



Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
June 12, 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. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF MAY 22, 2024 MEETING MINUTES (ACTION ITEM)

B. INITIATION OF ZONING CODE AMENDMENT (ACTION ITEM): The Commission will consider initiation of a Zoning Code Amendment to remove from the Zoning Code provisions under the authority of the Public Works Department, such as but not limited to requirements for the installation of street improvements and dedication of street right of way. - Action Item

IV. STAFF-COMMISSION COMMUNICATIONS

A. QUERY OF COMMISSIONERS FOR THE JUNE 26, 2024 MEETING (PUBLIC HEARING ON ZA-02-24, REMOVAL OF ZONING CODE PROHIBITION ON THE USE OF SHIPPING CONTAINERS AS BUILDINGS).

V. 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 Community Development Specialist at least forty-eight (48) hours in advance of the meeting at 208-746-1318, ext. 7265.

May 22, 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; Kathy Branson; Shaunita Cable; Emily Wolf;

COMMISSIONERS EXCUSED: Kevin Kelly;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Jennifer Tengono, City Attorney; Dawn Ortiz, Community Development Office Supervisor

II. CITIZEN COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF MAY 08, 2024 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Wolf moved and seconded, respectively, approval of the May 08, 2024 meeting minutes with corrections to minutes title. The motion carried 5-0-1 with Chair Ball abstaining.

B. APPROVAL OF THE REASONED STATEMENT FOR CONDITIONAL USE PERMIT APPLICATION CUP24-2 BY LORETTA TYE (ACTION ITEM):

Commissioner Anderson and Iacoboni moved and seconded, respectively to approve the reasoned statement for CUP24-2. Motion carried 6-0.

C. PUBLIC HEARING COMPREHENSIVE PLAN:

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

Staff Plaskon has reviewed the presentation about the project from Joe Moss, consultant from Logan Simpson and said it was very thorough so will let him make that presentation to the Commission without further introduction.

Joe Moss with Logan Simpson presented a 20 minute slide show about the project covering the background, process, content, and next steps of the new Comprehensive Plan.

Commissioner Branson recommended to add hyperlinks to the appendixes when they are referenced, she also asked why the work plan didn't have any accountability to it.

Mr. Moss stated that they could add hyperlinks to the appendixes and the work plan needed to have some flexibility and accountability mainly fell on the City.

Commissioner Cable asked for user-friendly connection or a tie between the “Policy Basis” listing of the goals and objectives in the Land Use Chapter to those goals and objectives.

Chair Ball asked if there is any link that directs citizens straight to Idaho State Statute and the requirements by the State of Idaho for this plan. Chair Ball asked what the next step would be after it is approved.

Mr. Moss stated the first step would be to put the work plan together.

Commissioners asked clarifying questions on how the Comprehensive Plan was laid out.

Dawn Ortiz, Community Development Office Supervisor read email provided by Nicole Umiker of Lewiston, Id. “Hello! Please read my thoughts below during the PZ meeting on May 22nd during the citizen comment period regards to the comprehensive plan. I would also like this read at the City Council Meeting regarding the comprehensive plan that is tentatively set for late June. My family has owned and farmed the land located along the east side of 10th street at 3143 10th street since 1916. Our family (MacLerran, Nichols, & Umiker) owns collectively, approximately 70 acres. This land is supporting a successful vineyard and winery which employs 6 full-time workers and many part-time workers. A portion of the land is farmed for wheat and part of the farmyard serves as a hub for working on farm equipment for both the wheat and vineyard operations. Our vineyard and winery operation is a prime example of value-added agriculture. Our continued success is dependent on our ability to continue farming within the ACI. The profit margins on farming and even value-added farming are getting slimmer all the time. We fear that the city may try to annex our farm, should this happen the increase in property taxes for our many farm buildings and land would likely make it impractical for us to continue farming. We hope to continue growing grapes and making wine as long as we are able and then pass this enterprise on to the 5th generation of our family. We also hope to further expand the vineyard onto some of the current wheat ground.

The future land use category purposed here for our land is labeled as ACI residential and ACI Non-Residential, in both cases agriculture is listed as a

possible use. Are there other ACI categories that emphasize farming more and list them as primary use? Is our farm included in the city's future annexation plans? We would hope that as long as we continue farming our land, that the city would let us remain in the county and NOT annex our farm. Thank you!"

Staff Plaskon stated that he responded to Mrs. Umiker's comments and she seemed satisfied with his response.

Commissioners expressed multiple concerns about what happens after the Comprehensive Plan is approved such as the steps and accountability of implementing the Comprehensive Plan.

There being no further public comment, Chair Ball closed the public hearing.

Commissioner Branson and Iacoboni moved and seconded, respectively to recommend approval of the Comprehensive Plan to the City Council with the following changes, adding tag lines/hyperlinks and reediting the document for grammar errors. Motion carried 6-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for June 12, 2024 meeting.

All commissioners present should be in attendance of the June 12, 2024 meeting

V. 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 6:24 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2024.

ZA-01-24, REMOVAL OF PUBLIC WORKS REQUIREMENTS FROM THE ZONING CODE

Sec. 37-61. Development standards.

In a C-1 zone, the following development standards shall apply and be in force:

~~(10) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-66. Development standards.

In a C-2 zone the following development standards shall apply and be in force:

~~(9) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-69.2. Development standards.

In a C-3 zone, the following development standards shall apply and be in force:

~~(10) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-73. Development standards.

In a C-4 zone, the following development standards shall apply and be in force:

~~(10) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-79. Development standards.

In a C-5 zone, the following development standards shall apply and be in force:

~~(9) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-83. Development standards.

In a C-6 zone, the following development standards shall apply and be in force:

~~(10) Sidewalks. Portland cement concrete sidewalks shall be required in all commercial zones. See section 32-45(c) of this Code.~~

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4531, § 9, 7-13-09)

Sec. 37-93.5. Setbacks and yards.

(a) Planning Area A.

- ~~(4) Dedication of right-of-way: Dedication to the city of a minimum ten (10) feet of property abutting and parallel to Bryden Avenue shall be required of development along Bryden Avenue. Dedication shall be required at the time of new development or at major remodeling.~~

(Ord. No. 4372, § 1, 4-11-05)

Sec. 37-93.6. Standards for development.

(a) Planning Area A.

- (8) The following parking standards shall apply:

~~f. Stormwater controls shall be incorporated into required landscaped buffers.~~

- ~~(9) New construction or major remodeling within Planning Area A shall require a statement of anticipated traffic generation signed and stamped by a design professional licensed in the State of Idaho. The statement of traffic generation shall include:~~

- ~~a. A statement of anticipated average trips per day;
b. A statement of anticipated peak-hour trips.~~

~~Within fifteen (15) days of submittal of the statement of anticipated traffic generation, the city engineer shall determine if a traffic impact analysis meeting City of Lewiston standards will be required. Implementation of the recommendations of a traffic impact analysis shall be the responsibility of the applicant/developer.~~

(Ord. No. 4372, § 1, 4-11-05; Ord. No. 4462, § 1, 12-11-06; Ord. No. 4692, § 13, 10-30-17; Ord. No. 4843, § 1, 4-11-22)

Sec. 37-93.8. Access, streetscape, and sidewalks.

(a) Planning Area A.

- (1) Access to/from Bryden Avenue, ~~as administered by the City Engineer,~~ shall be limited to:
- One (1) access per one hundred (100) linear feet of curb as measured from the edge of right-of-way at the intersection of Bryden Avenue and streets designated as arterials or residential collectors;
 - Or, where access to a property from Bryden Avenue would be eliminated by subsection (a)(1)(a) of this section, a single access shall be allowed to the property no more than twenty-six (26) feet in width.
- (2) Access driveways to a single parcel to/from Bryden Avenue may not exceed twenty-six (26) feet in width.
- (3) Access driveways to multiple parcels to/from Bryden Avenue may not exceed thirty (30) feet in width.
- (4) No vehicle access from/to Bryden Drive or Linden Drive shall be allowed, except where required for emergency vehicles.
- ~~(7) Sidewalks shall be constructed to standards published as City of Lewiston Standard Drawing D-4A (Residential Collector), Option 1 or Option 2, as determined by the public works director or his/her designee. Option 1 will be utilized unless existing sidewalk placement makes Option 1 unsafe or impractical.~~

(b) *Planning Area B.*

- (1) As administered by the City Engineer, No commercial access to local residential or residential collector streets shall be allowed across property with an established residential use.

~~(2) At the time of new construction or major remodeling, sidewalk and curbing shall be installed along all rights-of-way abutting the subject property or properties.~~

(Ord. No. 4372, § 1, 4-11-05; Ord. No. 4522, § 1, 11-24-08; Ord. No. 4843, § 2, 4-11-22)