

February 22, 2023

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

Planning & Zoning meetings are recorded live. To view the full video, go to <https://livestream.com/accounts/11220190> and select Planning & Zoning.

I. CALL TO ORDER

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

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. APPROVAL OF FEBRUARY 8, 2023 MEETING MINUTES (ACTION ITEM)

Commissioners Iacoboni and Kelly moved and seconded, respectively, approval of the February 08, 2023 meeting minutes with Commissioners Branson and Anderson abstaining. The motion carried 4-0-2.

IV. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR ZONE CHANGE APPLICATION ZNC22-000001 BY GRECO LAND DEVELOPMENT, LLC (ACTION ITEM):

Assistant City Attorney Jennifer Tengono recommends tabling the reasoned statement until the Planning and Zoning can have 2nd Public Hearing due to additional information coming to attention.

Commissioners Kelly and Iacoboni moved and seconded, respectively, to table the reasoned statement ZNC23-000001 until after the 2nd public hearing. Motion passed 6-0.

V. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR APPLICATIONS CPA23-000002 AND ZNC23-000002 BY DK HOLDINGS, LLC (ACTION ITEM):

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

Assistant Planner Katie Hollingshead provided a verbal summary of the staff report with maps and photos so the commission can get geographically familiar with the area.

Commissioner Ball asked for clarification if the duplex were on the same lot.

Staff Hollingshead stated each unit will have its own lot, the structure will be built on the lot line.

Commissioner Kelly asked for the utilization rate of land.

Staff Hollingshead stated she was not sure what the utilization rate was.

Applicant Dan Yonge, 247 Thain Rd, Lewiston, Id, stated Staff Hollingshead did an amazing job describing the request and wanted to address that these units will be built as townhomes so they will be built on the lot lines, roads will also be built 53 feet wide and he would be happy to get the utilization number if the Commission wanted it. Mr. Yonge also stated they would be giving up 17 feet along Airway to increase the road width.

Joe Hulett, 1807 Clearview Point Drive, Lewiston, Id sent the following statement via email. My wife, Pat, and I live at 1807 Clearview Point Drive, only a short distance north of the parcel Mr. Yonge has asked to be redesignated and rezoned. While we highly respect Mr. Yonge for the work he has done (he built our house, among many others), we are concerned that the proposed changes would unfavorably affect the character of our neighborhood by unduly increasing the population density. We therefore oppose the requested changes.

Applicant Dan Yonge, 247 Thain Rd, Lewiston, Id, stated he built Mr. Hulett's house about 10 years ago. Most of the traffic from this new subdivision is going to be before the road to Mr. Hulett's house. The proposed lots will be very similar in size to Mr. Hulett's.

Commissioner Ball asked if the new proposed subdivision would have alley access.

Staff Hollingshead stated there would not be alley access. Staff also reminded Commission that this public hearing is only for the zone change, comprehensive plan amendment and map amendment. The plat will come before the Commission at a later date.

Commissioners Iacoboni and Branson moved and seconded, respectively, to recommend approval of CPA23-000002 to City Council. Motion passed 6-0

After deliberation and discussion of relevant criteria, commissioners Branson and Kelly moved and seconded, respectively, to direct staff to draft a Reasoned Statement recommending approval of ZNC23-0000002 to City Council. Motion passed 6-0

VI. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for March 08, 2023 meeting.

All current commissioners will be in attendance at the next meeting except Kevin Kelly may not be in attendance.

Staff Hollingshead welcomed the new Commissioner Anderson.

VII. ADJOURN

There being no further business, Commissioners Anderson and Branson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 6:20 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2023.

