



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
January 8, 2025 - 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. ELECTION OF CHAIR AND VICE CHAIR FOR 2025 (ACTION ITEM)

- A. ELECTION OF CHAIR AND VICE CHAIR FOR 2025 (ACTION ITEM)::** A chairperson and vice-chairperson shall be elected from among the commission members at the first regularly scheduled meeting in January, unless some other time is deemed feasible by the commission, pursuant to the Planning and Zoning Commission Bylaws, Article III A. - Action Item ()

III. 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.

IV. ACTIVE AGENDA

A. APPROVAL OF DECEMBER 11, 2024 MEETING MINUTES (ACTION ITEM)

- B. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-05-24 (ACTION ITEM)::** The Commission will consider recommending to the City Council approval or denial of Zoning Code amendments recommended by the Comprehensive Plan Work Plan Development Committee to reduce the minimum number of parking spaces required and to establish a maximum number of parking spaces allowed for existing and new developments. - Action Item

- C. PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON ZONING CODE AMENDMENT, ZA-04-24 (ACTION ITEM)::** The Commission will consider recommending to the City Council approval or denial of Zoning Code amendments to Lewiston City Code section 37-33, Small lot development or zero lot line small lot development. Such amendments would amend the standards listed under (e) to require five (5) of the standards be required to be met out of a list of ten (10). - Action Item

V. STAFF-COMMISSION COMMUNICATIONS

- A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF JANUARY 22, 2025.**

VI. 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.

City of Lewiston

Planning and Zoning Commission Bylaws

Article I. Name

The name of this advisory board or commission is the Planning and Zoning Commission, hereafter referred to as the "Commission".

Article II. Membership

The Commission shall consist of seven (7) voting members.

Article III. Officers

A. The officers of the Commission shall be a chairperson and vice-chairperson elected from among the Commission members at the first regularly scheduled meeting in January, or at such other time as the Commission deems feasible.

B. Officers shall serve a term of one (1) year from the meeting at which they are elected and until their successors are duly elected.

C. The chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, appoint all committees, execute all documents authorized by the Commission, serve as an *ex officio* voting member of all committees, and generally perform all duties associated with that office.

D. The vice-chairperson, in the event of the absence or disability of the chairperson or of a vacancy in that office, shall assume and perform the duties and functions of the chairperson.

E. In the event of the absence of the chairperson and vice-chairperson, those Commission members present shall elect, by majority vote, a temporary chairperson for that meeting. Should the chairperson or vice-chairperson arrive, the temporary chairperson shall relinquish the chair upon the conclusion of the item of business then in consideration before the Commission.

Article IV. Meetings and Minutes

A. All Commission meetings shall be governed by the Idaho Open Meetings Law, I.C. §§ 74-201 *et seq.*; and all Commission records shall be subject to the Idaho Public Records Act, I.C. §§ 74-101 *et seq.*, and the City of Lewiston records retention schedule.

B. Regular meetings shall be held on second and fourth Wednesday of each month at five thirty (5:30) p.m. in the large, second floor meeting room of the Community Development Department office building at 215 D Street, or at such other location or time as shall be designed in advance. If a day fixed for a regular meeting falls on a holiday recognized by the City of Lewiston, then such meeting shall be cancelled.

C. Special meetings may be called by a consensus of the Commission, the chairperson, or the staff liaison. If the time and place of a special meeting has not been determined at a regular meeting with all

Commission members present, then a notice of the time and place of the special meeting shall be sent to all Commission members as soon as practicable.

D. Unless otherwise provided by law, a quorum for the transaction of business at any meeting shall consist of a majority of the currently appointed voting members of the Commission.

E. Meeting minutes of the Commission shall comply with Idaho Code Title 74, Chapter 2. Meeting minutes shall be maintained in accordance with the City of Lewiston records retention schedule.

Article V. Rules of Debate

A. *Recognition by chairperson and interruptions prohibited.* A Commission member desiring to speak at a meeting shall address the chairperson and, upon recognition by the chairperson, shall confine himself or herself to the question under debate. A Commission member, once recognized by the chairperson, shall not be interrupted when speaking.

B. *Call for the question.* A Commission member may call for the question upon being recognized by the chairperson. If the motion to call for the question is seconded, debate shall not be allowed, and the motion must be approved by two-thirds (2/3) of the Commission members present. If the motion is so approved, the Commission shall immediately vote on the underlying question without further debate.

Article VI. Committees

A. As authorized by the Commission, the chairperson may appoint committees of one (1) or more Commission members and/or members of the community at large, each for such specific purposes as the business of the Commission may require from time-to-time. A committee shall be considered to be discharged upon completion of the purpose for which it was appointed and after a final report is made to the Commission.

B. All committees shall make a progress report to the Commission at each Commission meeting.

C. No committee shall have other than advisory powers unless, by suitable action of the Commission, it is granted specific power to act.

D. All committee meetings shall be governed by the Idaho Open Meetings Law, I.C. §§ 74-201 *et seq.*; and all committee records shall be subject to the Idaho Public Records Act, I.C. §§ 74-101 *et seq.*, and the City of Lewiston records retention schedule.

Article VII. General

A. *Voting.* An affirmative vote of the majority of all Commission members present at the time shall be necessary to approve any action before the Commission. A motion shall fail if votes upon such motion are tied. The chairperson may vote upon and may move or second a proposal before the Commission. Unless otherwise provided by law, every Commission member present when a question is put forth shall vote for or against the same. Unless excused from voting, if a Commission member refuses or fails to vote, and the result of such refusal or failure creates a tie, that Commission member's vote shall be counted as an "aye." If a Commission member is excused from voting, that member may be counted for purposes of determining a quorum, but shall not be counted toward the minimum number of votes required to pass or reject a motion.

B. *Conflicts of interest.* Commission members shall adhere to the applicable provisions in Idaho Code regarding conflicts of interest.

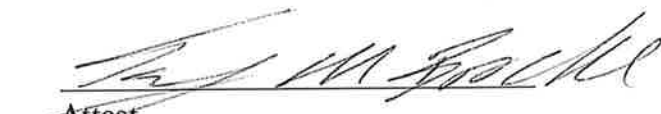
C. *Conflicts.* In the event of a conflict between a provision in these Bylaws, the Lewiston City Code, and/or Idaho Code, the order of priority shall be Idaho Code, the Lewiston City Code, and these Bylaws.

D. *Amendments.* The Commission may amend the number of voting members (Article II); when officers will be elected and the duties of additional officers, if applicable (Article III); and the date, time, and location of regular meetings (Article IV) upon majority vote of the full Commission; approval from the City Council shall not be required to amend such provisions. However, the remaining provisions of these Bylaws shall not be amended by the Commission without prior approval from the City Council.

These Bylaws were adopted by the Commission on March 11, 2020. These Bylaws shall replace and supersede any previously-adopted Bylaws of the Commission.


Signature of Commission Chair

March 11, 2020
Date


Attest

December 11, 2024

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Vice-Chair Iacoboni called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Vice Chair; Maureen Anderson; Shaunita Cable; Kathy Branson; Kevin Kelly; Emily Wolf;

COMMISSIONER EXCUSED: Cynthia Ball, Chair;

STAFF MEMBERS PRESENT: Joel Plaskon, City Planner; Katie Hollingshead, Assistant Planner; Jennifer Tengono, City Attorney;

II. CITIZEN COMMENTS

Dan Yonge, Lewiston Idaho stated that the small lot development has extra standards and he is protesting the recessed garage and street trees. Why does there need to be 5 of 8 items or 5 of 10 items for the standards. These standards make it hard for the developer to follow and hard for the City to enforce. Mr. Yonge handed out document for small lot development. See Attachment.

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

Commissioners Branson and Anderson moved and seconded, respectively, approval of the November 13, 2024 meeting minutes as written. The motion carried 6-0.

IV. PUBLIC HEARING FOR ZONING CODE AMENDMENT ZA-03-24: AMENDMENTS TO THE R3, R4 AND C6 ZONES AND ADDING OUTDOOR RECREATION AREA FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT (ACTION ITEM):

Vice-Chair Iacoboni opened the public hearing and asked for staff presentation.

Joel Plaskon, City Planner provided verbal presentation of proposed amendments to each of the Zones included.

Commissioners asked clarify questions of the amendments.

There being no further questions for staff, Vice-Chair Iacoboni asked for public comment.

Katie Hollingshead, Assistant Planner read below emails for public comment.

“Mark Steiner, Lewiston ID - I would ask the Planning and Zoning to take the following into consideration ZA-03-24. Putting a requirement into City Code should be used sparingly. There are many items that may be good ideas, but should not have the compelling weight of the law behind them. Please consider when should a "We would prefer you to" turn into a "We are forcing you to"? For instance; I could believe that Green and Red are the best colors for a building. I could think that Red and Green buildings are the best thing for the community from an aesthetic point of view. I could think that Red and Green buildings would make Lewiston feel like a small town and not Seattle. I could further say that I don't know why anyone would rent an apartment that isn't painted Red and Green. I could believe this so much that I seek to have Red and Green be the color for all Multi-family residential structures over 10-units through the power of the municipality code. Would I be correct to push my personal preference and viewpoint that far? The above example may seem silly, but swap out "Red and Green" with "Outdoor recreation space". If you support that part of the code change, please explain the difference between my example and what is proposed. The City Code should not be used to force a small group of peoples' viewpoints on the entire town. This part of the Zoning amendment feels like it is trying to solve a problem that hasn't actually been a problem, and that is insufficient justification for a code change. For that reason I would recommend the Planning and Zoning commission vote to remove that section from the Amendment.”

“Jeremy Edwardsen, Lewiston Id - Lewiston has a major shortage of affordable housing, adding a requirement for an outdoor recreation area will reduce the amount of housing built and increase housing costs. There will always be apartments that have outdoor recreation areas, but it should not be a requirement for all apartments. Many people that live in Apartment buildings that have outdoor recreation areas don't use them. At the last meeting someone said you can't build on the 20' rear yard setback so you might as well use that for the outdoor rec area... However that area is almost always used for parking to meet the parking requirements. Also, Green areas and outdoor recreation areas are not the same thing. For example, if you had a planter strip surrounding an entire apartment building that had bushes throughout it, I don't think it would be able to count as an outdoor recreation area, since you can't do outdoor activities in a bush. One other thing to consider, outdoor recreation areas are usually on the ground with nothing above them, where apartment buildings are often multiple

stories tall, so removing buildable area for an outdoor recreation area can exponentially reduce the amount of units. Lastly, There's a lot of regulations the City makes because they think it would be nice...But I don't think that's a good way to determine regulations. Regulations should be used sparingly, and should either increase the safety or better the livelihood of those in Lewiston, however I think this will make Lewiston worse, as it will worsen the huge problem we already have of housing shortage and high housing costs. Thank you for your time."

Staff Plaskon commented that the outdoor recreation area is already required in Manufactured Home parks, RV Parks and Tiny House Villages.

Dan Yonge, Lewiston Idaho stated the 5% recreation area will cause rent to increase and reduce the availability of affordable housing.

There being no further public comment Vice-Chair Iacoboni closed the public hearing.

After discussion, Commissioners Anderson and Kelly moved and seconded, respectively, to recommend approval of ZA-03-24 to City Council. The motion carried 6-0.

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

Staff Plaskon and Hollingshead verbally reviewed the code amendments.

The Commission discussed, directed staff to make minor adjustments and directed staff to schedule a public hearing.

VI. INITIATION OF ZONING CODE ADMENDMENT ZA-05-2024: OFF STREET PARKING REQUIREMENTS (ACTION ITEM)

Staff Plaskon verbally reviewed code amendment changes.

After discussion, Commissioner Wolf and Vice-Chair Iacoboni moved and seconded, respectively, to initiate Zoning Code amendments recommend by the Comprehensive Plan Work Plan Development Committee to implement a reduction in the minimum required off-street parking spaces required and to establish a maximum number of off-street parking spaces allowed for all land uses. The motion carried 6-0.

VII. **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 TO R2A TO R3 AND R4 (ACTION ITEM)**

Staff Hollingshead verbally reviewed maps and discussed reasoning behind proposal.

After discussion, Commissioners Wolf and Anderson moved and seconded, respectively, to initiate Zoning Code amendments recommend by the Comprehensive Plan Work Plan Development Committee to rezone R2 and R2A properties to R3 and R4 along the 21st Street and Thain Road corridors and in and near the Sunset neighborhood. The motion carried 6-0.

VIII. **STAFF-COMMISSION COMMUNICATIONS**

A. **Query of Commissioners for the January 8, 2025 meeting**

Staff Hollingshead reminded the Commission that the December 25th meeting is cancelled and that at the January meeting the Commission will be election Chair and Vice-Chair

Staff Tengono encouraged the Commissioners to apply for the open City Council seat.

IX. **ADJOURN**

There being no further business, Commissioners Kelly and Branson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission meeting adjourned at approximately 7:00 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2024.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lewiston Planning and Zoning Commission will conduct a public hearing at which you may provide comments/testimony on

Wednesday January 8, 2025 at 5:30 pm.

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501**

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

This public hearing will be to determine approval or denial of the following proposal:

ZONING CODE AMENDMENT, ZA-05-24 (ACTION ITEM): The Commission will consider recommending to the City Council approval or denial of Zoning Code amendments recommended by the Comprehensive Plan Work Plan Development Committee to reduce the minimum number of parking spaces allowed and to establish a maximum number of parking spaces allowed for existing and new developments.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Joel Plaskon at the Community Development Department at jdplaskon@cityoflewiston.org or (208) 746-1318, ext. 7202.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday December 10, 2024** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday December 22, 2025.

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 the meeting coordinator, Dawn Ortiz, at least forty-eight (48) hours in advance of the meeting at dortiz@cityoflewiston.org or (208) 746-1318, ext. 7265.

Sec. 37-93.F. Off-street parking requirements and allowances.

- (a) ~~Notwithstanding the central business district parking exemptions enumerated in section 37-145 of this Code, the minimum number of off-street parking stalls required in the FIB Zone shall be fifty (50) percent of that required by section 37-149 of this Code. The reduced parking set forth in section 37-149 of this Code for residential and commercial residential uses in the central business district shall not apply to lands within the FIB Zone.~~ If a public street adjacent to an existing or proposed site development is converted or reconstructed to provide on-street, public parking, then one half (½) of such parking along the subject development site's frontage of that street shall count toward the off-street parking requirement for the development of that site.
- (b) The maximum allowable number of off-street parking stalls ~~shall be one hundred twenty-five (125) percent of that required allowed~~ by section 37-149 of this Code; ~~however, this provision~~ shall not apply to parking located in a multi-level parking garage or where the parking overage is off-street parking provided for public use.
- (c) Not more than thirty-three (33) percent of the off-street parking provided shall be located between a building and the street; however, this provision shall not apply to the Levee Bypass Road. For a corner lot, the total number of off-street parking spaces located between the building and the two (2) adjoining streets shall not exceed fifty (50) percent.
- (d) Parking lots with more than thirty (30) parking stalls shall include improved, delineated pedestrian walkways connecting the parking stalls to the associated building or outdoor use. Such walkways shall be at least three (3) feet wide and constructed of asphalt, concrete, compacted gravel, or other alternative surface that is safe and convenient for pedestrian use.
- (e) Parking structures providing parking above a first floor shall be designed and constructed to prevent vehicle headlights from shining directly onto adjoining buildings.

Sec. 37-145. Requirement of off-street parking and loading.

At the time a new structure or parking lot is constructed or an existing structure or parking lot is enlarged or the use of an existing structure is changed, off-street parking spaces shall be provided as set forth in this chapter. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if it would result in less space than is required by this chapter, except when providing handicapped parking spaces in accordance with section 37-148 of this Code.

Provided, however, ~~that the number of off-street parking spaces required for properties in the FIB zone shall be provided as set forth in the FIB zone; and provided, further,~~ that the number of off-street parking spaces required by section 37-149 of this Code, except those required for residential and commercial residential uses, shall not apply within the central business district of the city, which district is described by the following boundaries:

Commencing at the intersection of Fifth Street and "F" Street, then east on "F" Street to Ninth Street, then north on Ninth Street to "D" Street, then northerly along the extension of Ninth Street to the Dike Bypass Road, then northwesterly along the Dike Bypass Road to Fifth Street, thence continuing along the Dike Bypass Road in a northwesterly then southerly direction to its intersection with Main Street, thence east along Main Street to its intersection with the railroad tracks, then southerly along the tracks to Prospect Avenue, Prospect Boulevard and Prospect Boulevard extended, to the point of beginning, said point being the intersection of Fifth Street and "F" Street.

Sec. 37-149. Parking requirements based on land use.

Parking shall be provided according to the use of the structure or land. When square feet are specified, then the area measured shall be the gross floor area of the building, but shall exclude any space within a building devoted to off-street parking or loading. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak session. For both new and existing developments, except within central business district described in Section 37-145 of this chapter, the minimum number of parking spaces required shall be 50%, and the maximum number of parking spaces allowed shall be 100% of the following, except that there shall be no maximum off-street parking limit for a single family dwelling:

(1) Residential uses.

- a. One- or two-family dwellings: Two (2) spaces per dwelling unit or one (1) space per bedroom, up to a maximum of four (4), whichever is greater. Multifamily dwellings outside of the central business district: Two (2) spaces per dwelling unit. Multifamily dwellings within the central business district: One (1) space per dwelling unit.
- b. Rooming or boarding house or dormitory outside of the central business district: Spaces for eighty (80) percent of the guest accommodations plus one (1) additional space for the owner or manager. Rooming or boarding house or dormitory within the central business district: Spaces for forty (40) percent of the guest accommodations plus one (1) additional space for the owner or manager.
- c. Multifamily housing designated for the use of elderly persons: One (1) space for each unit occupied by an elderly person in a multifamily dwelling designated for use by elderly persons. The term "elderly person" shall mean a person meeting the U.S. Department of Housing and Urban Development's then-current definition of that term.
- d. Group home: One (1) space per each employee in the largest work shift, plus one (1) per five (5) clients or fraction thereof.

(2) Commercial residential.

- a. Motel or hotel outside of the central business district: One (1) space per guest room or suite plus one (1) space per three (3) employees on the largest work shift, plus one (1) space per three (3) persons to the maximum capacity established by the occupancy loading of the International Building Code of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses such as restaurants and bars. Motel or hotel within the central business district: One (1) space per guest room or suite.
- b. Club or lodge: Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
- c. Homeless shelter: One (1) space per four (4) beds; one (1) space per two hundred fifty (250) square feet of office area or per employee/volunteer on the largest shift, whichever is greater; and one (1) bicycle parking rack space per three (3) beds.

(3) Institutions.

- a. Convalescent hospital, nursing home, sanitarium, rest home, or home for the aged: One (1) space per employee on the largest shift and one (1) space per five (5) clients.
- b. Hospital.
 1. Spaces equal to 0.75 times the number of licensed beds; plus

2. One (1) space for every two (2) employees, volunteers, trainees, active or associate doctors on staff; plus
 3. Office and/or clinic or out-patient facilities (including emergency room and X-ray department): One (1) space per two hundred fifty (250) square feet of floor area assigned to such use; plus
 4. Retail facilities (including gift shop, bookstore, coffee shop, drugstore and/or other similar uses): One (1) space per two hundred fifty (250) square feet of floor area; plus
 5. Training facilities: One (1) space per ten (10) seats in classrooms, provided students have not been included as hospital employees.
 - c. College or university: One (1) space per two (2) students plus one (1) space per employee on the largest shift.
 - d. Correctional facility: One (1) space per employee on the largest shift, plus one (1) space for each vehicle assigned to the station plus one (1) space per twenty-five (25) inmates;
 - e. Fire or police station: One (1) space for each employee and one (1) space for each volunteer personnel on a normal shift, plus one (1) space for each vehicle assigned to the station. If a business office is included, one (1) space per two hundred (200) square feet of that office space is required in addition.
 - f. Other government buildings shall provide parking based on the use of the building as if it were in private ownership.
- (4) *Place of assembly.*
- a. Church: One (1) space for each four (4) persons allowed within the maximum occupancy load in the main auditorium under the International Building Code.
 - b. Library or reading room: One (1) space per four hundred (400) square feet of floor area plus one (1) space per two (2) employees.
 - c. Preschool nursery or kindergarten (primary school): Two (2) spaces per teacher.
 - d. Elementary or junior high: One (1) space per classroom, plus one (1) space per administrative employee, or one (1) space per four (4) seats or eight (8) feet of bench length in the auditorium, whichever is greater.
 - e. High school: One (1) space per employee, plus one (1) space for each three (3) students, or one (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium, whichever is greater.
 - f. Other auditorium or meeting room: One (1) space for each two (2) persons allowed within the maximum occupancy load allowed under the International Building Code.
- (5) *Commercial amusements.*
- a. Stadium, arena, or indoor theater: One (1) space for each two (2) persons allowed within the maximum occupancy load allowed under the International Building Code.
 - b. Bowling establishment without restaurant: Six (6) spaces per alley plus one (1) space per two (2) employees.
 - c. Bowling establishment with restaurant: Eight (8) spaces per alley plus one (1) space per two (2) employees.

- d. Dance hall or skating rink: One (1) space per one hundred (100) square feet of floor area plus one (1) space per two (2) employees.
- (6) *Commercial.*
- a. Retail stores, except as provided in subsection (6)(m) of this section: One (1) space per two hundred fifty (250) square feet of floor space;
 - b. Beauty and barber shops: Three (3) spaces per operator chair;
 - c. Day care center: Two (2) spaces, plus one (1) space for every employee on the maximum shift; a paved unobstructed pick up space with adequate stacking area (as determined by the community development director) shall be provided in addition to standard driveway and parking requirements;
 - d. Diet clinic: Four (4) spaces for each doctor or practitioner, and one (1) space for each two (2) seats assigned for food service;
 - e. Gas station: One (1) space for every employee on the maximum shift;
 - f. Health club: One (1) parking space per patron based on the occupancy load established by the International Building Code, plus one (1) space per employee on the largest working shift;
 - g. Indoor racquet courts or tennis courts: Three (3) spaces per court plus one (1) space per employee on the largest shift;
 - h. Outdoor storage: One (1) space per employee on the largest shift;
 - i. Outdoor retail: One (1) space per five hundred (500) square feet of open sales and/or display area, plus one (1) space per employee;
 - j. Dance school: Five (5) spaces, plus one (1) space for each one hundred fifty (150) square feet of dance floor in excess of five hundred (500) square feet;
 - k. Self-service storage facility: Three (3) spaces plus one (1) space per one hundred (100) units plus one (1) per employee;
 - l. Restaurant, fast food: One (1) space per four (4) seats, plus one (1) space per two (2) employees where seating is at tables, or one (1) space per two (2) seats, plus one (1) space per two (2) employees where seating is at a counter. For a fast-food restaurant with no seating facilities: One (1) space per sixty (60) square feet of net floor area with a minimum of five (5) spaces;
 - m. Service or repair shop; retail store handling exclusively bulky merchandise such as automobiles and furniture: One (1) space per six hundred (600) square feet of floor area plus one (1) space per two (2) employees;
 - n. Bank or office (except medical or dental clinic): One (1) space per two hundred fifty (250) square feet of floor area;
 - o. Medical and dental clinic: Two (2) spaces for each examination room, treatment room, or patient station plus one (1) space for each doctor;
 - p. Eating or drinking establishment: One (1) space per four (4) seats;
 - q. Mortuary: One (1) space per four (4) seats or eight (8) feet of bench length in chapels;
 - r. Nursery or greenhouses: One (1) space per each two hundred fifty (250) square feet of indoor retail sales; greenhouse sales area shall provide one (1) space per one thousand (1,000) square feet and one (1) space per five hundred (500) square feet above one thousand (1,000) square

feet; exterior nursery sales area shall provide one (1) space per one thousand (1,000) square feet of exterior nursery sales area.

(7) *Industrial.*

- a. Storage warehouse, manufacturing establishment, air, rail, or trucking freight terminal: One (1) space per employee on the largest shift.
- b. Wholesale establishment: One (1) space per employee on the largest shift plus one (1) space per seven hundred (700) square feet of patron service area.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lewiston Planning and Zoning Commission will conduct a public hearing at which you may provide comments/testimony on

Wednesday January 08, 2025 at 5:30 pm.

**COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501**

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

This public hearing will be to determine approval or denial of the following proposal:

ZONING CODE AMENDMENT, ZA-04-24 (ACTION ITEM): The Commission will consider recommending to the City Council approval or denial of Zoning Code amendments to Lewiston City Code section 37-33, Small lot development or zero lot line small lot development. Such amendments would amend the standards listed under (e) to require five (5) of the standards be required to be met out of a list of ten (10).

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at khollingshead@cityoflewiston.org or (208) 746-1318, ext. 7261.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday January 7, 2025** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday December 22, 2024.

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 the meeting coordinator, Dawn Ortiz, at least forty-eight (48) hours in advance of the meeting at dortiz@cityoflewiston.org or (208) 746-1318, ext. 7265.

Sec. 37-33. Small lot development ~~or~~ and zero lot line ~~small lot~~ development.

(a) *Lot size.*

- (1) For a single-family dwelling, the minimum lot area shall be four thousand (4,000) square feet;
- (2) For a two-family dwelling, the minimum lot area shall be six thousand five hundred (6,500) square feet;
- (3) Lot dimensions shall be a minimum of forty (40) feet and sixty-five (65) feet, with either dimension serving as lot width or lot depth, so long as both dimensions are met; provided, however, the minimum lot width for a lot street frontage that is a street curve radius only shall be thirty (30) feet, or twenty (20) feet if adjacent to a shared driveway evidenced by a recorded easement with the neighboring lot.

(b) *Yards.* Except as provided in section 37-156 of this Code, the minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater, except a front yard for a garage or carport shall be a minimum of twenty (20) feet.
- (2) A side yard shall be:
 - a. Zero (0) feet for the common wall of a single-family dwelling that is attached to another single-family dwelling where the common wall is also a property line established by the subdivision platting process of chapter 32 of this Code, Subdivisions; or
 - b. A minimum of five (5) feet, except (i): on corner lots the street side yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater; and (ii) for a garage or carport, a side yard shall be a minimum of twenty (20) feet.
- (3) A rear yard shall be a minimum of twenty (20) feet except when one (1) side yard is at least twenty (20) feet, the rear yard may be reduced to ten (10) feet.

(c) *Building size.* In small lot development, buildings shall not cover more than sixty (60) percent of the lot.

(d) ~~Standards~~*Detached Accessory Buildings.* One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.

~~(1) One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.~~

(e) ~~Standards.~~*All homes within a small lot or zero lot line development shall comply with a minimum of five (5) of the following list of ten (10) items:-*

- ~~(21)~~ *Except on a flag lot, h*House facades fronting a street right-of-way shall have a minimum of fifteen (15) percent window area and shall include at least two (2) of the following for a minimum of twenty (20) percent of the length and/or height of the facade:
 - a. Color change;
 - b. Texture change;
 - c. Building material change; or

- d. Incorporation of a wall plane projection or recession with the plane projection being a minimum of one (1) foot in depth and a minimum height equal to twenty-five (25) percent of the height of the wall.
- (32) Primary entrances ~~to homes~~ shall incorporate a covered front porch, a well-defined, improved and visibly apparent walkway to the front door ~~and other~~ a minimum of three (3) of the following building articulation elements as part of any street-facing facade; such as cornices, brackets, overhangs, shutters, and bay windows, window boxes, as part of the street-facing facade, balconies, or other similar architectural features.
- (43) ~~Except on a flag lot, h~~ House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the facade.
- (54) ~~Except on a flag lot, f~~ For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least four (4) feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.
- (65) ~~Except on a flag lot, a~~ All roofs shall be a hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, ~~except on a flag lot,~~ shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.
- (76) All parking shall be located at the rear of the lot with alley access.
- (7) All homes shall have a minimum of one (1) dormer.
- (8) ~~Street t~~ Trees. ~~Street trees~~ Each lot shall have a minimum of one tree planted by the developer with automatic irrigation in the front yard shall be planted by the developer or the lot owner in the right-of-way between the street and sidewalk, as approved by the city engineer and the city forester. The developer or the lot owner shall provide an automatic irrigation system for the street trees. The number of street trees required to be planted is one (1) per lot street frontage, except no street trees are required to be planted for lots on cul-de-sacs. Street trees shall be planted at a spacing of not less than thirty (30) feet and not greater than sixty (60) feet, unless otherwise approved by the city forester. Each lot owner shall be responsible for maintenance of the street tree(s) for his or her lot, including replacement when necessary. Street trees shall be planted for each lot prior to the approval of final inspection for the home on the lot, except when weather conditions do not allow planting of trees, which may typically occur between November 1 and March 1. If the tree is not planted due to the weather conditions, then it shall be planted either by the developer or homeowner within six (6) months of the approval of the final inspection, and the developer or homeowner shall call for inspection to verify the installation of the tree and associated automatic irrigation.-
- (9) For zero lot line, attached dwelling units that have attached garages, the common wall between the units shall separate habitable space such that the garages are not adjoining. This option shall not be available for corner lots where the garages are adjoining but each garage faces a different street.
- (10) There shall not be more than three (3) detached homes in succession or four attached zero lot line homes in succession with the same visual building design. Homes shall vary in at least two of the following four (4) ways:
- building configuration, i.e. size, height, shape, footprint;
 - building orientation and/or location on the lot;
 - street-facing façade color and design, or;
 - roof design
- to the extent that they offer visual identification distinction.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21)

CITY ORDINANCE NO. 4935

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-33 RELATING TO DESIGN STANDARDS APPLICABLE TO SMALL LOT AND ZERO LOT LINE SMALL LOT DEVELOPMENTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: Lewiston City Code § 37-33 is hereby amended as follows:

Sec. 37-33. - Small lot development ~~or~~ and zero lot line small lot development.

...

(d) ~~Standards.~~ Detached Accessory Buildings.

(1) One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.

(e) Standards. All homes within a small lot or zero lot line development shall comply with a minimum of five (5) out of the ten (10) requirements listed below:

~~(2)(1) Except on a flag lot, house~~ House facades fronting a street right-of-way shall have a minimum of fifteen (15) percent window area and shall include at least two (2) of the following for a minimum of twenty (20) percent of the length and/or height of the facade:

...

~~(3)(2)~~ Primary entrances to homes shall incorporate a covered front porch, a well-defined, improved and visible walkway to the front door and a minimum of three (3)

of the following or other building articulation elements as part of any street-facing façade; such as cornices, brackets, overhangs, shutters, and bay windows, boxes, as part of the street-facing façade balconies, or other similar architectural features.

~~(4)(3) Except on a flag lot, house~~House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the facade.

~~(5)(4) Except on a flag lot, for~~For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least four (4) feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.

~~(6)(5) Except on a flag lot, all~~All roofs shall be a hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, ~~except on a flag lot,~~ shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.

(6) All parking shall be located at the rear of the lot with alley access.

(7) All homes shall have a minimum of one (1) dormer.

~~(7)(8) Street trees~~Trees. ~~Street trees shall be planted by the developer or the lot owner in the right of way between the street and sidewalk, as approved by the city engineer and the city forester. The developer or the lot owner shall provide an automatic irrigation system for the street trees. The number of street trees required to be planted is one (1) per lot street frontage, except no street trees are required to be planted for lots on cul-de-sacs. Street trees shall be planted at a spacing of not less than thirty (30) feet and not greater than sixty (60) feet, unless otherwise approved by the city forester. Each lot owner shall be responsible for maintenance of the street tree(s) for his or her lot, including replacement when necessary. Street trees shall be planted for each lot~~
Each lot shall have a minimum of one (1) tree planted by the developer with automatic

irrigation in the front yard prior to the approval of final inspection for the home on the lot, except when weather conditions do not allow planting of trees, which may typically occur between November 1 and March 1. If the tree is not planted due to the weather conditions, then it shall be planted either by the developer or homeowner within six (6) months of the approval of the final inspection, and the developer or homeowner shall call for inspection to verify the installation of the tree and associated automatic irrigation.

(9) For zero lot line developments, attached dwelling units that have attached garages, the common wall between the units shall separate habitable space such that the garages are not adjoining. This option shall not be available for corner lots where the garages are adjoining, but each garage faces a different street.

(10) No more than three (3) detached homes or four (4) attached zero lot line homes in succession may share the same visual building design. Homes shall differ in at least two (2) of the following four (4) aspects to ensure clear visual distinction:

- a. Building configuration, i.e., size, height, shape, or footprint;
- b. Building orientation or location on the lot;
- c. Street-facing façade color and design; or
- d. Roof design.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and publication.

Signatures on next page

PASSED this _____ day of _____, 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

Tanya M. Brocke, City Clerk