



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
October 9, 2024 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

I. CALL TO ORDER

II. CITIZENS COMMENTS

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

III. ACTIVE AGENDA

A. APPROVAL OF SEPTEMBER 25, 2024 MEETING MINUTES (ACTION ITEM)

- B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS ON CONDITIONAL USE PERMIT APPLICATION CUP24-4 BY SARA BENNETT OF RIVERSIDE RECOVERY (ACTION ITEM):** The applicant requests Conditional Use Permit approval for the intensification or expansion of the commercial use legally established commercial use, Riverside Recover, located at 1720 18th Ave. The proposed expansion is to add additional office space to the single-family dwelling located at 1708 18th Ave, immediately adjacent to their existing office, in the Medium Density Residential, R3, Zoning District. - Action Item ()

- C. CONTINUATION OF PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC24-4 BY CHRIS CLARK (ACTION ITEM):** An application to rezone the east fifty feet (approximately) of 132 Thain Road from Community Commercial, C-3, to Medium Density Residential, R-3. - Action Item ()

- D. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR VARIANCE APPLICATION VAR24-2 BY DK HOLDINGS LLC:** The applicant requests variance approval to waive the following Zoning Code small lot development standard of Lewiston City Code Section 37-33(d)(5): "Except on a flag lot, for a home with an attached garage, the garage wall with the garage door shall be recessed at least four (4) feet from the adjoining habitable space wall of the home." The applicant proposes, instead, that the garage wall with the garage door project twenty-four feet in front of the adjoining habitable space wall of the home. This is proposed for all lots and homes within the Canyon Crest South Addition to the City of Lewiston-a subdivision of 53 lots on 9.4 acres located at the northeast corner of 18th Street and Airway

Avenue. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

**A. QUERY OF COMMISSIONERS TO ATTEND THE OCTOBER 23, 2024 MEETING
(REASONED STATEMENTS)**

V. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.