

November 13, 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; Maureen Anderson; Shaunita Cable; Kathy Branson via Zoom at 6:00 pm;

COMMISSIONER EXCUSED: Kevin Kelly; Emily Wolf;

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

II. CITIZEN COMMENTS

Mark Steiner, Lewiston Id stated he would like section 37-33 of City Code amended. Developers should not be forced to install recreation areas or aesthetic aspects of the construction.

Ryan Higgins, Clarkston Wa, but has a business located in Lewiston. Higgins team has sold several Quality Design Homes and their role has been to help offer affordable housing. To do that we have developed a floor plan that provides owners with specific features and still keeping cost down. The current small lot development standards force builders into a floor plan that lacks all those features and remains affordable.

Dan Yonge, Lewiston Id stated that outdoor recreation will cause rent to increase and the 5% is too much to ask for a recreation area/green space.

Jeremy Edwardson, Lewiston Id stated there is a major shortage of affordable housing in Lewiston. Any regulations to developers just makes it worse. Require outdoor recreation area will cause rent to increase and cause the chance of apartment building being built to decrease. Design choices should be left up to the builders and what the owners will want.

III. APPROVAL OF OCTOBER 23, 2024 MEETING MINUTES (ACTION ITEM)

Commissioner Anderson and Vice Chair Iacoboni moved and seconded, respectively, approval of the October 23, 2024 meeting minutes as written. The motion carried 3-0-1 with Commissioner Cable abstaining.

IV. PRELIMINARY PLAT: SKYVIEW ESTATES PHASE IV. (ACTION ITEM):

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioners asked clarification questions regarding the definition of street frontage requirements to city staff.

Commissioners Anderson and Cable moved and seconded, respectively, to recommend approval of the Skyview Estates, Phase IV preliminary plat, and Reasoned Statement to the City Council. The motion carried 4-0.

V. ZONING CODE AMENDMENT INITIATION, ZA-03-24 (ACTION ITEM):

Staff Plaskon verbally reviewed the zone code changes recommended by the Comprehensive Plan Work Plan Development Committee that was appointed by the City Council. The Commission expressed informal approval of the recommended amendments to the R4 Zone for expanding allowable uses and the recommended addition of multi-family residential uses not on the ground floor of buildings in the C6 Zone. The Commission debated about and deliberated over the recommended addition of requiring recreational areas for new multi-family residential developments. Commissioners discussed different existing apartment complex locations in Lewiston that have green space or recreation space already and compared those to the zoning code amendments recommended by the Committee.

As related to the recommended addition of requiring recreational areas for new multi-family residential developments, staff informed the Commission that the Bloom Apartment Complex on 17th Street was required to put in an outdoor recreation area consisting of a pavilion, paved basketball court and picnic tables as a requirement of the Conditional Use Permit associated with that project. In the end, the Commission decided that this recommended recreation area requirement was a worthy benefit for the good of residents of apartment complexes in the city.

The Commission also discussed and liked the idea of establishing the Comprehensive Plan Work Plan Development Committee's recommendation to establish transition zoning between commercial residential zones along the 21st Street and Thain Road

corridors and the Committee's recommended from R2 to R3 (upzoning) in and near the Sunset neighborhood.

Vice Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to initiate Zoning Code amendments recommended by the Comprehensive Plan Work Plan Development Committee, as presented by staff and generally represented by the Commission's discussion herein above. The motion carried 5-0.

VI. ZONING CODE AMENDMENT WORKSHOP FOR ZA-04-24: SMALL LOT DEVELOPMENT STANDARDS AMENDMENTS. (ACTION ITEM):

Staff Hollingshead stated City Council initiated zoning code amendments for ZA-04-24.

Dan Yonge, Lewiston Id provided photo examples of previously constructed duplexes in the city and compared them to photos of townhomes he would like to build. Mr. Yonge verbally reviewed the current standards for small lot development and how it would be difficult to meet those standards. Mr. Yonge then verbally reviewed the code changes he is asking for and that he provided to the Commission. He would have a hard time selling a house built to the current small lot development design standards but would be able to market and sell a house to ones built to the standards he was asking for.

Commissioners asked clarifying questions from Mr. Yonge on photos provided regarding the placement of trees, shrubs, garages and water/sewer lines.

Staff Plaskon stated that small lot development is an option chosen by the developer and that it is not a requirement for all developments. Most of what is in the staff draft is in the current code. The draft would simply turn the design standards list into a "shopping list" for developers to choose from, instead of the current code which requires all of the design standards to be met by developers. It would also decrease the number of design standards that would have to be met from six to five and would allow the developer that asked for related code amendments to develop his lots the way that he wanted to, without having to comply with those of the design standards he didn't want to have to meet.

Commissioner Cable asked why R1, R2 and R3 zones didn't have design standards like small lot development.

Staff Plaskon stated small lot development is a choice the developer can choose to get smaller lots.

Staff Hollingshead stated that small lot development was developed as choice instead of planned unit development. In order to get the small lot you would be required to have design standards. Staff Hollingshead then verbally reviewed small lot design standards, and provided the Commission with photo examples of the standards and standards from other jurisdictions.

Commissioners discussed different options for design standards. Commissioners directed staff to proceed with those presented in the staff draft, plus two additional design standards to add to the "shopping list" that developers could choose from and to bring the draft back to the Commission for a final review prior to the Commission formally initiating the related code amendments and then later conducting their public hearing on the matter.

VII. STAFF-COMMISSION COMMUNICATIONS

A. Query of Commissioners for the November 27, 2024 meeting

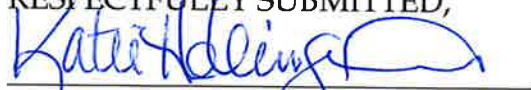
The Commission canceled the November 27, 2024 meeting due to the Thanksgiving holiday.

Staff Hollingshead stated the December 11, 2024 meeting might be fuller as the seconded meeting in December is scheduled on Christmas and City Offices will be closed. The Commission decided to cancel there regularly scheduled 12/25/24 meeting due to the Christmas holiday.

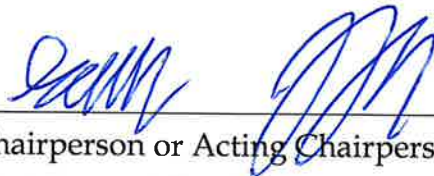
VIII. ADJOURN

There being no further business, Vice Chair Iacoboni and Commissioner Anderson moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Planning and Zoning Commission meeting adjourned at approximately 7:41 p.m.

RESPECTFULLY SUBMITTED,



~~Dawn Ortiz~~, Katie Hollingshead
Recording Secretary



Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this 11 day of December, 2024.