



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
December 11, 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 (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF NOVEMBER 13, 2024 MEETING MINUTES (ACTION ITEM)

B. PUBLIC HEARING FOR ZONING CODE AMENDMENT, ZA-03-24 (ACTION ITEM): :

The Commission will consider initiation of Zoning Code amendments recommended by the Comprehensive Plan Work Plan Development Committee. Such amendments would add a requirement for an outdoor recreation area to be provided for multi-family development in residential and mixed-use zones, to add flexibility to uses permitted in the R-4 Zone, to decrease the maximum allowable building height in the R-4 Zone, and to add multi-family residential as a conditional use in the C-6 Zone. - Action Item

C. ZONING CODE AMENDMENT, ZA-04-24: SMALL LOT DEVELOPMENT STANDARDS AMENDMENTS (ACTION ITEM)::

City Council heard a request from a developer to eliminate certain design standards from Lewiston City Code Sec 37-33, Small lot or zero lot line development. City Council initiated a zoning code amendment at its October 28, 2024 meeting. The Planning and Zoning Commission will consider possible amendments before scheduling a public hearing. - Action Item

D. INITIATION OF ZONING CODE AMENDMENT ZA-05-24: OFF STREET PARKING REQUIREMENTS (ACTION ITEM)::

The Comprehensive Plan Work Plan Development Committee has recommended that the city pursue implementing a reduction in minimum required off-street parking spaces required and a maximum number of off-street parking spaces allowed for all land uses. The Commission will consider initiation of related Zoning Code amendments to be further considered at public hearing at a later date. - Action Item

E. INITIATION OF ZONING DISTRICT BOUNDARY CHANGE (ZONING MAP AMENDMENT/REZONE), ZNC24-5: REZONE PROPERTIES ALONG 21ST STREET AND THAIN ROAD CORRIDORS AND IN AND NEAR THE SUNSET NEIGHBORHOOD FROM R2 AND R2A TO R3 AND R4 (ACTION ITEM):: The

Comprehensive Plan Work Plan Development Committee has recommended that the city pursue rezoning (upzoning) of currently zoned R2 and R2A properties to R3 and R4 along the 21st Street and Thain Road corridors and in and near the Sunset Neighborhood. The Commission will consider initiation of related Zoning Map amendments to be further considered at public hearing at a later date.

- Action Item

IV. STAFF-COMMISSION COMMUNICATIONS

- A. QUERY OF COMMISSIONERS TO ATTEND THE JANUARY 8, 2025 MEETING:** The next regularly scheduled meeting falls on December 25, 2024. The Commission has cancelled that meeting. Query of Commissioners to attend the following regularly scheduled meeting of January 8, 2025, at which the Commission shall elect a Chairperson and Vice Chairperson for the year 2025. - Presentation

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.