

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

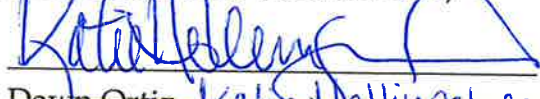
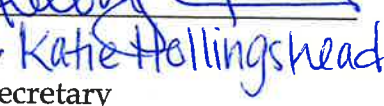
Staff Hollingshead reminded the Commission that the December 25th meeting is cancelled and that at the January meeting the Commission will be election Chair and Vice-Chair

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 8th day of January, 2024 15

Sec. 37-33. - Small lot development or zero lot line 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.

- (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.

(2) Vehicular access shall be provided from the rear of the lot when the structure is setback less than twenty (20) feet from the front lot line.

- (2) Except on a flag lot, 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.

(3) Primary entrances shall incorporate a front porch or other building articulation elements, such as cornices, brackets, overhangs, shutters, and window boxes, as part of the street-facing facade.

(4) **(3)** Except on a flag lot, 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) 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.

(6) Except on a flag lot, 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.

(7) **Street 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 cut-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.

