

September 25, 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; Kathy Branson; Shaunita Cable; Maureen Anderson;

COMMISSIONER EXCUSED: Emily Wolf

COMMISSIONER ABSENT: Kevin Kelly

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney;

II. CITIZEN COMMENTS

Linda Glines, Lewiston, Id Stated Commissioner Iacoboni did not disclose that he was on one of Michelle King's boards and his support for her project before the original discussion is a conflict of interest. Due to the conflict of interest the CUP should be voided. The process should start over and Commissioner Iacoboni should recuse himself. She stated that she spoke with several City staff who misdirected her on how to appeal the Planning and Zoning Commissions decision. She has acquired 49 signature from the neighborhood that do not want the Village there. It will cause problems for the people that live there and this project.

Rick Glines, Lewiston, Id stated he opposes the CUP for the Village project. The area is cleaned up, so there are no more crimes or drugs. The adults and visitors from the Village will be wandering the streets after it closes. He doesn't want to worry about possible theft or vandalism. There are young adults in Pullman that were raised in good homes and were burning couches. Are the young adults from the Village who are coming from broken homes going to act any different.

Mike Bann, Lewiston Id stated he has multiple signatures in opposition of the CUP. He is concerned about the value of his home going down. He is also concerned with theft and the youth wondering around the streets after the Village closes. There are other locations better suited for this project.

Tom Valpey, Lewiston Id stated he is concerned that the valuation of his property will go down.

Linda Valpey, Lewiston Id stated she is opposed of the CUP for the Village. It doesn't seem fair that the people that do not live in their neighborhood can vote on this that would bring property value down.

Jim Watson, Lewiston Id stated the neighborhood is already suffering and neighbors are willing to sell their houses right now to get out before their property value goes down. They ask that the Village not be built.

Bill Kessle, Lewiston Id stated he is opposed to the CUP for the Village as well. He is concerned for when the Village fails and the City has to take on the cost of what is left.

Boston, Lewiston Id stated he does not think this is an adequate spot for the Village. The 18-20 year olds will be wondering the streets and his houses are located at the end of 22nd Street where river access is and this will be a popular hangout. He is also concerned with safety and theft. The location should be turned back into a park.

Jennifer Squires, Lewiston, Id stated there is age discrimination going on because there are people older than 21 that need housing. She is also concerned for when the bikers have parties at the shop. Police do not do anything to stop them.

Dustin Squires, Lewiston Idaho stated he is opposed to the CUP for the Village. It will be a negative impact on the neighborhood and property values

III. APPROVAL OF SEPTEMBER 11, 2024 MEETING MINUTES (ACTION ITEM)

Commissioner Branson and Anderson moved and seconded, respectively, approval of the September 11, 2024 meeting minutes as written. The motion carried 5-0.

IV. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS ON APPLICATION ANX24-2, CPA24-3 AND ZNC24-3 BY CODY MERRELL (ACTION ITEM):

Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, to approve the reasoned statement for ZNC24-3 as written. The motion carried 5-0.

V. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR CONDITIONAL USE

PERMIT APPLICATION CUP24-4 BY SARA BENNETT OF RIVERSIDE RECOVERY
(ACTION ITEM):

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

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

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

Applicant Sara Bennett stated she did not have anything further to elaborate on then what staff provided.

Chair Ball asked if staff from the center will be moved to the new building to provide more room for clients at the old building.

Applicant stated yes that is correct.

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

Jeremy Medlock, Lewiston, Id wanted to make sure that this is not going to be a sober living house. There have already been problems with homeless and crime in the area.

Dawn Ortiz, Community Development Office Supervisor read public comment that was received prior to the meeting.

C. Mike Reid, Lewiston Id stated "We have a property at 1730 18th St. that is in close proximity to Riverside Recovery at 1720 18th Ave. and have no objection to their application for a conditional use permit for expansion at 1708 18th Ave."

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

Applicant Bennett stated there is no plan to change the use from that stated in her application.

Chair Ball asked if their service houses clients over night or have plans to change the use at a later date.

Applicant Bennett stated no.

There being no further questions for the applicant, Chair Ball closed the Public Hearing.

After discussion of the required conditional use permit relevant criteria and standards, Commissioners Branson and Anderson moved and seconded, respectively, to direct staff to draft a Reasoned Statement approving CUP24-4. Motion passed 5-0.

VI. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC24-4 BY CHRIS CLARK (ACTION ITEM):

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

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

City Attorney Jennifer Tengono ask for clarification if section 37-10 was taken into consideration when creating the staff report.

Staff Hollingshead stated she assumed that City Planner Joel Plaskon took that into consideration when he created the staff report.

Chair Cable asked for square footage of lot size.

Staff Hollingshead stated it is .42 of an acre or about 18,300.

Chair Ball asked clarification for City Attorney Jennifer Tengono to clarify the zoning code she referenced to get clarification.

Staff Tengono stated section 37-10 states its zone boundaries says, unless otherwise specified. Zone boundaries are section lines, subdivision lines, plot lines, center lines of streets, alleys, or railroad rights of way for such lines extended. She doesn't know if that was considered because it seems more that it's based on a division of a building, but it says, unless otherwise stated, unless otherwise specified, so it could be specified otherwise in the code.

Chair Ball asked if this would be a subdivision.

Staff Hollingshead stated no it is just a re-zone of a portion of the property.

Chair Ball asked if parking would be in more conformance with the commercial or the residential side.

Staff Hollingshead stated both because the amount or required parking would be less.

Chair Branson asked for clarification on regards to paragraph on page 62 referring to a shortage of housing.

Staff Hollingshead stated that under the Comprehensive Plan section he is calling out specific things that the Comprehensive Plan states in that area and telling how they differ than that. Because the proposal does not meet it 100% of the Comprehensive Plan.

Commissioner Anderson stated she thinks this re-zone should be tabled to receive more clarification on what Staff Tengono mentioned in regards to section 37-10.

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

Applicant's representative Architect Jerry Brotnov stated they cannot keep it full commercially. There is not enough parking for retail. He clarified what section would be R3 and that it does touch an R3 zone to the south. He has never noted any standing storm water on the property.

Commissioner Branson asked if R3 allow commercial and could the whole building be an R3 zone.

Mr. Brotnov stated part of the building is already occupied commercially. This project will be all and interior build, some egress window installation.

Chair Ball asked if there is going to be parking separating commercial from residential.

Mr. Brotnov stated that if the parking became problematic then assigned parking could be done.

Staff Hollingshead stated commercial office use is not allowed in an R3.

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

Michael Edwards, Lewiston Id stated that there has been difficulty between him and the previous owner in regards to property lines, access, fencing and the building is built on the property line.

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

Applicant Clark stated he was not aware of any of the background information Mr. Edwards provided. The reason for the re-zone is to put residential housing and there is a large need for that in the valley. Will see more of this coming this way. The re-zone is

an extension off the existing zone. There are existing doors coming off the back of the property and they will most likely put patios back there also.

Chair Ball asked if the Thain corridor will remain a C3 Zone in the Future Land Use Map Designation.

Staff Hollingshead stated that is not how the future land use map works. It doesn't call out specific zones it calls for use designations. It will remain a commercial use designation.

Stall Tengono recommended leaving the public hearing open until the next meeting, so staff can provide answers to all the Commissioner's questions.

Commissioner Branson and Anderson moved and seconded, respectively to continue the public hearing until the next Planning and Zoning Commission meeting. Motion passed 5-0.

VII. REQUEST FOR RECONSIDERATION OF A FINAL DECISION BY THE PLANNING AND ZONING COMMISSION PURSUANT TO LEWISTON CITY CODE SEC. 37-185(B) OF CONDITIONAL USE PERMIT APPLICATION CUP24-3, AN APPLICATION SUBMITTED BY MICHELLE KING AND THE LC VALLEY YOUTH RESOURCE CENTER FOR A TRANSITIONAL HOUSING VILLAGE FOR YOUNG ADULTS (ACTION ITEM)

Chair Ball asked Staff Tengono to provide staff presentation of Request for Consideration.

Staff Tengono provided Commissioners a copy of Lewiston City Code Section 37-185. She stated public comment was received earlier at today's meeting and that is not in consideration of this request. She provided verbal summary of public hearing, relative criteria and process of request of reconsideration and appeal in regard to CUP24-3. Staff also reviewed reasons provided by Mrs. Glines for the Request of Reconsideration.

Commissioners reviewed and discussed applicants concerns, deciding if the substantial evidence received supported their decisions to approve the application.

After discussion, Commissioner Branson and Vice Chair Iacoboni moved and seconded, respectively, to direct staff to draft a written statement affirming the Planning and Zoning Commission's decision to approve Conditional Use Permit CUP24-3. Motion passed 5-0.

VIII. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners for the October 9, 2024 meeting

Staff Hollingshead stated there is a Public Hearing scheduled for the October 9, 2024 meeting.

All present Commissioners shall be in attendance at the October 9, 2024.

IX. ADJOURN

There being no further business, Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission meeting adjourned at approximately 8:27 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 9 day of October, 2024.

