

March 13, 2024

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Ball called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Cynthia Ball, Chair; Gabriel Iacoboni, Vice Chair; Maureen Anderson; Michael Busch; Kevin Kelly; Kathy Branson via Zoom; Emily Wolf

COMMISSIONERS EXCUSED:

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Jennifer Tengono, Assistant City Attorney;

II. CITIZEN COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF FEBRUARY 28, 2024 MEETING MINUTES (ACTION ITEM)

Commissioners Busch and Anderson moved and seconded, respectively, approval of the February 28, 2024 meeting minutes with conditions. The motion carried 7-0.

B. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR APPLICATION ZNC24-1 BY 3D STOUT LLC (ACTION ITEM):

Chair Ball explained the public hearing process, opened the public hearing and asked for a staff presentation.

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioner Branson stated she read that all conjoining landowners have to consent to the land use change into an M1, is this something that happens at the Public Hearing.

Staff Hollingshead stated no that the conjoining landowners are notified of the request and no approval from them is needed.

Applicant Doug Stout, property owner stated they have received interest from companies in regards to this land. This zone change matched the surrounding

land use that is already an M1. There are water lines and a phone line that connects to Kenworth Sales' property, but the sewer would have to come from the direction of the jail.

There being no questions for the applicant, Chair Ball asked for public testimony.

Mitchell Sutton, Lewiston Id stated that he was not notified about the meeting and was under the impression that this land would be used as a cattle ranch. The Port has plenty of property that is not being developed that is already zoned and M1. He owns the adjacent property and didn't build his custom home to overlook an industrial park. When he constructed his house they had to place it higher on the hill because there is a natural gas line that runs through these properties and is an obstacle to get around.

Staff Tengono stated she would look into the statement from Mr. Sutton saying he was not notified.

Chair Ball stated Mr. Sutton mentioned a gas line that runs through the property, does it go through his entire property?

Mr. Sutton stated yes it runs through this property and runs to his property.

There being no further public comment, Chair Ball asked the applicant's representative for a rebuttal.

Applicant Stout stated the gas line is to the north of the property and should not affect development on his property.

Commissioner Branson requested Staff Tengono to research if surrounding landowners need to consent to this zone change.

Commissioner Kelly and Branson moved and seconded, respectively, to table this item and leave the public hearing open until March 27, 2024 meeting. Motion passed 7-0

Commissioner Iacoboni asked if future developments would come to the Planning and Zoning Commission or the City would review it at some level.

Staff Hollingshead stated it would only come back if there was a conditional use permit application.

C. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT

**CRITERIA AND STANDARDS FOR APPLICATIONS ANX24-1, CPA24-1,
AND ZNC24-2 BY JOE GRECO (ACTION ITEM):**

Chair Ball explained the public hearing process, opened the public hearing and asked for a staff presentation.

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioner Branson asked if animal rights, street design and public utilities would come after the design of the subdivision.

Staff Hollingshead stated animal rights are not part of the R2 zone. The street network and utilities are part of the subdivision process.

Applicant Scott Becker, with Hodge and Associates representing the applicant. Mr. Becker stated staff Hollingshead covered everything that the applicant would have, but stands for questions.

Commissioner Anderson asked why the applicant is not choosing to annex the remaining land does not extend all the way across.

Mr. Becker stated that they are tying into what is existing and as it wraps around it will have a different layout.

There being no further questions for the applicant, Chair Ball asked for public testimony.

John Morgenstern 2425 Powers Ave stated his neighbor was notified by mail, but he had not received anything. Thinks that low density should match his lot which is a 5-acre lot. Stated that having septic systems in this area is a bad idea and is concerned with the size of the lots being too small. Mr. Morgenstern continued to ask information questions in regard to county property. Staff Hollingshead did direct Mr. Morgenstern to the County for these questions,

Commissioner Branson stated there is a proposal of 47 lots.

Commissioner Ball asked Staff Hollingshead how many homes on density for an R1 acre.

Staff Hollingshead stated in an R1 it is a minimum lot size of 10,000 and would be equivalent to 4 homes per acre.

There being no further public comment, Chair Ball asked the applicant's representative for a rebuttal.

Mr. Becker stated they chose R2 instead of R1 is that they are not looking to have animal rights in this subdivision and are trying to make this a nice subdivision. The lots are pretty substantial lots so no tiny homes. In regards to septic, this area has to have a nutrient pathogen testing done and this makes it pretty impossible to get done.

Staff Tengono stated that Mr. Morgenstern's property is not within 330 feet of the property and that is why he was not notified.

Commissioner Kelly asked staff if this property part of the storm water drainage issues.

Staff Hollingshead stated it is in the area. The lots will be required to connect to City services and the storm water will be mitigated at the subdivision process.

There be no further questions, Chair Ball closed the public hearing.

Commissioner Busch and Vice Chair Iacoboni moved and seconded, respectively, to recommend approval of ANX24-1 to the City Council. Motion passed 7-0.

Commissioner Busch and Kelly moved and seconded, respectively, to recommend approval of CPA24-1 to the City Council. Motion passed 7-0.

After discussion of relevant criteria and standards, Commission Anderson and Vice Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving ZNC24-2. Motion passed 7-0.

Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, to recommend approval of the associated Area of City Impact map amendments to the City Council. Motion passed 7-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for March 27, 2024 meeting.

All current commissioners plan to be in attendance besides Commissioners Wolf and Branson who can attend via Zoom for the March 27, 2024 meeting. Staff Hollingshead did state there will be a new commissioner joining this meeting.

Staff Hollingshead presented Commissioner Busch with a plaque for his 4 years of volunteer service to the Planning and Zoning Commission as this will be his last meeting.

V. ADJOURN

There being no further business, Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission adjourned at approximately 6:46 p.m.

RESPECTFULLY SUBMITTED,


~~Dawn Ortiz~~, Katie Hollingshead
Recording Secretary


Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 27 day of March, 2024.

