



**Lewiston City Council
AND PLANNING & ZONING COMMISSION
JOINT MEETING AGENDA
April 24, 2024 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

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 website at cityoflewiston.org.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS 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 Mayor. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. DISCUSSION ITEMS ABOUT ENVISION LEWISTON 2044, LEWISTON'S DRAFT COMPREHENSIVE PLAN:

The Comprehensive Plan is a community-informed land use plan, required by the state, that offers guidance for decision-makers to best accommodate the challenges and opportunities associated with growth and quality of life. The Plan considers many facets of the community, including, but not limited to, land use, jobs, housing, transportation, recreation, community design, well-being, resiliency, and more.

A. WELCOME & INTRODUCTIONS

B. PROJECT OVERVIEW

C. DRAFT PLAN OVERVIEW

D. QUESTIONS

E. NEXT STEPS

V. UNFINISHED AND NEW BUSINESS

A. PLANNING & ZONING COMMISSIONER COMMENTS

B. CITY COUNCILOR COMMENTS

C. MAYOR COMMENTS

VI. ADJOURNMENT - Action Item

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 the City Clerk's Office at least forty-eight (48) hours in advance of the meeting at 208-746-3671, ext. 6202.

ENVISION LEWISTON 2044

EXPLORE OUR PAST, ENGAGE OUR PRESENT BUILD OUR FUTURE

CITY COUNCIL AND PLANNING AND
ZONING COMMISSION JOINT WORK SESSION
APRIL 24, 2024



AGENDA

Project Overview

Draft Plan Overview

Questions

Next Steps

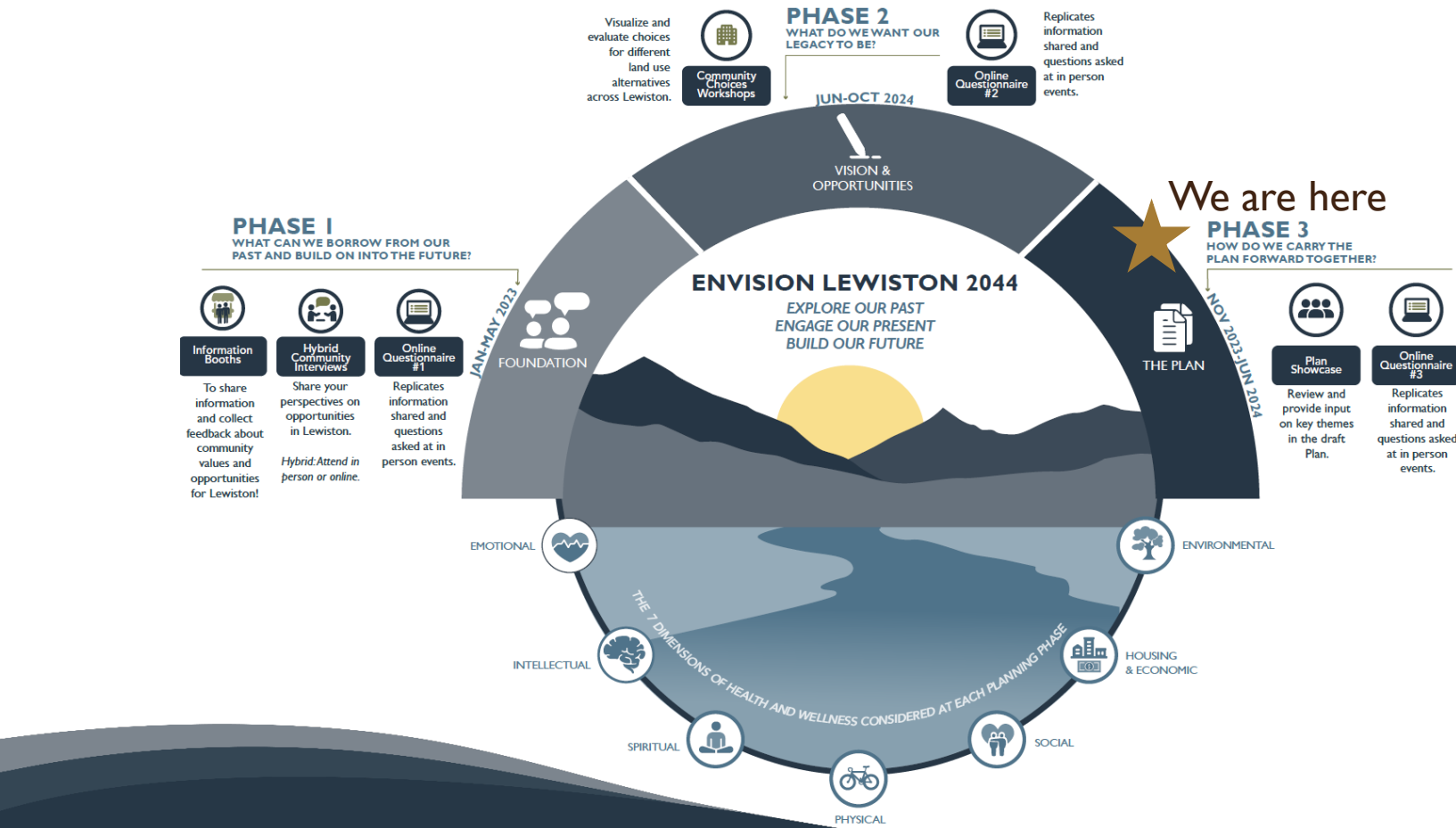
An aerial photograph of a city, likely Boise, Idaho, featuring a river in the foreground, a dense urban area with various buildings, and snow-capped mountains in the distance under a dramatic, cloudy sky. A semi-transparent dark blue rectangle is overlaid on the left side of the image, containing the word 'WELCOME' in white, serif, all-caps font.

WELCOME

PROJECT OVERVIEW



PROJECT TIMELINE



We are here

PUBLIC ENGAGEMENT

- **In Person Events**
- **Online Questionnaires**
- **Project Webpage**
- **Social Media Posts**
- **Newsletters**
- **Magazine Articles**
- **Email Blasts**
- **Steering Committee
Representing a Range of
Organizations**



PHASE 3 PROCESS



DRAFT PLAN OVERVIEW



ORGANIZATION



- **Chapter 1. Introduction**
 - **Chapter 2. Community Vision**
 - **Chapter 3. Community Character and Design**
 - **Chapter 4. Land Use**
 - **Chapter 5. Transportation and Connectivity**
 - **Chapter 6. Economic**
 - **Chapter 7. Housing.**
 - **Chapter 8. Parks, Recreation, Open Space, and Trails**
 - **Chapter 9. Natural Resources and Hazards**
 - **Chapter 10. Public Services, Facilities, and Utilities**
 - **Chapter 11. Implementation**
- 

STATE CODE COMPLIANCE

Required Planning Component	Location Within the Plan
Property Rights	Chapter 1
Population	Chapter 3
School Facilities and Transportation	Chapters 5 and 10
Economic Development	Chapter 6
Land Use	Chapter 4
Natural Resources	Chapter 9
Hazardous Areas	Chapter 9
Public Services, Facilities, and Utilities	Chapter 10
Transportation	Chapter 5
Recreation	Chapter 8
Special Areas or Sites	Chapter 3
Housing	Chapter 7
Community Design	Chapter 3
Agriculture	Chapter 4
Implementation	Chapter 11
National Interest Electric Transmission Corridors	Not addressed, as no such corridors exist within the Lewiston Planning Area.
Public Airport Facilities	Chapter 5, Appendix E

PROCESS

COMMUNITY ENGAGEMENT

The development of *Envision Lewiston 2044* relied on broad community input to establish a unified Vision and clearly articulate the community's shared values and priorities. Early engagement focused on what people love about Lewiston and what they hope to see change. Continued engagement built on input at each stage, and refined visioning, objectives, goals, and actions.

Throughout the planning process, multiple events and online activities were used to encourage broad participation and gather critical and targeted feedback. A summary of public involvement can be found in the Public Engagement Summary, which is included as Appendix B to this Plan.

COMMUNITY ENGAGEMENT BY THE NUMBERS

4 COMMUNITY EVENTS

18 COMMUNITY INTERVIEWS

30 STEERING COMMITTEE MEMBERS REPRESENTING

17 COMMUNITY INTEREST GROUPS

7 COUNCIL, COMMISSION, AND COMMITTEE MEETINGS

2,604 QUESTIONNAIRE RESPONDENTS



Photo: Public Engagement Event at Art Under the Elms
Photo Credit: Logan Simpson



Photo: Public Input Event
Photo Credit: Katie Hollingshead

VISION & THEMES



COMMUNITY VISION

LEWISTON IS A PROSPEROUS WATERFRONT CITY WITH A STRONG SENSE OF COMMUNITY AND A SMALL-TOWN FEEL. OUR THRIVING HISTORIC DOWNTOWN, RESILIENT AND DIVERSE ECONOMY, AND COLLABORATIVE COMMUNITY OFFER EVERYONE A HIGH QUALITY OF LIFE.



Historic Downtown Lewiston
Public Art Project Ocean View

THEME 1 ECONOMIC RESILIENCE AND DIVERSIFICATION: LEWISTON PROSPERS AS A REGIONAL ECONOMIC HUB.

Economic resilience and diversification are defined as:

- leveraging economic development opportunities;
- capitalizing on Lewiston's unique assets like the Port of Lewiston, Idaho's only seaport;
- developing a skilled workforce;
- fostering a business-friendly atmosphere for a diverse range of industries, services, and businesses; and
- creating a resilient and pro-growth environment that attracts employers and employees.

This Plan Theme was developed to address significant community interest in economic development. Economic health was identified by the public as the dimension of health most in need of improvement in Lewiston. This theme is intended to develop additional economic opportunities for current and future generations.

THEME 2 COLLABORATION AND INVESTMENT: LEWISTON MAKES STRATEGIC INVESTMENTS WHILE BUILDING COMMUNITY TRUST AND CONNECTIONS.

Collaboration and investment are defined as:

- actively collaborating with residents, businesses, and partner organizations;
- streamlining regulations and processes;
- supporting business development; and
- consistent implementation of targeted infrastructure investments.

This Plan Theme was developed to ensure that the Plan helps coordinate efforts among the community to maximize the benefits of investments such as infrastructure and economic development opportunities.

THEME 3 HIGH QUALITY OF LIFE: LEWISTON PROVIDES A HIGH QUALITY OF LIFE FOR ITS PEOPLE.

High quality of life is defined as:

- sustainable stewardship of natural assets;
- providing access to a wide array of recreational opportunities including the waterfront;
- enhancing health and social services;
- expanding housing options;
- developing quality employment and educational opportunities;
- maintaining and enhancing efficient transportation systems; and
- creating inclusive, community-oriented spaces with an array of entertainment options.

This Plan Theme was developed to address significant community interest in recreation, entertainment, and housing, and primarily addresses the built and natural environments, but does address the physical, emotional, social, environmental, and housing components of the seven dimensions of health and wellbeing.

THEME AND HEALTH INTEGRATION

LAND USE HEALTH AND WELLBEING CONSIDERATIONS

Land use plays a critical role in shaping the health and wellbeing. The way land is utilized, whether for residential, commercial, industrial, or recreational purposes, directly influences the daily lives of people in Lewiston. It shapes how people move through the city, how and where we connect with community members, and even what potential hazards people may be exposed to. For instance, mixed-use areas like Downtown incorporate housing, jobs, shops, and services within walking distance reduce the need for car travel, thus decreasing air pollution and promoting active transportation. Conversely, when industrial facilities are placed near residential areas, potential environmental hazards and nuisances can negatively affecting health and wellbeing. Access to green spaces, such as parks and the Levee Trail, promote physical activity which has physical and mental health benefits. Land use has far-reaching effects on health and wellbeing beyond just the physical environment. For instance there are places available for people to meet other community members, it creates more opportunity for social connections and helps improve social and mental health. By considering these various aspects, planners can further Lewiston's health and wellbeing in the future.



GOAL 2 | PROVIDE HOUSING CHOICES THROUGHOUT LEWISTON.

1. Diversify possible housing options. Ensure that a variety of types, scale and density-appropriate housing can be constructed throughout Lewiston, promoting neighborhoods that cater to residents of all incomes, ages, family structures and cultures.
2. Allow for density by ensuring compatibility. Build additional housing types in a way that fits into existing neighborhoods.
3. Facilitate workforce housing for critical services and employers. Key sectors such as healthcare, education, emergency services, and personal services need workforce housing in Lewiston. Explore what land use policy changes would enable such development.

Themes



Dimensions of Health & Wellbeing



WATERFRONT

SNAKE RIVERBANK



The Snake Riverbank runs from the Interstate Bridge to the end of City Limits. Snake River Avenue is the primary circulation road and is located between the bluffs and the waterfront. While the west side of Snake River Avenue is primarily occupied by open space, the areas between the bluff and the roadway are occupied by a mixture of primarily light industrial uses. Southway Bridge marks a change in this pattern where most uses east of the roadway are residential and are separated by elevation change.

Existing Waterfront Access

- Trailhead connection at Ranger Lane and Snake River Avenue.
- Trail Tunnel south of the Bryden Canyon Road and Snake River Interchange
- Southway Bridge
- Southway Ave and Snake River Ave.
- Direct Water Access at the Southway Access area
- Prospect Ave pedestrian crossing provides a direct pedestrian connection with Normal Hill and includes a signalized at grade crossing of Snake River Ave.
- Kiwanis Park includes 3 access points. One at the north end, one at the south end and another in the middle. The northern and southern access point have parking areas.

Desired Future Attributes

- A pedestrian friendly Snake River Avenue with mixed-use area with medium to high-density residential, retail, office, and recreational uses, especially water-related uses.
- Establish the Snake Riverbank as a vibrant destination with gathering spaces, waterfront shops, restaurants, and expanded recreational offerings.
- A unique identity for the area that is distinct from other parts of the waterfront.

Existing Assets

- Levee Trail
- Snake River Ave. boat ramp
- City parks such as Kiwanis Park
- Views from the top of the bluff
- Proximity to Normal Hill and Downtown.

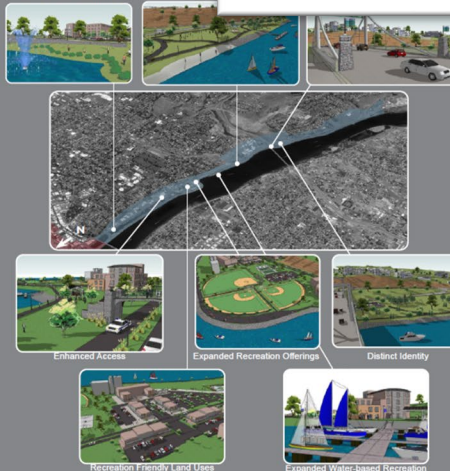
Constraints

- Existing zoning primarily light industrial, with residential zones adjacent.
- Topography and Snake River Ave create barriers to pedestrian access.
- Snake River Avenue's current configuration is auto-centric and lacks connections to other parts of the City.
- Existing businesses and land uses not conducive to desired future environment.
- The topography at the southern end of the subarea limits road connections and development potential.

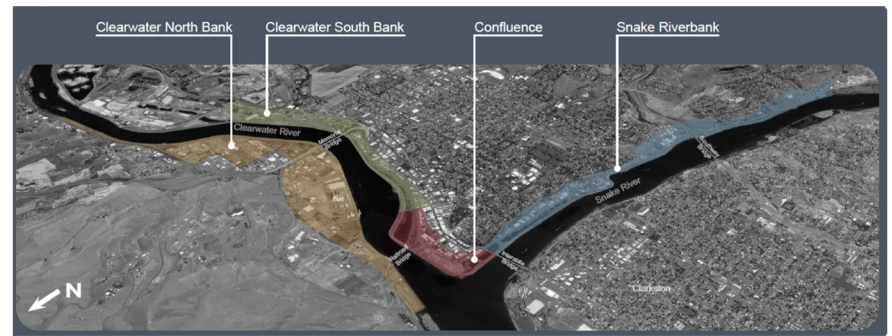
Opportunities

- Transition land uses along Snake River Avenue to retail, office, and recreational uses, especially water-related uses.
- Establish the Snake Riverbank as a vibrant destination and expanded recreational offerings.
- Create a well-connected and inviting pedestrian access.
- Enhanced waterfront amenities like a swim beach.
- Preserve and enhance existing recreational and natural resources.
- Establish a gateway feature at the intersection of Rd. to improve the area's visual appeal and identity.

Visual Enhancements



The renderings on this page are an artist's depiction of what a reimagined waterfront could look like. They are intended for illustrative purposes only. Development on the waterfront would need to be made in coordination with the U.S. Army Corps of Engineers to ensure the integrity of the levee.

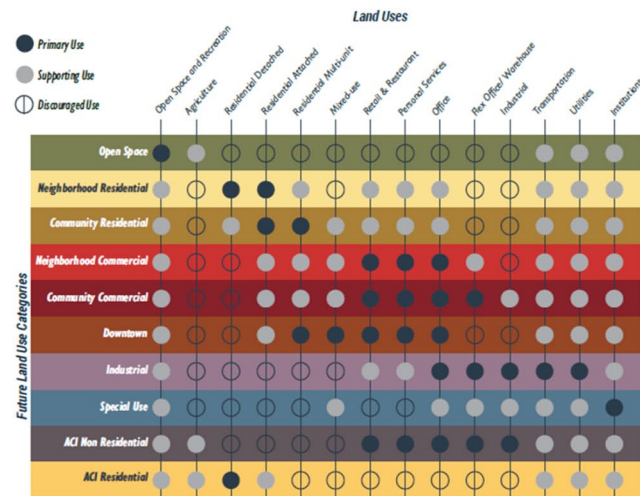


FUTURE LAND USE CATEGORIES

The following section outlines land use and identifies land use categories for Lewiston's future development. The land use categories within the City's planning framework serve as a compass, guiding the trajectory of growth and development while preserving the distinctive character that defines Lewiston. This exploration into the specific land use categories is tailored to the City's goals and visions.

Future Land Use Matrix

The future land use matrix shows the various categories that are depicted on the future land use map. The colors on the matrix correspond to the colors on the map. Each category row shows the various kinds of land use and if they are the primary, supporting, or discouraged land uses in a given category. Both the land uses and the categories are more fully described within this chapter.



Land Use Descriptions

The following land use descriptions provide general examples of the types of dwellings, activities, and developments that can typically be found in a given use. Each category includes, but may not be limited to only the examples listed. Uses not listed in these descriptions should be evaluated to see where they best fit with similar uses as far as intensity, density, and potential nuisance and health factors.

Open space and recreation

- Parks
- Conservation areas
- Floodplains
- Golf Course
- Cemetery
- Levees
- Areas of steep topography

Personal services

- Hair Salon
- Barber Shop
- Spa and fitness facilities
- Tailor Shop
- Tanning Salon
- Childcare

Agriculture

- Crop production
- Grazing and pastures
- Homesteads

Office

- Professional services (accounting, operations, marketing, secretarial, etc.)
- Bank and financial services
- Medical and dental clinic

Residential detached

- Single-family dwelling
- Single-family dwelling with Accessory Dwelling Unit
- Cottage Courts

Flex office/warehouse

- Shared building with both office and warehouse uses

Residential attached

- Duplex
- Townhome / Rowhome (dwelling that share one or two walls with a similar dwelling but provides their own entrances)

Industrial

- Warehouses and storage facilities
- Manufacturing, processing, and assembly facilities
- Maintenance Shops
- Mining and raw materials extraction
- Construction Materials

Residential multi-unit

- Triplex
- Fourplex
- Multifamily /Apartment

Transportation

- Rights-of-way
- Trails and footpaths
- Bus Stops
- Train line

Mixed Use

- A combination of residential, lodging, office, commercial, uses. Examples include:
- Live/ Work Units
- Vertically integrated use buildings
- Horizontally integrated use sites

Utilities

- Pump station
- Telecommunications facility
- Power line, station, or substation
- Utility hut or service box

Retail

- Grocery stores
- Shops and Boutiques
- Restaurants
- Pharmacy
- Clothing and Furniture Store

Institutions

- Government and Public facilities
- Schools and Colleges
- Hospitals
- Religious Institutions

LAND USE

COMMUNITY COMMERCIAL

Description

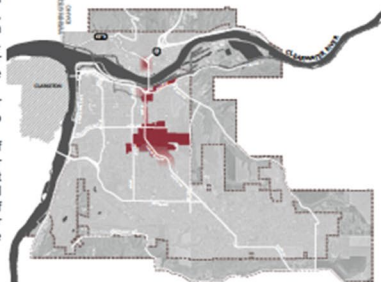
Community Commercial areas provide mid- to high-intensity commercial uses that attract people from across the community. The most intense uses should be located adjacent to major roadways, particularly near intersections of two major roadways. Uses should decrease in intensity when located farther from major roadways and near less intense residential areas. Inactive uses such as storage and warehousing should be located behind more active commercial uses along rights-of-way.

Examples

Distribution centers, office and storage facilities, technology and software firms, grocery stores and supermarkets.

Suggested Residential Density Range

- Location: Commercial uses remain along street frontage. Residential uses should be located above or behind commercial uses.
- Intensity: Provides transition in intensity from adjacent uses/zones, provides and appropriate transition in building scale from surrounding uses.
- Access: Located on a major collector or arterial roadway with adequate access for the proposed use.
- Infrastructure: The existing or planned infrastructure is adequate to meet the needs of the proposed use.
- Compatibility: The presence of residential would not possibly hinder future commercial uses on adjacent commercial areas. The proposed location is not within the proximity of industrial uses in areas identified for additional industrial uses in the future land use map.



Policy Basis

- CC 3 • LU 2.2 • ED 4
- CC 3.1 • LU 2.3 • ED 4.2
- LU 1 • TC 2.6 • ED 4.3
- LU 1.1 • TC 3.2 • H 3
- LU 1.2 • ED 1 • H 3.1
- LU 1.3 • ED 3 • H 3.2
- LU 2 • ED 3.1 • NH 1
- LU 2.1 • ED 3.2 • NH 1.1

CITY OF LEWISTON

Area of City Street
Lewiston City Limits

Future Land Use Designation
Community Commercial

0 0.5 1 Miles

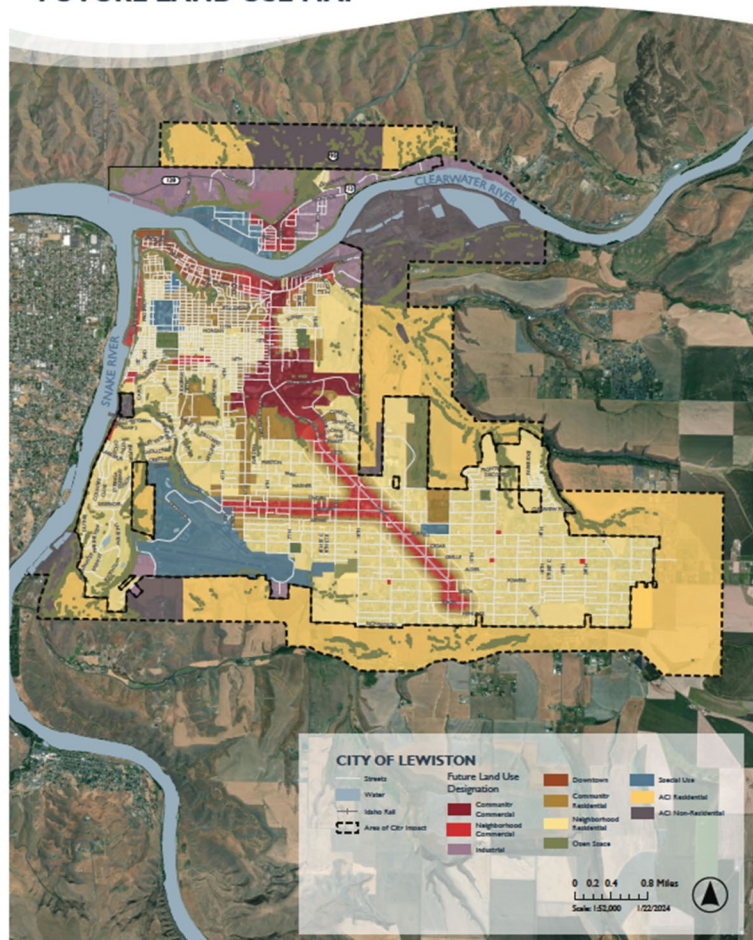
Primary Use

Supporting Use

Discouraged Use



FUTURE LAND USE MAP



TRANSPORTATION

AIRPORT

The Lewiston Nez Perce County Regional Airport is under joint ownership between the City of Lewiston and Nez Perce County. The Airport area lies partially within Lewiston City limits, with the remainder in unincorporated Nez Perce County. The Lewiston-Nez Perce County Airport Authority and a governing Board of Commissioners administer airport operations and property. There are daily flights to and from Salt Lake City, Utah, Seattle, Washington, and Denver, Colorado. Regional examples such as Bozeman, Montana and Bend/Richmond Oregon show that there is potential for additional growth and destinations, especially considering the approximately 8,000 cruise passengers who fly through Lewiston each year. Additional growth may be achieved through private air traffic such as business aviation and charter flights.

The area around the airport requires compatible land uses to reduce hazards and nuisances to both neighboring land uses and airport operations. To accommodate this, Lewiston has established a zoning overlay with varying zones to mitigate these possible incompatibilities. In general, uses that are higher density or bring large amounts of people in one place are not desired near the airport as lower densities minimize potential hazards.

Airport operations while important to a healthy economy, also present some environmental impacts including noise, light emissions, dust, glare, electromagnetic interference, and smoke/steam and smog. Additionally neighboring wildlife habitats are impacted in order to keep potential wildlife from interference with aircraft as safety is a primary focus for airport operations.

While the specific plans and technical data are explored more fully in Appendix E, Airport Plan, the goals and objectives are integrated into those of this chapter including the following:

- Increase collaboration with Nez Perce County and the Airport Authority to ensure the airport has the support it requires to be successful.
- Facilitate and encourage commercial and industrial uses in the proximity of the airport that benefit

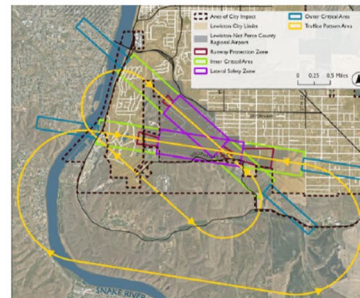


Photo: Airport Facilities
Photo Credit: Lewiston-Nez Perce Regional Airport

from or provide benefit to and do not conflict with airport operations while supporting the creation and livelihood of aviation-oriented businesses and other industries dependent on air transport.

- Provide compatible land use planning around the airport so as not to inhibit airport operations and growth, without placing undue burden on surrounding property owners and growth of and redevelopment within the city. Encourage open space and clear areas within key safety areas adjacent to the airport to protect the airport and reduce safety risk exposure of people on the ground and in the air.
- Evaluate the Airport Overlay Zone and permitting procedures as needed to ensure an environment of compatibility between aircraft operations and interests and surrounding land uses. Evaluate uses in the Airport Overlay Area to ensure allowed uses do not attract birds, create visual hazards, emit transmissions which may interfere with aviation communications, or otherwise obstruct or conflict with airport operations.
- Improve public transit service to and from the airport.
- Encourage development of public infrastructure necessary for growth of the Southside Airport Business Park.
- Facilitate implementation of the goals, objectives, projects and recommendations of the [Lewiston-Nez Perce County Regional Airport Master Plan](#).

LAND USE	AIRPORT OVERLAY ZONE			
	PERMITTED RESTRICTED ZONE	PROHIBITED CRITICAL AREA	PROHIBITED CRITICAL AREA	PROHIBITED CRITICAL AREA
ALLOWED + ALLOWED BY PROCEDURE AND STANDARDS SET FORTH IN ZONING CODES, HEIGHT LIMIT & LAND USE DISCLOSURE REQUIRED.				
DISALLOWED + DISALLOWED				
Residential				
Single-family, mobile homes, multi-family apartments, condominiums, mobile home parks, detached accessory structures (shops), additions				
Transient lodging (in-house and mobile)				
Public				
Schools, libraries, churches				
Religious and community				
Commercial/Industrial				
Offices and trade, light industrial, general manufacturing, utilities, automotive industry				
Airport manufacturing/aircraft				
Agricultural and Recreational				
Cropland				
Unimproved, breeding, racing, golf courses, riding stables, water recreation				
Outdoor recreation, sports, parks, playgrounds				
Airport facilities				
Open Space				
Wild and Wildlife Habitats				
Serious Landfill				
Water treatment plants, water improvements				
Wildlife Migration				



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APPENDIX E AIRPORT PLAN

DRAFT MARCH 2024

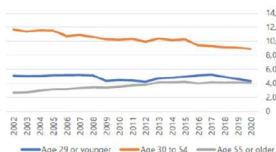
ECONOMIC DEVELOPMENT AND HOUSING

CONTEXT

As the largest city in the Lewis-Clark Valley, Lewiston has maintained jobs in industries over the past 20 years that serve the region such as healthcare and finance, despite sluggish population growth. At the same time, the City has seen a sharp decline in manufacturing jobs within significant industries such as wood products manufacturing, largely due to industry trends such as automation. While recent growth in new industries including sheet metal and ammunition manufacturing is insufficient to offset losses in these and other declining industries, including retail, it points the way to potential future industry strengths for the City—in addition to others, such as expanding tourism. To make the most of these opportunities, the City and its economic development partners will need to continue grappling with challenges ranging from retaining a young workforce to the region's relative geographic isolation.

The last comprehensive plan included goals for a diversified economy that provides living wage jobs and containment of commercial development in existing commercial nodes. More recent plans related to economic development have broadened to encompass goals for increasing access to housing and supply chain resiliency, considering the national housing affordability crisis and challenges experienced during the COVID-19 pandemic. In recent decades, the City has had great success with the redevelopment of its historic downtown, though growing a critical mass of customers has been noted as a challenge in the [2019 Downtown Master Plan](#). In a community survey conducted for this plan's development in Summer 2023, "developing quality employment and educational opportunities" was the highest-ranked action for supporting a high quality of life in Lewiston—which aligns with other input received for this plan, showing that growing economic opportunity and resilience is a community priority for this plan update.

Additional information on existing economic conditions can be found in Appendix C, Existing Conditions Report.

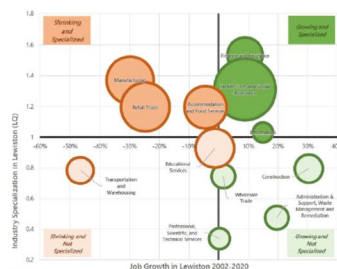


CHANGE IN NUMBER OF EMPLOYEES BY AGE LEWISTON, 2002-2019
Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD) via Census OnTheMap; Leland Consulting Group

CONTEXT

Despite its relatively slowly-growing population, Lewiston is becoming a less affordable place to live—with home prices out of reach for the median household income. While rent growth over the past decade has been more stable and in line with median household income growth, the City's updated [Consolidated Plan](#) shows that a majority of low-income households experience challenges with housing affordability or quality—and that racial and ethnic minority groups experience rates of cost-burden above that of the City overall. In addition, maintenance needs for the City's existing housing stock—most of it built prior to 1980—compounds affordability challenges for homeowners as well as renters.

The last comprehensive plan included a vision for a variety of housing types, but recent building trends have focused on single-family homes at the higher end of the market, with few apartment projects built over the past decade. The desire for expanded housing options has emerged as a stakeholder interview conducted during this plan's development. The need for starter and "move-up" housing, the shortage of which deters residents and attracting businesses or employees. In addition, if the City's population continues to grow at the same rate as housing at a faster rate to meet future needs. While the forces behind it are contained in Appendix C, Existing Conditions Report.



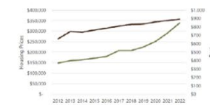
JOB GROWTH IN LEWISTON, 2002-2020

(Private Industry, employing 300+ in 2022 only). Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD) via Census OnTheMap; Bureau of Labor Statistics Quarterly Census of Employment and Wages; Leland Consulting Group

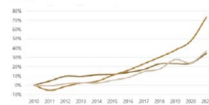
ECONOMIC DEVELOPMENT HEALTH AND WELLBEING CONSIDERATIONS

Economic stability is a key component of health and wellbeing as having the resources to provide housing, food, and quality health care are essential. Public outreach indicated that the economics and housing determinant of health and wellbeing was the most needed in Lewiston. As cost-of-living climbs, residents who at one time may have felt comfortable with their jobs and ability to provide feel less secure in the economy. A strong economy also has other health benefits such as better mental health outcomes, improvements in environmental health, and educational opportunities. These work together with economic health to create a higher quality of life for Lewiston's people.

HOME SALES PRICE AND MULTIFAMILY RENTS
(SOURCE: 2022 REDFIN SALES DATA; 2022 COSTAR RENT DATA; LELAND CONSULTING GROUP)



CHANGE IN RENT, HOME VALUE, AND INCOME
(SOURCE: 2021 AMERICAN COMMUNITY SURVEY (ACS), 5-YEAR ESTIMATES, TABLES S2502, DP040, Z001; Z001; LELAND CONSULTING GROUP)



PROTOTYPES OF RECENT MIDDLE AND MULTIFAMILY HOUSING DEVELOPMENT IN LEWISTON

Lindsay Creek Estates PUD Townhomes, 2113 Powers Ave., Unit B



Canyon View Apartments, 2704 17th St.



(Source: Pacific, October 6/19/2023)

HOUSING HEALTH AND WELLBEING CONSIDERATIONS

Access to quality and affordable housing is critical for health and wellbeing, as shelter is a basic human need. When housing is in poor condition, things like mold, exposure to lead and asbestos, and poor insulation can have detrimental effects to physical health. The financial burdens of high housing costs can lead to mental stress and lessen the ability to properly maintain housing conditions. Access to a variety of housing options to suit the various stages of life allows people to stay in the community and maintain social connections. Housing location can also greatly affect health outcomes. Residents near hazards and poor environmental conditions experience shorter life expectancy than areas without the same risks. Having a safe, stable, and affordable place to live is critical to the Lewiston community's health and wellbeing.

PARKS AND RECREATION & NATURAL RESOURCES AND HAZARDS

CONTEXT

PARKS, RECREATION, AND TRAILS

Lewiston operates nearly 500 acres of parks and open space across 26 sites. While the City owns about 250 acres of this land, the rest is leased, primarily from the U.S. Army Corps of Engineers, which operates the levees on the waterfront, however, the passive and active recreational spaces on top are managed by the City.

The Lewiston Levee Parkway and Greenbelt is a 12.3-mile network of trails that is largely on the waterfront. This is the largest connected trail network in Lewiston. The Lewiston Levee Parkway Trail begins at Halls Gate State Park Day-Use Area, extends along the Snake River, and follows the Clearwater River to Locomotive Park. The trail includes access to a marina, boat ramp, Kiwanis Park, Lewis and Clark Interpretive Center, Clearwater Landing Interpretive Center, Locomotive Park, and Clearwater Park. The seven-mile Greenbelt Trail crosses Memorial Bridge and extends up the Snake River between the cities of Clarkston and Astoria, Washington. The two trails are connected by two bridges on the two rivers in two states, making it a unique attraction for residents and visitors of Lewiston. Both trails offer year-round activities including biking, wine skating, fishing, walking, and cross-country skiing, and are ADA-compliant.

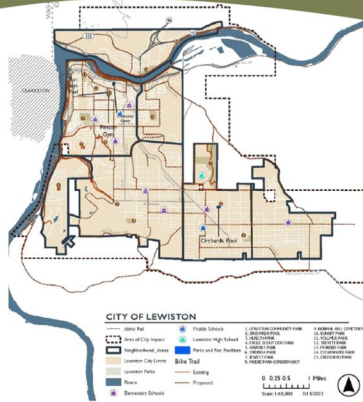
The City operates parks providing a variety of amenities including the historic Pioneer Park and Bandshell, Fenton Gym, two outdoor pools, 11 ball fields, Bryden Canyon Golf Course and basketball and pickleball courts. Construction is planned for a new community park in the Orchards near Lewiston High School and the Lewis-Clark State College Schweitzer Career and Technical Education Center that will be the largest in Lewiston at 197 acres. This new park will be a regional destination and will feature a plaza, splash pad, sports fields, performance spaces, an amphitheater, commercial areas, mountain biking and hiking trails, an RV park, and a destination playground. Currently, the site is largely vacant, but trails have been constructed at its edges as well as the canyon lands and a significant amount of infrastructure has been put in place to prepare the site for future development.

The current *Parks and Open Space Master Plan* calls for parks of a variety of sizes and includes two additional future parks, one at Walker Field (4th Street and Preston Avenue) and the other a network of trails and neighborhood parks within Canyon Crest (portland Orchards area). The eastern Orchards is the latest growing part of the community, however, currently has few public parks or other recreational amenities.

Additional information and detail on Lewiston's parks, recreation, and open space situation are contained in Appendix C, Existing Conditions Report.

OPEN SPACE

The City leases a large amount of waterfront land from the USACE which ensures that much of the waterfront will remain open space and available for public use. Additionally, Lewiston has significant topography changes that create natural breaks in development patterns. These areas should be largely preserved, and any development on steep slopes should minimize the need for cut and fill and preserve native vegetation. Other open spaces include buffer zones near the airport where development is prohibited or limited.



PARKS, RECREATION, OPEN SPACE, AND TRAILS HEALTH AND WELLBEING CONSIDERATIONS

Access to spaces to recreate is important to health and wellbeing in many ways since it provides social connections to others while providing places to be physically active, meditate, or simply enjoy the sunshine. Having programming relevant to all age ranges is key, especially for Lewiston's growing senior population and also teenage youths, who rely on parks and recreational spaces as key gathering areas. Considering how parks spaces are accessed is also key. Many residents in public outreach mentioned that the closest park may not be a long distance, but lack of routes for bikers and pedestrians make it easier to drive to the park or trail from their home. This is more impactful on populations who cannot drive such as seniors and teens.

CONTEXT

THE RIVERS AND RIVERFRONT

Lewiston's natural environment has contributed to the city's growth. The Snake and Clearwater rivers have provided tremendous economic benefits as well as recreational opportunities. However, the city of the Downtown area did come with flooding, which was mitigated in the river levee system. These levees are the structure that protects the City and life of the river.

HAZARDS

Lewiston is in a relatively stable geologic location but has experienced flooding in the past. Today, climate change increases the risk that natural hazards pose. Climate change has caused overall temperatures to rise, and it is predicted that this pattern of warming will continue. While Lewiston enjoys one of Idaho's mildest climates, periods of extreme heat are predicted to be more prevalent in the future. These climatic shifts often result in longer, more extreme shifts in weather patterns such as drought and flooding. With increased temperatures, snow becomes less frequent, and more precipitation comes in the form of rain increasing the risk of flooding. While Lewiston's levees protect from major flooding on the waterfront, more extreme rain events can cause flash flooding and increase the demand on stormwater infrastructure or impact the stability of steep topography. With more extreme climate shifts, the risk of extended droughts is also increased. Such droughts can cause aquifer levels to drop and may require deeper wells to maintain water supplies. Drought also increases wildfire risks. While Lewiston is surrounded primarily by agricultural lands, wildfire can significantly impact air quality for long distances. To reduce the risks posed, reduction in carbon emissions and increasing the resiliency of infrastructure is key.

HAZARDS

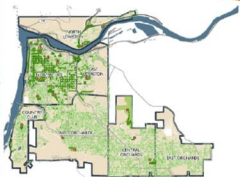
Renewable energy helps to reduce the need for high-carbon emission sources and can help improve air quality. While most energy in Lewiston is provided by hydroelectric, there is a potential need for additional diversified renewable energy sources such as wind and solar. These energy sources can often be found in areas of large-scale agricultural production, generally over five acres. Benefits of such uses include increase in native vegetation, wildlife and pollinator habitat, stormwater absorption, and reductions in pollutants compared to agricultural uses. Determining where these uses should go in the future should weigh the positives with other potential impacts such as viewsheds and compatible surrounding uses.

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URBAN FOREST AND STREET TREES

Lewiston has a long-standing pride in the trees found in the City and has been designated as a Tree City USA for many years, having also received several Growth Awards from the Arbor Day Foundation. Urban street trees are important in helping mitigate urban heat islands, improve air quality, absorb stormwater runoff, and improve wellbeing. Older areas like Normal Hill have expansive tree canopies that help the City maintain an overall tree canopy coverage of 6%. While some areas of the City, such as the airport and the levees are largely treeless for functional reasons, many of the City's residential areas are well-covered. All trees within the city are managed through a GIS inventory created by staff in partnership with the Idaho Department of Lands. As additional residential and commercial uses are created from formerly agricultural areas, new trees will continue to help expand this coverage and provide a safe haven from weather. While trees in more dense areas such as Downtown can be challenging due to lot coverage, utilities, and other spatial constraints, they are still a vital component of the streetscape and provide shade for pedestrians and customers alike. Bi-annual tree orders as well as the City's Legacy Tree Program assist in further developing the city's overall canopy to supplement what the private sector contributes.



Additional information on Lewiston's natural resources and hazards are contained in Appendix C, Existing Conditions Report.

NATURAL RESOURCES AND HAZARDS HEALTH AND WELLBEING CONSIDERATIONS

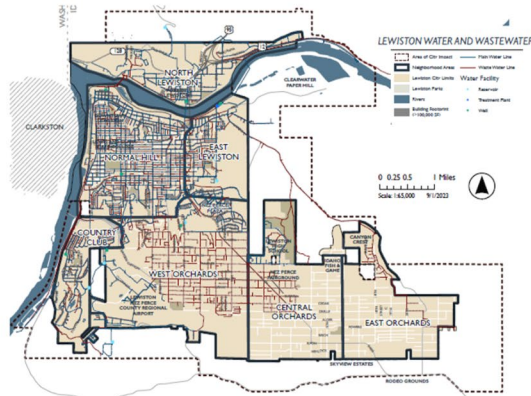
A clean environment is fundamental to health and wellbeing. Air and water quality are important aspects in physical health, while access to natural areas and green spaces are critical components to emotional health. Recognizing potential hazards and assets allows for potential impacts to be mitigated and assets to be protected for the future. In the past, areas closer to pollutants and hazards have disproportionately affected marginalized communities. These effects are expected to be amplified with climate change, and action to change these patterns are needed to ensure a healthy future for all of Lewiston's community members.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

CONTEXT

UTILITIES

Lewiston provides municipal water and wastewater services to residents through a number of systems. Since The Orchards was developed outside of the City's original system, multiple providers cover the City. Water is provided by the City of Lewiston's municipal system and the Lewiston Orchards Irrigation District (LOID). Sewer is provided by the Central Orchards Sewer District, Lewiston Orchards Sewer District, and the City of Lewiston. The City has identified needs for improvements and investments within several recent plans. These needs include age-related Downtown water and wastewater infrastructure improvements and increased areas of service in the Orchards due to increased development in the area. It also identifies areas where upgrades in the network are needed due to various factors such as age, condition, and capacity. Electric services in Lewiston are provided by Clearwater Power. Phone and internet systems are provided by franchise utilities. Solid waste services are contracted through the City to a local provider, Sunshine Disposal and Recycling. Natural Gas is provided via Avista.



PUBLIC SERVICES, FACILITIES, AND UTILITIES HEALTH AND WELLBEING CONSIDERATIONS

Access to basic services such as clean water, effective sewers, public safety, emergency services, and electricity are critical in keeping a healthy community. Beyond these services, access to internet, educational facilities, and healthcare access are all critical services needed for a well-balanced community. Lewiston enjoys the largest medical center and most robust educational facilities in the area and is home to many county services as well. Further development of these services in growing and underserved areas are needed to continue Lewiston's role as the areas leading destination for needed services, and will enhance the health and wellbeing for the community.

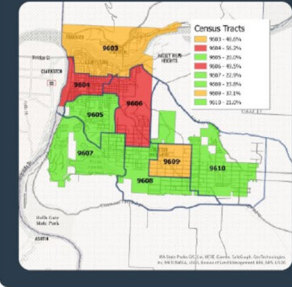
HEALTHCARE

Lewiston has an aging population and healthcare is an increasingly critical service for the community. Public health in Lewiston is overseen by Public Health Idaho North Central District, which has an office in Lewiston. Lewiston serves as a regional hub for healthcare services including St. Joseph Regional Medical Center Hospital (the largest hospital facility in the Lewis and Clark Valley), Catalyst Medical Center, and CHAS Health. Lewiston provides most medical services, with only the most complex cases referred to larger hospital facilities in Spokane. Lewiston also offers over a dozen clinics and many pharmacy retailers throughout the City. Regence Blue Shield of Idaho also has an office in Lewiston.

A portion of this plan is funded via a grant from Blue Cross Blue Shield of Idaho, which allowed for additional analysis of Lewiston's health conditions (Appendix D, Health Conditions Assessment). The analysis evaluated the City by census tract for a number of health and wellness criteria including access to healthcare and mental health facilities. In general, the areas in the southern portions of the City performed better than northern parts of the city, suggesting additional health resources may be needed in those areas to address disparities.

HEALTH CONDITIONS ASSESSMENT ANALYSIS

The Health Conditions Assessment scored Lewiston's census tracts based on 35 factors related to the social determinants of health and wellbeing. Each category was assigned a point value out of 3. Areas with high need were identified as a focus area (in red), areas of concern were identified for those with elevated need (in orange), and areas to monitor were those with typical needs (in green). Full results with additional detail can be found in Appendix D, Health Conditions Assessment.



ENVISION LEWISTON 2044: CHAPTER 10 CITY SERVICES 109

IMPLEMENTATION

OVERVIEW

The Chapter highlights a set of specific steps to achieve the Plan's goals and objectives outlined for the City and its community partners in Lewiston, Idaho. Recognizing that the implementation of these measures is an ongoing process, City leaders and staff should conduct annual assessments and prioritize strategic items. This flexibility is essential, as the goals and objectives may need to be adjusted over time to address changing demographics, the challenges posed by climate change, the promotion of resiliency, our focus on health, and adapting to evolving economic conditions. These considerations ensure that the Comprehensive Plan remains adaptable and responsive to the dynamic factors that influence the city's future development.

PLAN MANAGEMENT

Implementation of Envision Lewiston 2044 will occur through ongoing development and redevelopment. Most development and redevelopment projects will be led by the private sector, and the City will be responsible for reviewing all proposals to ensure that they comply with all applicable regulations. In some cases, the City may choose to assist with development plans that have a strategic fit with the comprehensive plan. The Plan will be implemented through the adoption of regulations and ordinances in the Municipal Code, but discretionary review processes, such as annexations and rezonings, include opportunities to achieve compliance with comprehensive plan objectives not yet translated into code.

As part of the development review process, the City should consider the following decision-making criteria for rezoning, zoning, and criteria.

DECISION-MAKING CRITERIA

In evaluating development proposals, capital investments, and requests for financial participation in projects, the City should determine that a project meets most of the following criteria for it to be considered compatible with the Future Land Use Map.

The proposed project should:

1. Help Lewiston achieve the Plan's Vision, Themes, and Goals.
2. Include uses compatible with the Future Land Use Map and land use categories.
3. Enhance and protect natural and built amenities and infrastructure.
4. Demonstrate that the project's travel demand and infrastructure estimates can be accommodated by existing and planned facilities.
5. Demonstrate that the life-cycle costs to the public of constructing, maintaining, and operating infrastructure included in the project will create a positive fiscal impact for the City in the short- and long-term.

IMPLEMENTATION ACTION PLAN

The implementation of the Action Plan, found in Appendix A, is essential for achieving the community Vision and Plan Themes. It guides zoning and regulation changes, partnerships, capital investments, and program creation. Resources and partnerships must align with annual budgeting and capital planning. Actions fall into categories such as Regulatory Reform, Capital Projects, Plans or Studies, and Programs or Resources. Regulatory Reform updates development rules. Capital Projects are crucial infrastructure investments. Plans or Studies address specific needs. Programs or Resources engage the community. Actions have priorities (Low, Medium, High), timelines (Short-term, Mid-term, Long-term), and rough cost estimates (\$, \$\$, \$\$\$). This ensures adaptable, responsive Comprehensive Plan implementation, supporting Lewiston's growth and development. The resources and partnerships required for each action should be considered in conjunction with annual budgeting and capital planning. Actions are outlined by the following elements:

Type

- **Regulatory Reform:** some development regulations and standards will need to be updated to ensure consistency with the goals and objectives in this Plan.
- **Capital Project:** these major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and objectives but should be considered in conjunction with other capital improvements and related plans to determine priorities, project efficiencies, and timing of capital improvement expenditures.
- **Plan or Study:** specific locations or initiatives that may require direction at a more detailed level than what is established in this Comprehensive Plan. These include site-specific development guidelines, master and/or subarea plans, and feasibility or funding studies. These plans and studies may be done by City Staff and/or consultants alongside an advisory committee made up of community members and other identified partners.
- **Program or Resource:** these may include developing an educational program, marketing campaign, or a repository of resources to inform the public, encourage civic engagement, and overall, invite the community to contribute to the success of the Comprehensive Plan efforts. Programs and resources may also involve seeking or continuing collaborative efforts (i.e., partnerships) with local and regional organizations.

Priority

This indicates the known level of priority at the moment of developing the Plan. This priority is expected to guide initial decision-making but will need to be updated as Lewiston's leadership reassesses priorities and funding opportunities year after year.

- **Low:** This should be done if time permits but can be postponed.
- **Medium:** should be done as resources become available and after urgent needs are met.
- **High:** satisfies urgent needs and/or capitalizes on immediate resources (funding, partnerships, etc.) to be easily implemented.

Implementation Timeline

- **Short-term:** 0-5 years
- **Mid-term:** 5-10 years
- **Long-term:** 10-20 years or more, except that this term may include action items that should &/or will be done short-term and mid-term, as well because they are items that are or will be on-going into the long-term.

Anticipated Cost

This indicates a rough estimate range. Precise costs will be evaluated by City leadership at the time of implementing each strategy.

- **\$:** anticipated cost less than \$20,000
- **\$\$:** anticipated cost of \$20,000 - \$100,000
- **\$\$\$:** anticipated cost over \$100,000

ACTION PLAN

Appendix A

LAND USE (LU)		TYPE	PRIORITY	TIMELINE	ANTICIPATED COST
LU.1	Accommodate future development and redevelopment.				
LU.1.1	Optimize zoning alignments. Align incompatible zoning and land uses and development regulations with the Future Land Use Map to establish consistent and compatible growth patterns.				
LU.1.1.1	Conduct a comprehensive review of the Land Use Code to identify and modify zoning regulations that do not align with the desired development outlined in the future land use map and land use category designations.	Regulatory Reform	High	Short-term	\$\$



ENVISION LEWISTON 2044

EXPLORE OUR PAST, ENGAGE OUR PRESENT, BUILD OUR FUTURE

APPENDIX A ACTION PLAN

DRAFT MARCH 2024

Appendix B Public Engagement Summary

Market demand for new residential development has been fairly consistent over the past twenty years, with an average of 64 residential units permitted per year during this period (Figure 1.20). As in many communities, residential development activity lagged during the 2008 to 2012 recession but has ramped up to pre-recession levels in the years since. With some exceptions—including the 24-unit Kinsale Place Senior Apartments developed in 2017, and 119-unit Canyon View Apartments developed in 2019—most development activity has been focused on single-family units. This includes new subdivisions, such as the Canyon Crest planned unit development in the East Orchards neighborhood.

Figure 2-4 HCA Scoring Matrix

	6087	6094	6096	6098	6097	6099	6099	6099
Total Points (out of 100, 3 per factor)	51	59	21	52	24	25	39	22
% of Total Possible Points	4%	5%	1%	4%	2%	2%	3%	2%
Median Age	0	0	0	0	1	2	2	1
U.S. & Over Population	0	1	1	1	0	0	0	0
T&E Under Population	2	0	0	0	0	0	0	0
People with Disabilities	2	2	0	0	1	0	0	0
Race & Ethnicity	2	2	0	0	0	0	0	0
Life Expectancy	2	0	0	2	0	0	1	1
English as Second Language	0	0	0	0	0	0	0	0
Income below Poverty Level	0	0	0	1	1	0	0	0
Median Household Income	0	0	0	0	0	0	2	0
Average Household Size	0	0	0	1	0	2	2	2
Median Rent	0	0	0	1	0	0	0	1
Rent Cost Burdened	0	0	0	0	0	0	2	2
Mortgage Cost Burdened	0	0	0	1	2	0	0	0
High School Diploma or Less	0	0	0	0	0	0	2	1
Households Receiving Food Stamps/SNAP	1	1	2	0	0	0	0	0
Fair or Poor Health	0	2	1	0	0	0	0	0
Mental Health Not Good	0	0	0	0	0	0	2	1
Physical Health Not Good	0	0	0	0	0	0	0	0
Lack of Health Insurance	0	0	0	0	1	1	0	0
Prevalence of Annual Chiropractic	0	0	0	0	1	0	0	0
Use of Preventive Health Svc's (Men +65)	0	0	0	0	0	0	0	0
Use of Preventive Health Svc's (Women +65)	1	1	0	0	0	0	0	0
Obesity Among Adults	0	0	0	1	1	2	2	2
Prevalence of Depression Among Adults	0	0	0	0	0	0	1	1

ENVISION LEWISTON 2044 COMPREHENSIVE PLAN / HEALTH CONDITIONS ASSESSMENT

Appendix E Airport Plan



DRAFT APRIL 2024

A scenic landscape featuring a paved path that curves along a calm pond. The path is bordered by a low stone wall on the right side, which separates it from the water. Several large, mature trees with bare branches stand prominently in the foreground and along the path, their forms reflected in the still water. The background shows a green lawn and some distant buildings under a clear blue sky. A semi-transparent dark grey banner is overlaid on the left side of the image, containing the word "QUESTIONS" in white, serif, all-caps font.

QUESTIONS

NEXT STEPS:

- **Revise Plan for Final Draft 4/30/24**
- **Planning and Zoning Commission Hearing 5/22/24**
- **City Council Hearing 6/24/24**
- **City Council Resolution 7/8/24**

A photograph of the City of Lewiston building, a classical structure with columns and a pediment. The words "CITY OF LEWISTON" are inscribed on the pediment. In the foreground, there is a decorative lamp post and a tree with red leaves. A dark blue semi-transparent banner is overlaid on the left side of the image, containing the text "THANK YOU" in white serif font. An American flag is visible on a pole to the left of the building.

THANK YOU