

August 28, 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 leaving at 9:10 pm; Kathy Branson; Shaunita Cable; Emily Wolf; Maureen Anderson; Kevin Kelly;

COMMISSIONERS EXCUSED: None

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Mark Weigand, City Surveyor; Pat Severance, Engineering Development Supervisor

Chair Ball stated that she received an email in regard to this meeting from City Staff Joel Plaskon and replied to all which mistakenly created and impromptu meeting of Commission off record which is a violation to the open meeting law. Nothing substantive about tonight's meeting was discussed. The topic of the email had to do with meeting procedure.

II. CITIZEN COMMENTS

None

III. APPROVAL OF JULY 10, 2024 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Vice Chair Iacoboni moved and seconded, respectively, approval of the July 10, 2024 meeting minutes. The motion carried 5-0-2 with Commissioners Anderson and Kelly abstaining.

IV. PRELIMINARY PLAT - CANYON CREST WEST, PHASE IA (ACTION ITEM)

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioners asked clarification questions to city staff.

After deliberation and articulating their reasons, Commissioners Kelly and Anderson moved and seconded, respectively, to recommend approval of the Canyon Crest West, Phase IA Preliminary Plat and to approve the Reasoned Statement to the City Council with amendment to include the correct application number in the footer of the document. The motion carried 7-0.

V. PUBLIC HEARING AND DIRECTION TO CITY STAFF TO DRAFT A REASONED STATEMENT AND RELEVANT CRITERIA AND STANDARDS ON CONDITIONAL USE PERMIT APPLICATION CUP24-3 FOR A TRANSITIONAL HOUSING VILLAGE (ACTION ITEM)

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

Staff Plaskon provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area. Staff provided comments from other departments that have requirements that will need to be met for development and building occupancy but do not oppose the CUP.

Vice Chair Iacoboni asked if the applicant would need to come back before the Planning and Zoning Commission for the variance or would it be something approved by the City.

Staff Plaskon stated that the waiver of the zoning code standard that parking not be allowed to back onto the street would be part of the conditional use permit, if approved by the Planning and Zoning Commission.

There being no further questions for staff, Chair Ball asked the Applicant for testimony.

Applicant Michelle King provided a verbal presentation of her slide show that explained the program and project the Village. See Appendix A for the Slide Show. Housing will be available for individuals aged 18 to 20. The Village will be a gated community of 12 cottages, a host cottage, and an activity center. Individuals will need to participate actively in the program.

Commissioner Branson asked if there would be inspections of the cottages, how will there be access over the moat and how will the individuals understand this is a privilege.

Applicant King stated there will be consistent inspections, there will be access around the moat and individuals will need to apply to stay in the Village.

Commissioner Anderson asked if there will be sidewalks to get around the moat, what happens to a child if they are not ready to move out of the program and vacate their residency there at the age of 21 and will the rear door be ADA accessible.

Applicant King stated yes there will be a designated path, there are other services that can assist with the individual when they get that old and the ADA individual needs to access the front of the building as the rear is not ADA accessible.

Chair Ball asked for confirmation that individuals would have to leave the property exits to 22nd and then re-access the property from the back, how will the staff prevent individuals from sneaking in non-Village residents.

Applicant King stated that tenants would have to exit out and enter at a gate north of the moat, but staff on duty will have access to cameras that would notify when someone accesses the property.

Commissioner Branson asked who will maintain the grounds.

Applicant King stated some of the grounds service will be determined by design professionals, but there will be a facility manager to take care of the grounds.

Commissioner Wolf asked if teen pregnancy/parenting would be part of the program.

Applicant King stated yes it would.

Commissioner Cable asked what would happen to a couple that has a child, would they be able to stay in the same cottage.

Applicant King stated that would be a case by case basis and living in the same cottage might not be the best situation.

Chair Ball asked if the Lewis Clark Valley Youth Resource Center (LCVYRC) would own the property the cottages and activity center would be on.

Applicant King stated the LCVYRC would purchase the activity center property and then lease the back property the cottages would be on from the city.

City Attorney Jennifer Tengono stated that applicant King has acquired conditional approval from the City Council to enter into a lease contingent upon the outcome if the conditional use permit. The property is not surplus at this time, but it has been determined that it's likely to be underutilized and subject to lease, but the terms of the lease have not been discussed between the City or Applicant King. The City is limited in its public-private partnerships to those for public purposes. So the City cannot, by the Idaho constitution, enter into agreements that benefit a private purpose.

Chair Ball called for 5-minute recess at 7:04 PM.

Planning and Zoning Commission resumed at 7:10 PM.

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

Linda Glines, Lewiston Idaho stated she is concerned about the amount of traffic this project will have, backing out into the street isn't safe, will the new cottages and activity center have an impact on the existing sewer and water line that need to be replaced. This land was once a park and she would like to see it become a park again. She stated there are better locations then the one proposed for this project.

Trisha Bann, Lewiston Idaho stated she would like to see this land be returned back to a park.

Jennifer Squired, Lewiston Idaho stated she is concerned about the existing water lines and how this project will affect them, will this decrease their property value and who will be living in these cottages, will they go through background checks. She would like to see this land as a park again and is also concerned on if the children damage her property who will be responsible.

Bill Kessel, Lewiston Idaho stated that he is concerned if the project fails what happens to all the a banded structures, can the City take on that financial responsibility and the property should be reverted back to a park. He stated he does not think the grants for this project are going to be enough financially to keep it running.

Kat Glover, Lewiston Idaho stated there are better locations then this land for such a project. She would like to see it a park again.

Rick Tousley, Lewiston Idaho stated the City has been struggling with homelessness and at one point the City Council had a subcommittee for homelessness. The previous mentioned locations are not a good fit for this project. This project is a great opportunity for these young adults.

Dick Goodson, Commercial Property Owner in Lewiston Idaho asked if the young adults moving in will go through a vetting process and what is the City's involvement in this project. He does not want this project to happen.

Keith Watson, Lewiston Idaho stated this property should be put back as a park, the grants to run this project will run out, nothing is forever.

Dawn Ortiz, Community Development Office Supervisor read in emails received for public comment. See Appendix B.

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

Applicant Michelle King stated that they originally started with the idea of 20 cottages but after looking at the available land and program capability they decided 12 would be better. They have looked at several parcels of land, but none of them meet zoning requirements. The concern regarding funding sources, the youth resource center runs 100% debt free and they hope to achieve that same with this program. The program will require background checks and finger printing for applicants.

Jennifer Tengono, City Attorney stated the property has not been declared surplus, but determination has been made that it is currently underutilized. If the City chooses to dispose of the property, then the City would have to make a declaration that the property is surplus or so it's not needed for City purposes. There would be a public hearing to discuss the different requirements associate with whether or not the City should sell it. Then the property is sold at public auction to the highest bidder. The other process is the City has the ability to lease City owned property that is underutilized. It would be leased for public purposes, such as the Fair Grounds, Community Center. One half plus one of the City Council would have to vote in favor of the lease, it is not a majority vote and this would occur after the negotiations of the lease terms is determined.

Commissioner Anderson stated that she does not see this property and program as an underutilized property or for public purposes.

Chair Ball asked the applicant if there is any plan for handling disgruntled neighbors and any overflow of parking such as guests, will there be parking permits.

Applicant King stated in regarding to parking overflow they can park up behind El Sombrero as she has spoken with the owner and that would be allowed. In regards to disruptive neighbors, they would work with City Police and the neighbor being disrupted.

Commissioner Iacoboni asked the applicant what would happen if the parking variance was not granted.

Applicant King stated it would be devastating to the project.

Pat Severance, Development Engineer stated that he is not aware of the condition of the water lines in the road. The City has a lot of aging infrastructure in the downtown. Adding these structure so the line will not be disruptive to what's there now.

Chair Ball asked for any further public comment.

Jennifer Squires, Lewiston Idaho asked why the other property would not work.

Keith Watson, Lewiston Idaho stated he would still like to see it as a park.

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

There being no rebuttal or further questions, Chair Ball closed the public hearing.

After discussion of the required conditional use permit relevant criteria and standards, Vice Chair Iacoboni and Commissioner Wolf moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP24-3 with approval of the waiver of the zoning code standard to allow for backing out onto 22nd street. Motion passed 7-0.

VI. APPOINTMENT OF COMMITTEE MEMBERS TO CREATE A WORK PLAN FOR THE COMPREHENSIVE PLAN (ACTION ITEM)

Chair Ball moved to appoint Vice Chair Iacoboni and Commissioners Anderson and Wolf with Commissioner Cable as an alternate to the ad hoc committee of the City Council to make recommendations on the implementation of the Comprehensive Plan.

Commissioner Maureen Anderson voted in favor
Commissioner Kathy Branson voted in favor
Commissioner Kevin Kelly voted in favor
Commissioner Shay Cable voted in favor
Commissioner Emily Wolf voted in favor
Chair Cynthia Ball voted in favor

VII. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners for the September 11, 2024 meeting

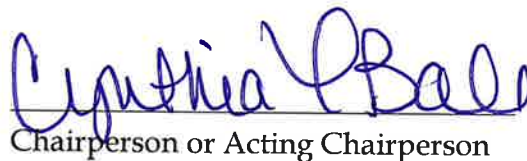
All Commissioners present stated they should be in attendance of the September 11, 2024 meeting, beside Chair Ball who stated she might not be able to attend.

VIII. ADJOURN

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 7-0 and the Planning and Zoning Commission meeting adjourned at approximately 9:18 p.m.

RESPECTFULLY SUBMITTED,


Dawn Ortiz,


Chairperson or Acting Chairperson

Recording Secretary

Planning and Zoning Commission

Approved this 11 day of Sept, 2024.

Sec. 37-125. Homeless shelter, bridge housing shelter, and transitional housing village standards.

Where homeless shelters, bridge housing shelters, or transitional housing villages are allowed as a use permitted outright or as a conditional use, the following minimum standards shall apply in addition to the provisions of chapter 42 of this Code.

- (1) Location shall be within one-quarter (0.25) mile of a public transportation route, as measured along the shortest route on the city street system, between the public transportation route and the closest point of the subject property;
- (2) Parking shall be provided as set forth in article VII of this chapter;
- (3) Notwithstanding section 37-153 of this Code, a six-foot tall minimum sight obscuring fence or equivalent landscape screening shall be provided along all neighboring property lines, excluding a street or alley right-of-way;
- (4) Fixed night lighting sufficient to provide illumination and clear visibility of all outdoor areas during the hours between thirty (30) minutes after sunset and thirty (30) minutes before sunrise shall be provided in a manner that does not glare or trespass onto adjoining property;
- (5) Indoor client intake waiting area shall be provided; and
- (6) Access into a homeless shelter, or bridge housing shelter shall be controlled through a single point of entry for each building.

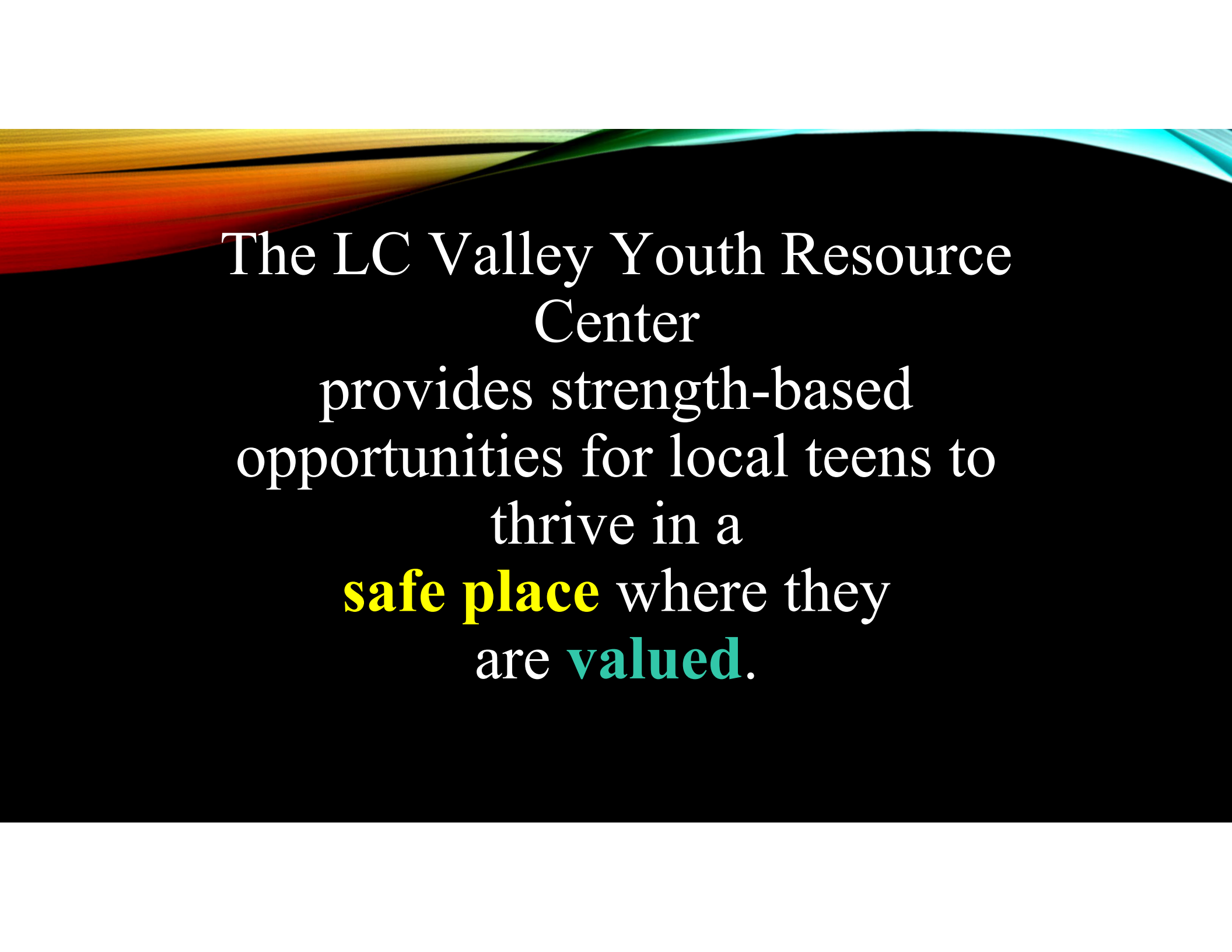
(Ord. No. 4689, § 10, 4-24-17; Ord. No. 4838, § 6, 12-13-21; Ord. No. 4841, § 18, 11-14-22)

Appendix A



THE VILLAGE: FACILITATING GENERATIONAL CHANGE

August 28, 2024



The LC Valley Youth Resource Center

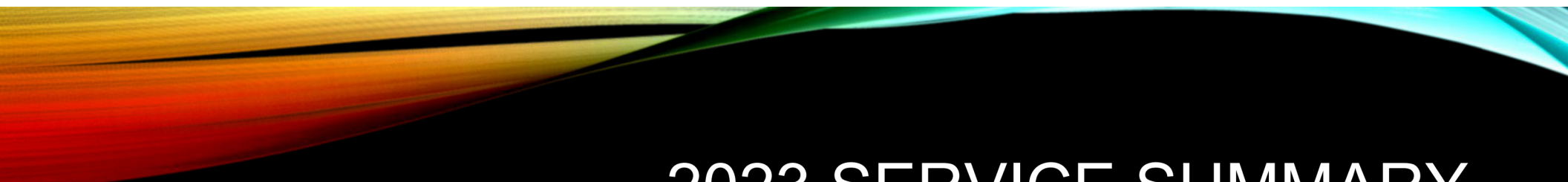
provides strength-based
opportunities for local teens to
thrive in a
safe place where they
are **valued**.

TODAY

Currently serving Lewiston and Clarkston teens **ages 12-17** with:

1. Drop-In Program
2. Overnight Accommodations
3. STAC (Safe Teen Assessment Center)





2023 SERVICE SUMMARY

292

Individual local youth served

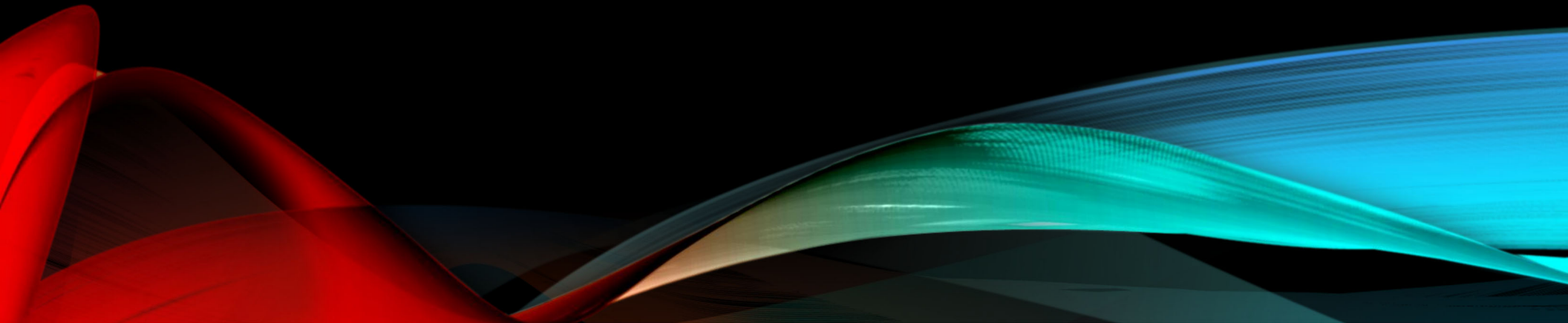
4,081

Meals provided

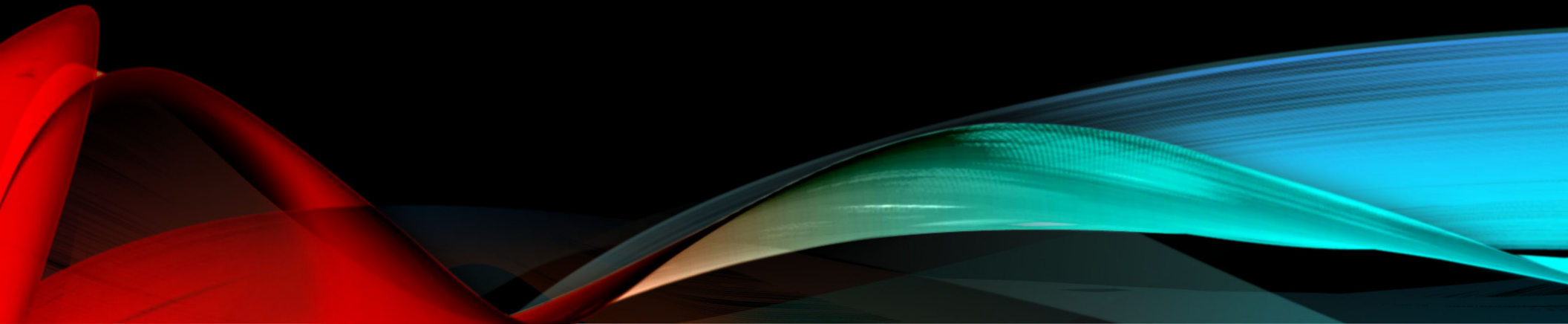
697

Nights of shelter for 41 teens

Our team has been
invited into the moment
when a guest chose
between **life** and **suicide**
43 times.



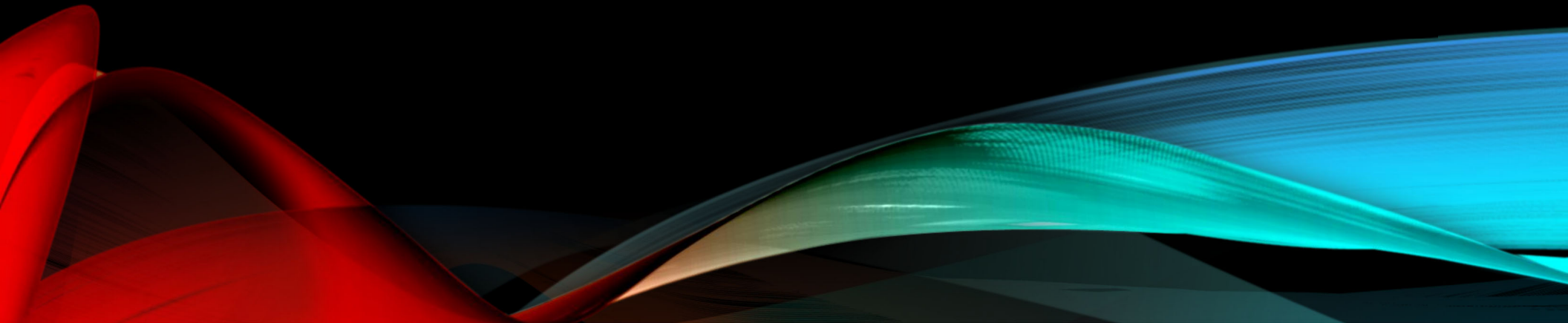
WHAT HAPPENS WHEN OUR KIDS TURN 18?



“

**1 IN 10
YOUNG ADULTS
AGES 18-25
EXPERIENCED HOMELESSNESS
LAST YEAR
IN THE UNITED STATES.**

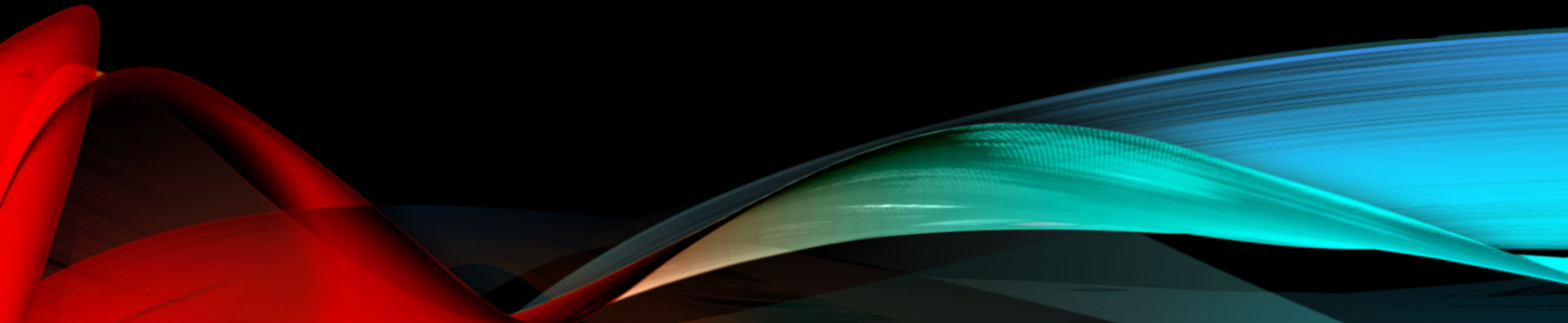
”



“

**43% OF IDAHO FOSTER YOUTH
AGED 19 EXPERIENCED HOMELESSNESS
OVER THE PAST TWO YEARS**

”

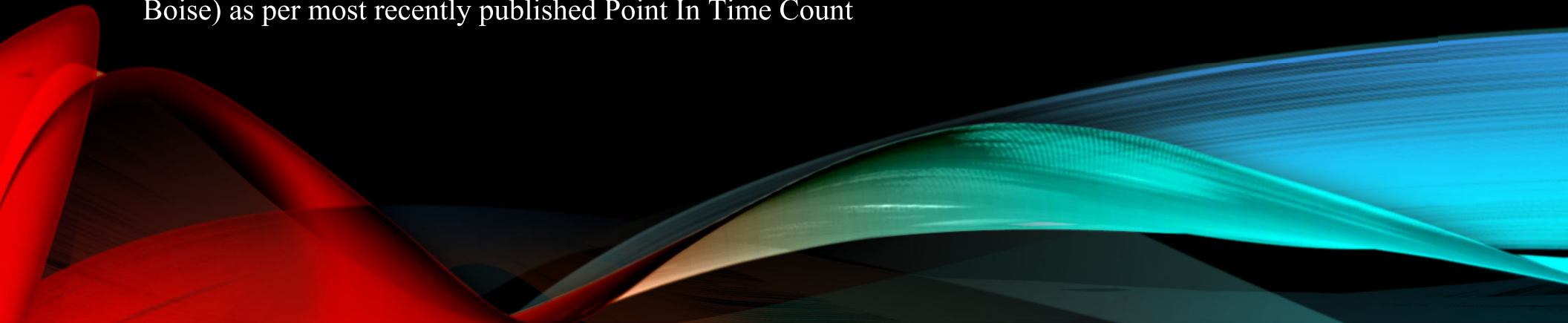


“

**MOST CHRONICALLY HOMELESS ADULTS
BECAME HOMELESS AS TEENAGERS.**

”

Children account for **25%** of people experiencing homelessness in Idaho's Balance of State (excludes Boise) as per most recently published Point In Time Count



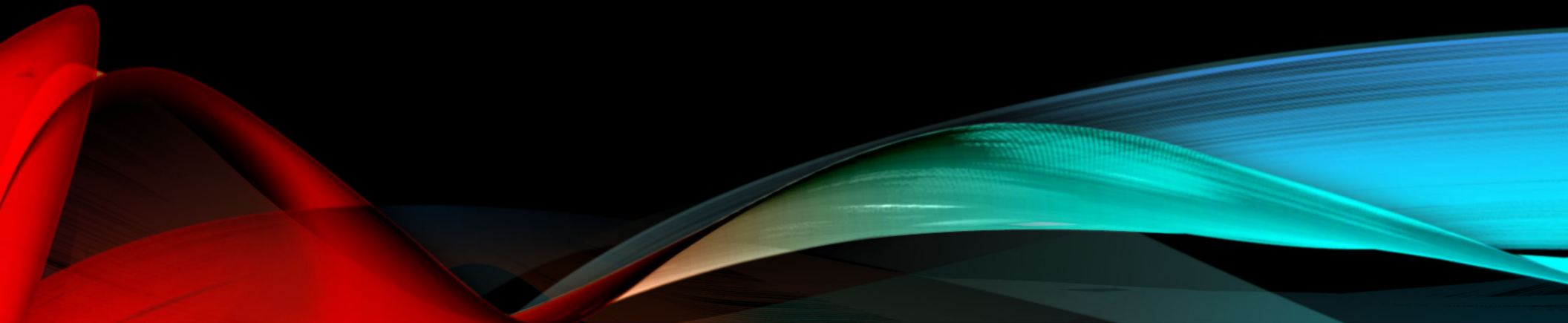


WHAT ARE THE OBSTACLES FOR 18-20 YEAR OLDS?

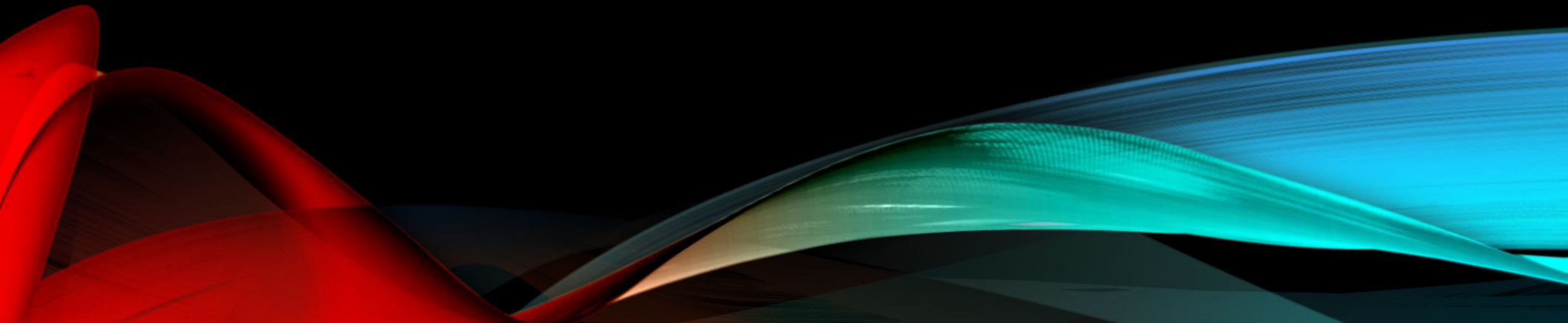
- Limited rental inventory
- No credit
- No rental history
- Not enough for First + Last + Deposit
- Many are full time students in their senior year

THE VILLAGE

Facilitating Generational Change



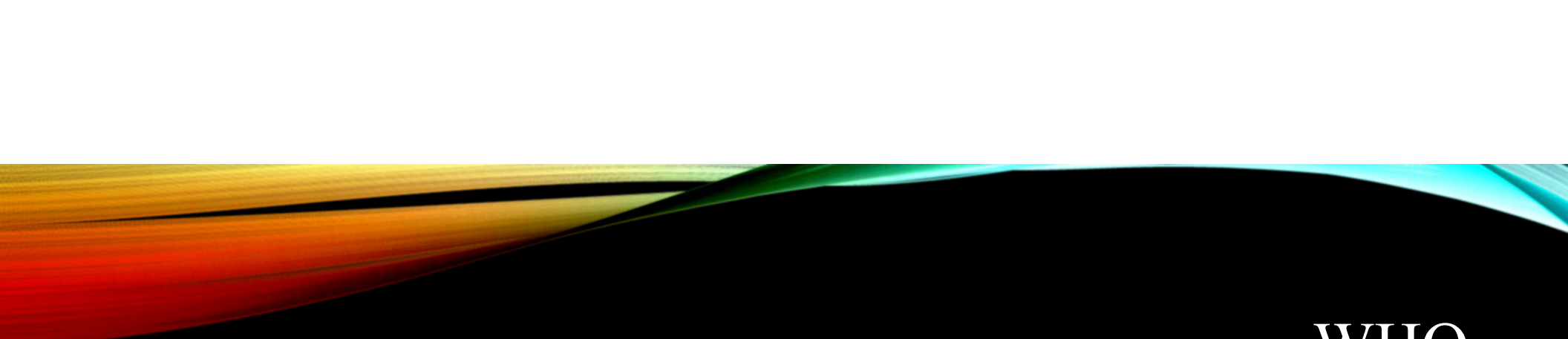
GOAL: To sustainably break the cycle of homelessness in our community by facilitating life-changing opportunities for displaced local youth and young adults.





WHAT IS THE VILLAGE?

- Housing for local youth ages 18-20 specifically designed to meet their unique needs
- Gated community of 12 cottages, host cottage, and activity center
- Priority placement for LCVYRC guests, active local high school students, and youth exiting foster care



WHO

- Lewiston & Clarkston
- Young Adults (age 18-20)
- Going to school – Working – Actively seeking full time employment
- Working on goals
- Driven and wanting sustainable, generational change



AND WHO MEET ALL THE FOLLOWING CRITERIA:

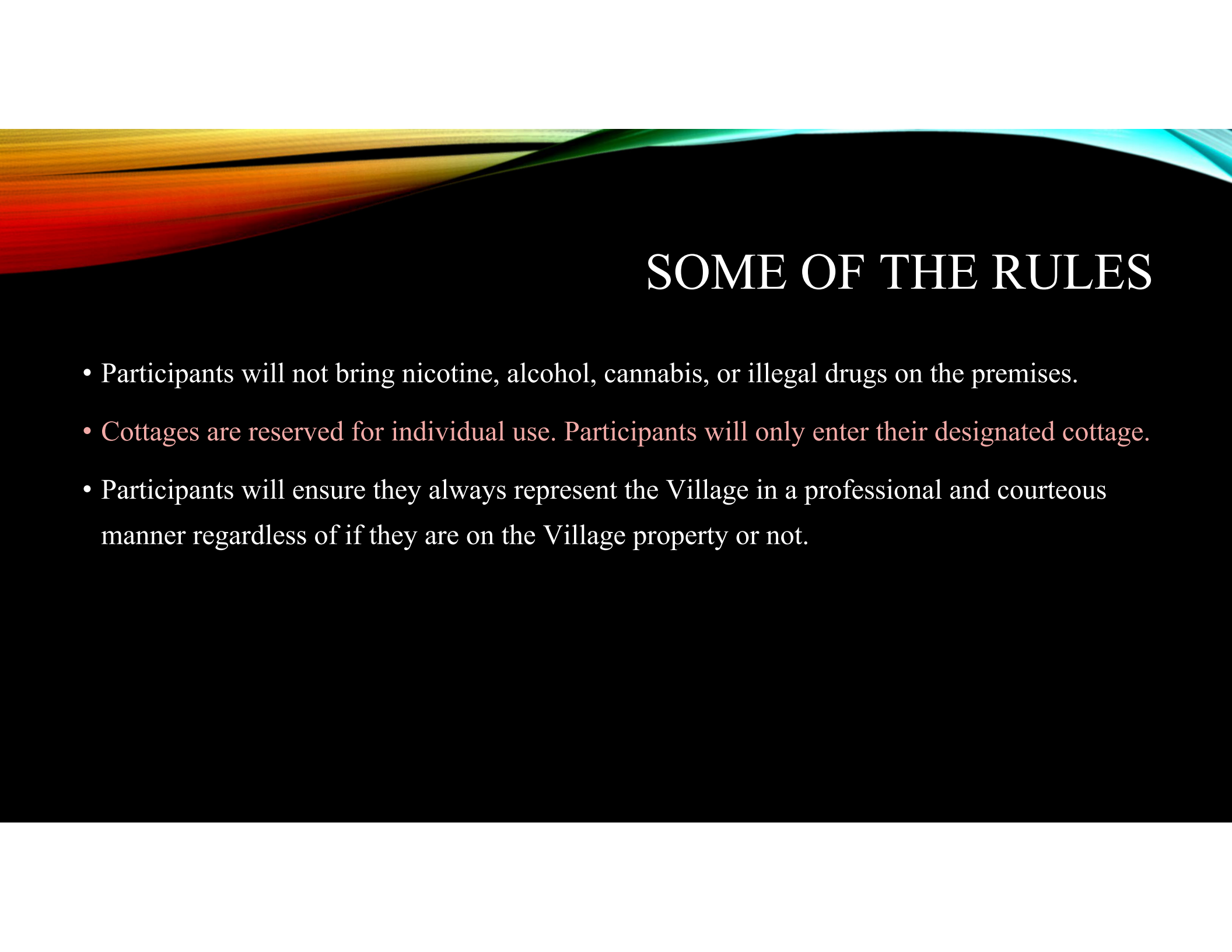
- Agree to work towards self-identified goals
- Are not a registered sex offender or convicted of felony related to drugs or violence
- Agree to safety policy and routine drug testing
- Agree to participate in the program elements



PARTICIPANT TRAINING

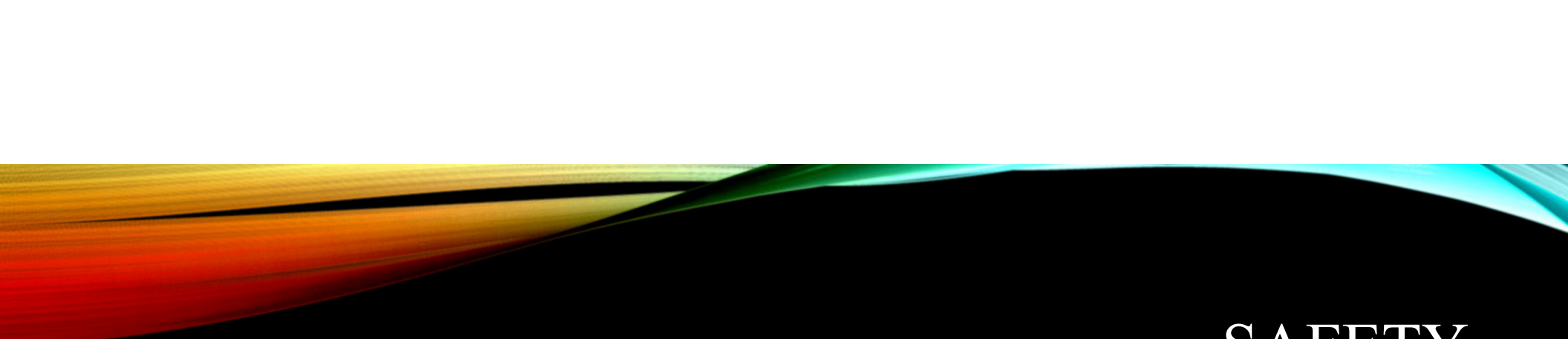
“Adulting” skills include:

- Financial Literacy
- Obtaining and Maintaining Employment
- Resiliency
- Independent Living
- Communication Skills
- Healthy Relationships
- Education
- Risk Prevention



SOME OF THE RULES

- Participants will not bring nicotine, alcohol, cannabis, or illegal drugs on the premises.
- Cottages are reserved for individual use. Participants will only enter their designated cottage.
- Participants will ensure they always represent the Village in a professional and courteous manner regardless of if they are on the Village property or not.



SAFETY

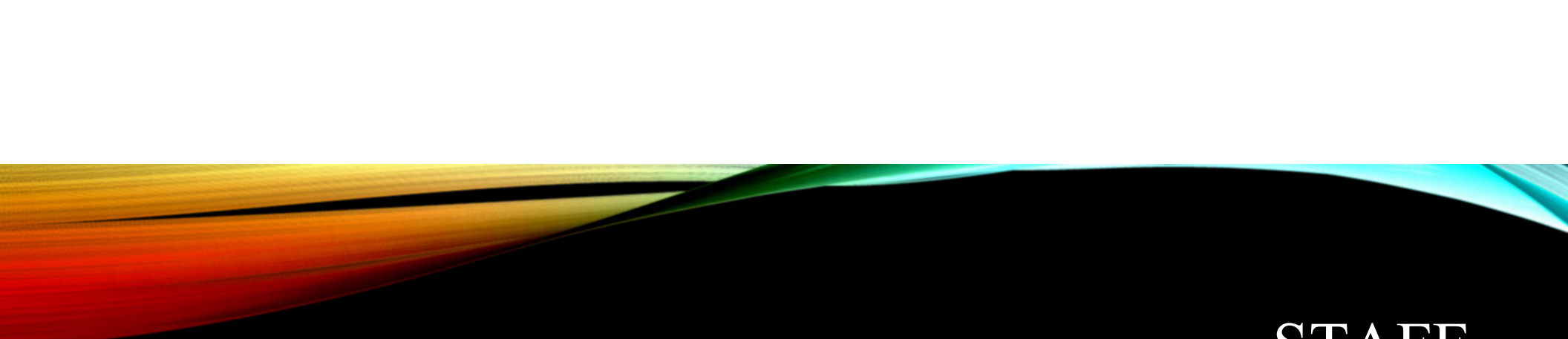
- **Safety is a key priority!**
- Visitors to check in at the Activity Center. Visitors will only be allowed in common areas and will not be allowed into the gated cottage area.
- Visitors will be required to leave by 8:00 pm.
- Only current youth, their child(ren), and employees will be allowed into the gated housing community.



GOOD NEIGHBORS

The Village will be a respectful neighbor and teach participants to do the same.

If a neighbor has a concern, they may contact the on-site supervisor to mitigate the situation.



STAFF

- On-site staff 24/7
- Full curriculum of required training (FYSB/RHTTAC certifications)

Team consists of:

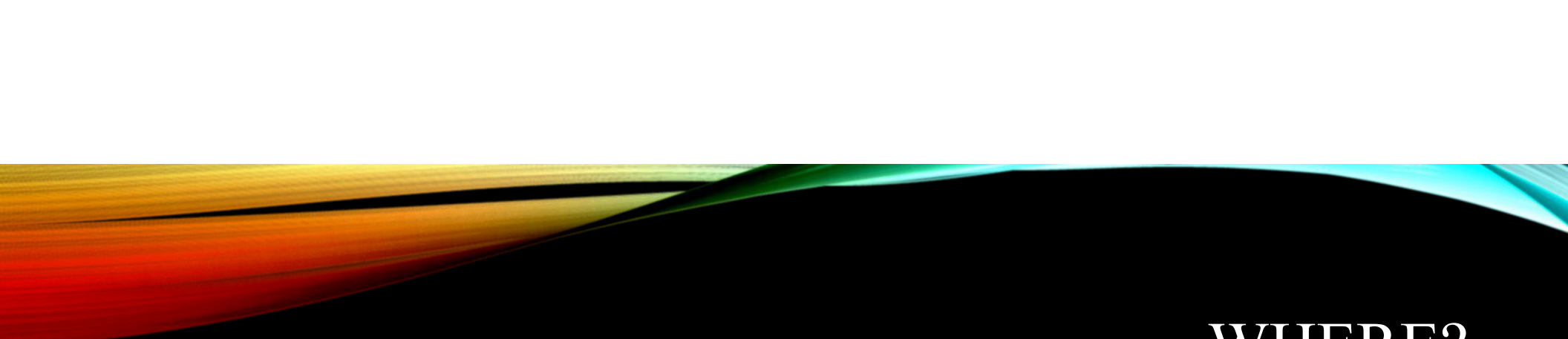
- Team Leader/Case Manager (Full time)
- (2) Case Managers (Full time)
- Home Economics Specialist (Split between locations)
- Maintenance (Split between locations)
- **Total:** 5 individuals (equivalent to 4 FTEs)



PARTICIPANTS' CASE PLANS

With Case Manager guidance and support, participants will develop and execute a self-identified plan to:

- Successfully secure safe, stable, and permanent housing before their 21st birthday with a transition strategy to achieve this goal
- Secure important documents and paperwork, such as a birth certificate, social security card, state issued identification, medical records, and credit reports
- Successfully execute education and/or employment goals
- Complete program training



WHERE?

- Transitional Housing Villages are restricted to Zones M1, M2, C4, & C6
- Years of searching to find land that meets all Lewiston City Code requirements for this Village
- Excited to find this opportunity at 2207 E Main Street







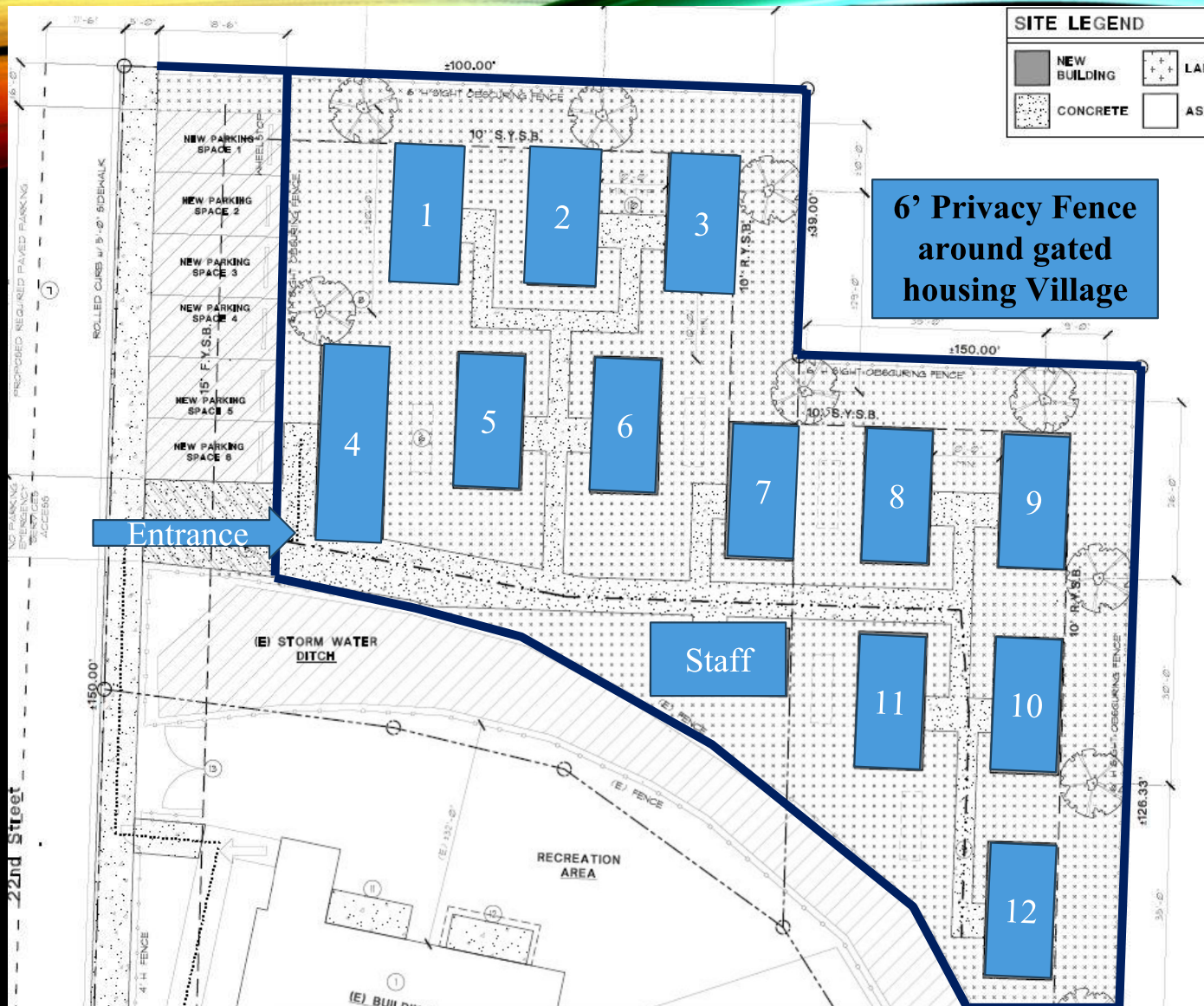


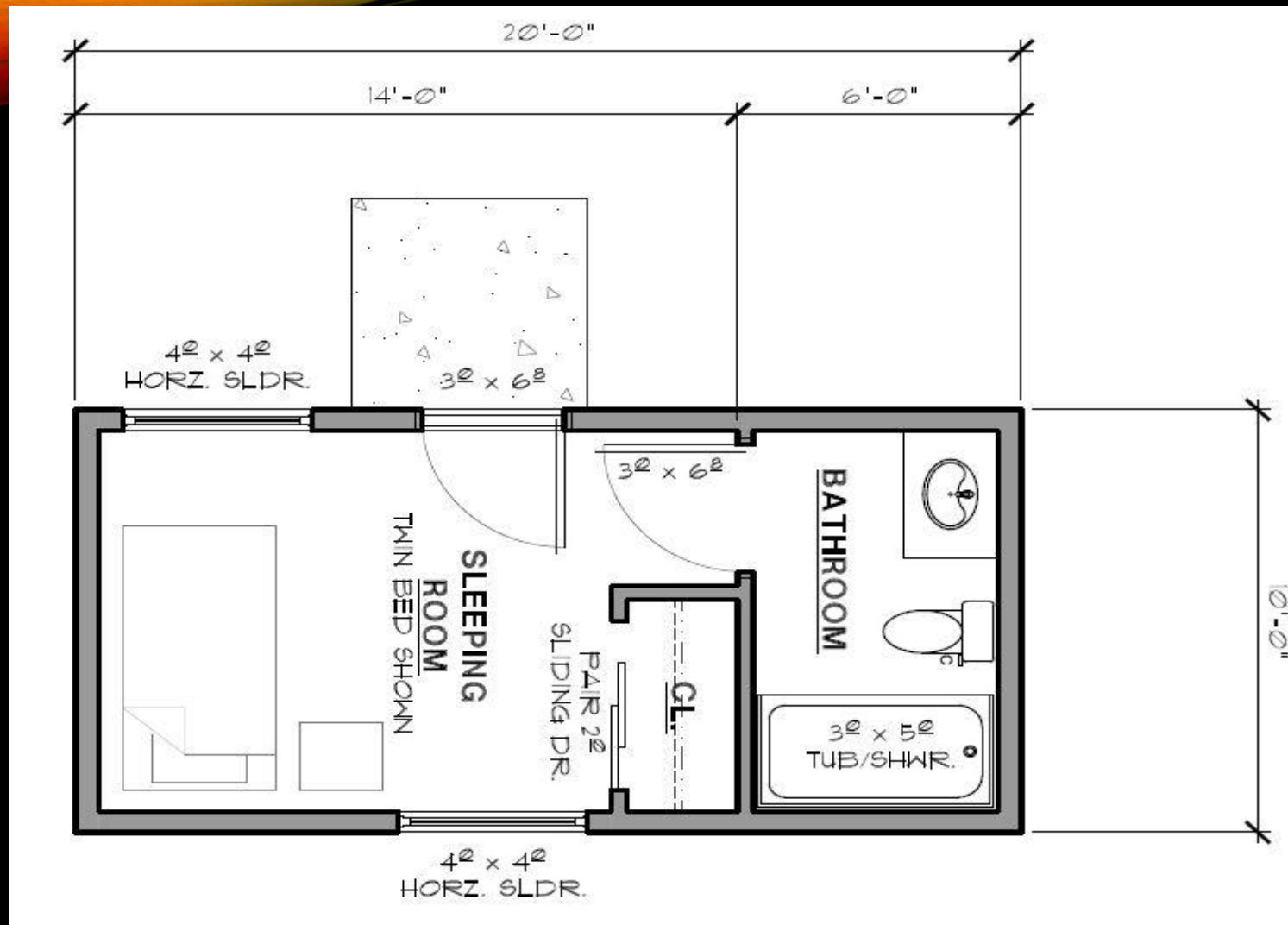


KEY HIGHLIGHTS

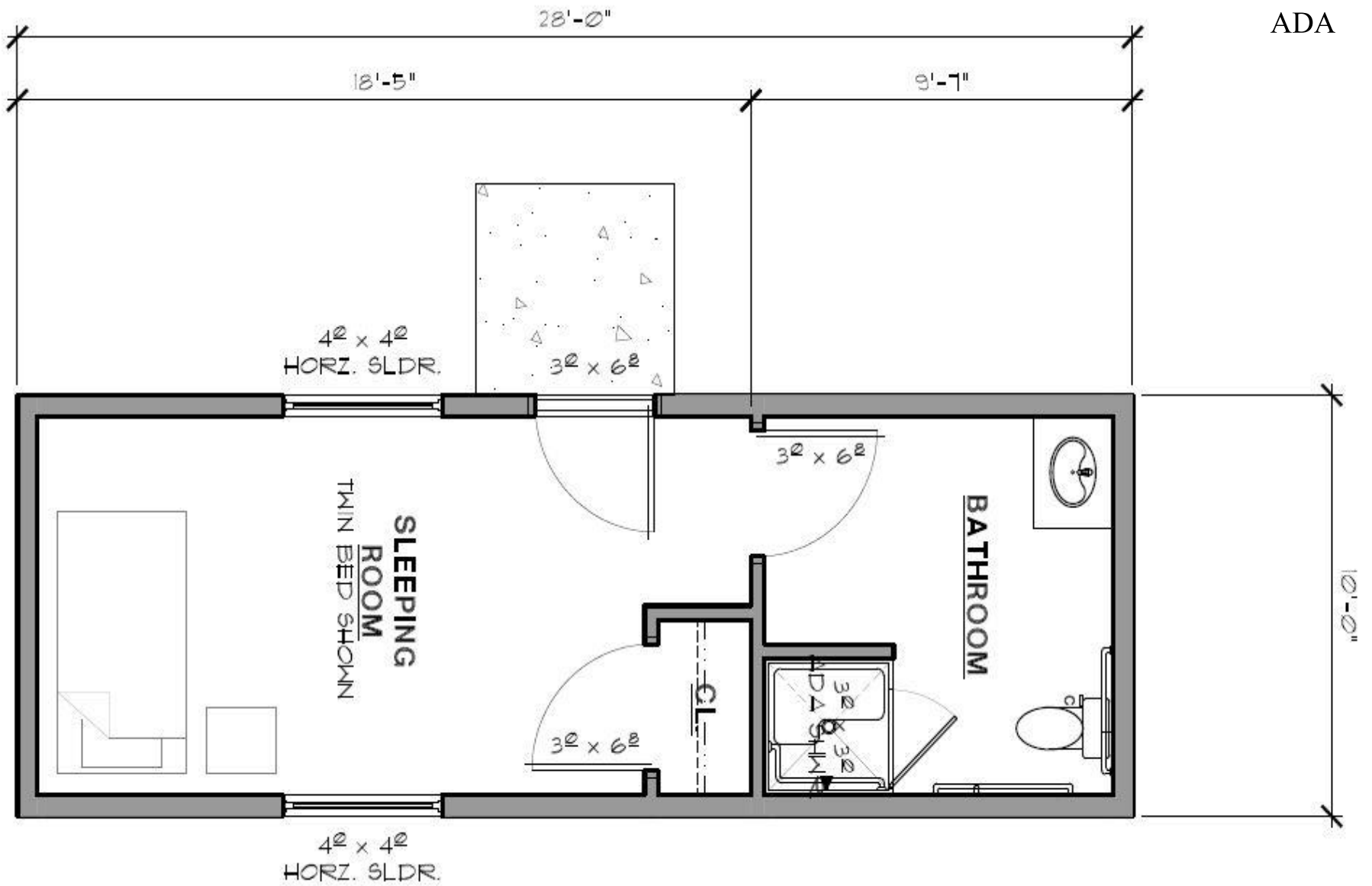
- Gated community with single point of entry
- Privacy fence
- Surveillance cameras
- Security lighting



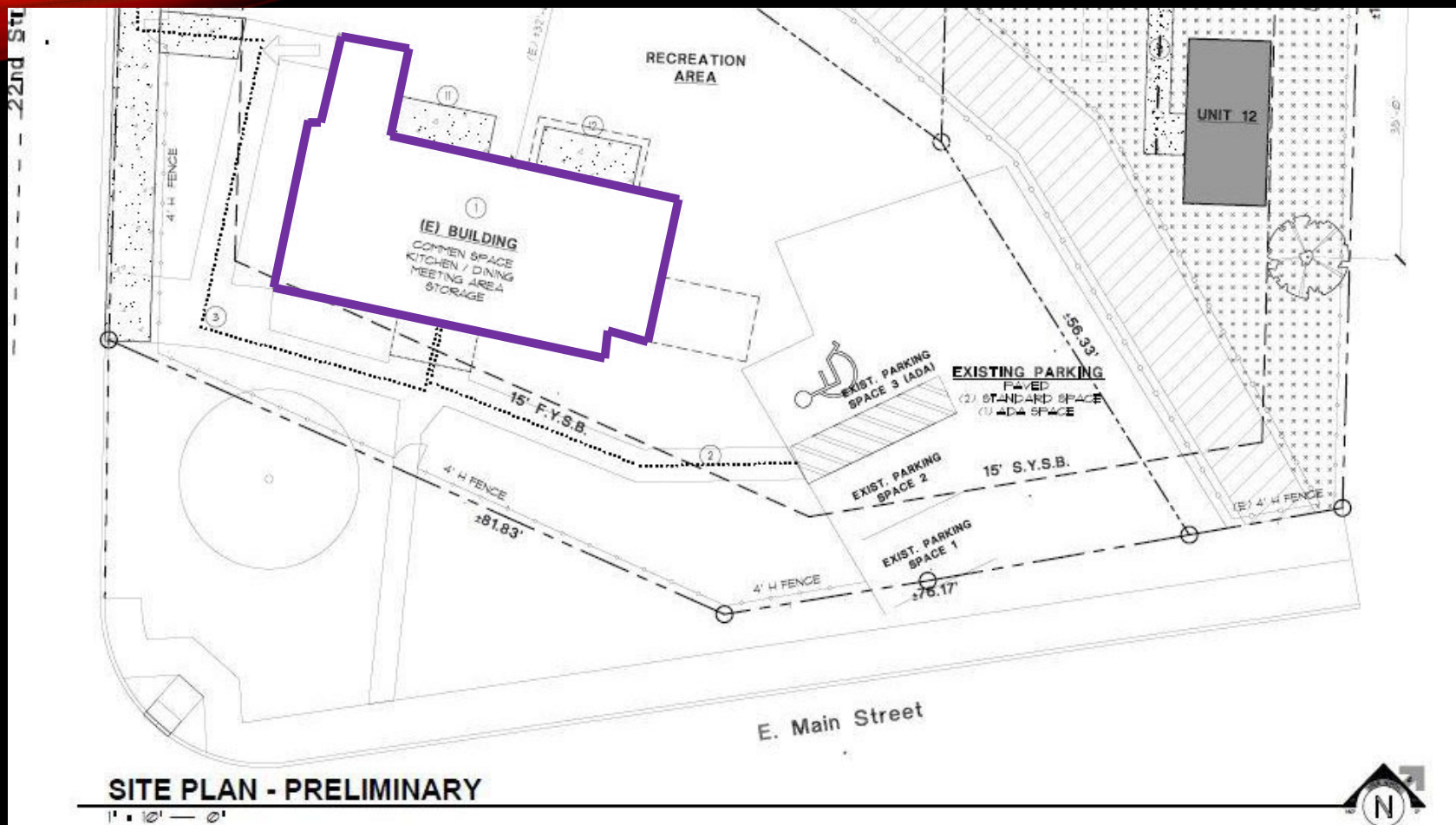


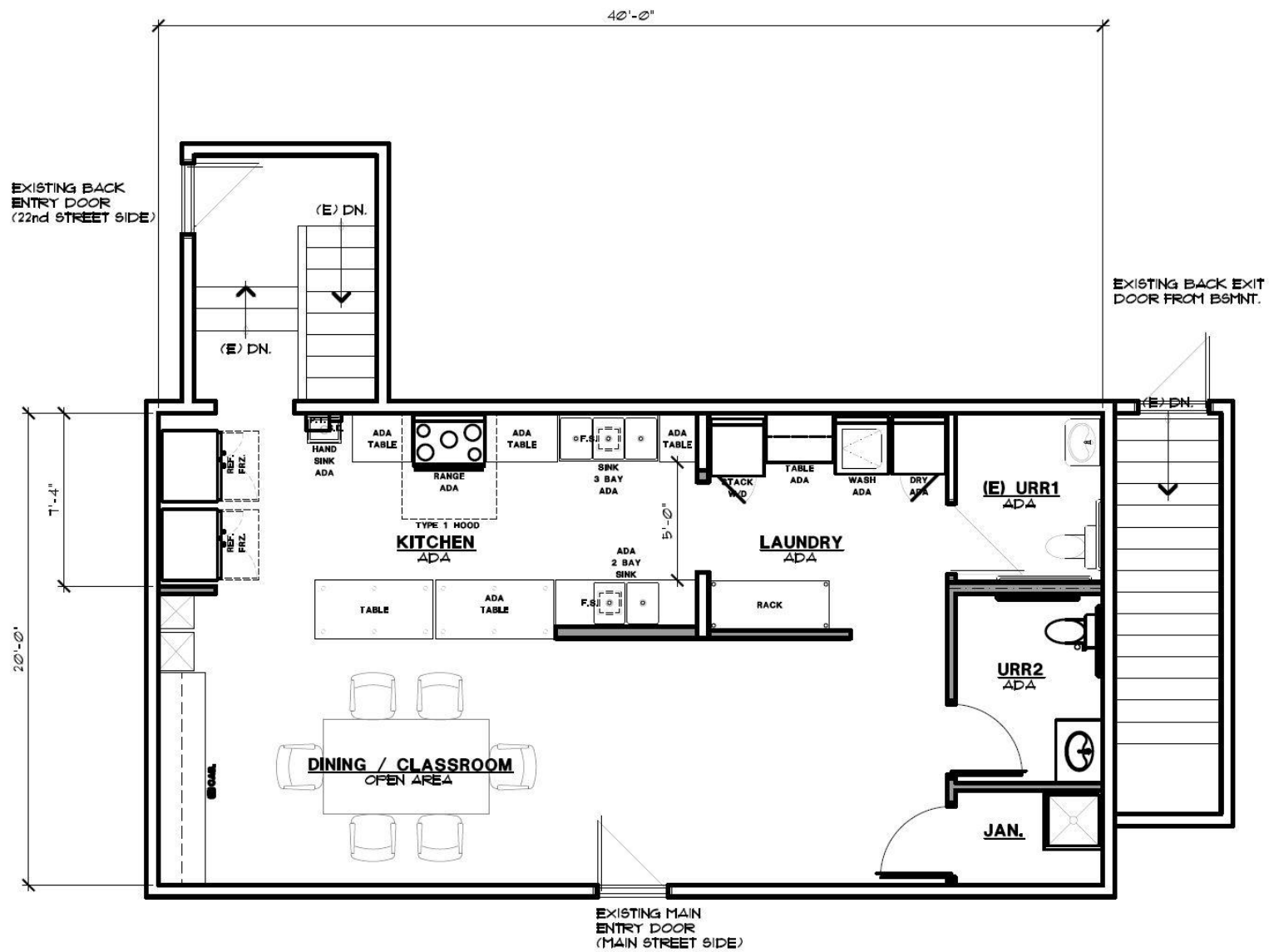


ADA











THE 5 QUESTIONS

1. Will the proposed use result in conditions that will tend to generate nuisances (including but not limited to noise, dust, glare, vibrations, odors and the like) and, if so, how will the nuisances be mitigated?
2. Describe how/why the proposed use is a public necessity or, if it is not, describe how it is a benefit to the public.
3. Describe how the character of the proposed use, if developed according to the plans as submitted, will be in harmony with the area in which it is to be located.
4. Describe how the proposed use will not endanger the environment or the public health or safety.
5. Describe how the proposed use will be in substantial conformance with the comprehensive plan of the city.



1. AVOIDING NUISANCES

- **Light pollution:**

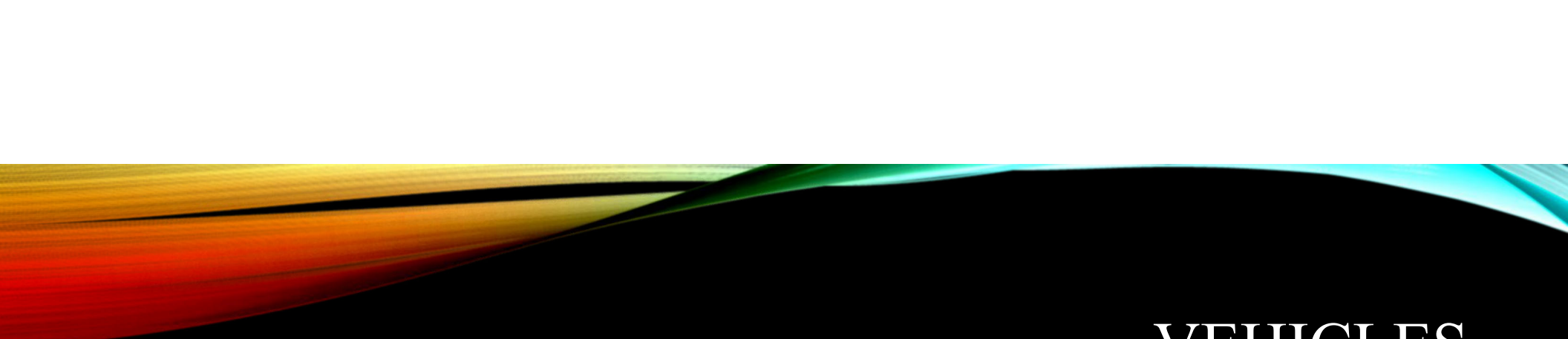
- Warm solar security lights to avoid light pollution

- **Noise:**

- Quiet hours 10 pm – 6 am
- Music, television, and gaming content in common areas will be community appropriate and may not contain racial slurs or profanity. Entertainment in participant cottages will not be audible outside of the cottage.

- **Litter:**

- Participants will pick up after themselves, properly dispose of waste, and ensure common areas are clean after use.



VEHICLES

- Participants must have a valid driver's license and current vehicle insurance on any automobile in a parking spot on the premises.
- All automobile must be functioning and legally drivable.

It will be uncommon for Village participants to own a vehicle. Most use bicycles, long boards, or walk.



2. PUBLIC NECESSITY

Beyond meeting the minimum requirement of being a public necessity, the LC Valley Youth Resource Center Village will **facilitate generational change** for local young adults.

Providing tools to successfully transition youth experiencing homelessness into adulthood through self-sufficient and sustainable living and learning skills to promote economic independence will prevent long-term dependency on social services.



3. HARMONY WITH THE AREA

A well-maintained tiny home village designed for youth not only **enhances the property values** within its immediate vicinity but also serves as a catalyst for broader community revitalization. By providing a structured environment where young adults can learn essential life skills, the village fosters a generation of responsible, capable, and community-minded individuals. This directly translates into a stable and attractive neighborhood, as the presence of conscientious, well-supported residents reduces turnover and increases the appeal of the area. Moreover, the design and upkeep of the village signal to potential buyers and investors that the neighborhood is forward-thinking and invested in its future.



3. HARMONY WITH THE AREA

Concerns about a decrease in property values are unfounded, particularly when considering the current real estate context. The surrounding area already experiences an 8-10% lower valuation compared to similar neighborhoods, primarily due to a high percentage of rental properties and a lack of cohesive development. The introduction of this tiny home village fills a much-needed niche and stabilizing the rental market. In fact, this development is poised to **elevate the overall value of nearby properties** by injecting new life into the community, promoting a sense of pride among residents, and drawing attention to the area's potential for growth. The benefits extend beyond mere property value; they contribute to the social and economic vitality of the entire community.

Tami Meyers, Team B.M.C

Silvercreek Realty Group



4. ENVIRONMENT, PUBLIC HEALTH, AND SAFETY

The LC Valley Youth Resource Center will abide by all environmental, public health, and safety regulations while modeling clean and healthy life skills for at-risk youth.



5. COMPREHENSIVE PLAN GOALS

- LU.1 Accommodate Future Development & Redevelopment
- LU.1.3 Balance land uses ... in proportion to the needs of the community
- LU.1.3.2 ... minimize the distance between residents & needed services
- LU.2 Provide housing choices throughout Lewiston
- LU.2.1 Diversify possible housing options...
- LU.2.1.1 ... facilitate diverse, scale-appropriate housing options across Lewiston
- LU.2.2 All for density by ensuring compatibility...



5. COMPREHENSIVE PLAN GOALS

- H.1 Increase housing quality & production
 - H.1.1 Improve quality of and access to affordable housing
 - H.1.1.2 Explore opportunities... increasing supply of rental units...
 - H.1.3 Evaluate regulations for barriers to housing...
 - H.1.3.2 Encourage more housing support of support of conditional use permit...
 - H.1.3.3 Study and act to overcome barriers to housing development that are not currently being built...



5. COMPREHENSIVE PLAN GOALS

- H.2 Diversify housing options
 - H.2.1 Raise community awareness and interest in missing middle housing...
 - H.2.2 Reduce barriers to missing housing typologies...
 - H.2.4 Incentivize a variety of housing types...

break the cycle
of homelessness in our community
by
facilitating life-changing
opportunities for displaced local
youth and
young adults.

Thank you for your consideration.

Michelle King, President

michelle@levyrc.org

Direct (208) 305-6183

Appendix B



Fw: Letter Of Support - LC Valley Resource Center - The Village

1 message

Cassie Helmgartner <CHelmgartner@chas.org>
To: "cd@cityoflewiston.org" <cd@cityoflewiston.org>

Mon, Aug 26, 2024 at 5:00 PM

From: Cassie Helmgartner
Sent: Monday, August 26, 2024 4:59 PM
To: dortiz@cityoflewiston.org <dortiz@cityoflewiston.org>
Cc: Kelly Lanman <KLanman@chas.org>; Michelle King <michelle@lcvyrc.org>
Subject: Letter Of Support - LC Valley Resource Center - The Village

Zoning Commission Members,

Please find a Letter of Support for LC Valley Resource Center's proposed *Village* project attached.

I plan to be in attendance and can answer any clarifying questions if they arise or am available via email as well.

Thank you for your consideration.

Cassie Helmgartner |Sr. Director of Operations – CHAS Health
Clarkston, WA | Lewiston, ID | Moscow, ID
C: 509.254.4916
T: 208.848.8300 | cheimgartner@chas.org | [chas.org](https://www.chas.org)



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Cassie Helmgartner |Sr. Director of Operations – CHAS Health
Clarkston, WA | Lewiston, ID | Moscow, ID
C: 509.254.4916
T: 208.848.8300 | cheimgartner@chas.org | [chas.org](https://www.chas.org)



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 **LC Valley Resource Center Village LOS 8.20.24.pdf**
143K



August 20, 2024

City of Lewiston Planning & Zoning
215 D Street
Lewiston, ID 83501

Dear Zoning Commission Members:

CHAS Health would like to formally express our support for LC Valley Youth Resource Center's proposed Village project to meet the needs of young adults in the community transitioning out of homelessness. CHAS Health has long appreciated the Resource Center's strength-based approach to meeting the needs of the most vulnerable youth across the Lewis-Clark Valley.

We strongly support this project and its focus on sustainably breaking the cycle of homelessness in young adults through a focused, supportive, and results-focused approach. As a Federally Qualified Health Center with clinics currently serving the Lewis-Clark Valley, including those facing housing insecurity and other social drivers of health, CHAS Health looks forward to the important role this project can play in improving the health of young people and setting them up for future healthy and productive lives.

We look forward to continuing to work with the Resource Center, the Village, and other community partners to eliminate homelessness in the community and to increase access to services that improve equity.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Wilson", is written over a faint horizontal line.

Aaron Wilson, CEO
CHAS Health



Support for LCVYRC Village Project

1 message

Jim Rehder <jsrehder@gmail.com>
To: dortiz@cityoflewiston.org

Wed, Aug 28, 2024 at 9:52 AM

Dear City of Lewiston,

Please approve the Conditional Use Permit for Lewis Clark Valley Youth Resource Center (LCVYRC) Village project. This is a major assistance for youth who need support, assistance and opportunities for their personal development and also establishing their health relationships.

We support Michelle King, Manager of LCVYRC, in her great work for youth in our region. Please help her and her team strengthen their services for youth.

Thank you in advance for your support of the Conditional Use Permit for LCVYRC Village Project.

Sincerely,
Jim Rehder, Chair
Region 2 Behavioral Health Board



Village Project

1 message

Kally McFee <kally@everybrainmatters.org>
To: dortiz@cityoflewiston.org

Wed, Aug 28, 2024 at 10:06 AM

Dear City of Lewiston,

Please approve the Conditional Use Permit for Lewis Clark Valley Youth Resource Center (LCVYRC) Village project. This is a major assistance for youth as they transition into adults who need support, assistance and opportunities for their personal development and also establishing healthy relationships in our community.

We support Michelle King, Manager of LCVYRC, in her great work for youth in our region. Please help her and her team strengthen their services for these youth.

Thank you in advance for your support of the Conditional Use Permit for LCVYRC Village Project.

Sincerely,

Kally McFee
Every Brain Matters



Letter of Support for LC Valley Youth Resource Center "Village: Facilitating Generational Change"

1 message

Randy Ford <rford@idahofoodbank.org>

Wed, Aug 28, 2024 at 10:20 AM

To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

Cc: Michelle King <michelle@lcvalyrc.org>, Shanna Decker <sdecker@idahofoodbank.org>

Dear Lewiston Planning & Zoning Commissioners,

On behalf of The Idaho Foodbank, I am writing to express our strong support for the LC Valley Youth Resource Center's "Village: Facilitating Generational Change" project. This initiative will provide crucial resources and life skills training to displaced young adults, helping them navigate the challenges of adulthood and build a foundation for future success.

At The Idaho Foodbank, we are deeply committed to addressing food insecurity and promoting healthy, thriving communities across Idaho. We recognize that housing stability, food security, and access to education are interconnected issues that significantly impact a person's ability to lead a healthy and fulfilling life. The "Village: Facilitating Generational Change" project aligns with our mission by providing these essential supports to young people at a critical time in their lives.

By focusing on practical skills such as meal planning, smart grocery shopping, and financial literacy, this program will empower participants with the tools they need to make informed decisions about their health and well-being. This, in turn, helps to reduce food insecurity and encourages the development of healthy habits that can have a lasting impact on the community.

We are particularly encouraged by the emphasis on serving displaced youth, including those transitioning out of foster care and those still in school. These young people face unique challenges, and the comprehensive support offered by the Village program will help to bridge gaps in resources and create opportunities for long-term success.

The Idaho Foodbank is proud to support this important work and looks forward to the positive outcomes it will generate for the youth and the community as a whole. We believe that by working together, we can help create a future where all Idahoans have the resources they need to thrive.

Thank you for your time and dedication to your community, and your time in reading our letter of support.

Please feel free to reach out if there are questions or clarifications needed regarding this letter of support.

Sincerely,
Randy Ford

President & CEO

The Idaho Foodbank

Randy Ford
President & CEO
The Idaho Foodbank



 rford@idahofoodbank.org

 208 577-2702

 3630 E. Commercial Court
Meridian, ID 83642

 idahofoodbank.org



Letter in Support of the The Village

1 message

Vanessa Adams <vanessaadams@hotmail.com>
To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

Wed, Aug 28, 2024 at 11:37 AM

I am unable to make tonight's Hearing in regards to the The Village project. I am attaching a letter for the board to review.

Please let me know if you need anything further from me. I appreciate your help.

Sincerely,
Vanessa Schneider



Support for LC Valley Resource Center.pdf
83K

Vanessa Schneider
2630 17th Street
Clarkston, WA 99403
vanessaadams@hotmail.com
(559) 288-3475
August 28, 2024

City of Lewiston Planning & Zoning Department
215 D Street
Lewiston, ID 83501

Dear Members of the Planning & Zoning Department,

I am writing to express my strong support for The Village, a project facilitated by the LC Valley Youth Resource Center. While I live in Clarkston, I work in Lewiston. As someone who has directly benefited from the services provided by this incredible organization, I can personally attest to the profound impact they have on at-risk youth in our community.

The Village will play a critical role in supporting young adults who are aging out of the current resources available to them. These young people often find themselves without the necessary life skills to navigate adulthood successfully, and without intervention, many are at serious risk of becoming homeless. The Village aims to bridge this gap by providing essential life skills training, support, and guidance, offering these young adults a much-needed leg up in life.

My own experience with the LC Valley Youth Resource Center has been nothing short of transformative. My daughter, who was struggling with mental health issues and having a very difficult time in general, found respite and resources through the Center. It provided her with a safe and supportive environment during a challenging time in her life. It also provided respite for me, as I knew she was in a safe, caring environment. I firmly believe that The Village will extend this same level of support to even more young adults, helping them transition into adulthood with confidence and hope.

The work of the LC Valley Youth Resource Center is crucial in preventing homelessness among our youth and in ensuring they have the tools they need to succeed. The Village will be a vital addition to our community, and I urge you to approve this project, which will have a lasting positive impact on the lives of so many vulnerable young people.

Thank you for your time and consideration.

Sincerely,

Vanessa Schneider



Letter of support

1 message

Beth Hawker <blhawker@lcmail.lcsc.edu>

Wed, Aug 28, 2024 at 12:35 PM

To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

Hello,

I have attached my letter of support for the village.

Sincerely,

Beth Hawker

 **support letter .pdf**
35K

To whom it may concern,

The purpose of this letter is to express my strong support for the Village: Transitional Living program. Which has shown dedication to change within the Lewiston Clarkston Valley. I have witnessed first-hand the positive impact of the Lewiston Clarkston Valley Youth Resource Center on many young lives. My name is Beth Hawker, and I work for the LCV Youth Resource Center as a case manager. To work for an organization that is dedicated to bringing a positive impact to youth in need is important to me. I was a homeless teenager and if I had had access to the LCV Youth Resource Center it would have greatly improved my well-being during my teenage years. The Transitional Living program can help provide support and guidance for young adults as they navigate through the challenges of becoming independent through this program, they can learn valuable coping skills and gain access to necessary resources in a safe and supportive environment. I believe this program can help bridge the gap between dependence and independence, allowing young adults to strive and reach their full potential. Homelessness among young adults is a complex social problem that is often influenced by various factors; these may include family conflict, issues with identity and self-awareness, complications in school or education, substance use, pregnancy, parenthood neglect, domestic violence, and abuse within the home. These challenges can make it difficult for young adults to maintain stable housing and contribute to the larger issue of homelessness. In addition, many young people are facing difficulty in finding stable employment and accessing education making it difficult for them to afford housing. This is further worsened by the fact that many have never been taught financial skills such as budgeting which makes it harder for them to manage their money more effectively. Those who have been involved in child welfare foster care and the juvenile justice system are especially at risk of becoming homeless due to a lack of support and resources. Young adults who experience trauma before and after becoming homeless are at high risk for developing mental health or substance use disorders. This can lead to a cycle of

homelessness and dysfunction, mirroring the environment they grew up in. We must provide a stronger support system for these individuals offering them a chance to break the cycle and improve their lives. We should strive to do something new and innovative, to create positive change for young people who have never had a voice or a chance. I experienced domestic violence, addiction, and unstable home life in my childhood, jumping from shelter to shelter, hotel to hotel, couch to couch. If I had not met certain people in my life who showed me healthy love and support I would have become a statistic. Without the guidance and help of those who believed in me I may have fallen into the same cycle of violence and addiction instead, I was able to break free and create a better life for myself. The Village project focuses on empowering young adults by giving them some control over their lives. Where not every young adult will fit into the guidelines, the project recognizes that each individual has a unique journey and encourages them to strive for positive change. This approach promotes personal growth and self-determination among the youth creating a supportive and inclusive community. It would be great if this support could be provided in our Valley. It's time to support young people who have never experienced support.

Thank you,

Beth Hawker



Lewiston

Dawn Ortiz <dortiz@cityoflewiston.org>

Support of Conditional Use Permit

1 message

Lisa Martin <LisaM@co.nezperce.id.us>

Wed, Aug 28, 2024 at 1:26 PM

To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

City of Lewiston

Please approve the Conditional Use Permit for Lewis Clark Valley Youth Resource Center Village Project (LCVYRC). We desperately need this type of service for our young adults. If we can provide them with resources, services and above all positive relationships we are intervening as these youth are in need of our community support.

Michelle King is a Champion in our community and has done great work for the LCVYRC. I work with Michelle in the capacity of a Housing sub-committee member for Region 2 Behavioral Health Board. Michelle does her homework, she and her team need our community support!

Thank you in advance for your support and willingness to consider the Conditional Use Permit for LCVYRC Village Project.

Lisa J. Martin

Idaho District 2 Treatment Court Manager

PO Box 896

Lewiston, ID 83501

Cell -208-790-1748

lisam@co.nezperce.id.us

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Letter of Support

1 message

Charlotte Hill <belletaylor463@gmail.com>
To: dortiz@cityoflewiston.org

Wed, Aug 28, 2024 at 2:35 PM

To Whom It May Concern,

I wholeheartedly endorse The Village: Transitional Living Program and am confident in its positive impact on the LC Valley community. Having witnessed the transformative work of the Lewiston Clarkston Valley Youth Resource Center (LCVYRC) in changing lives and providing teens with the opportunity to thrive, I firmly believe in the value of The Village.

My name is Charlotte Hill, and I work as a direct care staff member at the LCVYRC. I am also a proud member of the Youth Action Board (YAB), where I actively advocate for homeless youth across Idaho State. A few years ago, I was abandoned by my adoptive mom at the LCVYRC when I was just 17. The staff there took me in, cared for me, and helped me thrive, shaping me into the person I am today. I am living proof of the profound impact that a supportive environment can have on a young person's life. Because of my personal experience, my professional role, and my advocacy work, I can confidently say that the Transitional Living Program will bring significant benefits to those it serves.

This initiative is crucial because it provides safe and stable housing for 18-20-year-olds who are experiencing homelessness. This support is vital for young adults, as it offers them a secure environment where they can focus on education, employment, and building a stable future without the constant stress of finding shelter.

Supporting this program will lead to increased stability and opportunities for young adults who are experiencing homelessness, which will greatly benefit not only these individuals but also our entire community. By providing housing and support services, we can help young people build a foundation for a better future, reducing long-term homelessness and fostering a healthier, more supportive community environment.

I am proud to endorse The Village: Transitional Living Program and fully support its mission to provide young adults with the resources and stability they need to succeed. This program is more than just a temporary solution; it is a critical investment in the future of our youth and our community. I urge you to consider the long-lasting positive impact this program will have and to support it wholeheartedly.

Thank you for your time and consideration.

Sincerely,
Charlotte Hill



Public Comment I Received on CUP 24-3

1 message

Gabe Iacoboni <giacoboni@cityoflewiston.org>
To: Dawn Ortiz <dortiz@cityoflewiston.org>

Wed, Aug 28, 2024 at 2:47 PM

Hi Dawn,

See below public comment I received on the public hearing tonight for CONDITIONAL USE PERMIT APPLICATION CUP24-3 FOR A TRANSITIONAL HOUSING VILLAGE:

Dear Lewiston City Council,

I am writing to express my full support for the establishment of a tiny home village in Lewiston, Idaho, specifically designed to provide a stable living environment for 18-21-year-olds.

Beyond the immediate benefits of providing safe and affordable housing, this initiative offers significant advantages for our community as a whole. Studies have shown that investing in youth housing can lead to:

- **Improved Economic Outcomes:** By providing a stable foundation, young adults are better equipped to pursue education, employment, and financial independence.
- **Enhanced Health and Well-being:** Access to safe and affordable housing has a profound impact on physical and mental health.
- **Strengthened Social Connections:** A tiny home village fosters a sense of community and belonging.

A tiny home village would also offer a crucial opportunity to support these young adults in overcoming the trauma they may have experienced. By providing a safe and supportive environment, we can empower them to rebuild their lives, develop coping mechanisms, and pursue their personal goals. Investing in their well-being will not only benefit them individually but also enrich our community.

By providing a safe and supportive community, it would enable these young adults to continue their education, pursue vocational training, and build the foundations for a successful future.

Moreover, living in a community with peers facing similar challenges and staff they have already built trust with would foster a sense of belonging and camaraderie, rather than isolating them in shelters that are 90 miles or more out of town. They would be close to the social connections and support systems they were able to establish while at the Youth Resource Center. Their 18th birthday would not be a date that ends their education at Clarkston or Lewiston High School and begins their education on the streets because of no longer having a safe haven. By providing a stable and supportive environment, we can help these young individuals overcome adversity and achieve their full potential.

Thank you for your time and consideration.

Sincerely,

Wendy Geiger

LC Valley Cares Board Chair

Co Chair E.L.V.E.S.



LCVYRC Village Project

1 message

Megan Comstock <megan.a.comstock@gmail.com>
To: dortiz@cityoflewiston.org

Wed, Aug 28, 2024 at 3:34 PM

City of Lewiston -

Please approve the Conditional Use Permit for the Village project. This project is a must needed service that could bring about generational change.

Too many youth age out of a broken system that simply does not offer the support and training required to become a productive member of society.

This village will provide an opportunity to empower individuals while providing that wraparound support.

Michelle King is a phenomenal advocate for some of our most vulnerable in our community.

Sincerely,

Megan Comstock
Region 2 Behavioral Health Board Member



LC Valley Youth Resource Center's Village project

1 message

Jamie Simpson <JamieS@ihfa.org>

Wed, Aug 28, 2024 at 3:40 PM

To: "dortiz@cityoflewiston.org" <dortiz@cityoflewiston.org>

Hello, My name is Jamie Simpson. My team provides service agency functions for the House Idaho Collaborative, which is the Continuum of Care for all of Idaho except Ada County. We have recently received a planning grant to bolster coordination among those agencies who work with Idaho youth who are homelessness or at risk of homelessness, and are excited for the much needed housing option LC Valley and their new Village project will bring. Youth, especially those transitioning out of foster care, have a much higher chance of experiencing homelessness, which can become chronic if they experience other barriers to employment or housing. Providing a safe option for youth in the Lewiston area to ease into permanent housing with support is critical to helping stem the increase in homelessness in the area. I would like to offer my support and encouragement to Lewiston in approving the conditional use permit for the Village project.

Jamie Simpson | HOMELESSNESS PROGRAMS MANAGER
Idaho Housing and Finance Association
P.O. Box 7899, Boise, ID 83707-1899
Phone 208-331-4844 | JamieS@IHFA.ORG
www.idahohousing.com



Lewiston

Dawn Ortiz <dortiz@cityoflewiston.org>

LC Valley Youth Resource Center Village Project Support Letter

1 message

Jolene Cliffe <jolene@dacnw.org>
To: Dawn Ortiz <dortiz@cityoflewiston.org>

Wed, Aug 28, 2024 at 5:01 PM

Dear Planning and Zoning board,

I am writing to express my strong support for the conditional use permit application for the LC Valley Youth Resource Center regarding the Village housing project.

The Village project is a necessary initiative, and its successful execution would "satisfy an urgent need" in our community, as stated in the 2024 Strategic Plan under "Prioritization Considerations." On page 6, LU.2.1, it states, "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."

This project will provide a safe and supportive environment where young individuals can learn essential life skills, furthering their journey toward economic independence and long-term well-being. Many of the individuals who could be served are people with disabilities under the ADA, a group that is often underserved in our community. By offering housing and specialized services tailored to their unique needs, the Village project will play a vital role in helping these young people reach their full potential.

The proposed location at 2207 E Main is ideal, as it offers convenient access to public transit and is less than a 5-10 minute bus ride to the community center, the high school, LCSC, the downtown business district, and many services they will likely access. This proximity will enable residents to easily access the services they need and engage with the broader community.

I strongly urge the Planning Board/Zoning Administrator to approve the conditional use permit for the Village housing project. This initiative represents a significant opportunity to make a lasting impact on the lives of at-risk homeless young adults, including those with disabilities, and to contribute to a more inclusive and supportive community.

Thank you for considering this important project.

Jolene Cliffe
Independent Living Advocate
Disability Action Center
[330 5th St.](#)
Lewiston, ID 83501
(208)746-9033 Ext. 103
jolene@dacnw.org

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