community Center

10. **FUTURE AGENDA TOPIC**

- B. Tree Selection Guide
- C. Urban Forestry Management Plan Review
- D. UFCC Presence at Community Events to Promote Urban Forestry

11. **ADJOURNMENT**

The meeting will need to end promptly at 5:00pm as Tim needs to start another meeting at that time.

Lewiston Urban Forestry and Cemetery Commission Agenda MINUTES

February 28, 2024 – 4:00PM

**LEWISTON COMMUNITY CENTER
1424 Main Street, Lewiston**

1. **CALL TO ORDER**

Roll Call

Introduction of guest Dennis Hastings, Vassar-Rawls Funeral Home

Commission Members: Shirley Philips, Brian Hensley, and Elizabeth Goetzinger, Maxine Miller

Council Liaison: Jessica Klein

Staff Liaison: Tim Barker

The meeting was called to order at 4:00PM

2. **CITIZEN COMMENTS**

This is an opportunity for citizens to address the Commission on agenda items or other items they wish to bring to the attention of the Commission or Staff.

Comments may be made: (1) in-person, (2) by emailing the Parks and Recreation Director at tbarker@cityoflewiston.org or (3) by calling (208) 746-2313 x6102 and leaving a message.

Comments submitted by email or phone will be forwarded to the Parks and Recreation Commission. If you would like your comment to be read aloud during the meeting, please so indicate in your message. Members of the public who wish to provide in person comment, 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.

There were no citizen comments at the meeting.

3. **CONSENT AGENDA**

A. Approval of Minutes from January 24, 2024 (Action Item)

A motion to approve the minutes was made by Commissioner Hensley which was seconded by Commissioner Goetzinger. All were in favor of approving the minutes as presented.

4. **REPORTS Presentations, Communications and Correspondence**

A. January Parks and Recreation Department Monthly Report

There were no commissioner comments related to the monthly report.

5. **NEW BUSINESS**

A. Normal Hill Cemetery Master Plan Review and Update Continued Discussion

a. February 5th Work Session Review and Video

The commission members were shown recorded video of the comments from the City Council Work Session meeting that were made by the Mayor and Council members at the work session presentation. This was shown prior to starting the commission's discussion on the Master plan review with guest Dennis Hastings.

b. Governance and Operation Recommendation Review

Director Barker and the commission provided guest Dennis Hastings a brief background on the master plan and the review process and thanked him for being willing to take time to meet with them to discuss his interactions and thoughts related to the operations of the cemetery. Dennis made the following comments related to his thoughts on the operations at the cemetery. He first felt that having a singular contact for their needs has been positive. Knowing that there will be a staffing change in the future, he also felt that creating a cross-over between an upcoming retirement and a new employee, having them work together to share history and to meet all of the partners, would be a really good idea so information can be passed forward. Accessibility and willing to get the work done were two traits that he feels are important in the role of managing the cemetery, prior knowledge in the field isn't always the biggest need. Most cemeteries that the funeral home works with are similarly run where there isn't a constant number of hours that their office is open for operations, so how Normal Hill is set up is more common than not. He felt that having flexibility of the working hours for the individual in the position 7 days a week would be important for them if possible. The availability of plots isn't a big issue on their end, as there is usually a way to accommodate a need. He also noted that burial options at Normal Hill Cemetery are better than other locations that they work with. Having a greater number of options for individuals from a family is appealing, to be able to use the same plot. Dennis has been aware of the previous conversations related to development or not of the south end of the cemetery and is an advocate of retention of the undeveloped property for use as cemetery development now and in the future. He stated that whether it be now or later, space will all get used. When shown the plan for development around the mausoleum, he stated that the columbarium concept will be a major money maker for the cemetery in his opinion. He lastly commented on the two scattering gardens that are in the plan. He felt that these are not common or found within our region at any other site, but with his business would be a huge money maker for the cemetery.

B. Arbor Day April 26th

a. Location at Modie Park and combined event with the Modie Park Conservancy and Lewis Clark State College

i. Update Following Modie Park Conservancy February Meeting

Director Barker updated the commission on the Arbor Day Celebration event. The Conservancy would like to host a Saturday event at the park so more community members are able to attend but we will need to check in with the Idaho Department of Lands as well as the LCSC Tree Committee

to see if a Saturday would work for them. Otherwise, the group may have to hold two separate events between that Friday and Saturday. Barker let the commission know that he will provide them with updates as it gets closer to the end of April. The commission agreed that they would make themselves available for a Saturday celebration in coordination with the Modie Park Conservancy on Saturday, April 27th.

6. **OLD BUSINESS**

A. Current and Upcoming Development Review

a. Development Review Committee Items from the past month

The group discussed the Bryden Canyon Golf Course cart barn and how the renting of cart stalls provides revenues as does selling niches in a columbarium. No other projects were discussed.

7. **COMMISSION MEMBER COMMENTS**

Commissioner Philips noted tree topping that has occurred within her neighborhood and has also seen synthetic turf being installed as opposed to leaving the turf area as natural grass. There are concerns with the creation of heat islands due to this practice. Commissioner Miller mentioned that until we have solid code that can hold tree topping accountable, it is difficult for us to educate and hold the public accountable.

8. **CITY COUNCIL LIAISON COMMENTS**

Councilmember Klein commented that she enjoyed the February 5th presentation from staff and the Commission Chair when they attended to provide an update on the master plan review process.

9. **UPCOMING MEETINGS**

A. UFCC March 27, 2024 @4PM at the Lewiston Community Center

i. Scattering Garden examples

ii. Fee Recommendations for FY '25 to include inflation

10. **FUTURE AGENDA TOPIC**

A. 2025 Fiscal Year Fee Recommendations

B. Tree Selection Guide

C. Restoration of damaged headstones

D. Urban Forestry Management Plan Review

E. UFCC Presence at Community Events to Promote Urban Forestry

11. **ADJOURNMENT**

Commissioner Miller made a motion to adjourn the meeting, Commissioner Goetzinger seconded the motion. The meeting was adjourned at 6:04PM.



PARKS & RECREATION

February 2024

MONTHLY REPORT

ADMINISTRATION

- Director participated in continued work with the city's Comprehensive Plan update "Envision Lewiston 2044".
- Work continued this month in preparation for hosting the Idaho Recreation and Park Association Annual Conference which will be held at the Hells Canyon Grand Hotel, and various off-site locations around the city, April 1-4, 2024.
- Director met with the Modie Park Conservancy Volunteer Coordinator onsite to discuss spring projects
- Director met with multiple community and advisory groups this month including the Parks and Recreation Commission, the Urban Forestry and Cemetery Commission, the Modie Park Conservancy Board, Seaport River Run Committee, Mtn Dew Skatepark Volunteer group, LHS Safe and Sober Grad Party Committee and the Down and Dirty Mud Run Committee.

CEMETERY

- Assisted in planning 1 double depth casket burial
- Sold 1 cremation grave space
- Performed 1 cremation burial
- Performed 7 monument stakings



PARKS

- Mowing has started!
- Requests to have all sweepers changed over to mowing machines has been done.
- Spring Sports of baseball and softball has started. All of our fields have been worked on and we are in the process of putting finishing touches on them.
- Picnic table repairs has been completed.
- Spring cleanup has started in all parks.

- North Lewiston “Thank You” sign has been removed and restoration in progress. New anchor posts will be installed when the sign is re-installed.
- Airport Park artificial turf installation on all 4 fields has been completed. Batters boxes and on deck circles and have been cut in.
- Tree pruning is ongoing in the Cemetery. We will stay on hard surfaces until the ground firms up.
- Driving Range Project: Assisting Bryden Canyon Golf Course with this budgeted project 8 poles have been installed. The netting has arrived and will be installed soon.
- Cart Storage Building Project at Bryden Canyon Golf Course is in progress.
- Assisting Community Development with the potted planter replacements on Main Street.
- Airport restroom interiors have received a fresh coat of paint.
- Avista has completed the Kiwanis Park Pathway lighting repairs.

RECREATION



Programming:

- We held our Daddy Daughter Dance event on February 2nd at the Lewiston Community Center. We sold out of the event this year at 125 tickets sold.
- Completed the 2023-24 Adult Basketball League postseason tournament.
 - League Champions: League 1 = The Blue Team, League 2 = Spire, League 3 = J-3
- Completed our Youth Drill Team program. Participants completed a final performance to showcase the skills and moves they’ve learned throughout the programs. We had 49 participants in the program this year.
- Completed Session 2 of our Karate Program for grades K-6th. Classes took place on Tuesday evenings at the Lewiston Community Center. The participants were split into two groups, K-1st grade and 2nd-6th grade. Instructors from World of Martial Arts, LLC teach the program.
- Started the Adult Coed Volleyball Winter League season and completed the first half of games. We had 24 teams register for this year’s Winter Volleyball League.
 - Games take place on Sunday and Monday evenings at Fenton Gym, Jenifer Middle School Gym, and Sacajawea Middle School Gym.
 - Teams play 10 regular season games and end with a single elimination tournament. Teams are separated into different leagues depending on skill level.
- Ended registration for our 2024 Mush ball league. 7 teams registered this year. Games take place on Sunday afternoons in March and April. Teams play a 5 game season.
- Began registration for our Adult Spring Flag Football league. Registration takes place through mid-March. Games take place at Sunset Park on Sunday afternoons and Wednesday evenings. Teams play an 8-game regular season and conclude with a single elimination tournament.

- Continued our Drop-in Pickleball Mondays and Wednesdays from 9am-12pm at Fenton Gym.
 - We've extended our Drop-in Pickleball program through March due to its popularity

Meetings

- Staff member represented the Department at the Softball of Idaho Meeting in Boise. Annual meeting with other districts, city entities, and state organizations about changes, updates, and future of softball programs in the State of Idaho.
 - Met with Bill Parks (State Commissioner), Rob Brown (State Umpire in Chief), and Lynn Welch (District 2 Commissioner) about organizing an Umpire training in Lewiston. (Tentative date March 2, 2024).
- Met with the Lewiston High School Softball Coach, Jesse Roehl, about the upcoming softball season.
 - LHS Softball utilizes 2 Airport Softball fields for their high school softball program.
- Held the 2024 Mush ball League Managers Meeting.
- Met with Mark Thompson (Lewiston Little League President) several times about the upcoming Little League season, the Little League MOU, and Little League purchasing a new scoreboard for Pepsi Field.
- Met with representatives of the Babe Ruth organization to talk about the upcoming season.
- Staff met with numerous local businesses to promote programs and events for potential sponsorship.

Ball Field Rentals

- Lewiston Little League used P1FCU Field at Hereth Park on Sundays this month for their Little League Clinic days to prepare for the upcoming Little League season.

Fenton Gym Rentals

- There were 64 rentals through February.

RESERVATIONS

Community Center Reservations:

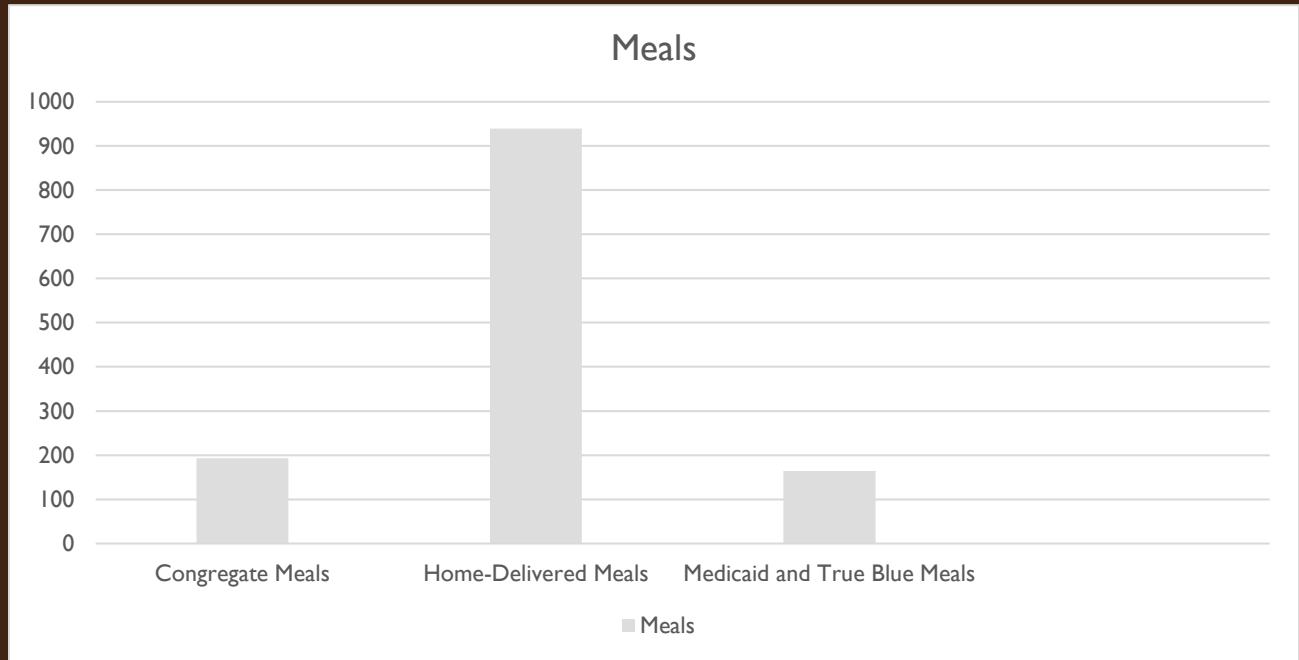
- There were sixty six (66) meetings and or events in the Community Center in February with approximately nineteen hundred attendees and another approximately two hundred drop-ins.

Park Reservations:

- There were two reservations in the parks in February.

SENIOR NUTRITION

- Congregate Meals served this month = 193
- Home-Delivered Meals served this month = 939
- Medicaid and True Blue Meals served this month = 164
- Volunteer hours = 72 , Volunteers = 7



BUILDING MAINTENANCE



Projects:

- Monthly HVAC maintenance
- Presented to City Council BID awards for Fire department abatement and historical painting
- Received BID for Lewiston Police Department Generator replacement
- Installed Egress window at Fire Station 4
- Installed New lighting at Fire Station 4
- Continuing input into facility maintenance program.
- Continuing to work on Library electrical engineering
- Met with SEI to learn about new power metering solutions
- Completed many service calls for general maintenance.
- Updated door entry into Finance department.
- Installed new Counter tops in the community Center Kitchen service area.



AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING FEBRUARY 28, 2024

8:30 A.M. – WEDNESDAY

8:45 AM: Tim Lynch, 509-552-6258, peolatim@live.com. 929 Vista Ave – Tiny Home Village.

9:30 AM: Keltic Engineering, 208-743-2135, lisah@kelticengr.com. Health Clinic/Facility - developing approximately 3.5 AC in this section of Valley Vista, which is part of the Stage 1 of the PUD.

10:15 AM: PRT – Reviewing Permit in Review and Updated Process for Temp CofOs.

PERMITS ISSUED (2/18/2024 TO 2/24/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
B&B POOLS LLC	1561 FRONTIER DR	BP24-000053	02/22/2024	\$ 25,000.00	Residential Swimming Pool
JL CONSTRUCTION	1728 Pathway CT	BP24-000043	02/20/2024	\$ 529,209.60	Residential - SFD
ROANOKE EXCAVATION, LLC	3716 Skyview DR	BP23-000470	02/20/2024	\$ 330,228.88	Residential - SFD

SUBMITTED FOR REVIEW (2/18/2024 TO 2/24/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Carport / Deck	02/20/2024	1618 25TH AVE	REBUILD 400 SF PATIO COVER BB3 785-801-540	KNUDSON JAMIE	BP24-000055
Residential - Duplex & Townhouse	02/21/2024	0000 Casa Court A	New Townhome - Total Sq. Ft. - 3,077.40 Sq. Ft. Living - 1144 Sq. Ft. Garage - 440 Sq. Ft. Covered Patio (Unit 1 1620.60 Living Sq. Ft - 572 Garage Sq. Ft. - 240 Covered Patio Sq. Ft.) (Unit 2 1456.80 Living Sq. Ft. - 572 Garage Sq. Ft. - 200 Covered Patio Sq. Ft.) All fees and reviews for Unit A & B are under A	HEIMGARTNER DARICK & HEIMGARTNER LAURA	BP24-000056
Residential - Duplex & Townhouse	02/21/2024	0000 21st B	New Townhome - Total Sq. Ft. - 3,077.40 Sq. Ft. Living - 1144 Sq. Ft. Garage - 440 Sq. Ft. Covered Patio (Unit A - 1620.60 Living Sq. Ft - 572 Garage Sq. Ft. - 240 Covered Patio Sq. Ft.) (Unit B 1456.80 Living Sq. Ft. - 572 Garage Sq. Ft. - 200 Covered Patio Sq. Ft.) All fees and reviews for Unit A & B are under A	HEIMGARTNER DARICK & HEIMGARTNER LAURA	BP24-000057
Commercial - Misc.	02/22/2024	424 BURRELL AVE	EGRESS WINDOWS	MANGUM CONSTRUCTION	BP24-000058

				LLC	
Commercial - Misc.	02/22/2024	424 BURRELL AVE	EGRESS WINDOWS	MANGUM CONSTRUCTION LLC	BP24-000059
Residential - Misc.	02/23/2024	838 STEWART AVE	Replace existing deck structures to bring them up to code. Rear deck - replace framing, decking and handrails. Front deck - downsize, reframe deck with handrail	KIRBY OCKWELL CONSTRUCTION, LLC	BP24-000060
Residential - SFD	02/23/2024	3720 Skyview	New Single Family Dwelling - 1798 Sq. Ft.- Living - 399 Sq. Ft. -Garage 278 Sq. Ft. Porch/Patio	BLOUNT CONSTRUCTION, LLC	BP24-000061
Residential Foundation Only	02/23/2024	3720 Skyview	Foundation Only	BLOUNT CONSTRUCTION, LLC	BP24-000062

DISTRIBUTION LIST:

City Mayor: Dan Johnson

Community Development: Shannon Grow, Joel Plaskon, Jeff Wolfe, Russ Harper, Shelby Anderson, Katie Hollingshead, Brandon Cunningham, Dawn Ortiz, Chelsey Rake, Brian Beasley, Kevin Moffett, Lorrie Tanguay

Public Works: Dustin Johnson, Jill Tolman, Iris Heidorn, Pat Severance, Ed George, Mark Weigand, Luke Antonich, Bryan Lacy, Jon Ruark, Greg Creviston, Kevin Evans, Morgan Schwartz, Bill Arnold

Fire Department: Chief Greg Rightmier, Julian Sorrell, Casey Strong, Jamie Mowery

Public Health: Sherise Bruce, Bonnie Waldemarson, Jennifer Mock



Lewiston

Dawn Ortiz <dortiz@cityoflewiston.org>

RE: FW: Valley Vista - Meeting request

1 message

Lisa Hasenoehrl <lisah@kelticengr.com>
To: Dawn Ortiz <dortiz@cityoflewiston.org>
Cc: Eric Hasenoehrl <EricH@kelticengr.com>

Fri, Feb 16, 2024 at 8:54 AM

Dawn:

Please see attached. The owner is interested in developing approximately 3.5 AC in this section of Valley Vista, which is part of the Stage 1 of the PUD. It would become a health clinic/facility. We believe this will qualify for the zoning in this stage of the PUD, but want to make sure that the platted lots and anticipated street shown on the attached do not pose any issues. We would also request the general feedback provided at DRC meetings. . . required improvements, any issues the City sees, etc.

We would like the 9:30am slot please.

Thanks,
Lisa

**Lisa Hasenoehrl****Business Manager** Keltic Engineering, Inc.

p: 208-743-2135

c: 208-310-6158

a: [315 Adams Lane, Lewiston, ID 83501](#)w: www.kelticengr.com**From:** Dawn Ortiz [mailto:dortiz@cityoflewiston.org]**Sent:** Friday, February 16, 2024 8:44 AM**To:** Lisa Hasenoehrl <lisah@kelticengr.com>**Subject:** Re: FW: Valley Vista - Meeting request

Hello Lisa. So it seems like this request is going to be a DRC not a pre-application for subdivision. If you could send me a description of work and provide documents I will get you on the 2/28/2024 DRC. Would you like the 8:45 am or 9:30 am meeting?

Dawn Ortiz

Community Development Specialist
City of Lewiston



T 208.746.1318 Ext 7265

215 D Street

P.O. Box 617

Lewiston, ID 83501

www.cityoflewiston.org

On Thu, Feb 15, 2024 at 1:19 PM Lisa Hasenoehrl <lisah@kelticengr.com> wrote:

Dawn:

Is there any times open next week for a DRC on this or is it 2 weeks out? If it is next week, I can send a specific email with the information.

Thanks,

Lisa



Lisa Hasenoehrl

Business Manager Keltic Engineering, Inc.

p: 208-743-2135

c: 208-310-6158

a: [315 Adams Lane, Lewiston, ID 83501](#)

w: www.kelticengr.com

From: Joel Plaskon [mailto:jplaskon@cityoflewiston.org]

Sent: Thursday, February 15, 2024 12:55 PM

To: Lisa Hasenoehrl <lisah@kelticengr.com>
Cc: Jill Tolman <jtolman@cityoflewiston.org>; pseverance@cityoflewiston.org; mweigand@cityoflewiston.org;
Eric Hasenoehrl <EricH@kelticengr.com>; Dawn Ortiz <dortiz@cityoflewiston.org>; Katie Hollingshead
<khollingshead@cityoflewiston.org>
Subject: Re: Valley Vista - Meeting request

Thanks, Lisa, but I think this would be a DRC meeting. Those are arranged by Dawn Ortiz, Cc'd herein.

Joel D. Plaskon, AICP
City Planner

T 208.746.1318 x 7202

"Planning isn't everything. It isn't the only thing, either. It's just the beginning." (Me)



215 "D" St.
P.O. Box 617
Lewiston, ID 83501
www.cityoflewiston.org

On Thu, Feb 15, 2024 at 12:02 PM Lisa Hasenoehrl <lisah@kelticengr.com> wrote:

Jill:

Can we please request a meeting for next week with Pat Severance, Mark Weigand, and Joel Plaskon to discuss the attached? MLP is interested in trying to develop an approximate 3.5 AC parcel in this section of Valley Vista (Stage 1) that would be used for a health clinic/facility. Please let us know availability. . would any of these times work?

Tuesday February 20 – after 2:30pm

Thursday February 22 – afternoon

Please let us know if you have questions.

Thanks,

Lisa



Lisa Hasenoehrl

Business Manager Keltic Engineering, Inc.

p: 208-743-2135

c: 208-310-6158

a: [315 Adams Lane, Lewiston, ID 83501](#)

w: www.kelticengr.com

[City of Lewiston]

Notice : This email message is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is confidential and may be privileged. It is intended only for the designated recipient(s). If you are not the designated recipient, retention, distribution or copying of this email message is prohibited and may be unlawful. Please reply to the sender if you have received this message in error, then delete the message.

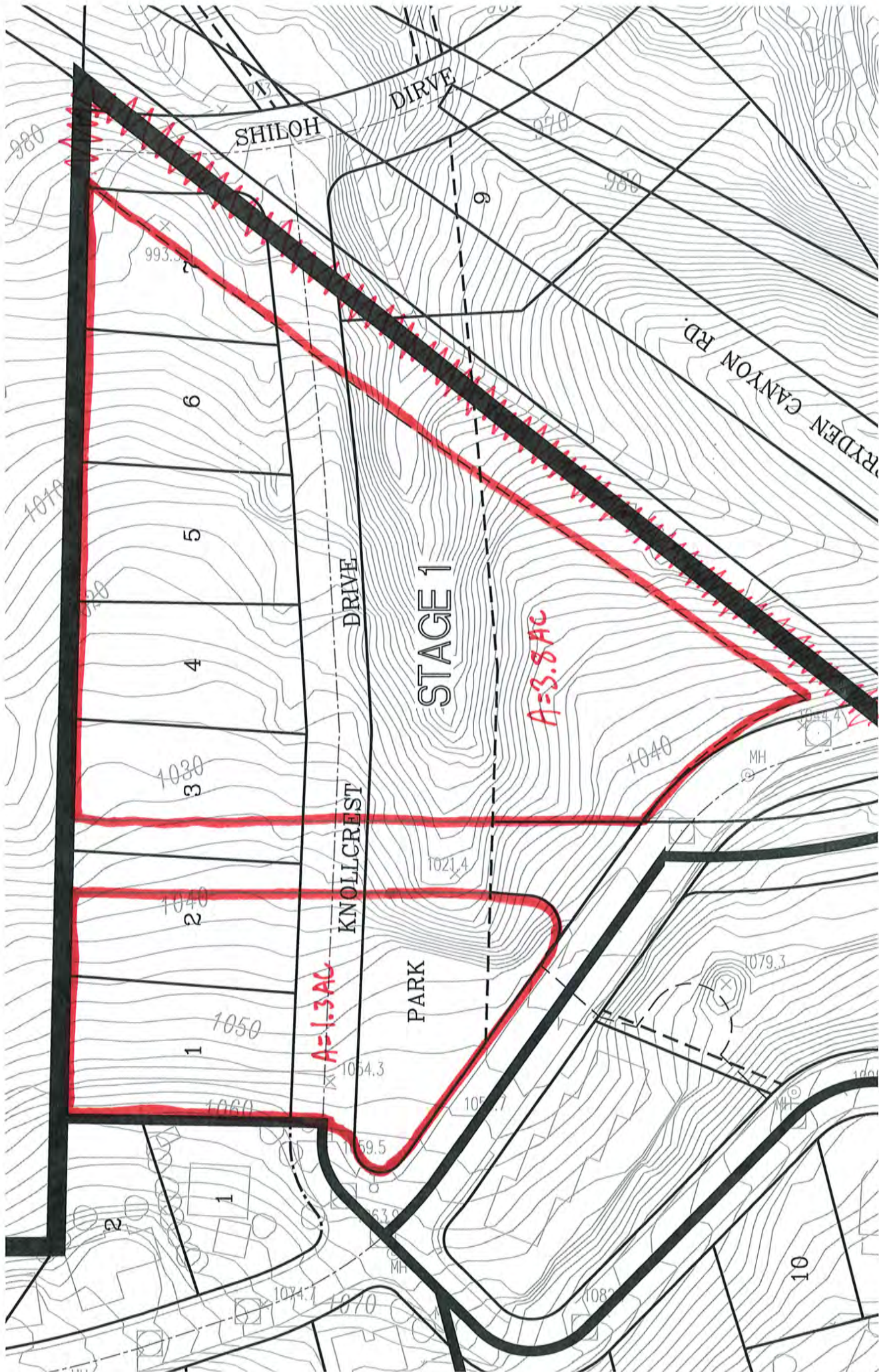
[City of Lewiston]

Notice : This email message is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is confidential and may be privileged. It is intended only for the designated recipient(s). If you are not the designated recipient, retention, distribution or copying of this email message is prohibited and may be unlawful. Please reply to the sender if you have received this message in error, then delete the message.



North Side of Valley Vista Area.pdf

2066K



Introduction

Assessor & Treasurer

Welcome to the Nez Perce County Property Information web mapping application. This page gives an overview of Nez Perce County property appraisal information. The application does not display all aspects of information that is used to determine values; however, it provides a general overview of that data.

Efforts are made to display current and correct information. If there are questions or concerns please call 208-799-3010 or email: [Assessor](#).

Tax information is for the current year and 3 years previous. This application does not show status or any tax exemptions. If you have questions please call 208-799-3030 or email: [Treasurer](#).

For information about appraisal categories: [Categories](#)

For information on deeds or documents of record please contact the [Nez Perce County Recorder](#)

Layers

Legend

SearchPrintIdentify PropertyIdentity LayersMeasure



Selected Properties:1

☒ RPL356W0122100

Property Information

Owner(s): MCCANN JOE & MCCANN FRANCES FAMILY LP ETAL

Legal

Taxes

Assessor

Residential

Commercial

Photos

Sketches

Property Address:

Mailing Address:

Legal Description:

Document Reference:

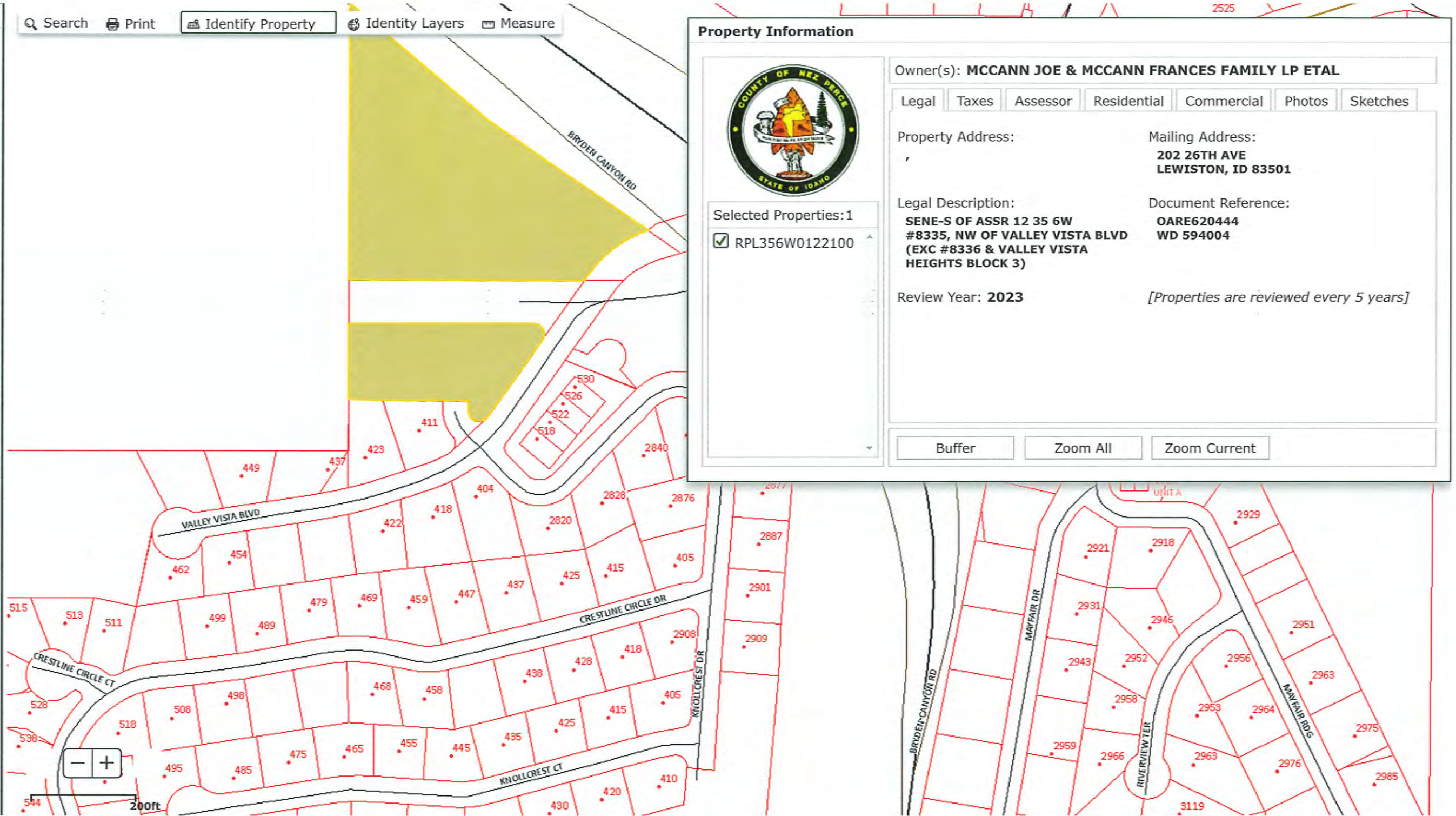
Review Year: 2023

[Properties are reviewed every 5 years]

Buffer

Zoom All

Zoom Current





AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING MARCH 13, 2024

8:30 A.M. – WEDNESDAY

8:45 AM: PRT – Discuss Requirements for Submission of DRC, Dead Line for submission and Review period

9:30 AM: Zach Bafus, 801-633-0834, z.localcollective@gmail.com. 4th St & 7th Ave, RPLI060003008A. Construct 4 Townhouses.

PERMITS ISSUED (2/25/2024 TO 3/02/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
CLEVER FOX ARCHITECTURE, PLLC	247 THAIN RD	BP24-000074	03/01/2024	\$ 1,500.00	Residential - Misc.
COMPETITIVE COMMERCIAL ROOFING, INC	1906 17th AVE	BP24-000063	02/26/2024	\$ 49,874.00	Commercial - Misc.
BLOUNT CONSTRUCTION, LLC	3720 Skyview	BP24-000062	02/27/2024	\$ -	Residential Foundation Only
DAN ANDERSON CONSTRUCTION LLC	836 MAIN ST	BP24-000046	02/26/2024	\$ 126,000.00	Minor Commercial
QUALITY DESIGN HOMES	1424 HORIZON CT	BP24-000021	02/28/2024	\$ 352,580.98	Residential - SFD
KNUDSON JAMIE	1618 25TH AVE	BP24-000055	02/28/2024	\$ 4,000.00	Carport / Deck
CASTLE BUILDERS OF IDAHO LLC	2237 POWERS DR	BP24-000015	02/28/2024	\$ 369,070.88	Residential - SFD
WAGNER BENJAMIN	502 18th AVE Unit A	BP24-000045	02/29/2024	\$ 20,000.00	Residential - Misc.

SUBMITTED FOR REVIEW (2/25/2024 TO 3/02/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Commercial - Misc.	02/26/2024	1906 17th AVE	Re-Roof	COMPETITIVE COMMERCIAL ROOFING, INC	BP24-000063
Residential Accessory Buildings (Small)	02/26/2024	2012 HEMLOCK AVE	Construction of new 40 x 60 pole barn with a 10 by 60 lean-too. Overall footprint of pole building is 50 x 60 with attached lean-too	SOLID STRUCTURES, LLC	BP24-000064
Residential Accessory Buildings (Large)	02/27/2024	3752 DUTHIE BLVD	Construction of detached garage	DOUG STOUT	BP24-000065
Residential	02/28/2024	2232 POWERS DR	24X32 768SF SHOP WITH 9x5 45SF	ADAM ENGELL	BP24-000066

Accessory Buildings (Small)			BATHROOM		
Residential Accessory Buildings (Large)	02/28/2024	3523 11th ST	New 32 x 36 Pole Barn with office/studio and upstairs loft	COMBS CONSTRUCTION, LLC	BP24-000067
Residential - SFD	02/29/2024	1433 Horizon CT	Construction of new single family residence with 1540 SqFt Main floor; 1026 SqFt Garage; 28 SqFt Mechanical Alcove.	QUALITY DESIGN HOMES	BP24-000068
Minor Commercial	02/29/2024	313 D ST	DEMO EXISTING OFFICE WALLS, MOVE DOOR TO SOUTH WEST CORNER, MOVE EXSISTING WALL 10' to the south busil additional 17' of wall, add door in NE corner to lobby. bb#017-267-478	ALMOST EVERYTHING SERVICES LLC	BP24-000069
Minor Commercial	02/29/2024	602 13TH ST	Water Damage Repair to entire floor - replace drywall and insulation 4' up from floor throughout entire lower level - (All trades to obtain separate permit)	KING SERVICES INC	BP24-000070
Residential Remodel	02/29/2024	1319 BIRCH AVE	Remodel due to interior fire - interior completely gutted; window replacement (Any trade work to be under separate permit)	CTR LEWISTON	BP24-000071
Residential Foundation Only	03/01/2024	2208 Powers	Foundation only for new SFD	QUALITY DESIGN HOMES	BP24-000072
Residential Remodel	03/01/2024	707 WARNER AVE	RETURN STAIRCASE TO EXSISTING CONIDTION - TURN DUPLEX TO SINGLE FAMILY	CAPPS GENE A &	BP24-000073
Residential - Misc.	03/01/2024	247 THAIN RD	Remove aluminum storefront glazing on south exterior wall. Infill wall with steel stud framing and finish on exterior and Interior. APPROX 276 SF. wall area.	CLEVER FOX ARCHITECTURE, PLLC	BP24-000074

DISTRIBUTION LIST:

City Mayor: Dan Johnson

Community Development: Shannon Grow, Joel Plaskon, Jeff Wolfe, Russ Harper, Shelby Anderson, Katie Hollingshead, Brandon Cunningham, Dawn Ortiz, Chelsey Rake, Brian Beasley, Kevin Moffett, Lorrie Tanguay

Public Works: Dustin Johnson, Jill Tolman, Iris Heidorn, Pat Severance, Ed George, Mark Weigand, Luke Antonich, Bryan Lacy, Jon Ruark, Greg Creviston, Kevin Evans, Morgan Schwartz, Bill Arnold

Fire Department: Chief Greg Rightmier, Julian Sorrell, Casey Strong, Jamie Mowery

Public Health: Sherise Bruce, Bonnie Waldemarson, Jennifer Mock



Lewiston

Dawn Ortiz <dortiz@cityoflewiston.org>

Townhome Project - 4th st. & 7th ave.

1 message

Zach Bafus <z.localcollective@gmail.com>
To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

Fri, Mar 1, 2024 at 10:54 AM

Hi Dawn

If I could schedule a time to meet with planning and zoning next Wednesday that would be awesome! Here are my plans for the project and what we are looking to do.

Okay so for the lot and my previous conversation with Joel: With the zoning you could either do a 4plex with conditional use or do zero lot line development which is permitted and would allow you to build row townhomes (4 max on this lot)

Lot information:

- Address - is on the corner of 4th st. & 7th ave.
- Parcel # - 2007
- Zoning - Normal Hill North Zone A (NHNZA) & Normal Hill Overlay Zone (OZ)



(Zoom in for a better view. Renderings attached at the bottom as well).

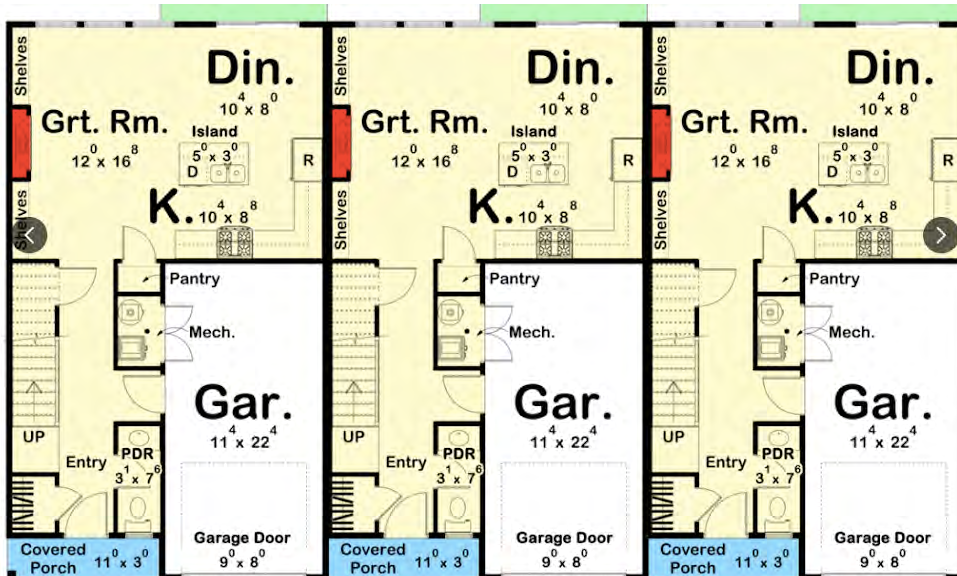
3 bed | 2 bath | 1400-1500sqft | 1 car garage w/ 1 car parking space in driveway

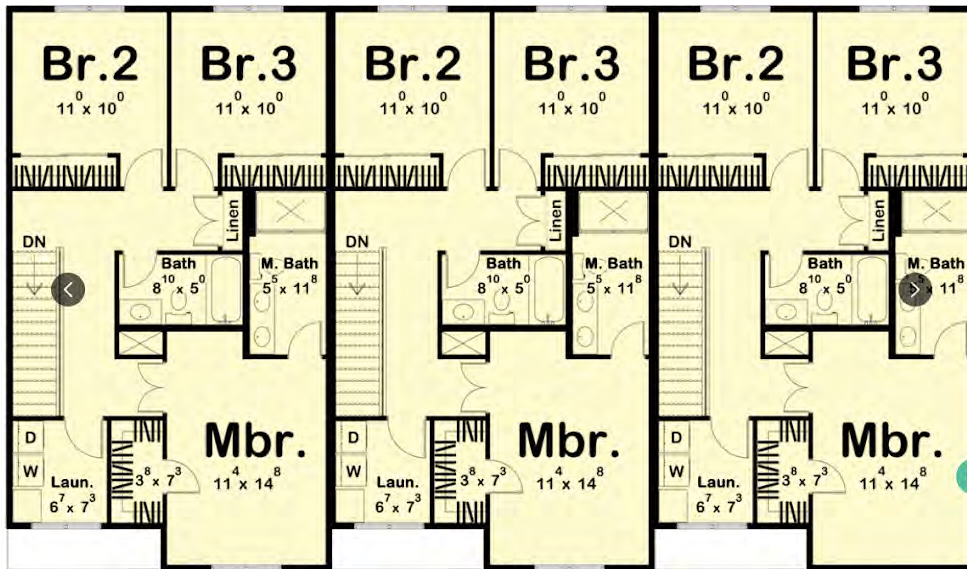
- If there is available space for covered parking we would like to provide that on the North end of the lot just off the alley.

We see this being a great opportunity to deliver new urban housing to the area and give Lewiston a never before provided product, appealing to a wide array of consumers while still staying affordable.

Main questions:

- Is this a project the city would like to see done and would they support it in this area?
- What is a hip shot of costs you foresee for permits, impact fees, etc. for a project of this size?
- With zero lot line development how does that affect setbacks if at all? What would be the best zoning code to look at for setbacks?
- Any other information or insight you can give?





1 inch = 47 feet

65 36.6

101.6

61

613 4th Street

MURPHY NORMAN D &

NELSON RODNEY E &

NICE PROPERTIES LLC

101.6

13.4

50

75

4TH ST

80

142

415 12 7th Avenue

FAIRBANKS ROBERT

142

85

SBC MANAGEMENT LLC

142

70

AKKERMAN LYLE K

415 7th Avenue

417 7th Avenue

80

65

70

7TH AVE

IDAHO STATE OF

Sources: Esri, HERE, Garmin, Intermap, increment

This drawing is only a visual aid information and locations are

4TH ST-

Date: 3/1/2024

This drawing is only a visual aid information and locations are approximate. There is no guarantee or warranty is expressed or implied for its accuracy.



AGENDA
DEVELOPMENT REVIEW COMMITTEE
BELL BUILDING MARCH 13, 2024
8:30 A.M. – WEDNESDAY

8:45 AM: BRIAN POPE – 208-413-4403 BPOPE@NWCH.US 704 MAIN ST. OUT PATIENT CLINIC, NICH TRAINING CENTER.

9:30 AM: Billy Danna, 405-496-1865, billy@fusionarch.com. 501 Snake River Ave, New site plan for UGM. Moved building and added 2 new structures for the church and cafeteria.

PERMITS ISSUED (3/03/2024 TO 3/09/2024)

SUBMITTED FOR REVIEW (3/03/2024 TO 3/09/2024)

DISTRIBUTION LIST:

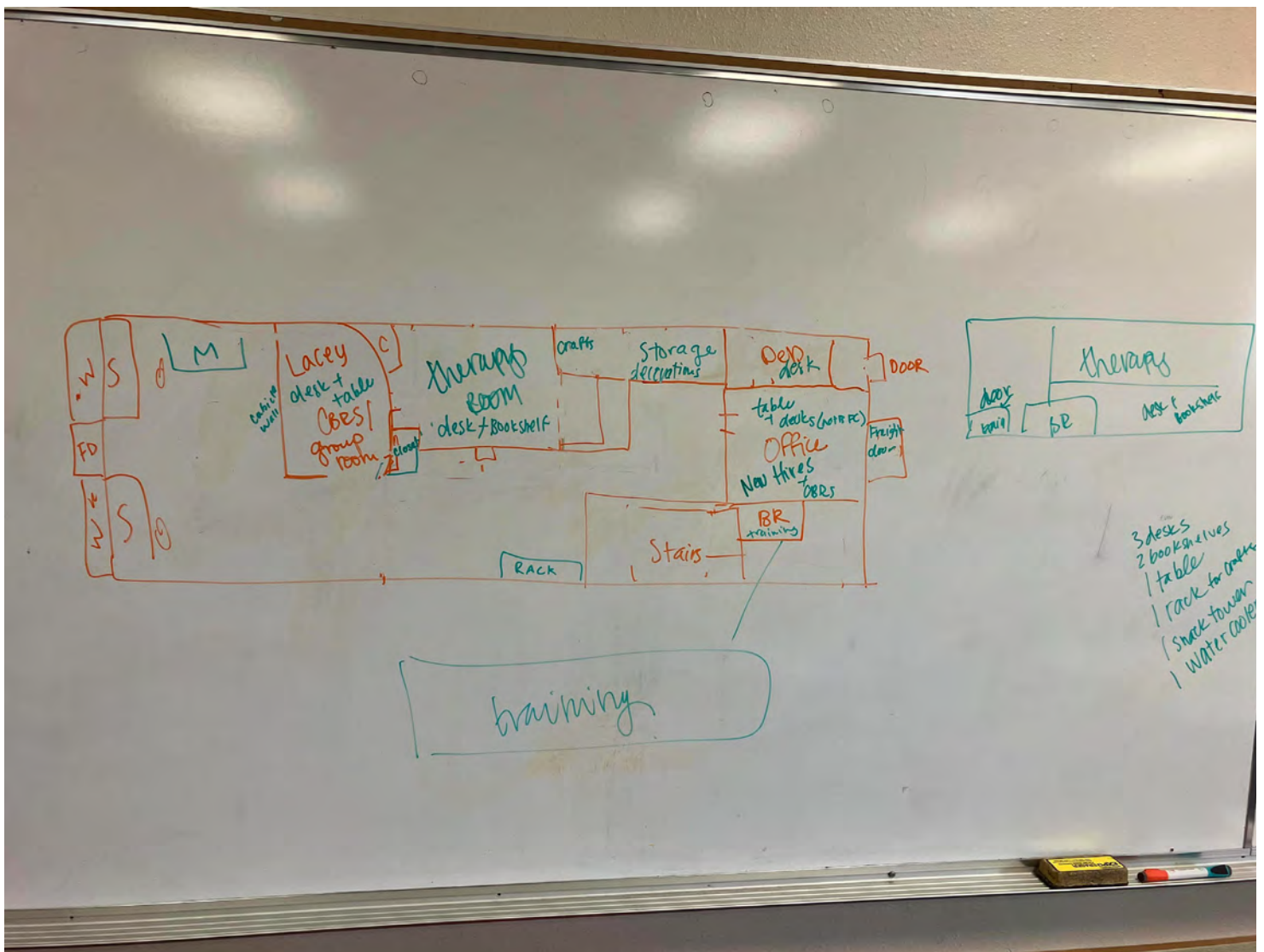
City Mayor: Dan Johnson

Community Development: Shannon Grow, Joel Plaskon, Jeff Wolfe, Russ Harper, Shelby Anderson, Katie Hollingshead, Brandon Cunningham, Dawn Ortiz, Chelsey Rake, Brian Beasley, Kevin Moffett, Lorrie Tanguay

Public Works: Dustin Johnson, Jill Tolman, Iris Heidorn, Pat Severance, Ed George, Mark Weigand, Luke Antonich, Bryan Lacy, Jon Ruark, Greg Creviston, Kevin Evans, Morgan Schwartz, Bill Arnold

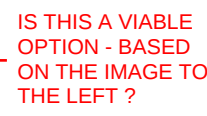
Fire Department: Chief Greg Rightmier, Julian Sorrell, Casey Strong, Jamie Mowery

Public Health: Sherise Bruce, Bonnie Waldemarson



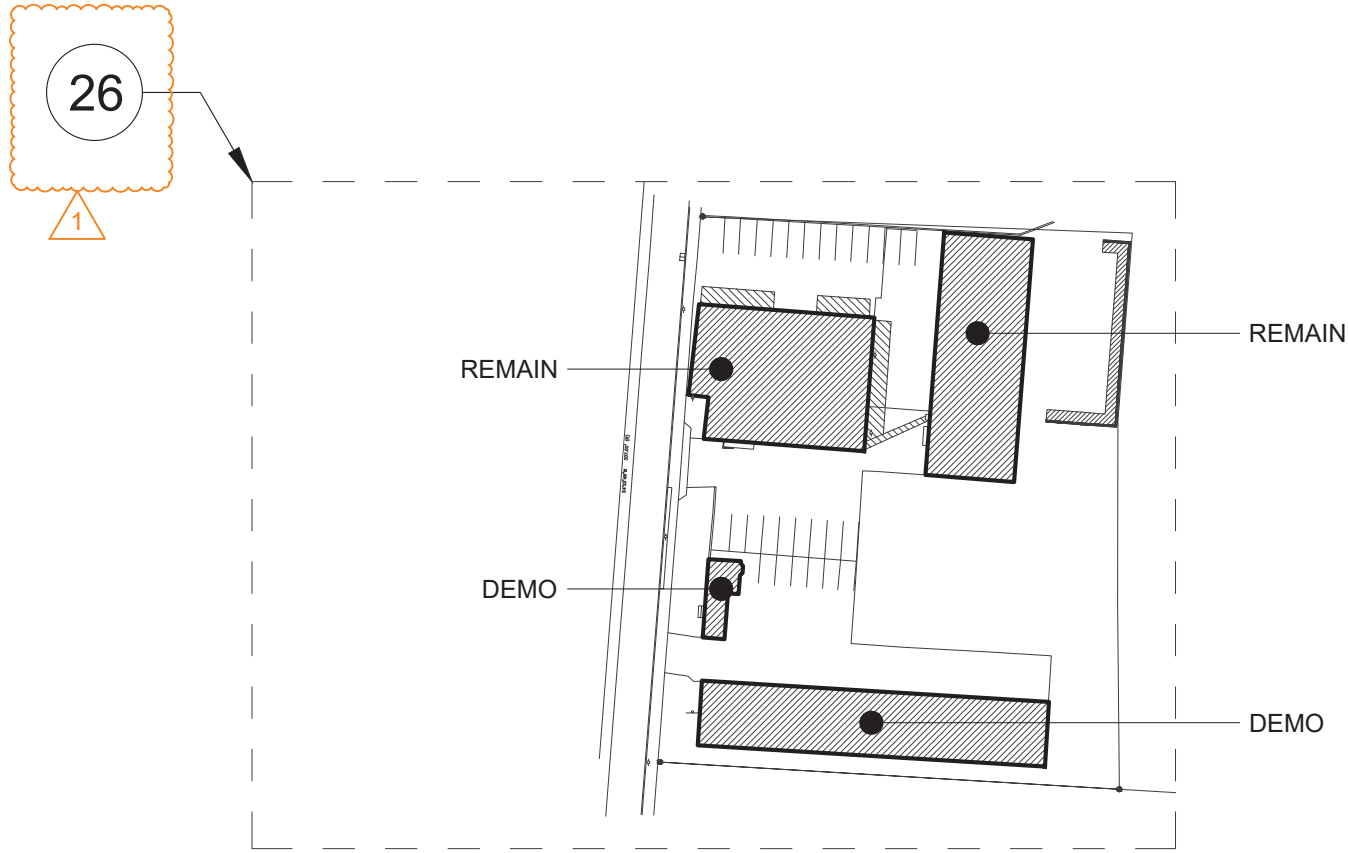


UNIVERSITY OF OKLAHOMA - FIRE LANE



KEYED NOTES:

- 6' HIGH BANK (OBSCURITY FROM ADJACENT NEIGHBORS)
- CONTINUOUS 6' HIGH PRIVACY FENCE (PROPERTY LINE)
 - EXCLUDING SNAKE RIVER AVE FRONTAGE.
- EXISTING RETAINING WALL
- DUMPSTER
- START OF EXISTING SLOPE
- EXISTING BUS STOP, APROX. 340'
- FIRE HYDRANT
- MOTORIZED VEHICLE GATE (INSTALL KNOX KEY SWITCHES)
- FIRE LANE
- ENTRANCE / EXIT FOR OFFICES / WOMEN
- ENTRANCE / EXIT FOR OFFICES / MEN
- MENS AREA
- WOMENS AREA / CHILDRENS PLAY AREA (FENCED)
- GAZEBO (BY OTHERS)
- PEDESTRIAN PATH - STRIPPED
- PLANTER BED
- ELECTRICAL POLE - SEE G9 FOR SUPPORT INFORMATION
- BICYCLE STORAGE | 35 REQUIRED / 45 PROVIDED
- MEN'S DESIGNATED 'SMOKE' AREA
- ACCESSORY BUILDING UNDER SEPARATE CONTRACT / PERMIT
- PROPERTY - 76,370 SQ.FT. OR 1.75 ACRES
- BEDS:
 - 48 - MEN'S
 - 56 - WOMEN'S
 - 104 - COMBINED
- PARKING:
 - ONE (1) SPACE PER FOUR (4) BEDS; ONE (1) SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET OF OFFICE AREA OR PER EMPLOYEE/VOLUNTEER
 - 1137 SQ.FT. - OFFICES
 - 31 - STALLS REQUIRED
 - 36 - STALL PROVIDED
 - 2 - ACCESSIBLE STALLS REQUIRED / 3 - PROVIDED
- FIRE RISER ROOM
 - TO BE LABELED WITH AN APPROVED SIGN
 - LETTERING SHALL BE IN CONTRASTING COLOR TO THE BACKGROUND
 - LETTERS SHALL HAVE A MIN. HEIGHT OF 2" W/ MIN. STROKE OF 3/8"
- FDC
 - VEGETATION SHALL NOT OBSCURE / BLOCK
- EXISTING SITE DIAGRAM
- "FIRE LANE" - MARK CURB FROM STREET TO #13 "WOMEN'S AREA" - NO PARKING
- EMERGENCY KEY BOX(ES) - MOUNTED 5' ABOVE THE GRND FLOOR, READILY VISIBLE & NOT > THAN 5' FROM MAIN ENTRY TO PREMISES
- SINGLE POINT - PEDESTRIAN ENTRY - CHAPEL / HOUSING



1 SITE PLAN
SCALE: 1/16" = 1'-0"

Reviewed for Code Compliance
01/05/2024



Fusion
ARCHITECTURE

221 N WALL ST STE 345
SPOKANE, WA 99201

WWW.FUSIONARCH.COM
REX K. ANDERSON

2022-44
UNION GOSPEL MISSION
419 SNAKE RIVER AVE,
LEWISTON, ID 83501

OWNER
UNION GOSPEL MISSION
PHIL ALTMAYER | EXECUTIVE DIRECTOR
1224 E TRENT AVE, SPOKANE, WA 99202

ARCHITECT
FUSION ARCHITECTURE
221 N WALL ST, STE 345
SPOKANE WA 99201

ATT: BILLY DANNIA
BILLY@FUSIONARCH.COM
509.443.4427

CONTRACTOR
KENASTON CORPORATION
2517 MAIN STREET
LEWISTON, ID 83501

ATT: REECE HEWETT
RHEWETT@KENASTON.COM
208.746.1351

CIVIL
VAN HOUTEN CONSULTING & DESIGN
401 J E SHERMAN AVE
COEUR D'ALENE, ID 83814

LANDSCAPE
MICHAEL TERRELL
1421 N MEADOWWOOD LANE
LIBERTY LAKE, WA 99019

STRUCTURAL
UMLAUF ENGINEERS
10218 E. DRIFTWOOD CT
SPOKANE VALLEY WA 99208

MECH. / PLUM.
JTL ENGINEERING
9115 E SPRAGUE AVE
SPOKANE VALLEY, WA 99206

ELECTRICAL
LC ENGINEERING
1388 N BLIZZARD LOOP
HAYDEN, ID 83835

EQUIPMENT
SPOKANE RESTAURANT
EQUIPMENT & DESIGN
1750 E TRENT,
SPOKANE, WA 99202

SEAL / SIGNATURE

10252

REGISTERED ARCHITECT

REX K. ANDERSON
STATE OF WASHINGTON

DESCRIPTION	DATE
80% REVIEW INTAKE	05.22.2023
PERMIT INTAKE	07.7.2023
PERMIT INTAKE	11.14.2023
PERMIT INTAKE	12.20.2023



AGENDA **DEVELOPMENT REVIEW COMMITTEE** **BELL BUILDING MARCH 20, 2024** **8:30 A.M. – WEDNESDAY**

8:30 AM: PRT – Discussion on Avista Utilities and how to make sure structures on not being placed over them. Discussion on current project/permits.

9:30 AM: Avista – Aaron Henson, 509-495-4550, Aaron.Henson@avistacorp.com.

RPL356W0016749, 1st Street x Southway Ave. Construction of new substation.

PERMITS ISSUED (3/10/2024 TO 3/13/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
BLOUNT CONSTRUCTION, LLC	3720 Skyview	BP24-000061	03/11/2024	\$ 329,128.36	Residential - SFD
RUSSELL CONSTRUCTION	3137 4TH ST	BP24-000085	03/12/2024	\$ 1,200.00	Residential - Misc.
KIRBY OCKWELL CONSTRUCTION, LLC	838 STEWART AVE	BP24-000060	03/11/2024	\$ 3,000.00	Residential - Misc.

SUBMITTED FOR REVIEW (3/10/2024 TO 3/13/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Residential Additions	03/11/2024	1203 BRYDEN AVE	Closet Addition	HENRICH ONUFER - GENERAL CONTRACTOR	BP24-000083
Residential - SFD	03/11/2024	1515 BURRELL AVE	New Single Family Dwelling - Living Sq. Ft. - 1360, Garage Sq. Ft. - 680, Covered Deck Sq. Ft. - 238 - Existing house to be removed prior to Certificate of Occupancy	MCLEAN JEREMY D	BP24-000084
Residential - Misc.	03/12/2024	3137 4TH ST	Re-roof replacing sheathing	RUSSELL CONSTRUCTION	BP24-000085
Residential Remodel	03/12/2024	1806 POWERS AVE	Remodel existing residence - Remove insulation in basement and re-insulate with r21 bat insulation, install new drywall; new roof, new windows, remove existing deck and rebuild smaller 23' x 9'6" deck with 2x8 framing and 2x6 decking (Deck under separate permit - all fees under Permit BP24-000086) (trades under separate permit)	SMART BUILD	BP24-000086
Residential - Misc.	03/12/2024	1806 POWERS AVE	Remove existing deck and rebuild new 23' x 9'6" deck with 2 x 8 framing and 2 x 6 decking. (All Fees under permit BP24-000086	SMART BUILD	BP24-000087

Residential - Misc.	03/12/2024	2814 9TH AVE	Remove water damaged beams and run new beams to support carport structure to make existing carport structurally sound	IRBY SUSAN G	BP24-000088
Residential Accessory Buildings (Small)	03/13/2024	3408 East 5TH ST	750 SF ACCESSORY BUIDLING WITH COVERED PATIO bb#224-645-728	NATE BRANTING	BP24-000089
Carport / Deck	03/13/2024	2814 9TH AVE	** duplicate permit**MAKING EXSISTING CARPORT SOUND, REMOVING WATER DAMAGE, REMOVING WATER DAMAGED BEAMS TO SUPPORT STRUCTURE BB# 866-299-063	SAVAGE CONSTRUCTION	BP24-000090
Carport / Deck	03/13/2024	3135 4TH ST	200 SF DECK	HAUER HOMES INC	BP24-000091

DISTRIBUTION LIST:

City Mayor: Dan Johnson

Community Development: Shannon Grow, Joel Plaskon, Jeff Wolfe, Russ Harper, Shelby Anderson, Katie Hollingshead, Brandon Cunningham, Dawn Ortiz, Chelsey Rake, Brian Beasley, Kevin Moffett, Lorrie Tanguay

Public Works: Dustin Johnson, Jill Tolman, Iris Heidorn, Pat Severance, Ed George, Mark Weigand, Luke Antonich, Bryan Lacy, Jon Ruark, Greg Creviston, Kevin Evans, Morgan Schwartz, Bill Arnold

Fire Department: Chief Greg Rightmier, Julian Sorrell, Casey Strong, Jamie Mowery

Public Health: Sherise Bruce, Bonnie Waldemarson

PROJECT NARRATIVE

Avista Project No. TBD

Project Title	New Lewiston Substation
Applicant	Aaron Henson on behalf of Avista Corporation PO Box 3727 MSC-24 Spokane, WA 99220-3727 (509) 495-4550
Project Location	SW corner of Southway Avenue and 1 st Street. Lewiston, ID 83501
Legal Description	<i>S/2 of Lot 5, Sec 1, T35N, R6W BM</i>
Parcel Number	RPL365W0016749
Zone	Low Density Residential – R2
Flood Zone	FEMA Flood Map 1601040003B - 1982
Property Size	Approx. 6.28 acres
Proposal	The South Lewiston substation located directly south of the Southway Bridge has reached the end of its design life. Rebuilding on that site is not likely since taking that station out of service for a rebuild would impact the electric service of many customers in that area. Avista is proposing to build a new substation on the above property to improve the reliability and redundancy of the electric grid in the Lewis-Clark Valley. Half of the existing substation (wood) will be decommissioned and removed, and the other half (steel) will remain in place, including the transmission line river-crossing structures.

SITE DESCRIPTION

The site is located on the southeast corner of Southway Avenue and Snake River Avenue. The parcel is approximately 340-feet x 825-feet or 6.28 acres in total. The property is bounded on the north by Southway Avenue, on the east by 1st Street and on the west by a privately owned parcel on which Avista has right-of-way for its transmission lines. To the south the parcel is bounded by a private access road (Figure 1).

The undeveloped property is currently covered with grasses and has been used as pasture for the previous 20 years. The property slopes from the south, down toward the north, getting steeper as it approaches Southway Avenue.

The property is located in an area that is zoned Low Density Residential (R2). Single-family housing is across 1st Street from the property and Cutting Edge Credit Union is located south of the property.

There are several access points onto the property from 1st Street. There is currently no sidewalk on this side of 1st Street, but there are three fire hydrants located along the property.

There is an existing 115 kV transmission line and two distribution lines west of the property along Snake River Avenue. The transmission line in Figure 1 shows an aerial view of the existing substation and property.

PROJECT PURPOSE

The Lewiston area has experienced a large amount of electric load growth since the construction of the South Lewiston substation in 1957. That substation was built near the river and is now located south of the Southway Bridge along Snake River Avenue. It has been added on to and upgraded since its construction, but it no longer has capacity to keep up with the demand in the area. Since this substation is on an easement granted by the Army Corps of Engineers, obtaining additional property to expand the station has been difficult. Additionally, it is preferred to move the oil-filled transformers away from the river and away from the recreational/scenic area along the levee.

The Southway property provides Avista with an opportunity to build a new, higher-capacity substation, away from the river and away from recreational areas, while still being near existing transmission and distribution lines. This new station, along with work being done at other electrical facilities in the area, will increase reliability and resiliency of the electric system in the Lewis-Clark Valley.

The two electrical lines that cross the river near the Southway Bridge are critical and must remain in place. Therefore, the existing South Lewiston substation will only be partially decommissioned. The old equipment (some of which is 100 years old) will be removed, but the newer upgrades will remain in place to help minimize the impacts to customers.

FACILITY DESCRIPTION

The new substation yard will consist of a 200' x 300' fenced yard (Figure 2). The proposed security fence will be a 9-foot high security fence consisting of expanded metal panels that are powder coated green or black (Figure 3). The fence serves to protect the equipment inside the yard from vandalism and acts of terrorism as well as to protect the public at large from the danger of electrocution. The gates to the yard will be posted with the name, address and coordinates of the substation along with the emergency phone number. The perimeter of the fence will be posted with signage that warns of the high-voltage danger.

A new approach into the property will be constructed off 1st Street near the south end of the parcel in accordance with City of Lewiston Standard Plans. The access road into the substation will be crushed driveway rock approximately 20-feet wide with a gate set back 70 feet from the approach to allow service vehicles to access the facility without blocking traffic on 1st Street.

Equipment inside the 115 kV yard will consist of a 35-foot tall steel A-frame structure that supports the conductor coming into the substation. Steel columns will support elevated aluminum bus pipe and switches 10 to 15 feet above finished grade (Figure 4). All supporting steel rests on foundations, which will be designed for local wind, seismic and environmental loads in accordance with the National Electric Safety Code (ANSI C-2), which governs the design of high-voltage systems.

The existing 115 kV transmission lines along Snake River Avenue will be re-configured in the area immediately around the substation. It is not anticipated that the existing transmission line easements will need to be modified.

This is an unmanned, unoccupied facility; no sewer or water service is required for the operation of the facility. No septic system will be located on site.

Avista will use Department of Ecology standard best management practices to control soil erosion during construction. Methods will include silt fence, straw wattles and check dams. The finished yard will be covered with 4 to 6 inches of crushed rock. Less than 1% of the total yard surface is impervious, resulting in a site that has run-off characteristics similar to that of the undeveloped site. Where possible, native vegetation will not be disturbed, so it may be used as a part of the soil erosion plan. Cut and fill slopes will be seeded with native grasses and covered with mulch to prevent erosion.

Fire Department Lock Boxes

The gates into the substation yard will be secured with chains and locks keyed to Avista's standards. Avista respectfully requests a waiver from any requirement for Fire Department lock boxes. Avista's operations are governed by the National Electrical Safety Code (NESC). NESC Rule 110A1 states that areas containing energized electrical equipment must be kept locked in order to limit access by unauthorized personnel, of which Fire Department

employees must be considered because they do not have the proper training to work around high-voltage equipment.

If Fire Department access is required during an emergency, the inherent safety risks posed in any substation require qualified Avista personnel to be on-site prior to Fire Department access. Automatic alarming between the substation and Avista's Central Operating Facility will alert Avista in the event of such an emergency. Should Fire Department personnel arrive on scene first, they should wait for Avista personnel to secure the site prior to entry into any substation.

CRITERIA AND STANDARDS

Lewiston, Idaho - Code of Ordinance

Section 37 - Zoning

Division 3. - Low Density Residential Zone R2

Requirement	Proposed
37-27. Conditional Uses R2 Zone (11) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency	An electric distribution substation provides an essential public service and needs to be located near the load that it serves.
37-29. Lot Size: Lot Width: 60-feet minimum Lot Length: 80-feet minimum	No change to 6.28-acre parcel.
37-30. Yards (setbacks) Front Yard: 20 feet Side Yard: 15 feet Rear Yard: 20 feet	75 feet 150 feet 35 feet
37-31. Lot Coverage Buildings shall not cover more than 40% of lot.	Substation footprint covers 21% of parcel
37-32. Height of buildings Maximum height: 35 feet	A-frame dead-end is 35 feet tall.

IMPACT STATEMENTS

Traffic

During the initial construction phase, which is expected to last approximately 12 months, there will be periodic times of increased traffic at the site. This will consist of the mobilization and de-mobilization of the earth-moving equipment, delivery vehicles and concrete trucks. Delivery of materials to the site will occur several times during the week and will occur during normal working hours. Traffic control measure will be taken, but Avista does not anticipate any long-term road closures or significant traffic impacts.

After the initial construction phase, traffic into the substation will be significantly reduced and will consist of work crews (one to two trucks) entering and leaving the site periodically throughout the workday.

Once the substation is operational, normal traffic to the site will be reduced to a single maintenance vehicle visiting the site on approximately a weekly basis.

Noise and Lighting

During the initial construction, it can be expected that there will be an increase in noise over current levels to a level consistent with a typical construction site. The increased noise levels will occur during normal working hours until the station is energized.

An energized substation typically generates a low frequency noise that can be heard outside of the yard. This noise primarily originates from the transformer, but depending on weather conditions, may also be heard from the insulators supporting the bus work. Avista performs noise surveys of substations and has found that the average noise level is 45 dBA at the yard fence with maximum noise levels not exceeding 55 dBA at the yard fence. See Table 1: *Sound Levels*, for a comparison of common noise levels. The State of Idaho does not have regulations for the acceptable noise level originating from a public facility. However, 55 dBA is the maximum permitted level allowed by other jurisdictions (including EPA guidelines) in which Avista operates and is therefore used as a benchmark for this project. Based on these test levels, there are no plans for additional noise mitigation.

The substation is equipped with yard lighting that is turned on only during times of emergency repairs. Dusk to dawn security lights are not used except for a single light near the control enclosure.

The substation yard is covered in 4 to 6-inches of uncompacted crushed rock. Beyond the foundations and the oil containment structure, there are no impervious surfaces in the yard. As a result, the final site has similar surface water runoff characteristics as the undeveloped site.

Environmental

The two 30 MVA transformers that will be used at this location each contain approximately 3,300 gallons of non-PCB dielectric insulating oil (mineral oil, see attached Material Safety Data Sheet) used to regulate the temperature of the transformer. The transformer sits on a foundation that has an integrated secondary oil containment. The containment system is sized to hold 110% of the oil volume. In addition, the transformer is equipped with a continuous electronic monitoring system that will signal Avista's 24-hour manned Central Operations Center should there be a problem that could cause a significant leak. If that occurs, the transformer can be taken off-line and crews dispatched to assess the problem. The response time for crews during such an event is less than two hours after a problem is identified.

A 128-volt DC battery bank will be located inside the concrete control enclosure. The battery bank will provide backup power for substation monitoring equipment and remote control in the event of an AC station service failure. Approximately 0.48 gallons of liquid electrolyte will be in each cell. The electrolyte is composed of a mixture of Potassium Hydroxide and Lithium Hydroxide. Batteries are located in a containment that is sized for approximately 25 gallons.

A spill kit is located within substation yard near the panel house. Kits contain powder absorbent, pads, and other clean-up materials for containment of small to medium sized spills. The kits are inspected monthly to ensure they are properly stocked and in working order.

Avista has an annual weed prevention and control plan that is enforced at all its substations. Weed control is undertaken in the late spring and early summer months. The access roads, gravel surfaced areas and the substation yard are sprayed by licensed applicators. In addition to the graveled areas, exposed cuts and other areas outside the fence that are designated as "Native Vegetation" will be included in the weed management plan to control the weeds identified as "noxious."

Electro-Magnetic Fields

Low levels of electric and magnetic fields (EMF) are associated with all electric equipment whether they be utility equipment and overhead lines or household appliances, lighting, heating and cooling equipment, etc. The EMF field strength produced by the equipment in a substation diminishes rapidly as the distance from the equipment increases. Outside the security fence, it can be expected that EMF levels will not be more than normal background level EMF. Currently, low levels of EMF are not considered dangerous, and the studies linking health risks to EMF are inconclusive.

Local Economy

Substation projects of this size and type typically require 1.5 to 2 years to construct. During that time, construction crews will be staying in the area while they work on the site. Avista's outside contractors are encouraged to use locally available materials and to augment their staff with local labor. The specialized electrical work is performed by Avista crews or by qualified contractors who will bring their own laborers to the project site.

TENTATIVE WORK SCHEDULE

The following is an approximate timeline for completion of milestones for this project. Dates are subject to change and are dependent on permitting, equipment lead times and scheduling with other projects. Typically, a substation project of this size requires 1.5 to 2 years from breaking ground to energization.

<u>Task</u>	<u>Target Date</u>
Site Grading	Spring 2028
Install Security Fence	Spring 2028
Install Foundations & Structures	September - December 2028
Begin Electrical Work	Spring 2029
Complete Work/ Energize	Late Summer 2030
Decommission Old Yard	Winter 2030/31

Attachments

Avista Drawings:
P-1000 – DRAFT Site Plan



Figure 1: Parcel Location

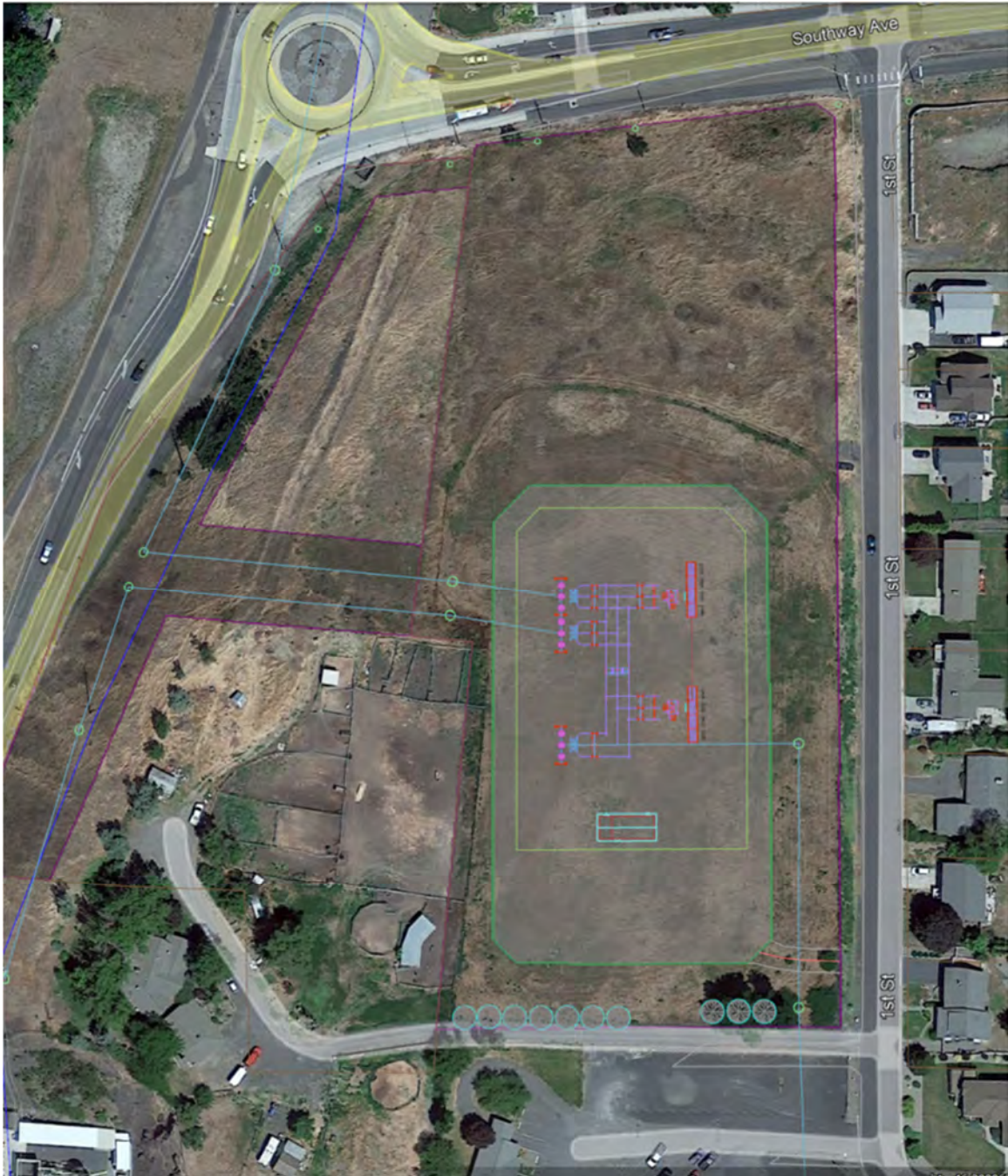


Figure 2: Proposed Layout of Substation



Figure 3 – Typical 9-foot Security Fence



Figure 4 – Typical Distribution Substation

Table 1: Relative Sound Levels

Relative Sound Levels		
Examples	Sound Level dBA	Comment
Jet aircraft @ 160-ft distance	140	
Loud Hand Clap @ 3-ft	130	Threshold of pain
Referee's Whistle @ 3-ft	120	Threshold of discomfort
Police Siren @ 30-ft	110	16x as loud as 70dB
Chainsaw @ 3-ft distance	100	8x as loud as 70dB
Gas Lawn Mower	90	4x as loud as 70dB
Diesel Truck @ 100-ft	85	
Garbage Disposal	80	2x as loud as 70dB
Noisy urban daytime sound		
Hair Dryer	70	Arbitrary Base Line
Electric Typewriter	65	
Conversation in a Restaurant		
Washington State max. permissible environmental noise levels for industrial zoned areas	60	Half as loud as 70 dB
Maximum Substation Noise Level at Security Fence	55	
Conversational speech, Commercial Area	50	1/4 as loud as 70 dB
Typical Transformer Noise Level at Security Fence	45	
Bird Calls		
Quite urban daytime sound	40	1/8 as loud as 70 dB
Quite urban night sound	35	
Library	30	1/16 as loud as 70 dB
Quite rural night sound	25	
Sound of Breathing @ 3-feet distance	10	Barely Audible



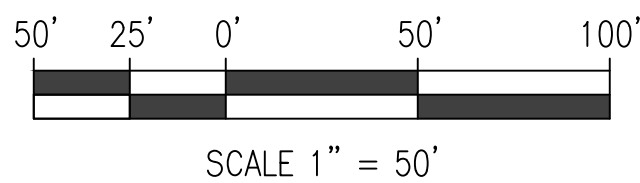
ADDRESS: TBD
LEWISTON, ID 83501

LEGAL DESCRIPTION: S/2 of LOT 5, SEC 1, T35N, R6W BM.
PARCEL NUMBER: RPL365W0016749
ZONE: LOW DENSITY RESIDENTIAL – R2
FLOOD PLAIN: NONE
CODE EDITION: 2012 NATIONAL ELECTRIC SAFETY CODE
PROPERTY AREA: 6.28 ACRES
PROJECT AREA: 2.24 ACRES
IMPERVIOUS AREA: xxxx SQ FT
TALLEST STRUCTURE: 35–FT STEEL A–FRAME

1. THESE PLANS ARE FOR CONSTRUCTION OF THE SUBSTATION PAD AND GRADING. SEE AVISTA PLANS FOR DEVELOPMENT OF SUBSTATION EQUIPMENT AND STRUCTURES.
2. OFFSETS MEASURED FROM PROPERTY CORNERS.
3. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PER DEPARTMENT OF ECOLOGY, LOCAL CITY REQUIREMENTS AND THE STORM WATER POLLUTION PREVENTION (SWPP) PLAN REQUIREMENTS.
4. ALL DISTURBED AREAS OUTSIDE THE GRAVEL PAD ARE TO BE SEEDED WITH A NATIVE GRASS MIX PER LANDSCAPE PLAN.

- ① 9-FT METAL FENCE W/ 3-STRANDS OF BARBED WIRE
- ② 20' DOUBLE SWING DRIVE GATE
- ③ 4' WALK GATE
- ④ GRAVEL AREA BOUNDARY
- ⑤ PROPERTY CORNER
- ⑥ CONCRETE CONTROL ENCLOSURE
- ⑦ EXISTING FENCE
- ⑧ SIDEWALK
- ⑨ DISTRIBUTION VAULT
- ⑩ FIBER OPTIC VAULT

	DP		DISTRIBUTION POLE
	CP		COMMUNICATION POLE
	TP		TRANSMISSION POLE
	FH		FIRE HYDRANT
	TBM		TEMP BENCH MARK
	18 19		SECTION QUARTER CORNER
			GUY ANCHOR
			STREET LIGHT
			6-FT EXISTING FENCE
			9-FT SUBSTATION FENCE
			GRAVEL AREA
			PAVED/ASPHALT AREA



DRAFT
03/09/24



Know what's below.
Call before you dig.

115 kV SUBSTATION SOUTHWAY - LEWISTON, IDAHO SITE PLAN

AVISTA CORP
SPOKANE, WASHINGTON

1"=50'		APPROVED
SCALE	DATE	
DESIGN _____	CHECKED _____	
DRAWN _____	NOTED _____	DATE
CHECKED _____	NOTED _____	SHT _____ OF _____ P-1000



AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING MARCH 27, 2024

8:30 A.M. – WEDNESDAY

8:45 AM: Kristine Comstock, 208-669-1773, prestonkristine@gmail.com. 434 Preston Ave, Construct New SFD (Shome).

9:30 AM: NO MEETING

PERMITS ISSUED (3/14/2024 TO 3/20/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
SMART BUILD	1806 POWERS AVE	BP24-000086	03/19/2024	\$ 156,848.00	Residential Remodel
J M ROOFING & FLAT ROOF SYSTEMS	2419 16TH AVE	BP24-000078	03/15/2024	\$ 42,789.00	Commercial - Misc.
HENRICH ONUFER - GENERAL CONTRACTOR	1203 BRYDEN AVE	BP24-000083	03/19/2024	\$ 6,461.13	Residential Additions
MANGUM CONSTRUCTION LLC	424 BURRELL AVE	BP24-000059	03/20/2024	\$ 18,583.00	Commercial - Misc.
SMART BUILD	1806 POWERS AVE	BP24-000087	03/19/2024	\$ -	Residential - Misc.
CAPPS GENE A &	707 WARNER AVE	BP24-000073	03/20/2024	\$ 1,000.00	Residential Remodel
4 STEMS CUSTOM BUILDERS	3752 DUTHIE BLVD	BP24-000065	03/19/2024	\$ 91,663.32	Residential Accessory Buildings (Large)
ALMOST EVERYTHING SERVICES LLC	313 D ST	BP24-000069	03/19/2024	\$ 24,187.00	Minor Commercial
NATE BRANTING	3408 East 5TH ST	BP24-000089	03/19/2024	\$ 35,000.00	Residential Accessory Buildings (Small)
D.D. & SONS, LLC	215 PROSPECT AVE	BP24-000082	03/14/2024	\$ 7,400.00	Residential - Misc.
QUALITY DESIGN HOMES	3220 Expedition WAY	BP24-000093	03/20/2024	\$ -	Residential Foundation Only
SCOTT'S FIX AND FINISH	929 CYPRESS CT UNIT B	BP24-000080	03/15/2024	\$ 4,500.00	Residential - Misc.

SUBMITTED FOR REVIEW (3/14/2024 TO 3/20/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Carport / Deck	03/14/2024	3135 7TH ST	Construct a 24' x 16' roof extension off existing 24 x 30' shop	MIKE'S POLE BARNs LLC	BP24-000092
Residential Foundation Only	03/15/2024	3220 Expedition WAY	Foundation for new residence	QUALITY DESIGN HOMES	BP24-000093
Residential - SFD	03/15/2024	1745 Canyon Crest WAY	New Single Family Dwelling - 1776 S.F. Living - 624 S.F. Garage - 182 S.F. Covered Patio	MARK CALENE	BP24-000094

Residential Accessory Buildings (Large)	03/20/2024	2130 GRELLE AVE	40X40 roof with 22X40 encoused storage, no concrete	POLE BARN WILLY, LLC	BP24-000095
--	------------	-----------------	--	-------------------------	-------------

DISTRIBUTION LIST:

City Mayor: Dan Johnson

Community Development: Shannon Grow, Joel Plaskon, Jeff Wolfe, Russ Harper, Shelby Anderson, Katie Hollingshead, Brandon Cunningham, Dawn Ortiz, Chelsey Rake, Brian Beasley, Kevin Moffett, Lorrie Tanguay

Public Works: Dustin Johnson, Jill Tolman, Iris Heidorn, Pat Severance, Ed George, Mark Weigand, Luke Antonich, Bryan Lacy, Jon Ruark, Greg Creviston, Kevin Evans, Morgan Schwartz, Bill Arnold

Fire Department: Chief Greg Rightmier, Julian Sorrell, Casey Strong, Jamie Mowery

Public Health: Sherise Bruce, Bonnie Waldemarson



Lewiston

Dawn Ortiz <dortiz@cityoflewiston.org>

information for DRC meeting

1 message

Kristine <prestonkristine@gmail.com>
To: dortiz@cityoflewiston.org

Thu, Mar 14, 2024 at 3:54 PM

Dawn,

We would like to build a shop/home. We will need to extend the driveway to the back part of the property where we plan to build. We are curious about water and sewer and if we have to run new lines or if we tie into the existing lines. Also wondering about power if we can run that underground to the back and if that can have a separate meter? We want to rent out the house once we are moved into the shome and that would make things easier in having those separate.

Katie mentioned that our plans can be looked at and we'll be told if we need to have any parts engineered or if buying the plans as they are is fine. So that is a question we have.

We are quite handy and are hoping to do a lot of the work ourselves and would like to know the rules on that. If there are things we're not allowed to do or as long as it passes inspection we're good to go?

We believe that we're allowed to build just 5ft off the fence line, but want to confirm that.

I have attached the plans that we are looking to get. We have a few minor things we'd like to change, such as the master toilet in a "closet" and a separate shower and bath. These are all things that we are waiting to have drawn up until we know if we need it done by an engineer.

The site plan I have attached includes our overall goals/plans for the property as we think right now, but for right now we're just focused on the building of the shome on the back left of the property. The rest of it won't even be looked at starting until the shome is completed. If I need to submit something with the property as it is with the plan for the shome I can totally do that!

Thank you so much for your time and efforts in helping us move forward with our build!

-Kristine

--

The Comstocks

Sent from my iPhone

6 attachments**IMG_1756.jpg**
74K



IMG_1753.jpg
179K



IMG_1754.jpg
117K



image0.jpeg
4288K



image1.jpeg
3578K



image2.jpeg
133K

170 x 132

Shop

Custom
shome

porch area

Covered

Covered

chicken
run

chicken
run

Parking

The Healing
Village

Polar
Plunge

Shop

Sauna

The
healing
gardens

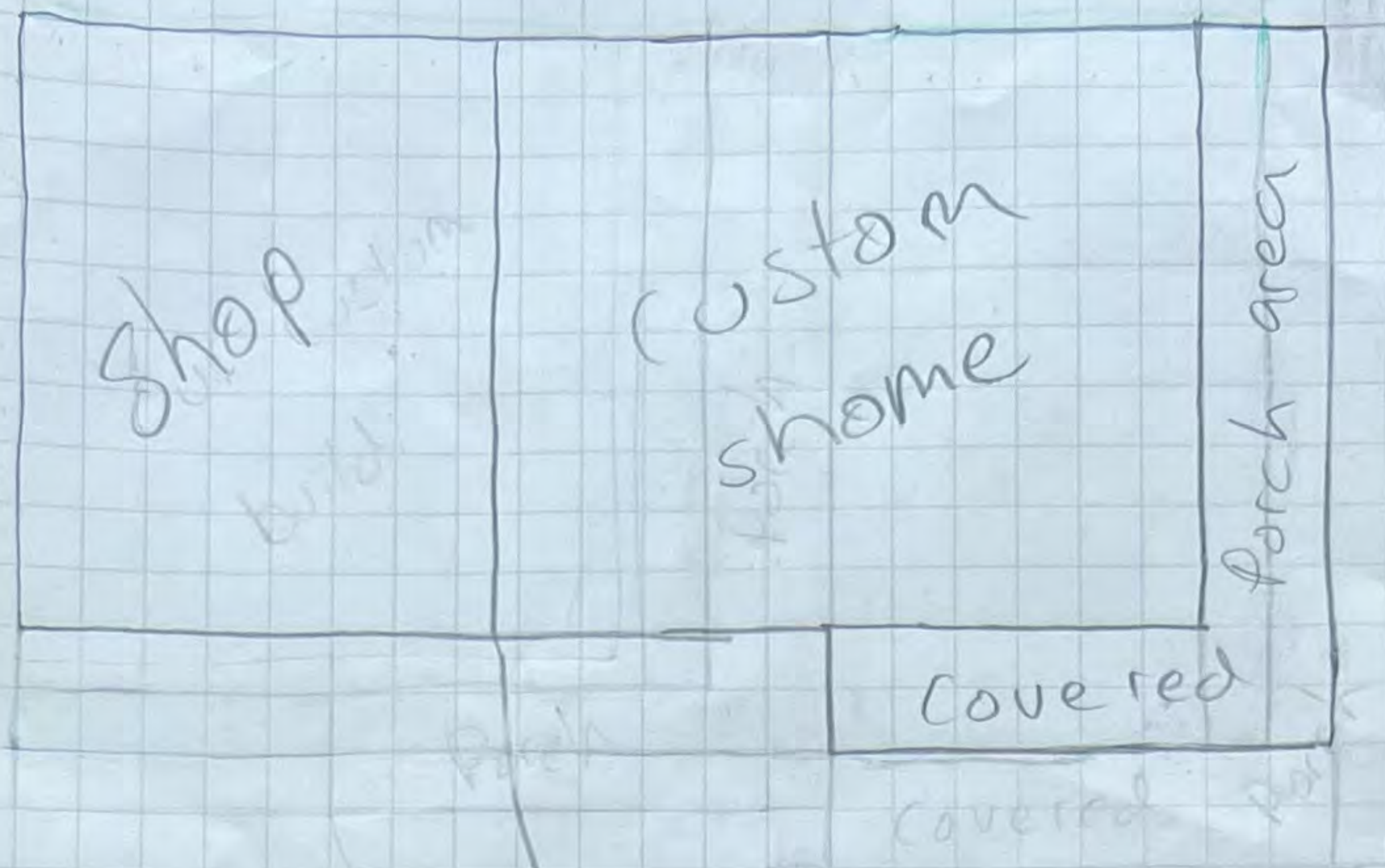
healing
waters

Redfish
Reel

Road

Orchard
area

170 x 132



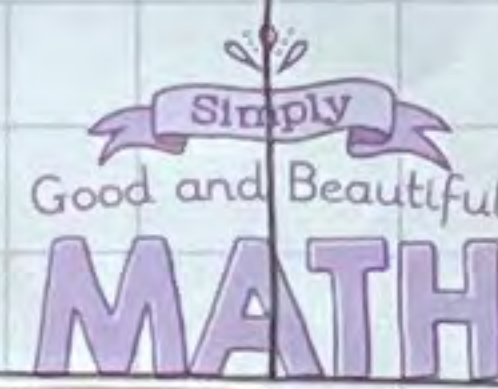
Parking



Road

Orchard area

hoop house
Garden area



18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33

Small Rental

Small Rental

Small Rental

Small Rental

Road





