

Lewiston Urban Forestry and Cemetery Commission Agenda

September 4, 2024 – 4:00PM

**LEWISTON COMMUNITY CENTER
1424 Main Street, Lewiston**

1. **CALL TO ORDER**
Roll Call

2. **CITIZEN COMMENTS**

This is an opportunity for citizens to address the Commission on agenda items or other items they wish to bring to the attention of the Commission or Staff.

Comments may be made: (1) in-person, (2) by emailing the Parks and Recreation Director at tbarker@cityoflewiston.org or (3) by calling (208) 746-2313 x6102 and leaving a message.

Comments submitted by email or phone will be forwarded to the Parks and Recreation Commission. If you would like your comment to be read aloud during the meeting, please so indicate in your message. Members of the public who wish to provide in person comment, but who are unable to secure a seat in the designated meeting space and/or overflow room(s) due to occupancy or gathering limits, will be rotated in and out of the designated meeting space in order to provide comment.

3. **CONSENT AGENDA**

A. Approval of Minutes from July 24, 2024 (Action Item)

4. **REPORTS** **Presentations, Communications and Correspondence**

A. July Parks and Recreation Department Monthly Report

5. **NEW BUSINESS**

A. Living Lewiston Magazine

a. Discussion with the City's PIO regarding inclusion of Urban Forestry related topics in the magazine

B. Cemetery Southside Undeveloped Property Discussion

a. Discussion on City Council Direction provided at their August 5th Work Session

6. **OLD BUSINESS**

- A. Fiscal Year 2025 Budget
 - a. Director will recap decisions that were made during the 2025 budget hearings related to the cemetery and urban forestry.
- B. Normal Hill Cemetery Master Plan Update
 - a. Director and Chair to provide an update on the review process and seek input from members on upcoming public feedback needs.
- C. Current and Upcoming Development Review
 - a. Development Review Committee items from the past month related to city code and forestry

7. **COMMISSION MEMBER COMMENTS**

8. **CITY COUNCIL LIAISON COMMENTS**

9. **UPCOMING MEETINGS**

- A. UFCC September 25th, 2024 @4PM at the Lewiston Community Center
- B. City Council Work Session November 4th, 2024
 - i. Normal Hill Cemetery Master Plan Update

10. **FUTURE AGENDA TOPIC**

- A. Urban Forester/Arborist Role
- B. Damaged Headstone Project
- C. Tree Selection Guide
- D. Urban Forestry Management Plan Review
- E. UFCC Presence at Community Events to Promote Urban Forestry
- F. Urban Forestry related items in the Living Lewiston magazine

11. **ADJOURNMENT**

Lewiston Urban Forestry and Cemetery Commission Minutes

July 24, 2024 – 4:00PM

**LEWISTON COMMUNITY CENTER
1424 Main Street, Lewiston**

1. **CALL TO ORDER**

Roll Call:

Commission Members Present: Maxine Miller, Elizabeth Goetzinger, & Shirley Philips

Commission Members Absent: Brian Hensley

Council Liaison Present: Jessica Klein

The meeting was called to order at 4:23PM once a quorum was reached

2. **CITIZEN COMMENTS**

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There were no citizen comments at the meeting.

3. **CONSENT AGENDA**

A. Approval of Minutes from May 22, 2024 (Action Item)

A motion to approve the minutes was made by Commissioner Goetzinger which was seconded by Commissioner Miller. All were in favor of approving the minutes as presented.

4. **REPORTS Presentations, Communications and Correspondence**

A. May and June Parks and Recreation Department Monthly Reports

There were no comments on the monthly reports from the commission members.

5. **NEW BUSINESS**

A. Cemetery Southside Undeveloped Property Discussion

The commission members present discussed the upcoming City Council Work Session that will include a discussion and recommendation from the council to surplus a certain portion of the cemetery property that is located on the south end of the property with the funds to go back into the Perpetual Care Fund for the site. The commission discussed that the option provided does not allow the commission and staff to utilize the funds to further develop the site but restricts the amount of funds that could be withdrawn from the account annually to further develop or maintain the site. The consensus from the commission would be to request to the council, time for them to complete the Normal Hill Master Plan revision, receive current feedback from the public related to the use of the site and to seek out alternative funding mechanisms to assist with future development needs which could also preserve the land for long-term cemetery development as it was originally intended.

B. City Arborist Position

Director Barker made the commission aware that Ted Wicks has decided to retire from his part-time position with the city as our Arborist. Ted has done an amazing job over the past year addressing pruning and removal needs within city properties and saved the tax payers tens of thousands of dollars. At this time, the department does not have a set plan on how they will move forward with finding a replacement but it will be discussed at an upcoming meeting.

C. Idaho Department of Lands Assistance

Director Barker reported that Matt Perkins has also been working with the Modie Park Conservancy on ideas for funding and development of the Randall Reserve. He noted that Matt has been more and more active locally so we should start to reach out to him on documents and support that he can provide to check items off of our list of Future Agenda Topics. Barker noted that we are still needing to update the Tree Selection Guide and the Urban Forestry Management Plan. The city will not have staff that are dedicated to these areas anytime in the near future so it will be important to have Matt's assistance so we can accomplish these tasks and have them utilized.

6. **OLD BUSINESS**

A. Commission Applications

Director Barker noted that we still have 2 applications and interviews that need to be scheduled for the vacant position on the commission. He will speak with Chair Philips and Council Liaison Klein about dates after the meeting, since both were in attendance.

B. Damaged Headstone Project

There was no update to this project. The group is still looking for a way to find funding and to create a fund to begin to refurbish damaged headstones that are not able to be fixed by family members. Director Barker met with a company that could support a fundraising location for donors to give and an organization to create campaigns.

C. Current and Upcoming Development Review

a. Development Review Committee Items from the past month

The commission discussed the items that were in the packet and presented to the development review committee over the past month related to parking lot

landscape requirements. Director Barker also provided to the commission an update on the Community Center Transit Stop project that started this month. Landscaping was part of the design but inadvertently missed in the bidding documents. It will be getting added back in to the construction agreement as a change order and a minimal to no cost increase as other areas of the project will be reduced.

7. **COMMISSION MEMBER COMMENTS**

There were no additional commissioner comments

8. **CITY COUNCIL LIAISON COMMENTS**

There were no liaison comments

9. **UPCOMING MEETINGS**

- A. City Council Work Session August 5, 2024 @3PM at the Bell Building
- B. City Council Budget Hearings August 12, 19, 26 @6PM at the Lewiston Library
- C. UFCC August 28, 2024 @4PM at the Lewiston Community Center

10. **FUTURE AGENDA TOPIC**

- A. Normal Hill Cemetery Master Plan Update
 - B. Tree Selection Guide
 - C. Urban Forestry Management Plan Review
 - D. UFCC Presence at Community Events to Promote Urban Forestry
 - E. Urban Forestry related items to be in the Living Lewiston magazine
- Director Barker will bring the annual calendar back to the next meeting

11. **ADJOURNMENT**

A motion to adjourn was made by Commissioner Miller and seconded by Commissioner Goetzinger. The meeting was adjourned at 5:14PM.

PARKS & RECREATION

JULY 2024

MONTHLY REPORT

ADMINISTRATION

- Director continues to work with members of the Urban Forestry and Cemetery Commission s well as staff to update the Normal Hill Cemetery Master Plan.
- Director worked with P1FCU to update signage within our park system related to areas that the credit union is a sponsor.
- Director and Public Information Officer finalized the Bert Lipps Pool Survey and made it available to the public on July 9th. The survey will close on August 6th prior to the Parks and Recreation Commission's meeting which will take public comments related to the future use of the pool site.
- Director met with staff from Purchasing to discuss possible surplus items and items that may need to be removed from areas at the Warner Shop that are managed by the P&R Department. The work of fully going through supplies and items that are stored at the site will be a Fall project.
- Director and Park Maintenance Supervisor continue to work with members of the LC Valley Pickleball Club on additional projects at the courts, the current project is for the installation of a concrete slab and shade structures on the east side of the courts.
- Director met with staff from CourseCo to update the proposed FY 2025 Bryden Canyon Golf Course Management Plan as well as conduct the quarterly check in on the course.
- Director assisted a student from Genesee High School on her Senior Project which is to remove and replace the playground at the elementary school. This project includes connecting with service providers and potential donors for the equipment as well as consulting on design elements.

CEMETERY

- Assisted in planning 2 cremation burials
- Assisted in planning 5 full casket burials
- Performed 4 cremation burials
- Performed 1 niche placements
- Performed 7 monument staking's.



PARKS

- Addressing irrigation issues has been our primary focus, especially with excessive heat.
- The heat is taking a toll on many areas but we are staying ahead of it.
- Vandalism did some real damage to the Pioneer Park Fountain. All of the caulking and backer rod was removed from all of the joints on the concrete surface. This alone was \$1,300.00 for the materials to replace it. The caulking needs time to cure.
- Supreme Power Sports did a demo for us on a robot mower. This was held at Sunset Park and had favorable impact on the Parks Staff. IT came as well, which was greatly appreciated. We plan on doing another demo at the Cemetery to see if it will work there.
- Construction on the Bridge Approaches, along the creek at East End Park and the Community Center have caused some major irrigation issues.
- Staff attacked puncture vine at Modie and Clearwater Parks.
- Pioneer Park wood has been removed. We are in the process of contracting out the stump removal.

RECREATION



Programming:

- Completed the 2024 Men's and Women's Slow-Pitch Softball Postseason Tournament.
 - Women's League 1 Champs: Ball Hogs
 - Women's League 2 Champs: M-Y Sweetwater Appaloosa
 - Men's League 1 Champs: LC Lawn & Landscape, Quality Construction, Maximum
 - Men's League 2A Champs: Diamond Shooters
 - Men's League 2B Champs: Bob's Pet and Pond
 - Men's League 3 Champs: Deranleau's
- Began games for the 2024 Coed Slow-Pitch Softball season. The season will consist of 10 regular season games and a double elimination tournament to conclude the season. Games are played at Sunset Field and P1FCU Field at Hereth Park Monday through Thursday evenings. Teams are organized by leagues depending on game day availability and skill level.
 - 24 teams signed up for this year's Coed season
- Began games for a new adult summer sports league, Summer Outdoor Volleyball. The season consists of a 6 game season with a single elimination end of the season tournament. Teams are coed and were able to sign up for a 6v6 or 4v4 division. Games are played at Airport Park on the outfield grass of Field 2 on Sunday and Monday evenings.
 - 11 teams signed up, 5 for the 4v4 league and 6 for the 6v6 league.
- Continued our 6-week Movie Under the Stars movie series at Pioneer Park. We showed Toy Story 3 and Shark Tale on July 12th and 19th respectively. The July 26th movie was cancelled due to poor air quality. That movie will be rescheduled to August 9th.
- Continued our Rec Mobile program. This free program goes around to local parks to play organized games with kids at the park. All ages are welcomed and activities are based on the number of participants and age appropriateness.

- There is a morning session (10am-12pm) and afternoon session (1:30pm-3:3pm).
- A full schedule of what parks our Rec Mobile is at can be found at <https://www.cityoflewiston.org/531/Rec-Mobile>
- Rec Mobile averaged 12 kids per session with 524 kids attending this month

Meetings

- Staff met with LCSC Athletics to see of potential partnership for a Halloween event at the Community Center.
- Staff continued to meet with Nelly Broadcasting to talk about partnerships for upcoming and future programs.
- Staff held the Managers Meeting Coed Softball and Summer Outdoor Volleyball leagues.
- Staff met with Rick Volkman about potential partnership with a Cornhole Tournament Series program.

Ball Field Rentals

- The month of July had 5 paid rentals
- Lewiston Little League (LL) had 20 different field uses during the month.
 - LL also utilized Airport Fields to host a portion of the District Little League Tournament for 10u, 11u, and 12u baseball divisions.
- Our ball fields were programmed for use 20 of the 31 days of July.

Fenton Gym Rentals:

- There were 24 Fenton Gym rentals this month
- Lewiston Boys and Girls Club utilized the gym from 11-3 Monday through Friday as part of their gym rotation for their Challengers Summer Club.

Aquatics

- Continued daily operations of Orchards Pool for the 2024 Pool Season. The season end of August 10th and coincides with our Dive and Drive that will take place on the pool lawn following an extended family swim.
 - The pool is open for early bird lap swim from 6am-7am and noon lap swim from 12pm-1pm Monday through Friday.
 - General swim (1pm-4pm) and Family Swim (5:30pm-7:30pm) runs daily with every Saturday being free swim Saturday's for families accompanied by an adult.
 - Session 2 of swim lessons was completed with 208 registrations.
 - Swim lessons are 30-minute sessions with 10 sessions per lesson.
 - There are available session times from 9:30am-12pm and 4pm-5pm.
 - Session 3 of swim lessons will wrap up during the first week of August.
 - The pool averaged 156 patrons per day with 4,667 total patrons during the month of July
- Orchards Pool had to shut down for part of the day on July 16th, 26th, and 27th due to poor air quality.

RESERVATIONS

- **Community Center Reservations:**

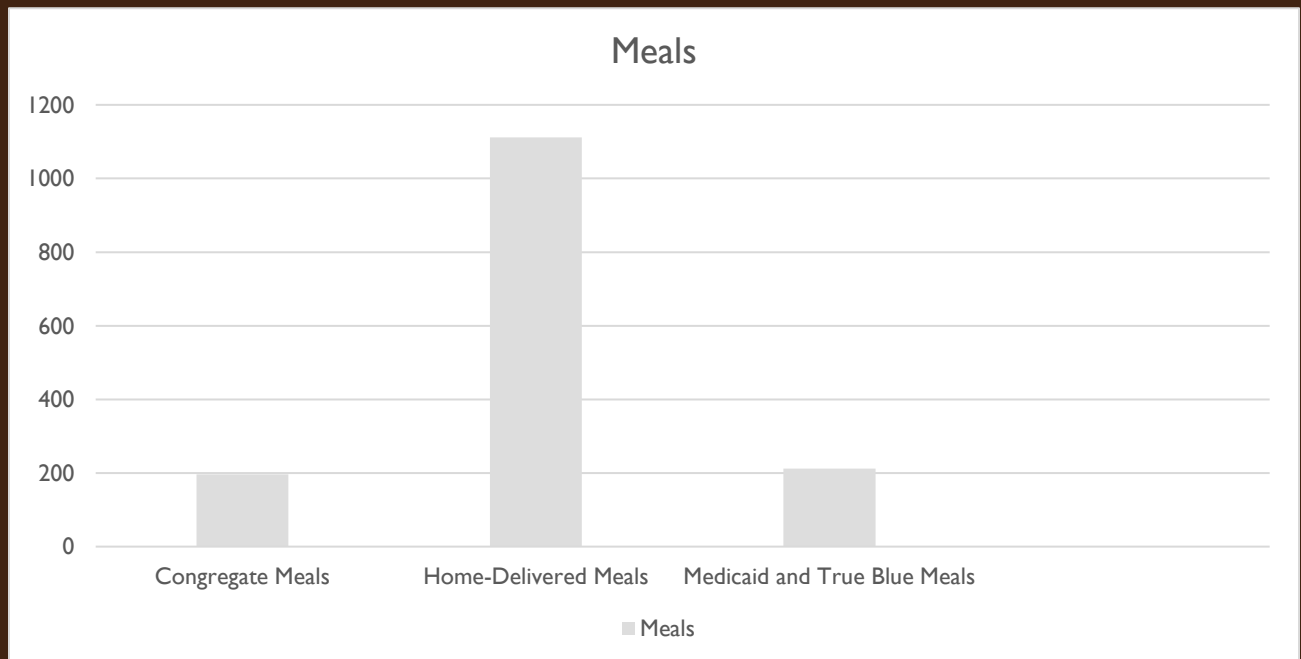
There were 69 meetings and or events in the Community Center in July with approximately 3450 attendees and another approximately 100 drop-ins.

- **Park Reservations:**

There were 42 reservations in the parks in July with approximately 2800 people attending the various events. We had Movies Under the Stars in Pioneer Park on Friday's through the end of July, and Star Spangled Celebration was June 29th..

SENIOR NUTRITION

- Congregate Meals served this month = 196
- Home-Delivered Meals served this month = 1112
- Medicaid and True Blue Meals served this month = 212
- Volunteer hours = 151 , Volunteers = 7



BUILDING MAINTENANCE



Projects:

- HVAC replaced at Old City Hall.
- Completed Fire department abatement at Fire Station 4. This concludes the abatement.
- Continued training of new Facilities tech.
- Began new policies and procedures manual for facilities
- Completed many service calls for general maintenance.
- Added local art to the Community Center Halls. There are several unknown artists in our region. This art represents just 2 artist's work. I am hoping to fill the halls with their and others displays.
- Continued work on Grants for Library lighting
- Many HVAC repairs due to the heat
- Began outdoor window cleaning for the year Installed a new walk in cooler at Bryden golf course as the old one died.



SURPLUS SALE: CEMETERY PROPERTY

Follow up on proposed surplus sale of the property on the southern end of the City's Normal Hill Cemetery to be sold at public auction.



Selling Surplus Property

- Idaho Code § 50-1401 and the City's Purchasing Policy provides the City can sell real property it owns that is underutilized or not used for public purposes.
- Statutory process set forth in Title 14, Chapter 50 of Idaho Code.
 - Declare the value or minimum price, if any.
 - May be appraised under terms and conditions deemed appropriate by City Council.
 - Declaration of intent to sell must be made on the record at a public meeting of the City Council.
 - City Clerk to publish summary of action taken by the City Council in the newspaper and provide notice of public hearing.
 - Notice of public hearing shall be published at least 14 days before date of public hearing.



Selling Surplus Property

- Statutory process continued:
 - Following public hearing, City Council may proceed to sell the property at a public auction to the highest bidder.
 - No bids shall be accepted for less than the minimum declared value.
 - If no bids received, City Council shall have authority to sell property as it deems in the best interest of the City.
 - Proceeds received from the sale shall be utilized in a manner consistent with provisions of law regarding revenues received by the City.
 - ❖ Funds for City properties typically comes from the General Fund. Money can be returned to General Fund or used elsewhere as the City Council deems appropriate.

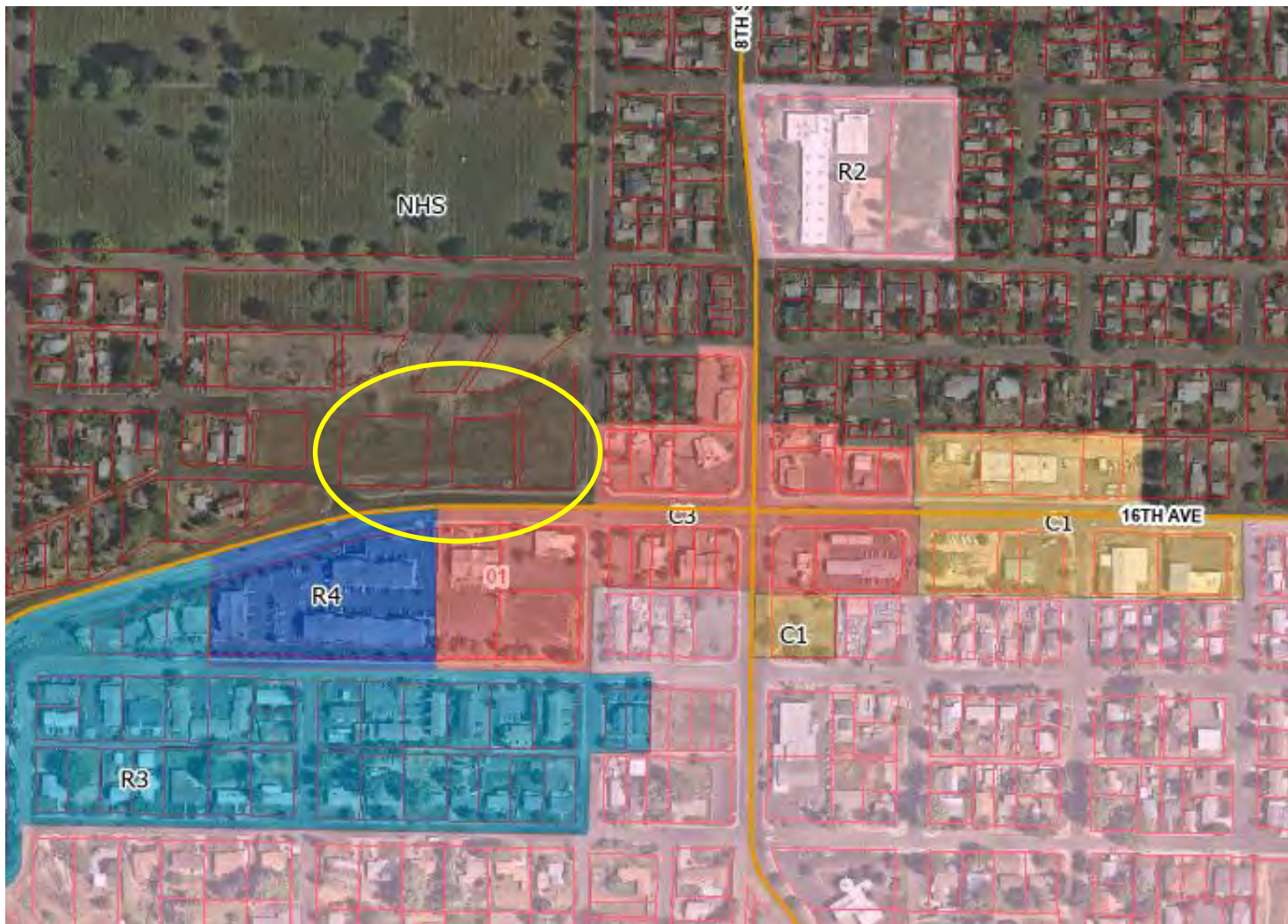


The Property

There are 6.3 acres of potential expansion land to the south of the Normal Hill Cemetery owned by the City. The rights of way across these properties have been vacated to consolidate the land parcel.



City's Zoning Map



The Property is in the Normal Hill South (NHS) land use zoning classification.

Adjacent to:

- R-4 (Higher Density Residential)
- C-3 (Community Commercial) zones

Nearby Zones:

- R-2 (Low Density Residential)
- C-1 (Local Commercial)



Important Details of Property - Zoning

USES BY RIGHT NORMAL HILL SOUTH ZONE

SOUTH

Church, subject to the special conditions of section 37-20.1 of this Code	X
Class A manufactured home	X
Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit	X
Family day care (six (6) or fewer children), subject to the special conditions of section 37-13.1 of this Code	X
Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation	X
Park, subject to the special conditions of section 37-20.1 of this Code	X
School or preschool, subject to the special conditions of section 37-20.1 of this Code	X
Single-family dwelling	X
Two-family dwelling	X



Important Details of Property - Zoning

CONDITIONAL USES NORMAL HILL SOUTH ZONE

SOUTH

Bed and breakfast facilities, subject to the special conditions of section 37-13.1 of this Code	X
Day care center (thirteen (13) or more children), subject to the special conditions of section 37-20.1 of this Code	X
Dormitory, subject to the special conditions of section 37-44.1 of this Code	X
Group day care (seven (7) to twelve (12) children), subject to the special conditions of section 37-13.1 of this Code	X
Hospital	X
Intermediate-term care facility, subject to the special conditions of section 37-44.1 of this Code	X
Long-term care facility, subject to the special conditions of section 37-44.1 of this Code	X
Multifamily dwelling meeting the standards of section 37-124.1 of this Code	X
Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency	X
Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed and no use of lesser intensity has been established for a period exceeding twelve (12) consecutive months	X
Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency	X
Zero lot line residential development	X

The Surplus Property

Proposed at June 3, 2024 City Council meeting was 100 ft x 500 ft portion.



The Surplus Property

Proposed by Gary Bergen, Team BMC
Real Estate.



Proposed Property to be Surplused

Gary Bergen, with Team BMC Real Estate (sold Bollinger Building) provided his opinion about the most desirable/valuable parcel. His recommendation was as follows:

A parcel that was approx. 557 ft. west to east, running along the southern edge of vacated 16th Avenue extension to 7th Street. Then north to south a minimum of 170 ft.

- He advised that this would provide a developer with enough space for a viable retail/office space and sufficient parking.
- Total size estimated about 95,761.5 square feet or 2.2 acres
- Suggested price: \$1.6 million



The Property

Recommendation is to adjust the property lines to follow as detailed below.

- Can sell according to lot lines or redraw lot lines (requires lot line adjustment prior to sale).
- Property sold would include vacated rights of way between Blocks 6 & 7.
- Could include $\frac{1}{2}$ of vacated ROWs or exclude them around Property



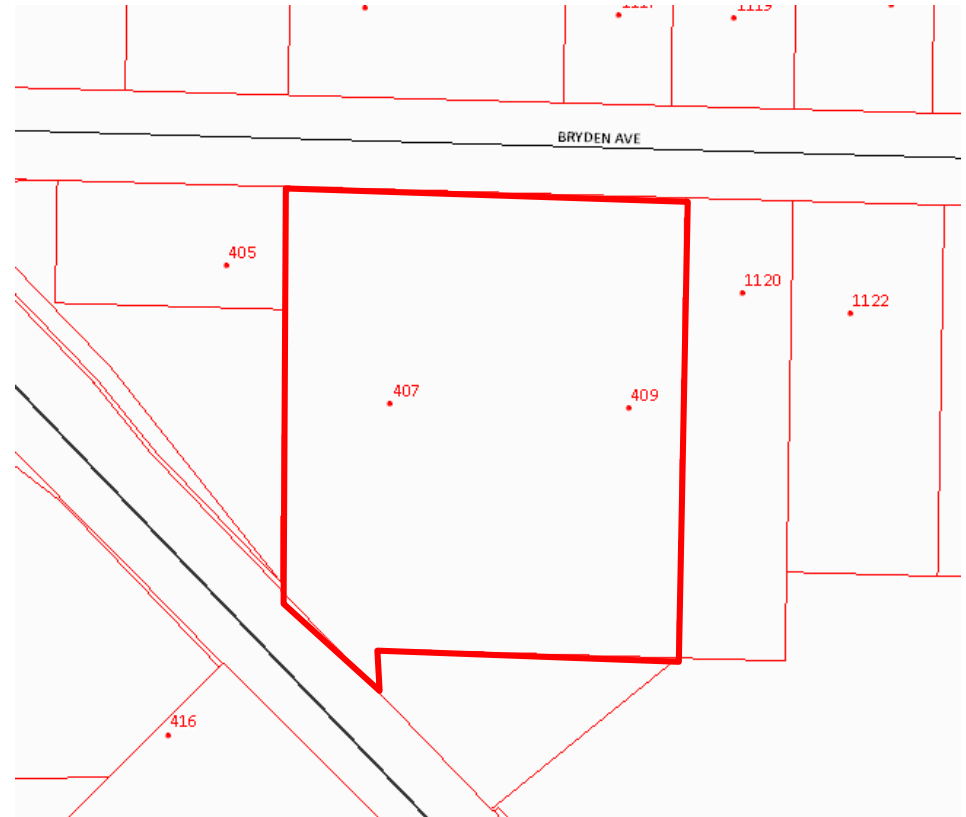
Possible Comparables

Location: 407/409 Thain Road

Size: 1.7 acres

Purchased privately (\$1,000,000)

Zoned: C-4 General Commercial Zone



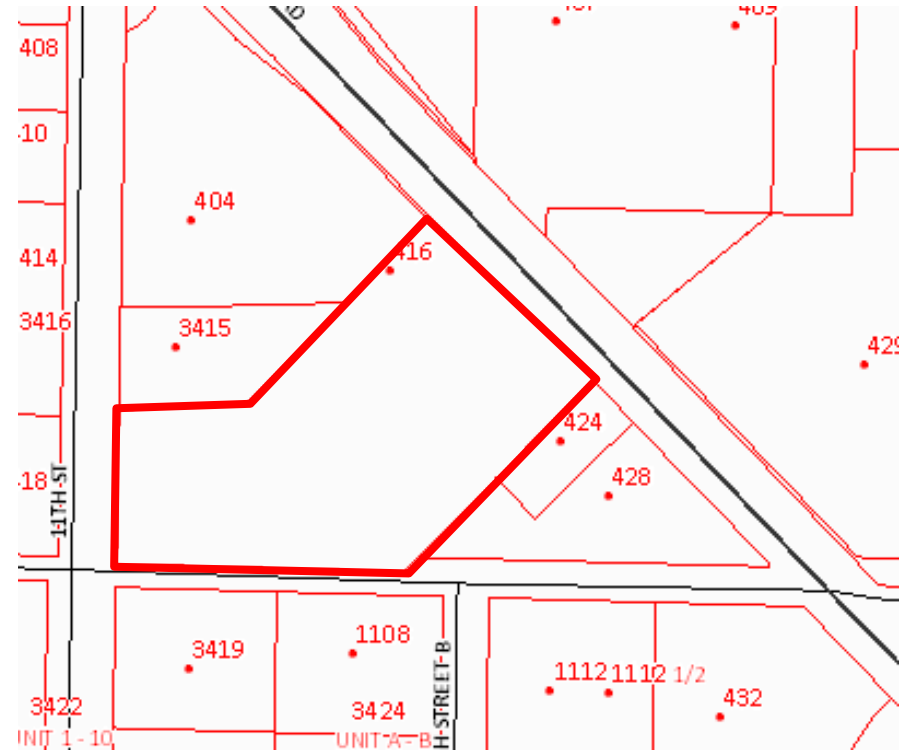
Possible Comparables

Location: 416 Thain Road

Size: 1.6 acres

Price: \$999,999 (\$625K per acre) for sale

Zoned: C-4 General Commercial Zone



Next Steps...

Receive recommendation from Cemetery Commission.

Determine the area that the City wishes to surplus – if any.

- If selling according to lot lines, nothing further needed, except to add vacated ROWs between Blocks.
- If selling something different, need to do lot line adjustments before any proposed sale.

Follow the statutory process.

- Declaration of intent to sell
- Public Notice/Public Hearing

Conduct the public auction.



QUESTIONS?





AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING JULY 24, 2024

8:30 A.M. – WEDNESDAY

8:45 AM: Scott Becker, 208-882-3520, scottbecker@moscow.com. 1127 Warner Ave – Annexation, rezone, Comp Plan Amendment and Development of Storage Units, Rv Storage and climate-controlled units.

9:30 AM: Michell Radamaker, 509-552-3463, mradamaker@cleverfoxarchitecture.com. 2207 Main St – Construction of Transitional Housing from Youth Resource Center

PERMITS ISSUED (7/11/2024 TO 7/17/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
CLARKSTON GLASS	918 CEDAR DR	BP24-000304	07/15/2024	\$ 3,700.00	Residential - Misc.
KENASTON CORPORATION	419 Snake River AVE Bldg B	BP24-000300	07/16/2024	\$ 175,000.00	Commercial Foundation Only
MY ARCHITECT LLC	1701 PIONEER DR	BP24-000284	07/12/2024	\$ 15,405.60	Residential Accessory Buildings (Small)
STEVE CARLTON CONSTRUCTION INC	342 Park DR	BP24-000283	07/12/2024	\$ 260,182.11	Residential - SFD
CLARKSTON GLASS	1009 GRELLE AVE	BP24-000307	07/17/2024	\$ 28,855.00	Residential - Misc.
STEVE CARLTON CONSTRUCTION INC	332 Park DR	BP24-000282	07/12/2024	\$ 260,182.11	Residential - SFD
BAILEY CALHON	618 21st AVE	BP24-000291	07/12/2024	\$ 20,000.00	Residential Additions
PREMIER VALLEY CONTRACTING	1102 GRELLE AVE	BP24-000250	07/12/2024	\$ 8,000.00	Carport / Deck
RICHARD LEITERMAN	1002 15TH AVE	BP24-000225	07/15/2024	\$ 25,000.00	Residential Remodel
UMPHENOUR JASPER J	1221 GRELLE AVE	BP24-000288	07/17/2024	\$ 16,560.37	Carport / Deck

SUBMITTED FOR REVIEW (7/11/2024 TO 7/17/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Commercial Foundation Only	07/11/2024	419 Snake River AVE Bldg B	Foundation Only for New Bridge Housing Facility with 98 Beds	KENASTON CORPORATION	BP24-000300
Residential Remodel	07/11/2024	3019 CYPRESS ST	FINISH BASEMENT W/ ELEVATOR INSTALLATION	BASHAW ERIC C	BP24-000301
Residential Swimming Pool	07/12/2024	227 2ND AVE	Install a 14x28 inground swimming pool with automatic pool cover. License#RCE-61752	HELLS CANYON POOLS, LLC	BP24-000302
Residential Accessory	07/15/2024	1224 GRELLE AVE	Detached 960 Sq. Ft. Shop	ENDEBROCK EDWARD N &	BP24-000303

Buildings (Small)				ENDEBROCK BEVERLY	
Residential - Misc.	07/15/2024	918 CEDAR DR	Replacing 1 window with same. License#RCE-7647	CLARKSTON GLASS	BP24-000304
Residential - SFD	07/16/2024	1304 9TH AVE	New Single Family Dwelling - Living Sq. Ft. - 1673 - Garage Sq. Ft. - 480 - Covered Porch Sq. Ft. - 24	CASTLE BUILDERS OF IDAHO LLC	BP24-000305
Commercial - Misc.	07/16/2024	2239 3RD AVE N	Install Duro Last single ply membrane roofing system.RCE-65726	J M ROOFING & FLAT ROOF SYSTEMS	BP24-000306
Residential - Misc.	07/17/2024	1009 GRELLE AVE	Replace 27 windows with same. License#RCE-7647	CLARKSTON GLASS	BP24-000307
Residential - Misc.	07/17/2024	2887 Knoll Crest DR	Remove non-load bearing interior pony wall and coat closet door at living room entrance and frame new living room side door to master closet	ISSAC CLS	BP24-000308

July 10, 2024

Dawn Ortiz
City of Lewiston
Permit Representative
215 D Street
Lewiston, ID 83501

Re: Merrell's 1127 Warner Ave DRC Meeting Request

Dawn,

Cody Merrell is requesting a DRC meeting for the proposed 1127 Warner Ave site. The following is a list of the DRC meeting requirements:

Location: Property is located at 1127 Warner Ave. directly east of Ziggy's.

Applicants Names: Owner, Cody Merrell – Engineer, Scott Becker

Applicants Phone Number: Cody Merrell: 208-669-1488, Hodge: (208) 882-3520

Applicants Emails: cody@merrell-enterprises.com, scottbecker@moscow.com

Project Description: The project is a proposed Annexation, Rezone, Comp Plan Map Amendment, and Development of Storage Units. The storage units are proposed to include RVs, mini storage, and climate-controlled units. Access would be at the southwest portion of the lot onto Warner Ave.
See Enclosed Drawings

Questions for development committee:

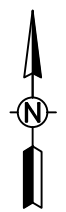
1. Does the City anticipate any obvious issues with annexation and development before we move forward with the applications and site plan.
2. How many interior Fire Hydrants would be required.

Sincerely,

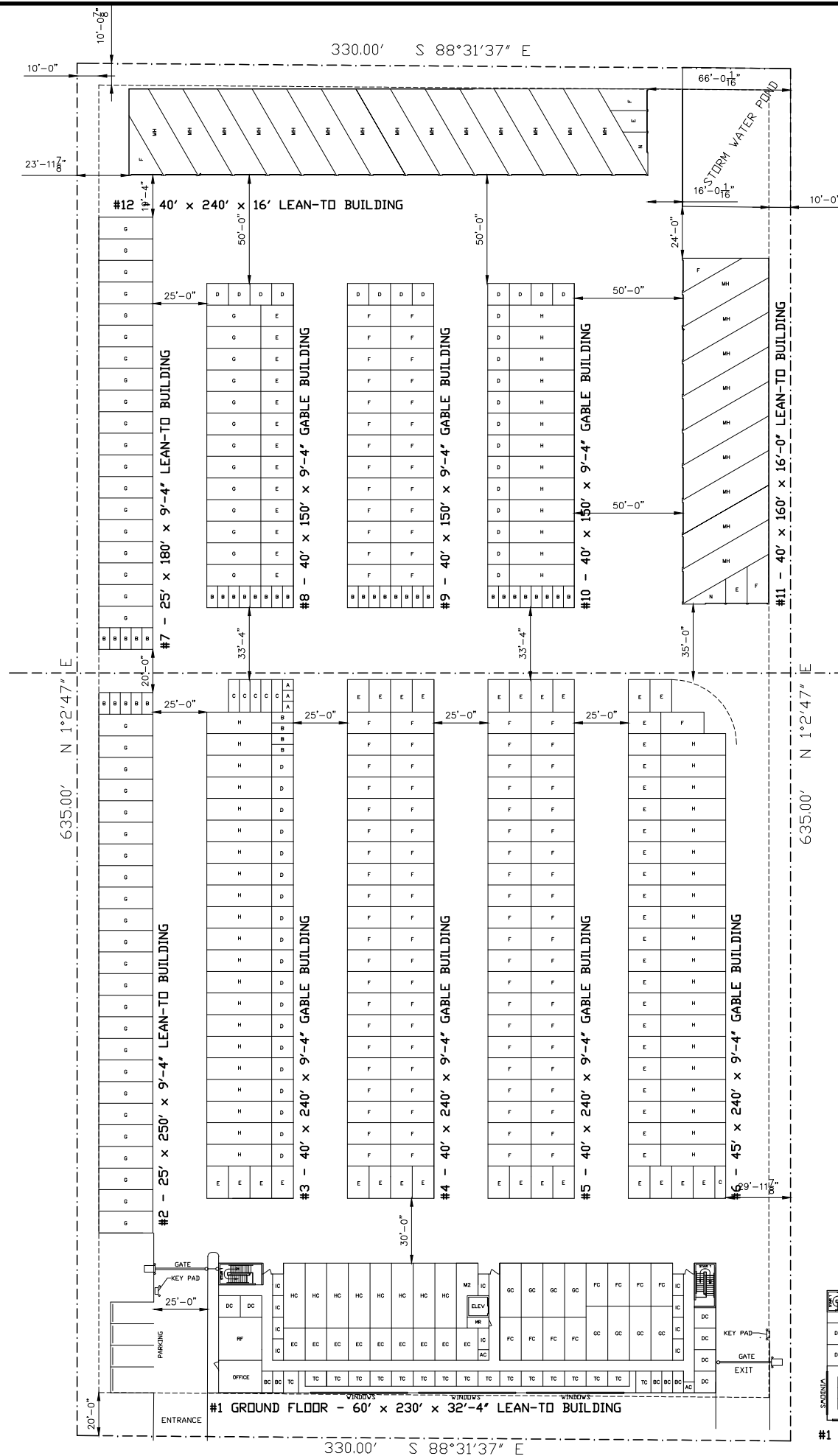
Scott Becker



MERRELL PROPERTY
1127 WARNER AVE



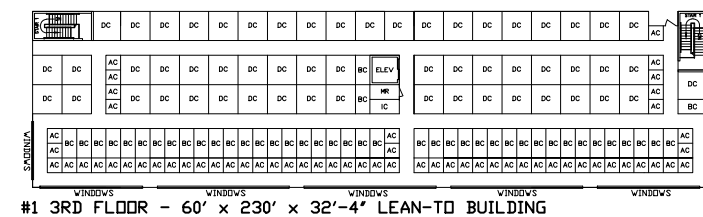
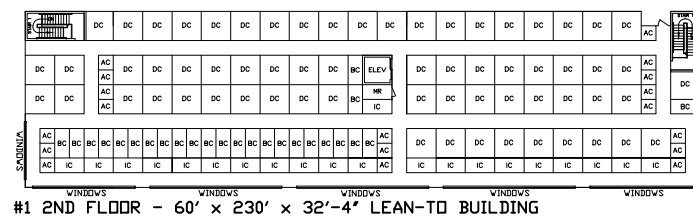
SCALE: 1"=100'



LABEL	UNIT	SIZE	# UNITS	%	SQ. FEET
B	5	x 10	29	17.2	1450
D	10	x 10	25	14.8	2500
E	10	x 15	15	8.9	2250
F	10	x 20	30	17.8	6000
G	10	x 25	32	18.9	8000
H	10	x 30	13	7.7	3900
N	11	x 10	2	1.2	220
MH	14	x 45	23	13.6	14490
	TOTAL		169	100	38810

LABEL	UNIT	SIZE	# UNITS	%	SQ. FEET	INSULATED
A	5	x 5	3	0.4	75.0	N
AC	5	x 5	78	10.2	1950.0	Y
B	5	x 10	38	5.0	1900.0	N
BC	5	x 10	73	9.5	3650.0	Y
C	5	x 15	6	0.8	450.0	N
IC	10	x 5	32	4.2	1600.0	Y
D	10	x 10	44	5.7	4400.0	N
DC	10	x 10	127	16.6	12700.0	Y
E	10	x 15	62	8.1	9300.0	N
EC	10	x 15	9	1.2	1350.0	Y
F	10	x 20	115	15.0	23000.0	N
FC	10	x 20	8	1.0	1600.0	Y
M2	10	x 22.5	1	0.1	225.0	Y
G	10	x 25	56	7.3	14000.0	N
GC	10	x 25	8	1.0	2000.0	Y
H	10	x 30	54	7.0	16200.0	N
HC	10	x 30	8	1.0	2400.0	Y
TC	10	x 7	17	2.2	1190.0	Y
N	11	x 10	2	0.3	220.0	N
MH	14	x 45	23	3.0	14490.0	N
OFF1	15	x 20	1	0.1	300.0	Y
RF	20	x 20	1	0.1	400.0	Y
SQ.FT. NON-INSULATED					84035	
SQ.FT. INSULATED					29365	
TOTAL			766	100	113400.0	

LABEL	UNIT	SIZE	# UNITS	%	SQ. FEET	INSULATED
A	5	x 5	3	0.5	75.0	N
AC	5	x 5	78	13.1	1950.0	Y
B	5	x 10	9	1.5	450.0	N
BC	5	x 10	73	12.2	3650.0	Y
C	5	x 15	6	1.0	450.0	N
IC	10	x 5	32	5.4	1600.0	Y
D	10	x 10	19	3.2	1900.0	N
DC	10	x 10	127	21.3	12700.0	Y
E	10	x 15	47	7.9	7050.0	N
EC	10	x 15	9	1.5	1350.0	Y
F	10	x 20	85	14.2	17000.0	N
FC	10	x 20	8	1.3	1600.0	Y
M2	10	x 22.5	1	0.2	225.0	Y
G	10	x 25	24	4.0	6000.0	N
GC	10	x 25	8	1.3	2000.0	Y
H	10	x 30	41	6.9	12300.0	N
HC	10	x 30	8	1.3	2400.0	Y
TC	10	x 7	17	2.8	1190.0	Y
OFF1	15	x 20	1	0.2	300.0	Y
RF	20	x 20	1	0.2	400.0	Y
SQ.FT. NON-INSULATED					45225	
SQ.FT. INSULATED					29365	
TOTAL			597	100	74590.0	



Date	6/3/24
Drawn by	MGU
Checked by	
Scale	1" = 30'-0"
Plan No.	P-60234
Sheet No.	

SITE



RE: DRC_YOUTH RESOURCE CENTER-TEEN TRANSITIONAL HOUSING DEVELOPMENT

1 message

mradamaker@cleverfoxarchitecture.com <mradamaker@cleverfoxarchitecture.com>

Wed, Jul 17, 2024 at 9:01 AM

To: Dawn Ortiz <dortiz@cityoflewiston.org>

Dawn,

Here are some additional drawings I should have sent with the site plan.

My questions to date are:

1. Storm water ditch. Can a culvert be installed?
2. What R.O.W. Improvements will be required on 22nd Street? Corner accessibility Ramp? E. Main Street?
3. Parking – will it be allowed as existing; backing out onto 22nd Street?
4. P&Z. Review site layout to confirm all provisions for transitional housing have been addressed.

Michell Radamaker

Clever Fox Architecture

From: Dawn Ortiz <dortiz@cityoflewiston.org>

Sent: Wednesday, July 17, 2024 8:35 AM

To: mradamaker@cleverfoxarchitecture.com

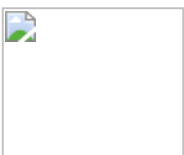
Subject: Re: DRC_YOUTH RESOURCE CENTER-TEEN TRANSITIONAL HOUSING DEVELOPMENT

Good morning Michell. I have you down for 7/24/2024 and 9:30 am. Are there any particular questions or just discuss the plan you have?

Dawn Ortiz

Community Development Specialist

City of Lewiston



T 208.746.1318 Ext 7265

215 D Street

P.O. Box 617

On Tue, Jul 16, 2024 at 3:36 PM <mradamaker@cleverfoxarchitecture.com> wrote:

Dawn,

Here is what I would like to submit for review for the meeting time you were holding for me on the 24th. Throw out Blue Ribbon Linen and submit this please.

Remind me what time slot I have? If I have to pick, I'll take the earliest slot open.

Thank you.



Michell Radamaker
Clever Fox Architecture PLLC
Principal Architect
(509) 552-3463 Work
(509) 552-3463 Mobile
[mradamaker@cleverfoxarchitect...](mailto:mradamaker@cleverfoxarchitecture.com)
0201 1s Street Studio B
Lewiston, Id. 83501
www.cleverfoxarchitecture.com

[City of Lewiston]

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2 attachments



240630-YRC-SLEEP UNITS_2024.07.11S.pdf
412K



240630-YRC-SERVICE BLDG_PRELIM A.2-2024.07.11.pdf
432K

PARKING REQUIREMENTS (VERIFY)

(E) BUILDING = 5 space for staff
SLEEPING UNITS = 13 x .33 = 5 spaces

TOTAL PARKING = 10 spaces total

KEYED NOTES

- 1 Storm water infiltration trench per city standards. Required trench drain length based on area north of ditch only. Approx. sub-grade trench size to be 3' x 3' x ±10'-0"L.
- 2 Existing accessible ramp. What improvements are required?
- 3 What R.O.W. improvements will be required along 22nd Street? Which city standards should be used?
- 4 Will parking be allowed along 22nd Street as it is now?



PROPERTY LINE INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL PROPERTY LINES, SETBACKS, EASEMENTS, & THE LOCATION OF THE BUILDING ON THE SITE.

YRC-PRELIM B.1-SITE.DWG

YOUTH RESOURCE CENTER TRANSITIONAL HOUSING
PRELIMINARY OPTION B.1

2207 Main Street Lewiston Idaho

SITE PLAN



CLEVER FOX
ARCHITECTURE

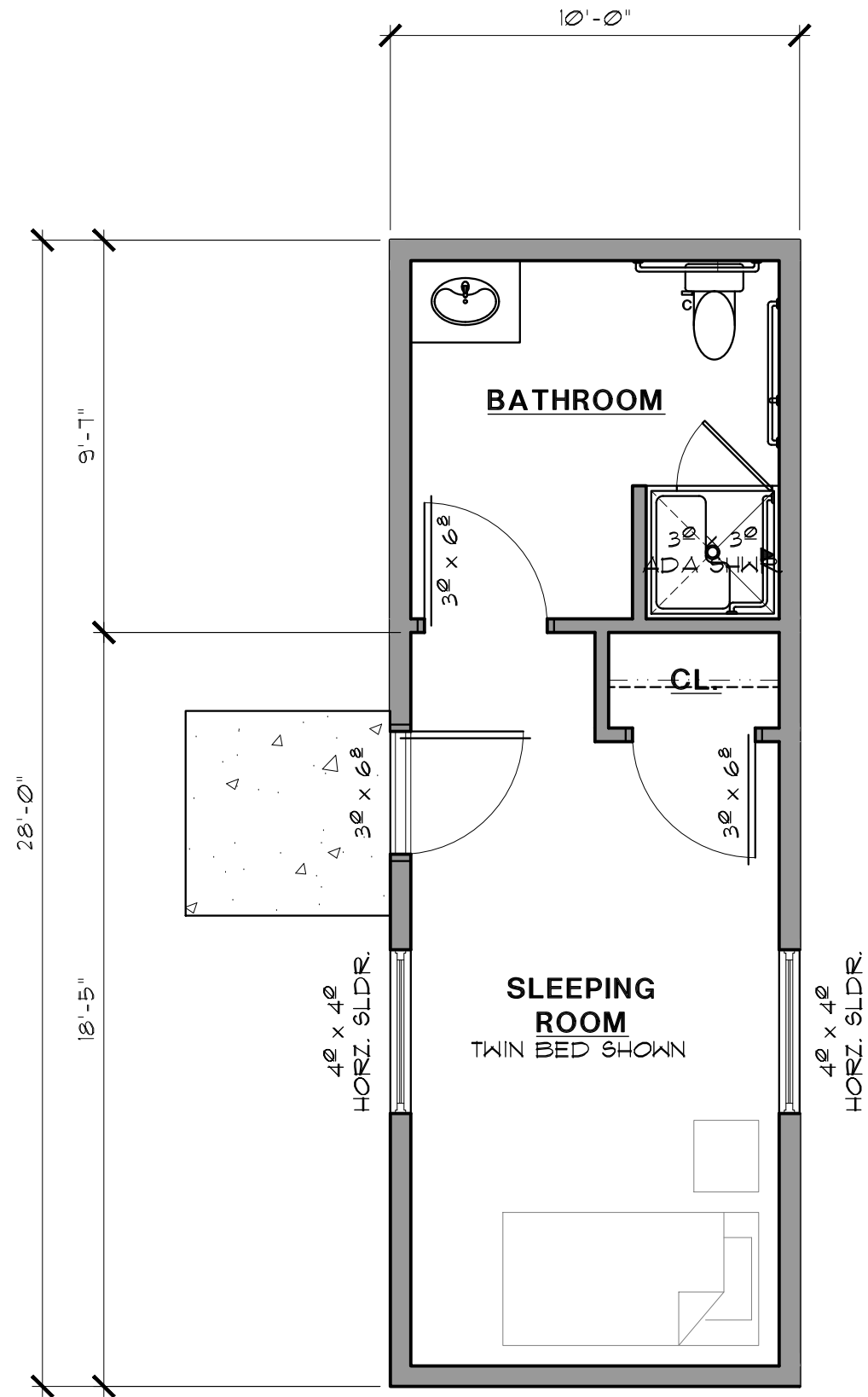
(509) 552-3463 0201 1st Street, Studio B, Lewiston, ID 83501
office@cleverfoxarchitecture.com cleverfoxarchitecture.com

DRAWN BY: MR
CHECKED BY: MR
DATE: 7/11/2024
JOB NO: 24-06-30
REVISION DATE:

SHEET NO:
2

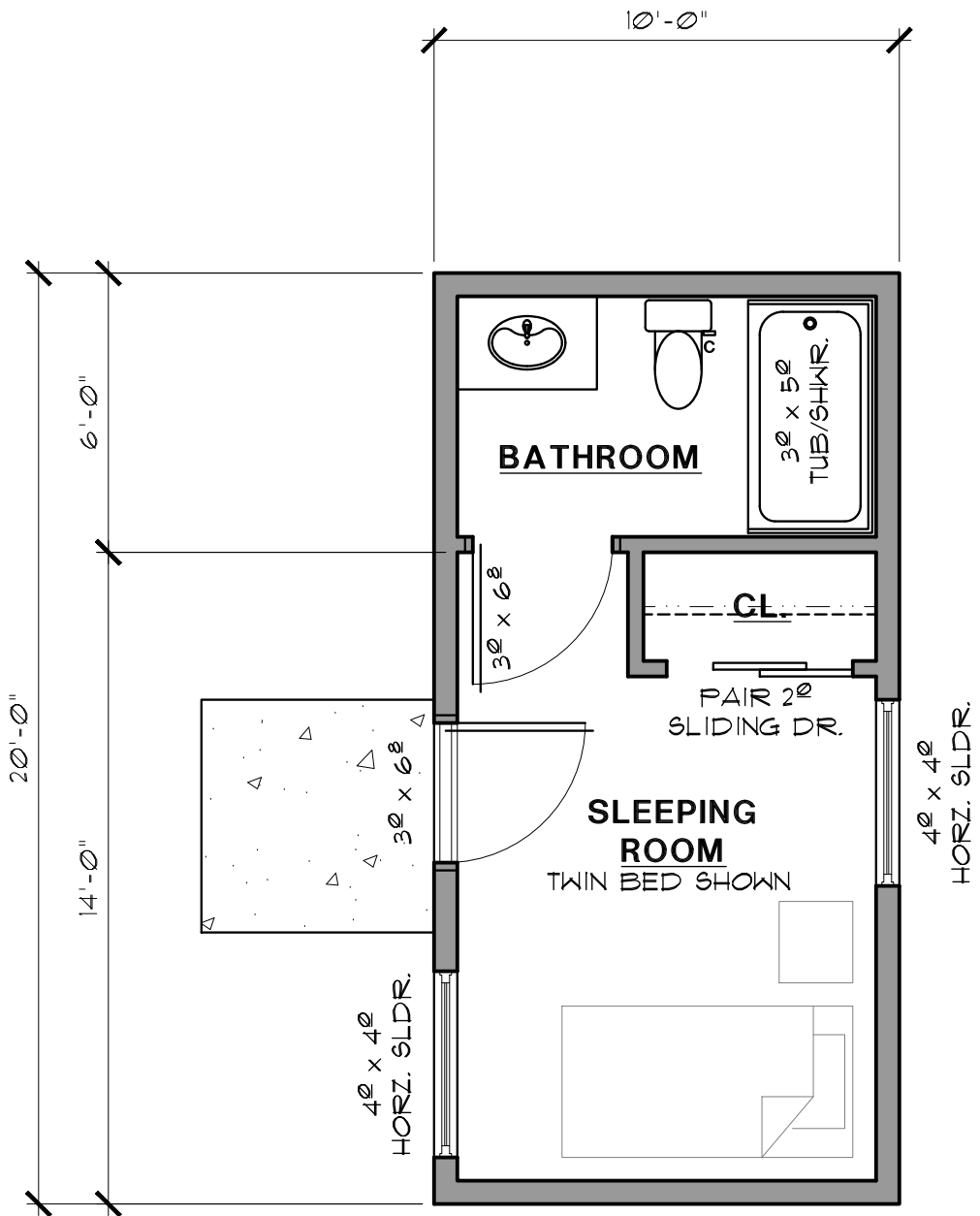
2

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



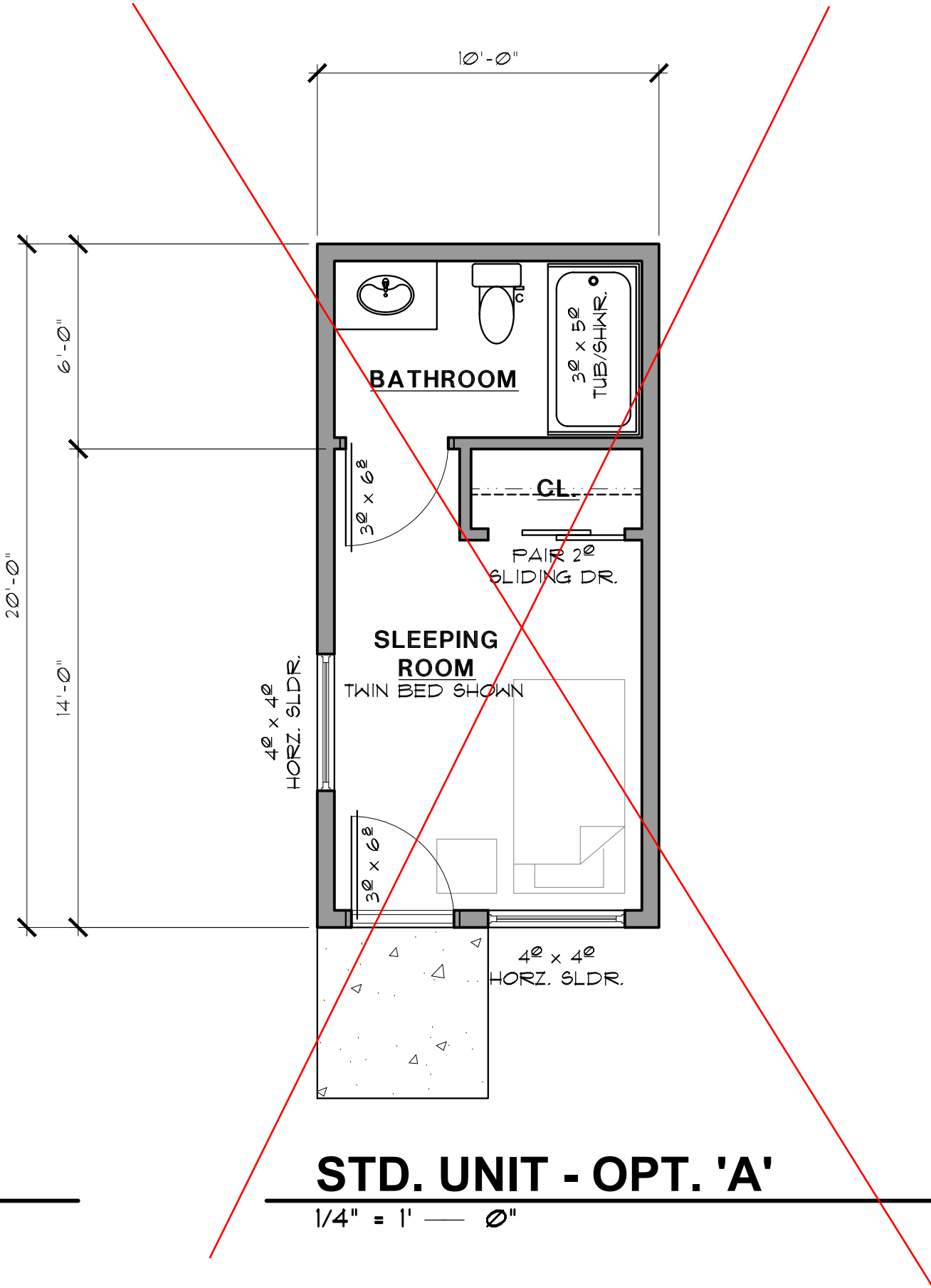
ADA UNIT

1/4" = 1' — 0"



STD. UNIT - OPT. 'B'

1/4" = 1' — 0"



STD. UNIT - OPT. 'A'

1/4" = 1' — 0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

DRAWN BY: MR
CHECKED BY: MR
DATE: 7/10/2024
JOB NO: 24-06-30
REVISION DATE:

SHEET NO:
00
00



CLEVER FOX

ARCHITECTURE

 (509) 552-3463

 office@cleverfoxarchitecture.com

 0201 1st Street, Studio B, Lewiston, ID 83501

 cleverfoxarchitecture.com

YRC-PRELIM-FODS.DWG

YOUTH RESOURCE CENTER TRANSITIONAL HOUSING

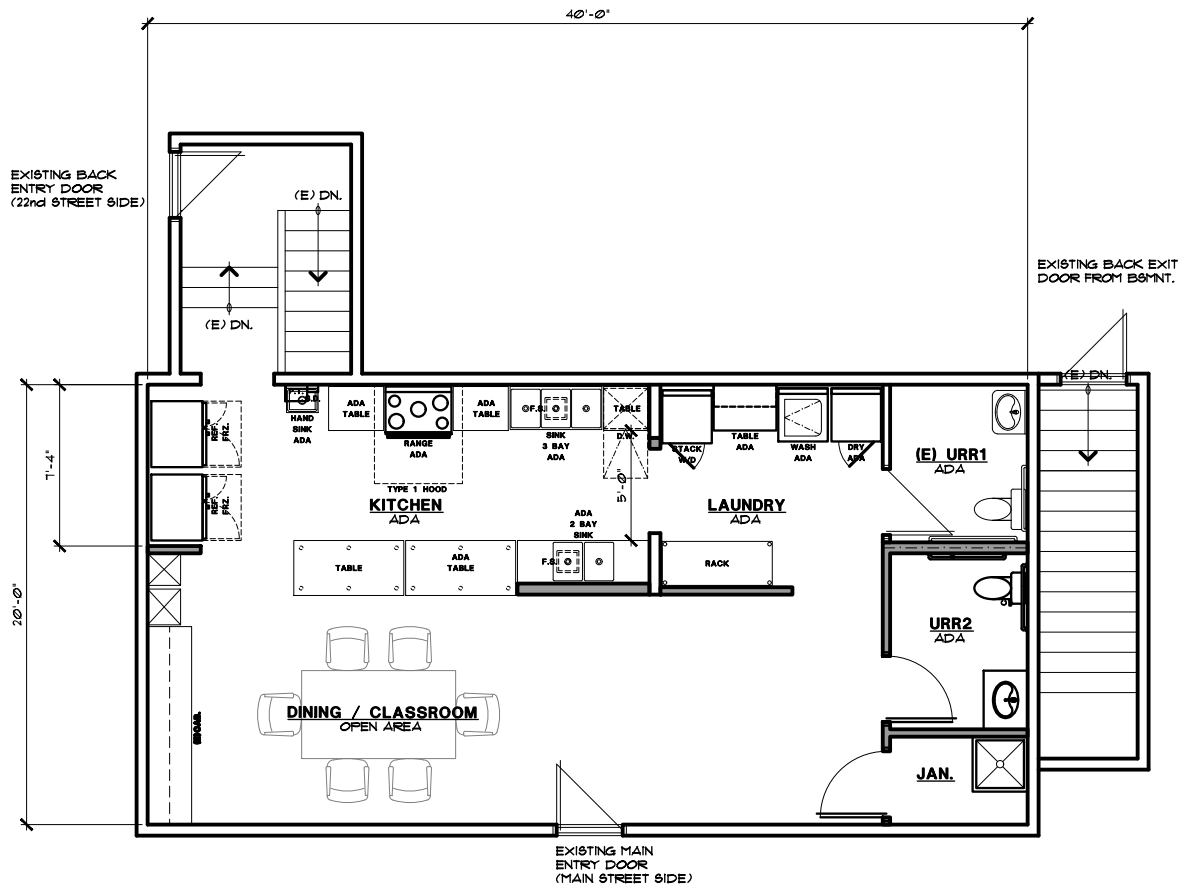
PRELIMINARY SLEEPING UNIT LAYOUTS

2207 Main Street

Lewiston

Idaho

FLOOR PLAN - SLEEPING UNITS



MAIN FLOOR PLAN - PRELIMINARY

1/4" = 1' 0"



1. GREASE TRAP TO BE LOCATED IN THE BASEMENT. VERIFY WITH CITY OF LEWISTON WASTEWATER MANAGEMENT.

FLOOR PLAN LEGEND	
	EXISTING WALL
	EXISTING MASONRY WALL
	NEW WALL
	NEW HALF WALL
	NEW MASONRY WALL
	NEW BEARING WALL
DOORS:	
	
EXISTING	
	
NEW	

DEMOLITION PLAN LEGEND	
	EXISTING WALL
	EXISTING CMU WALL
	WALL TO BE REMOVED
DOORS:	
	
EXISTING	
	
REMOVE	

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

YRC-PRELIM A.2.P_MAIN.DWG



AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING JULY 31, 2024

8:30 A.M. – WEDNESDAY

8:30 AM: PRT for City Staff

9:30 AM: **NO MEETING**

PERMITS ISSUED (7/18/2024 TO 7/24/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
FOCUS CONTRACTING	2231 Powers DR	BP24-000298	07/24/2024	\$ 376,406.92	Residential - SFD
QUALITY DESIGN HOMES	1531 Frontier DR	BP24-000293	07/18/2024	\$ 516,000.00	Residential - SFD
ROCK SOLID ELECTRIC, LLC	203 1ST AVE	BP24-000290	07/24/2024	\$ 58,000.00	Solar Panels
ENDEBROCK EDWARD N & ENDEBROCK BEVERLY	1224 GRELLE AVE	BP24-000303	07/18/2024	\$ 61,622.40	Residential Accessory Buildings (Small)
HAUG JAMES M & HAUG DAWN L	1435 Horizon CT	BP24-000297	07/18/2024	\$ 42,365.40	Residential Accessory Buildings (Small)
HENDRICK-WORMELL LESLIE	908 N ST	BP24-000295	07/18/2024	\$ 5,844.84	Residential Accessory Buildings (Small)
ISSAC CLS	2887 Knoll Crest DR	BP24-000308	07/24/2024	\$ 3,000.00	Residential - Misc.
MANLEY BENNETT & MANLEY SOPHEE C	804 11TH ST	BP24-000296	07/22/2024	\$ 15,000.00	Residential Remodel
RICKY MASON	1302 15TH AVE	BP23-000325	07/22/2024	\$ 5,208.27	Carport / Deck

SUBMITTED FOR REVIEW (7/18/2024 TO 7/24/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Residential Accessory Buildings (Small)	07/18/2024	3114 4TH ST C	Construct a 20 x 20 x 9 roof only carport	MIKE'S POLE BARNS LLC	BP24-000309
Residential Remodel	07/19/2024	511 BRYDEN AVE	Converting portion of basement to new master suite adding a closet and egress window	SKINNER SHAWN M & SKINNER KELLY A	BP24-000310
Residential - Misc.	07/23/2024	2505 14th ST APT. A	Replace 6 windows (same size as existing). License #RCE-56083	TRU WAY HOME IMPROVEMENTS, LLC	BP24-000311
Minor Commercial	07/24/2024	2505 14TH ST	Replace entire deck (400 sq. f), Unit A & C. License #RCE-56083	TRU WAY HOME IMPROVEMENTS, LLC	BP24-000312
Residential - SFD	07/24/2024	2227 Powers DR	New Single Family Dwelling - Living Sq. Ft = 1890.85 - Garage Sq. Ft. = 587.15 - Covered Porch/Patio Sq. Ft. = 656	GRECO CONSTRUCTION INC	BP24-000313
Minor Commercial	07/24/2024	2505 14TH ST APT A	Frame & Install 2 new windows. Demo kitchen walls & subfloor.	TRU WAY HOME IMPROVEMENTS, LLC	BP24-000314

			Install new subfloor, frame new wall for bathroom, install new insulation & dry wall. License #RCE-56083		
--	--	--	--	--	--



AGENDA **DEVELOPMENT REVIEW COMMITTEE** **BELL BUILDING AUGUST 7, 2024** **8:45 A.M. – WEDNESDAY**

8:45 AM: NO MEETING

9:30 AM: Stephanie Alfrey, 208-816-0965. 623 Main St & 1932 19th Ave – Can a daycare be at either one of these locations?

PERMITS ISSUED (7/25/2024 TO 7/30/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
SOUND WINDOW & DOOR, INC dba RENEWAL BY ANDERSON OF WASHINGTON	3433 11TH ST	BP24-000320	07/29/2024	\$ 15,957.00	Residential - Misc.
CLARKSTON GLASS	714 7TH AVE	BP24-000321	07/30/2024	\$ 1,536.00	Residential - Misc.
THE HOME DEPOT #1808	2712 MEADOWLARK DR	BP24-000315	07/30/2024	\$ 20,281.78	Residential - Misc.
VAUGHAN RENOVATIONS LLC	1517 AIRWAY AVE	BP24-000299	07/26/2024	\$ 30,000.00	Residential Remodel
MIKE'S POLE BARNs LLC	3114 4TH ST C	BP24-000309	07/25/2024	\$ 8,117.83	Residential Accessory Buildings (Small)
BASHAW ERIC C	3019 CYPRESS ST	BP24-000301	07/25/2024	\$ 50,000.00	Residential Remodel
BRIAN MCDERMOTT CONSTRUCTION	3621 17TH ST	BP24-000318	07/29/2024	\$ 1,050.00	Residential - Misc.
CASTLE BUILDERS OF IDAHO LLC	1304 9TH AVE	BP24-000305	07/25/2024	\$ 308,464.18	Residential - SFD
SKINNER SHAWN M & SKINNER KELLY A	511 BRYDEN AVE	BP24-000310	07/25/2024	\$ 50,000.00	Residential Remodel

SUBMITTED FOR REVIEW (7/25/2024 TO 7/30/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Residential - Misc.	07/25/2024	2712 MEADOWLARK DR	Replace 13 windows and 1 patio door like for like (No size/structural changes). License#RCE-19683	THE HOME DEPOT #1808	BP24-000315
Minor Commercial	07/29/2024	2015 8TH AVE	Construct 30' x 5' shed roof over front entry (6x6 post and beam structure with metal roof)		BP24-000316
Residential - Misc.	07/29/2024	1830 13TH AVE	Construct outside stairwell to create walk-out basement	SCOTT BUILDS, LLC	BP24-000317
Residential - Misc.	07/29/2024	3621 17TH ST	Replace basement window like for like	BRIAN MCDERMOTT CONSTRUCTION	BP24-000318
Residential	07/29/2024	2887 Knoll	Construct 20 x 28 accessory	POLE BARN WILLY,	BP24-000319

Accessory Buildings (Small)		Crest DR	structure/storage garage	LLC	
Residential - Misc.	07/29/2024	3433 11TH ST	Like for Like replacement of 1 door	SOUND WINDOW & DOOR, INC dba RENEWAL BY ANDERSON OF WASHINGTON	BP24-000320
Residential - Misc.	07/30/2024	714 7TH AVE	Replacing 2 windows with same. License#RCE-7647	CLARKSTON GLASS	BP24-000321
Residential - Misc.	07/30/2024	3227 6TH ST D	Install egress window.	ALLEN KENNETH A & DEBRA	BP24-000322



AGENDA
DEVELOPMENT REVIEW COMMITTEE
BELL BUILDING AUGUST 14, 2024
8:45 A.M. – WEDNESDAY

8:45 AM: MICHELL RADAMAKER, 509-552-3463,
mradamaker@cleverfoxarchitecture.com. 1035 & 1037 21ST ST – PATHOLOGIST
REGIONAL LABORATORY TENANT IMPROVEMENTS.

9:30 AM: PRT – Shell Building, Temp CofO/CofO with corrections, Closing
Permits, Review Open Permits

PERMITS ISSUED (7/31/2024 TO 8/07/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
GRECO CONSTRUCTION INC	2227 Powers DR	BP24-000313	08/02/2024	\$ 364,259.52	Residential - SFD
CLEVER FOX ARCHITECTURE, PLLC	719 D ST	BP23-000407	08/01/2024	\$ 2,500.00	Minor Commercial
CLARKSTON GLASS	3308 4TH ST C	BP24-000329	08/05/2024	\$ 1,160.00	Residential - Misc.
STEVE CARLTON CONSTRUCTION INC	333 Park DR Unit A	BP24-000285	08/06/2024	\$ 625,047.81	Residential - Duplex & Townhouse
CLARKSTON GLASS	2643 ECHO HILLS DR	BP24-000327	08/02/2024	\$ 4,794.00	Residential - Misc.
J M ROOFING & FLAT ROOF SYSTEMS	2239 3RD AVE N	BP24-000306	07/31/2024	\$ 59,943.00	Commercial - Misc.
HELLS CANYON POOLS, LLC	227 2ND AVE	BP24-000302	08/07/2024	\$ 40,000.00	Residential Swimming Pool
DAN ANDERSON CONSTRUCTION LLC	634 BRYDEN AVE	BP24-000245	08/01/2024	\$ 155,000.00	Commercial Addition
ALLEN KENNETH A & DEBRA	3227 6TH ST D	BP24-000322	08/02/2024	\$ 2,500.00	Residential - Misc.
ISSAC CLS	232 22nd ST	BP24-000324	08/01/2024	\$ 5,000.00	Residential - Misc.

SUBMITTED FOR REVIEW (7/31/2024 TO 8/07/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Minor Commercial	07/31/2024	1826 19TH AVE	Renovation of existing tenant space with a Mercantile (M) occupancy within an existing covered mall for new Hobby Lobby	LEWISTON CENTER EQUITIES, LLC	BP24-000323
Residential - Misc.	08/01/2024	232 22nd ST	Foundation repair. License#RCE-65844	ISSAC CLS	BP24-000324
Residential Swimming Pool	08/01/2024	414 Highwater ST	Installing an inground 16'x40' swimming pool w/ automatic safety cover. License #RCE-27805	B&B POOLS LLC	BP24-000326
Residential - SFD	08/01/2024	1509 Horizon CT	Construction of new single family residence with 2156 SqFt Main floor; 592 SqFt Garage; Cov'd Porch	QUALITY DESIGN HOMES	BP24-000325

			131.22; & rear yard deck. 36 SqFt Mechanical Alcove.		
Residential - Misc.	08/02/2024	2643 ECHO HILLS DR	Replace 2 windows with same. License #RCE-7647	CLARKSTON GLASS	BP24-000327
Residential - SFD	08/05/2024	3971 Upper Foothill DR	Construction of new single family dwelling - Living Sq. Ft. - 8255 - Garage Sq. Ft. - 2440 - Covered Porch - 3430 Sq. Ft.	CASTELLAW KOM ARCHITECTS	BP24-000328
Residential - Misc.	08/05/2024	3308 4TH ST C	Replace 2 windows with same. License#RCE-7647	CLARKSTON GLASS	BP24-000329
Residential - SFD	08/05/2024	0000 Clark Fork LN	New Single Family Dwelling - 1530 Sq. Ft. Living - 528 Garage Sq. Ft. - 22 Sq. Ft. Mechanical Alcove - 288 Sq. Ft. Covered porch	QUALITY DESIGN HOMES	BP24-000330
Residential Remodel	08/05/2024	640 18TH AVE	Building new office & game/collection room in basement.	WILLIAMS REBECCA ANN & MAXEY KRISTOPHER ALAN	BP24-000331
Residential - Duplex & Townhouse	08/06/2024	3331 16TH ST UNIT A	Build Duplex Unit A - 1674 SF Livable - 357 SF Garage - 165 SF Porch/Patio. *All Fees and Reviews on Unit A* BB	GRANDEUR REALTY LLC	BP24-000332
Residential - Duplex & Townhouse	08/06/2024	3333 16TH ST Unit A	Build Duplex Unit A - 1581 SF Livable, 357 SF Garage, 219 SF Porch/Patio. BB	GRANDEUR REALTY LLC	BP24-000333
Residential - Duplex & Townhouse	08/06/2024	3335 16TH ST Unit A	Build Duplex Unit A - 1568 SF Livable, 357 SF Garage, 320 SF Porch/Patio. *All fees and reviews on Unit A*	GRANDEUR REALTY LLC	BP24-000334
Residential - Duplex & Townhouse	08/06/2024	3331 16TH ST UNIT B	Build Duplex Unit B - 1674 SF Livable - 357 SF Garage - 165 SF Porch/Patio. *All Reviews, Values, and Fees Under Permit Bp24-000332* BB 377-951-420	GRANDEUR REALTY LLC	BP24-000335
Residential - Duplex & Townhouse	08/06/2024	3333 16TH ST UNIT B	Build Duplex Unit A - 1581 SF Livable, 357 SF Garage, 219 SF Porch/Patio.*All Reviews, Values and Fees under Permit B24-000333* BB 992-359-939	GRANDEUR REALTY LLC	BP24-000336
Residential - Duplex & Townhouse	08/06/2024	3335 16TH ST UNIT B	Build Duplex Unit A - 1568 SF Livable, 357 SF Garage, 320 SF Porch/Patio. *All Reviews, Values and Fees under Permit BP24-000334* BB 813-184-363	GRANDEUR REALTY LLC	BP24-000337
Residential - SFD	08/06/2024	1624 CEDAR AVE	New SFD. Expired License #RCT-11254	BRETT BLEWETT CONSTRUCTION	BP24-000338
Residential Accessory Buildings (Small)	08/06/2024	720 WARNER AVE UNIT A	Install prefab garage - 28' x 35' to be built on gravel pad with ground anchors	WANTZ CONSTRUCTION	BP24-000339
Solar Panels	08/06/2024	3623 14TH ST	Installation of a 6.375 kW system. License #061248	LUMIO HX, INC.	BP24-000340

Commercial - Misc.	08/07/2024	330 WARNER DR	Remove 10' of wall; Install 6lb 5 1/8 x12 beam on 4x6 post. License #RCE-17115	K & G CONSTRUCTION LLC	BP24-000341
Minor Commercial	08/07/2024	111 MAIN ST	New ADA Bathroom on First Floor	MY ARCHITECT LLC	BP24-000342

Lewiston Design Review Committee Meeting August 14, 2024

Architect's Questions

Site Plan

1. Drive-way Approaches. Add sidewalk behind existing approaches to meet accessibility requirements. Per city standard 2-18. Typical of 4 locations. Approach 2 & 3 on the attached drawing is half on the subject property and half on the bank property. Property Owner will approach the bank to see if they will participate to install the concrete on their half. If not, the concrete sidewalk will stop at the center line of driveway. Please indicate in the DRC notes that Pat Severance and Ed George walked the property with the architect and no other right-of-way improvements, other than the sidewalk behind the approaches, are required.
2. Dumpster / Recycle. The tenant will be generating a significant amount of cardboard waste to be recycled. Will the city approve dumpster and / or recycle bins on the east property line (more than 5' from the building). There are 1 cy dumpsters located along the back side of the building currently.
3. Parking Requirements. City to sign off on the parking calculations provided on the site plan drawing or provide corrections.
4. Back-Flow. Clarify if back flow prevention is required on the fire flow line. The tenant improvements will require the relocation of the existing heads, but no changes to the fire supply line or riser. Back flow prevention will be included in the scope of work for the existing domestic service.

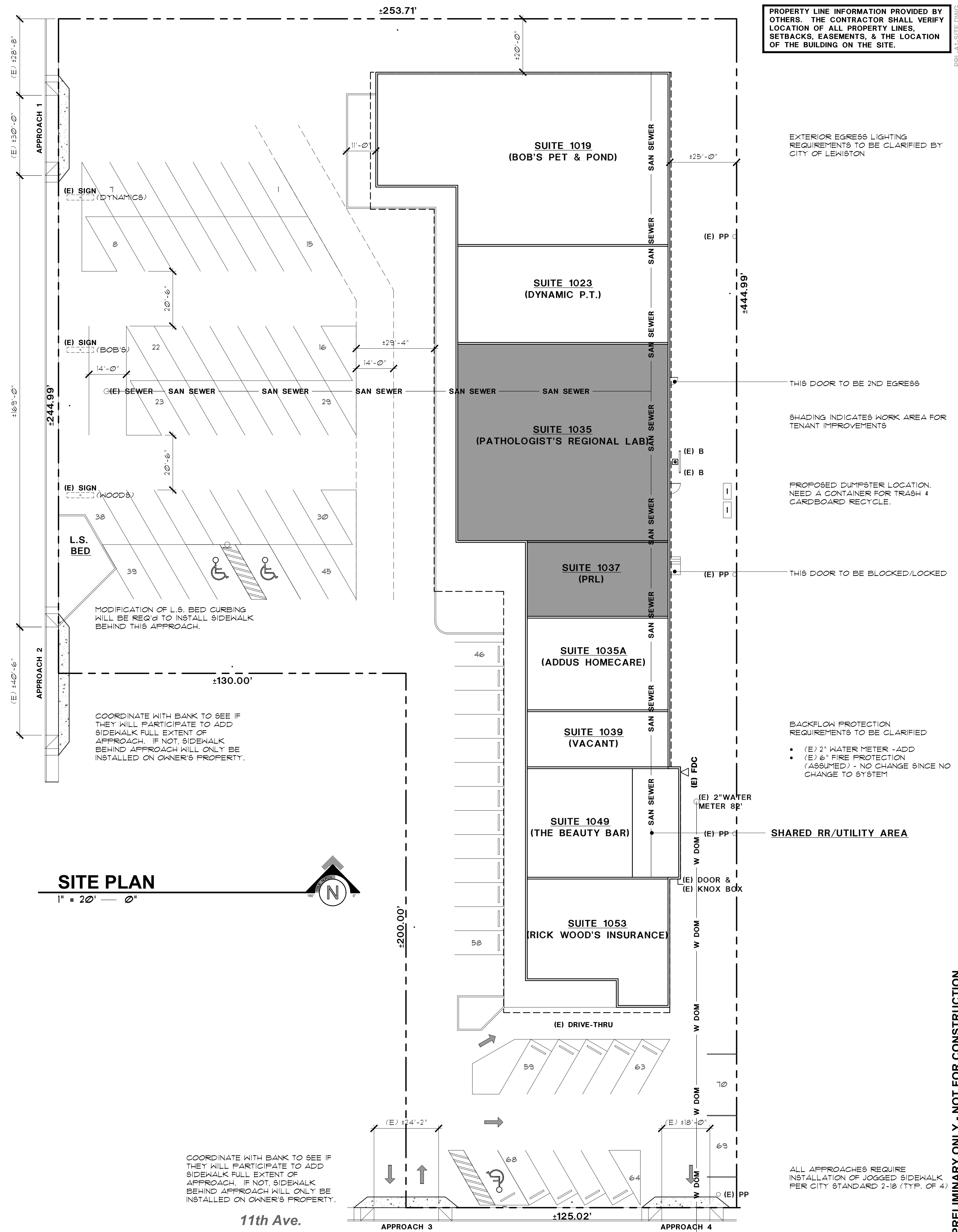
Floor Plan

General Information. Use is B. Scope of work is a Level-2 Remodel with a change of use from M to B. This will be a major remodel per the city of Lewiston definition. The existing building is sprinklered and has a fire alarm throughout the entire building.

1. The occupant load for the tenant suite is 35. The required fixture count for office use requires 1 women's restroom and 1 men's restroom. The tenant proposes to install (1) unisex accessible restroom off the lobby for public use, (1) unisex accessible restroom off the patient treatment area for public use and (2) unisex restrooms for employee use. The employee restrooms are located with one adjacent to the break room and (1) in the laboratory area. Will the city of Lewiston accept this restroom layout as shown?

PARKING REQUIREMENTS

SUITE NO.	TENANT / PARKING CALC.	SECTION
1019:	Bob's Pet & Pond (Retail)	37-149(6)ja
	Retail Area = 3,766 s.f. / 250 = 16 spaces	
	Total Spaces per Tenant = 16	
1023:	Dynamic Physical Therapy (Based on Med/Dental)	37-149(6)jo
	Physical Therapists = 1 space	
	Treatment Area = 6 patients per hour /2 = 3 spaces	
	Total Spaces per Tenant = 4	
1035/1037:	Pathologists' Regional Laboratory (Office)	37-149(6)jn
	Area includes Lobby/Lab/Offices/Blood Draw Rooms	
	Calculation = 4,641 s.f. / 250 = 19 spaces	
	Total Spaces per Tenant = 19	
1035A:	Addus Homecare (Office)	37-149(6)jn
	Office Area = 1,890 s.f. / 250 = 8 spaces	
	Total Spaces per Tenant = 8	
1039:	Vacant (Assume Office)	37-149(6)jn
	Office Area = 1,152 s.f. / 250 = 5	
	Total Spaces per Tenant = 5	
1049:	The Beauty Bar (Salon)	37-149(6)jb
	No. of Operator Chairs = 7 spaces	
	Total Spaces per Tenant = 7	
1053:	Rick Wood's Insurance (Office)	37-149(6)jn
	Office Area = 2,252 s.f. / 250 = 9	
	Total Spaces Per Tenant = 9	
	TOTAL PARKING SPACES REQUIRED = 68	
	EXISTING PARKING SPACES PER PLAN = 70	
	EXISTING HANDICAP PARKING SPACES = 3	



PATHOLOGISTS' REGIONAL LABORATORY TENANT IMPROVEMENTS

1035 & 1037 21st Street Lewiston Idaho

SITE PLAN

CLEVER FOX
ARCHITECTURE

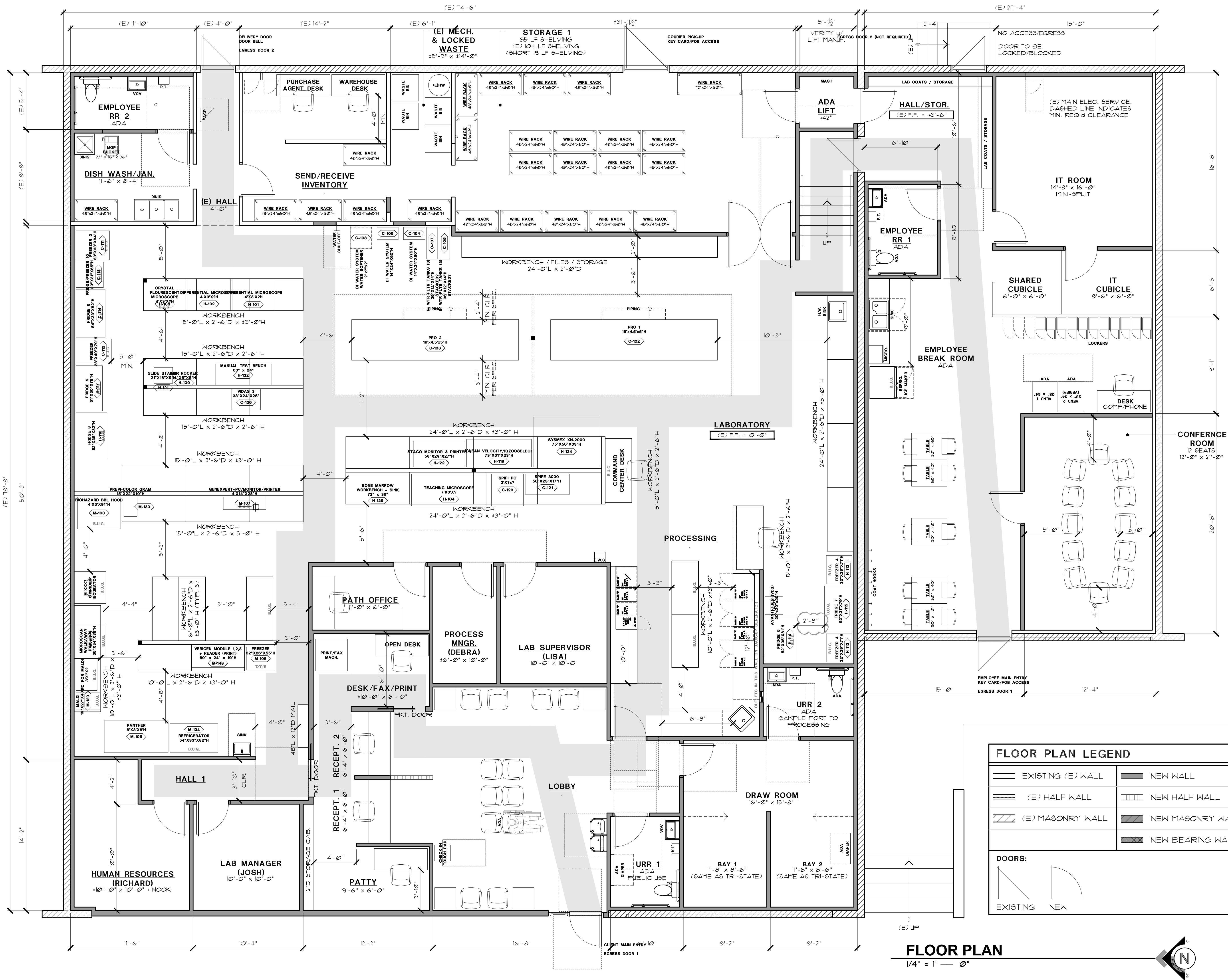
📞 (509) 552-3463 📍 0201 1st Street, Studio B, Lewiston, ID 83501
✉ office@cleverfoxarchitecture.com 🌐 cleverfoxarchitecture.com

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

DRAWN BY: MR/KW
CHECKED BY: MR
DATE: 8/8/2024
JOB NO: 24-06-33
REVISION DATE:

SHEET NO:

A1



FLOOR PLAN LEGEND			
	EXISTING (E) WALL		NEW WALL
	(E) HALF WALL		NEW HALF WALL
	(E) MASONRY WALL		NEW MASONRY WALL
			NEW BEARING WALL
DOORS:			
	EXISTING		NEW

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PATHOLOGISTS' REGIONAL LABORATORY
TENANT IMPROVEMENTS

1035 & 1037 21st Street Lewiston Idaho

FLOOR PLAN - OPTION E.2

DRAWN BY: MR/KM
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A2



AGENDA

DEVELOPMENT REVIEW COMMITTEE

BELL BUILDING AUGUST 21, 2024

8:30 A.M. – WEDNESDAY

8:45 AM: Joe Bazzoli, 509-210-2800, joe@studioplusarchitects.com. Shell only project to devise the existing Safeway store into three separate tenant spaces. This will include demo of the interior of the building, new entrances / entrance canopies at two locations, new mechanical, electrical systems throughout, two new water connections, and revising the interior sewer as necessary to accommodate future tenants. Future tenant TIs will be submitted as a separate package / project.

- Initial Questions:
 - 1 - Required updates to fire alarm / fire sprinkler besides adjustments for tenant improvements (i.e. - do we have to update the entire system)
 - 2 - Plans will be shell only with tenant improvements to come later. Anything special we should know during permitting of the shell only, or if there is duration when one or more is vacant before tenant improvement occurs, is sprinkler / fire alarm installed with minimal lighting okay?
 - 3 – The building already has utilities; so, can pull water from back alley. Sewer, one connection for the entire building (as long as the size calcs out). Nay special requirements to separate power?
 - 4 – What is the general permitting process for shell only?
 - 5 – Parking and Parking lighting is not expected to change. Is that acceptable, or are there other considerations that need to be addressed?

9:30 AM: PRT – Shell Building, Closing Permits, Review Open Permits

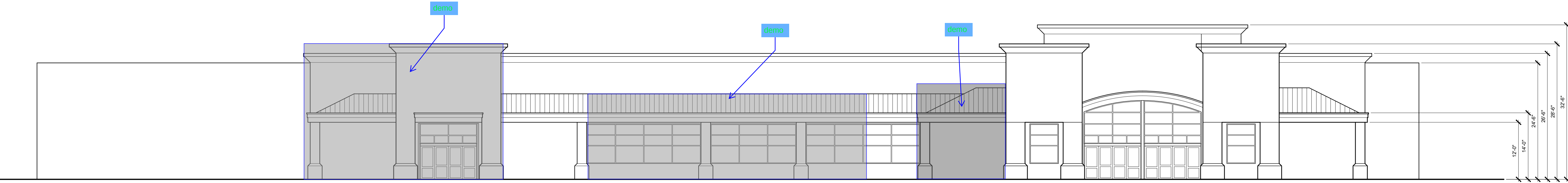
PERMITS ISSUED (8/08/2024 TO 8/14/2024)

Applicant Name	Project Address	Permit#	Issue Date	Valuation	Type
COMBS CONSTRUCTION, LLC	822 WARNER AVE	BP24-000270	08/13/2024	\$ 61,622.40	Residential Accessory Buildings (Small)
CLARKSTON GLASS	3637 18TH ST	BP24-000344	08/08/2024	\$ 7,500.00	Residential - Misc.
DABELLA	3808 15TH ST E	BP24-000343	08/08/2024	\$ 10,010.00	Residential - Misc.
B&B POOLS LLC	414 Highwater ST	BP24-000326	08/12/2024	\$ 25,000.00	Residential Swimming Pool
STEVE CARLTON CONSTRUCTION INC	333 Park DR Unit B	BP24-000286	08/08/2024	\$ -	Residential - Duplex & Townhouse
QUALITY DESIGN HOMES	1509 Horizon CT	BP24-000325	08/09/2024	\$ 397,848.05	Residential - SFD
SPACE BUILDERS	3138 5TH ST	BP24-000348	08/13/2024	\$ 20,000.00	Commercial - Misc.
SCOTT BUILDS, LLC	1830 13TH AVE	BP24-000317	08/09/2024	\$ 11,000.00	Residential - Misc.
K & G CONSTRUCTION LLC	330 WARNER DR	BP24-000341	08/13/2024	\$ 10,000.00	Commercial - Misc.
SOUND WINDOW & DOOR, INC dba RENEWAL BY ANDERSON OF WASHINGTON	3609 14TH ST	BP24-000353	08/14/2024	\$ 12,128.00	Residential - Misc.

AMANDA LONG	2015 8TH AVE	BP24-000316	08/09/2024	\$ 20,000.00	Minor Commercial
Kevin and Laurie Glaspell	1827 Airway AVE	BP24-000257	08/12/2024	\$ 381,703.68	Residential - SFD
LEWISTON- NEZ PERCE COUNTY REGIONAL AIRPORT	406 BURRELL AVE	BP23-000058	08/14/2024	\$ 3,200,000.00	Minor Commercial
	711 21ST ST	BP22-000399	08/14/2024	\$ 600,000.00	Minor Commercial
MIKE AND PEGGY CORE	709 VISTA AVE B	BP23-000293	08/12/2024	\$ 20,000.00	Residential Remodel
WILLIAMS REBECCA ANN & MAXEY KRISTOPHER ALAN	640 18TH AVE	BP24-000331	08/13/2024	\$ 20,000.00	Residential Remodel

SUBMITTED FOR REVIEW (8/08/2024 TO 8/14/2024)

Type	ApplicationDate	Property Address	Description	Applicant Name	Permit#
Residential - Misc.	08/08/2024	3808 15TH ST E	Reroofing singles and sheeting. License #RCE-39699	DABELLA	BP24-000343
Residential - Misc.	08/08/2024	3637 18TH ST	Replace 5 windows with same. License #RCE-7647	CLARKSTON GLASS	BP24-000344
Minor Commercial	08/09/2024	415 6TH ST	Installation of steel stair to improve access to elevator equipment room. License#RCE-16342	BOUTEN CONSTRUCTION CO.	BP24-000345
Residential Additions	08/09/2024	312 PRESTON AVE	Addition/Remodel - Add 50 sq ft. for new bath house, remodel kitchen, replace windows in living room and laundry, new electrical and sheetrock throughout, new HVAC system	SELTING RICK	BP24-000346
Residential Accessory Buildings (Small)	08/09/2024	720 WARNER AVE UNIT A	Construct prefab detached garage - 28' x 35' - 980 Sq. Ft.	WANTZ CONSTRUCTION	BP24-000347
Commercial - Misc.	08/13/2024	3138 5TH ST	Repair roof leak in front sidewalk covering - will require sheeting repair and new membrane roofing	SPACE BUILDERS	BP24-000348
Residential Remodel	08/13/2024	3425 11TH ST	Remodel/Finish Basement	DALY RYAN & DALY KRISTAN	BP24-000349
Residential - SFD	08/13/2024	711 Crestline CIR	New Single Family Dwelling - 2108 Sq. Ft. Living - 1618 Sq. Ft. 3-Bay Garage - 718 Sq. Ft. Covered Deck -	SMART BUILD	BP24-000350
Residential Additions	08/13/2024	1326 GRELLE AVE	20 X 35 (700 Sq. Ft.) addition including family room, bedroom and bathroom and 10 x 35 (350 Sq. Ft.) Covered Deck	PETRIE JOHN C & RAYNETTE	BP24-000351
Residential - Misc.	08/13/2024	709 VISTA AVE B	Construct front and back porches on rear yard ADU	MIKE AND PEGGY CORE	BP24-000352
Residential - Misc.	08/14/2024	3609 14TH ST	Replacing 2 window. Like for Like	SOUND WINDOW & DOOR, INC dba RENEWAL BY ANDERSON OF WASHINGTON	BP24-000353



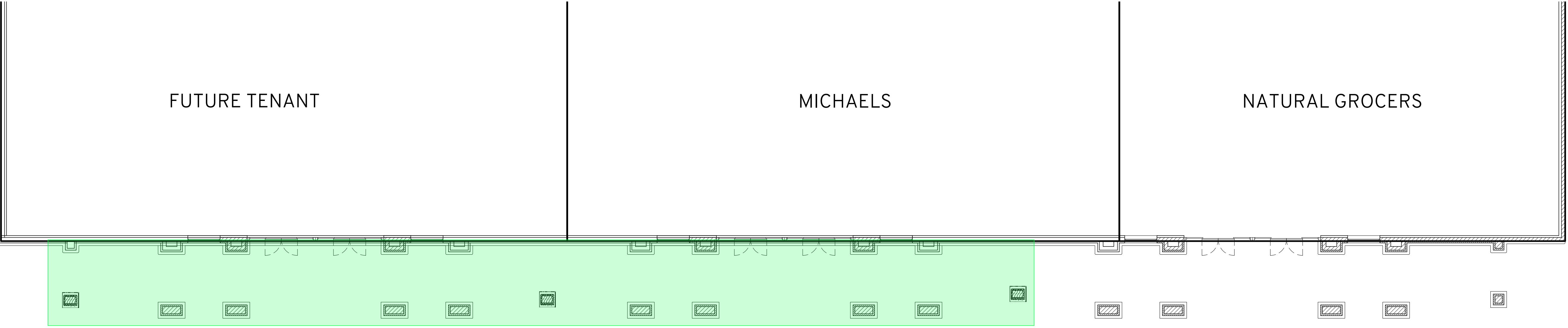
3 EXISTING ELEVATION

SCALE: 3/32" = 1'-0"



2 NEW ELEVATION

SCALE: 3/32" = 1'-0"



1 NEW ENTRY FLOOR PLAN

SCALE: 3/32" = 1'-0"



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SPOKANE, WA 99201

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OLD SAFEWAY BLDG.
T.I. CONVERSIONS
NEZ PERCE DR. AND THAIN RD.
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RJB
CHECKED BY
KC & CG
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REVISIONS

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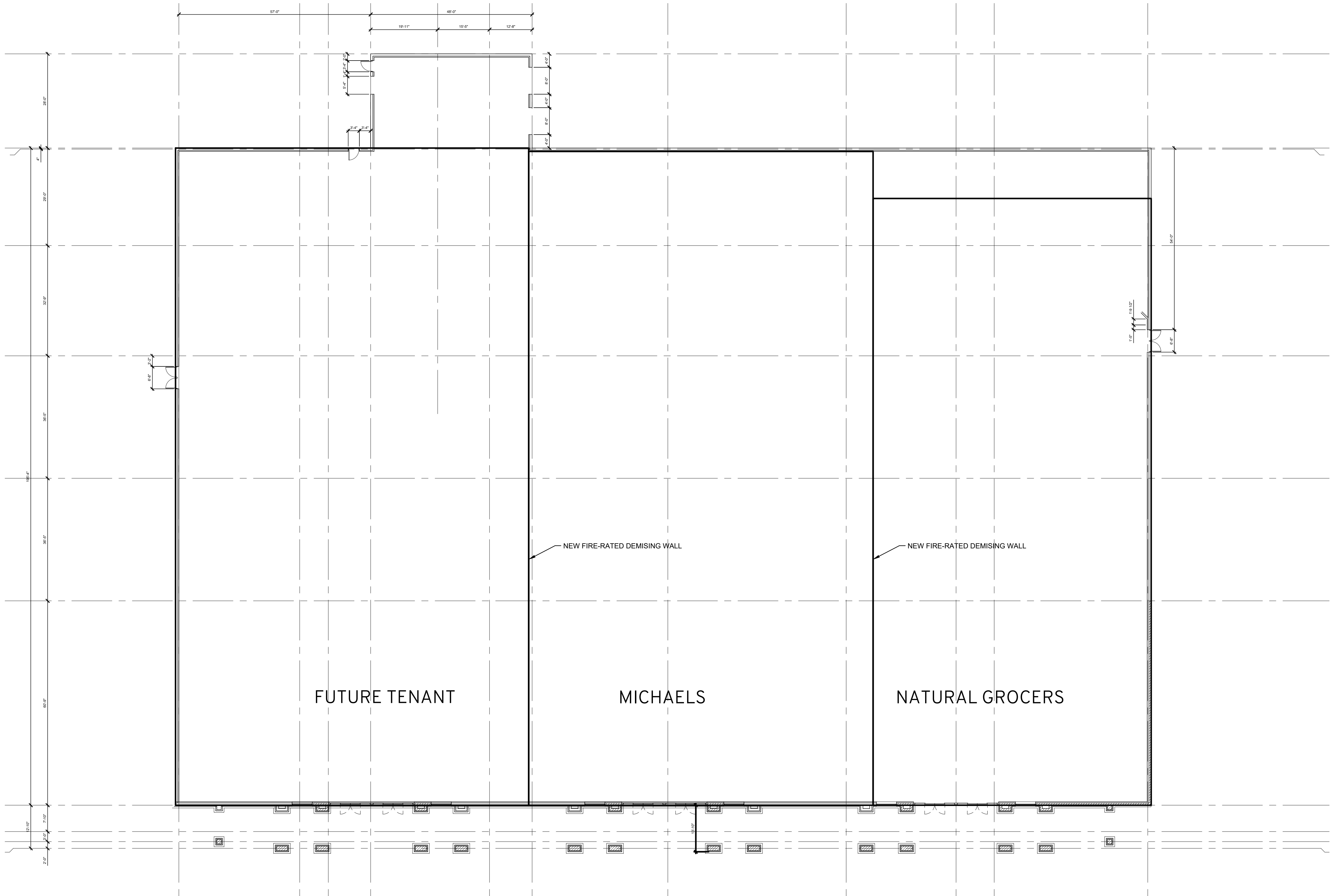
8.15.24

SHEET NAME

BLDG. SHELL
FLOOR PLAN

SHEET

A3.00



1 EXISTING BUILDING SHELL FLOOR PLAN
SCALE: 1/16" = 1'-0"



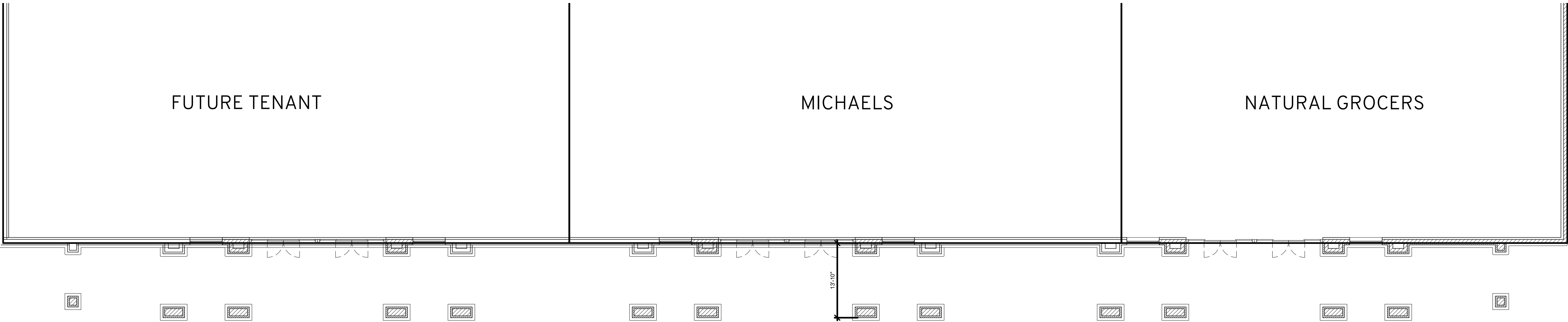
3 EXISTING ELEVATION

SCALE: 3/32" = 1'-0"



2 NEW ELEVATION

SCALE: 3/32" = 1'-0"



1 NEW ENTRY FLOOR PLAN

SCALE: 3/32" = 1'-0"



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8.15.24

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SCHEMATIC
ELEVATION

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A4.00